

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: December 1, 2011****NAME**

Waterfront Rescue Mission, Inc.

LOCATION

254 & 260 North Scott Street, 279 North Washington Avenue
(Southeast corner of Congress Street and North Scott Street, Southwest corner of Congress Street and North Washington Avenue, Northwest corner of State Street and North Washington Avenue)

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

1 Lot / 1.52 ± Acres

CONTEMPLATED USE

Planning Approval to allow an emergency shelter in a B-4, General Business District, and Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances, including providing storm water detention plans and calculations for the proposed improvements. Any work performed in the existing ROW (rights-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Show the Minimum Finished Floor Elevation on the Plat. There is to be no fill placed or buildings constructed within the limits of the flood plain without providing compensation or submission of an approved No Rise Certification or Flood Study.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Minimum sidewalk width shall be 4 feet, not 3 feet as illustrated in the plan.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planning Approval to allow an emergency shelter in a B-4, General Business District, and Planned Unit Development Approval to allow multiple buildings on a single building site.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the emergency shelter or the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant, Waterfront Rescue Mission, Inc., proposes to build an emergency shelter for the homeless in coordination with Fifteen Place and a doctor's office which would have facilities to provide meals and health care at the site. The shelter will be located in a 13,500± square foot structure, with the doctor's office and cafeteria sharing a 12,925± square foot structure. The site plan also illustrates a covered recreation area on the site. The applicant has previously submitted a successful application to the Board of Zoning Adjustment's October 3, 2011 meeting for a reduced parking ratio for the proposed uses. As a condition of approval for the variance, the applicant was required to complete successful Subdivision, Planning Approval, and Planned Unit Development applications for the site. A preliminary plat for the subdivision was submitted and approved by the Planning Commission at its October 6, 2011 meeting; however the Final Plat has not been presented to be signed by staff. Once the Final Plat has been signed, seven copies

of the recorded Final Plat should be submitted to the Planning Section of the Urban Development.

It is important to note that the Board of Zoning Adjustment granted the parking ratio variance based on the emergency shelter providing 100 beds. An increase in the number of beds would require a new variance application to be submitted to the Board of Zoning Adjustment.

The proposed site plan depicts the two new 24-foot wide driveways as well as the 38 parking spaces approved by the Board of Zoning Adjustment. It should be noted that parking areas with more than 10 spaces must be illuminated, in compliance with Section 64-6.A.3.c. of the Zoning Ordinance. The parking areas should be paved and the parking and circulation areas should be curbed to prevent vehicles from driving into landscape areas where handicap parking is provided, bumper stops should be provided to keep vehicles from entering sidewalks that are flush with parking areas.

A dumpster is illustrated on the site plan, but it does not appear to be enclosed. A revised site plan should be submitted illustrating the required screening in compliance with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

The site shows full compliance with the landscaping requirements of the Zoning Ordinance. However, it should be noted that the property to the Southwest of the site is used residentially, and therefore will require the placement of a buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance.

Regarding the use of the site as an emergency shelter facility, the site appears to be 900'± from the nearest bus stop, making the location accessible to individuals the facility intends to provide services to. The applicant states that the emergency shelter will fit in with surrounding properties which are occupied by MARC, which provides services to individuals with cognitive, intellectual, and developmental disabilities and the Mobile County Health Department. It should be noted that at its March 2, 1995 meeting, the Planning Commission gave Planning Approval for an emergency shelter facility approximately 600' to the Southwest of the subject site.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances, including providing storm water detention plans and calculations for the proposed improvements. Any work performed in the existing ROW (rights-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Show the Minimum Finished Floor Elevation on the Plat. There is to be no fill placed*

