

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 17, 2014****DEVELOPMENT NAME**

ASF Logistics Subdivision

**LOCATION**3812 Spring Hill Avenue  
(North side of Spring Hill Avenue at the North terminus of  
North McGregor Avenue).**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

1.3± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow  
an 8,150 square foot parking lot addition to an existing site.**TIME SCHEDULE  
FOR DEVELOPMENT**

60-90 days

**ENGINEERING  
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE

**PLAN:**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land

5. and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
6. The proposed development must comply with all Engineering Department Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Any newly created parallel parking spaces shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. As stated in the ordinance, interior parallel spaces must be a minimum of 23' in length; unencumbered spaces may be 20' in length. This change can be accommodated within the proposed asphalt with a revision to the striped maneuvering area.

## **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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

## **REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an 8,150 square foot parking lot addition to an existing site.

The subject site had a Subdivision and Planned Unit Development approved at the Planning Commission's June 4, 2009 meeting. It should be noted that there is a non-utility right-of-way agreement on file to allow parking in the right-of-way as illustrated on the proposed site plan.

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.

The currently proposed site plan illustrates an 8,150 square foot parking lot addition, with no proposed building expansion. It should be noted that because the parking lot will be expanded by more than 25%, that the parking lot lighting will have to come into compliance with Section 64-6.A.8. of the Zoning Ordinance: a photometric site plan will be required at time of permitting.

Per Traffic Engineering comments, the proposed internal parallel parking spaces must be a minimum of 23' in length, and they are illustrated as being 20' long. Therefore the site plan should be revised to correctly illustrate compliance with Traffic Engineering requirements.

The site plan states that no dumpster will be provided and garbage pickup will be curbside.

It should be noted that the proposed site plan illustrates a 6' high privacy fence along the West property line to serve as a residential buffer. It should be noted that the adjacent property to the North is also zoned residentially and therefore requires a buffer. Based on City of Mobile aerial photographs of the area, it appears that there may be enough natural vegetation to serve as the required buffer. If this is the case, the site plan should be revised to illustrate the vegetative residential buffer. The property to the East is an unopened City of Mobile right-of-way, therefore no residential buffer will be required.

The site plan provides landscaping and tree planting quantity information that indicates compliance with the Zoning Ordinance requirements. A tree and landscaping plan will be required at time of application for land disturbance, illustrating full compliance with the Zoning Ordinance.