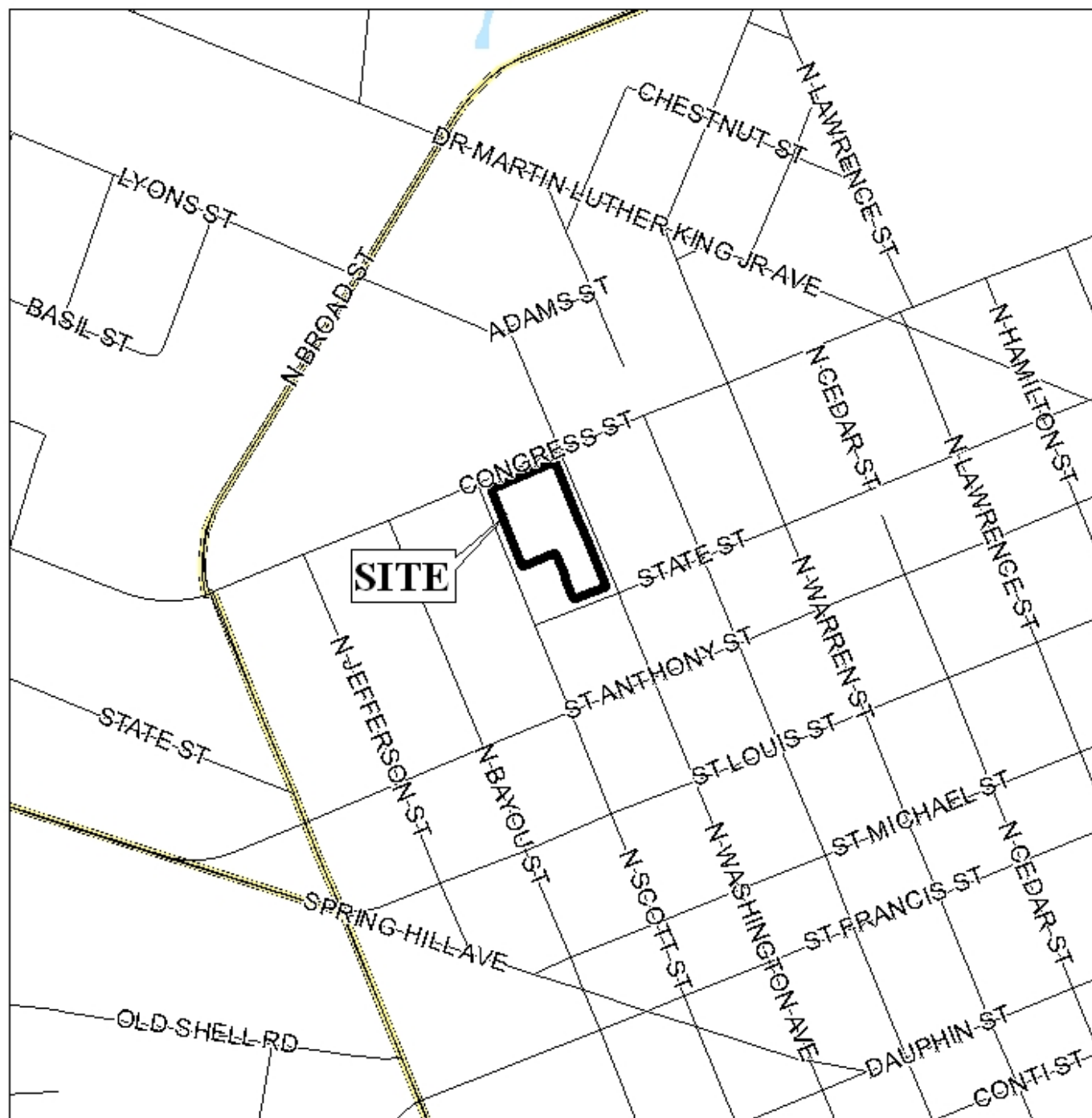
- or buildings constructed within the limits of the flood plain without providing compensation or submission of an approved No Rise Certification or Flood Study.);*
- 2) compliance with Traffic Engineering comments (*Minimum sidewalk width shall be 4 feet, not 3 feet as illustrated in the plan.);*
 - 3) revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
 - 4) revision of the site plan to illustrate an enclosure around the dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;
 - 5) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
 - 6) revision of the site plan to clearly depict a fence along the Southwest perimeter of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;
 - 7) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance;
 - 8) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
 - 9) completion of the Subdivision process;
 - 10) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat; and
 - 11) full compliance with all municipal codes and ordinances.

Planning Approval: Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

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- 2) compliance with Traffic Engineering comments (*Minimum sidewalk width shall be 4 feet, not 3 feet as illustrated in the plan.);*
- 3) placement of a note on the site plan that the shelter is limited to 100 beds, and an increase in the number of beds will require a new variance application be submitted to the Board of Zoning Adjustment;
- 4) placement of a note on the site plan stating that changes to the scope of operations or site plan for Waterfront Rescue Mission, Inc. will require new applications for Planning Approval and Planned Unit Development;
- 5) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 6) revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
- 7) revision of the site plan to clearly depict a fence along the Southwest perimeter of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;

- 8) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance;
- 9) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 10) completion of the Subdivision process;
- 11) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the signing of the Final Plat; and
- 12) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE December 1, 2011

APPLICANT Waterfront Rescue Mission, Inc.

REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are vacant structures to the east of the site, offices to the west, a single family residential unit to the south, and government offices to the north.

APPLICATION NUMBER 13 & 14 DATE December 1, 2011

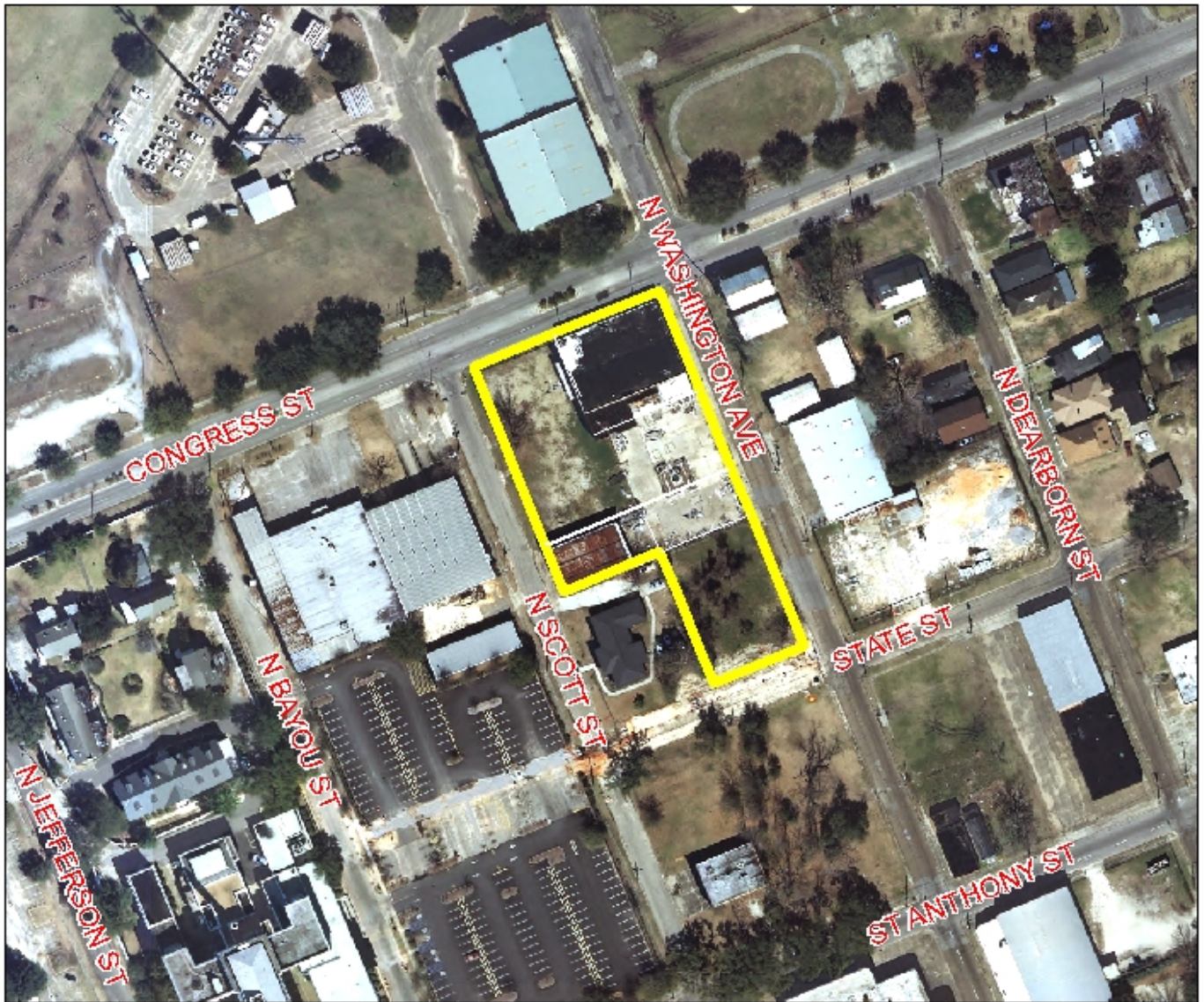
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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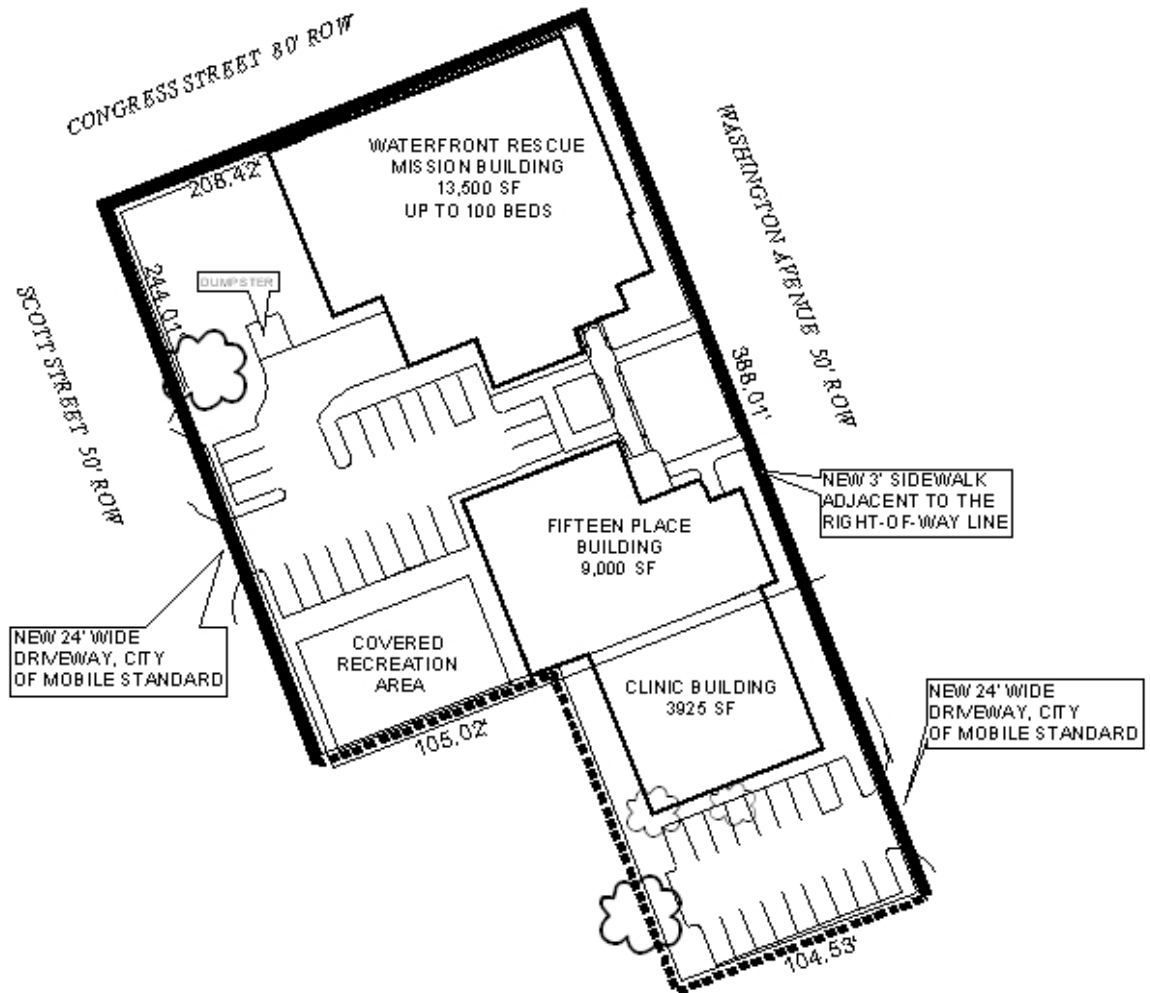
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NTS

SITE PLAN



The proposed buildings and parking are illustrated in the site plan.

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