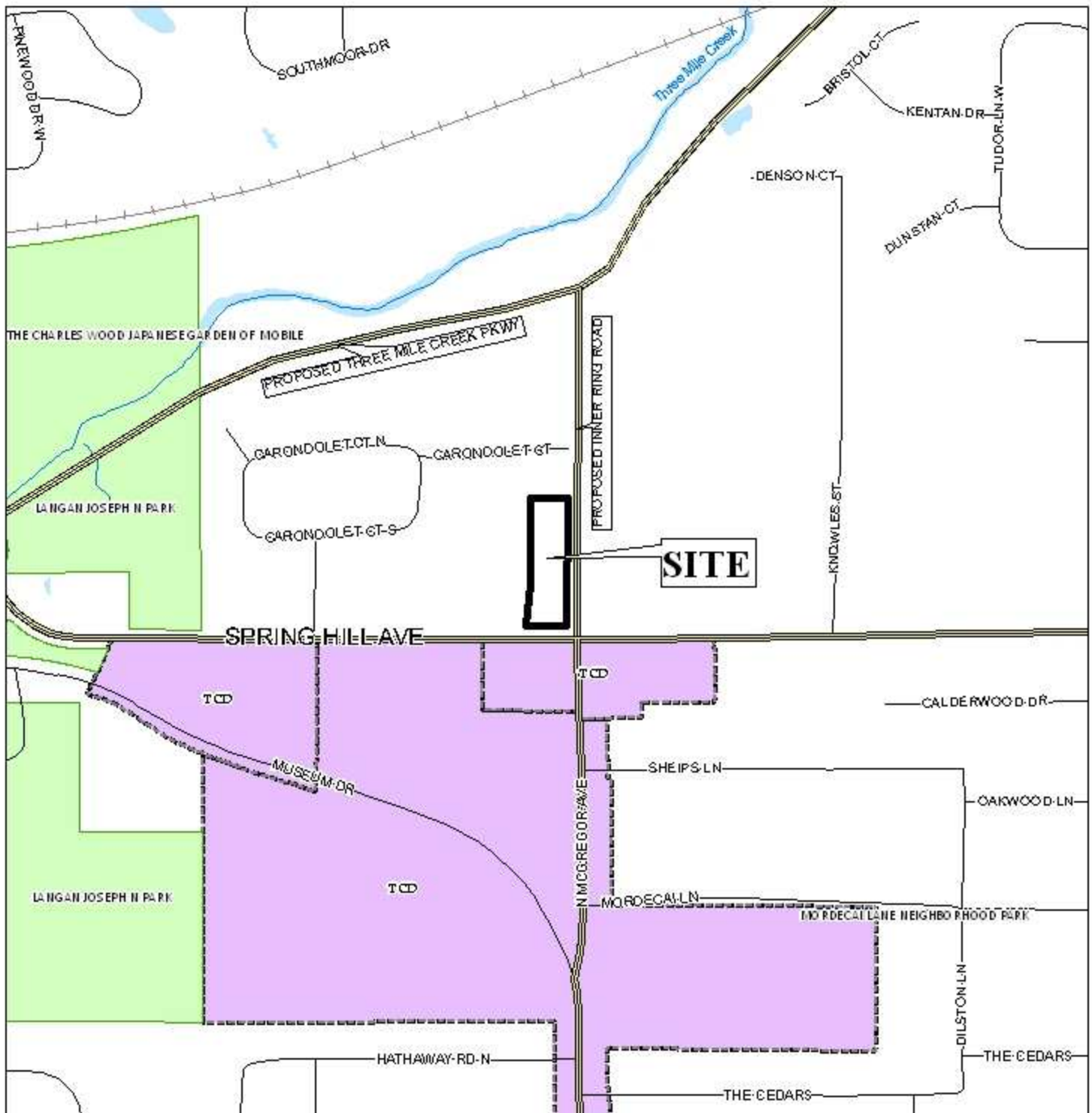
### **RECOMMENDATION**

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

- 1) limited to the submitted site plan;
- 2) compliance with Section 64-6.a.8. regarding parking lot lighting;
- 3) compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. The proposed development must comply with all Engineering Department Policy Letters.);

- 4) compliance with Traffic Engineering comments (*Any newly created parallel parking spaces shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. As stated in the ordinance, interior parallel spaces must be a minimum of 23' in length; unencumbered spaces may be 20' in length. This change can be accommodated within the proposed asphalt with a revision to the striped maneuvering area.*);
- 5) submittal of two (2) revised site plans prior to the issuance of any permits; and
- 6) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



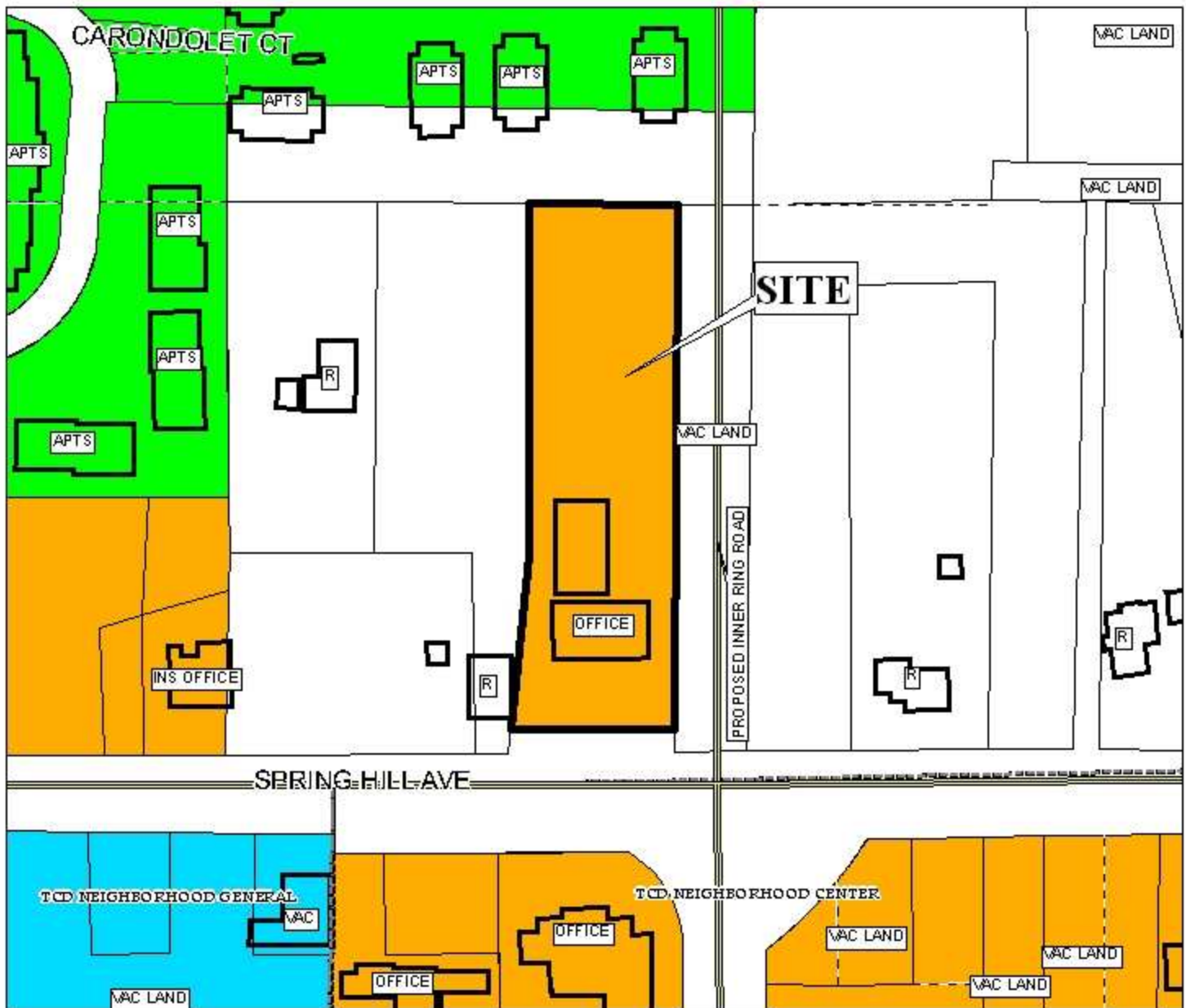
APPLICATION NUMBER 13 DATE July 17, 2014

APPLICANT ASF Logistics

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential land use. Offices are located south of the site.

APPLICATION NUMBER 13 DATE July 17, 2014

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REQUEST Planned Unit Development

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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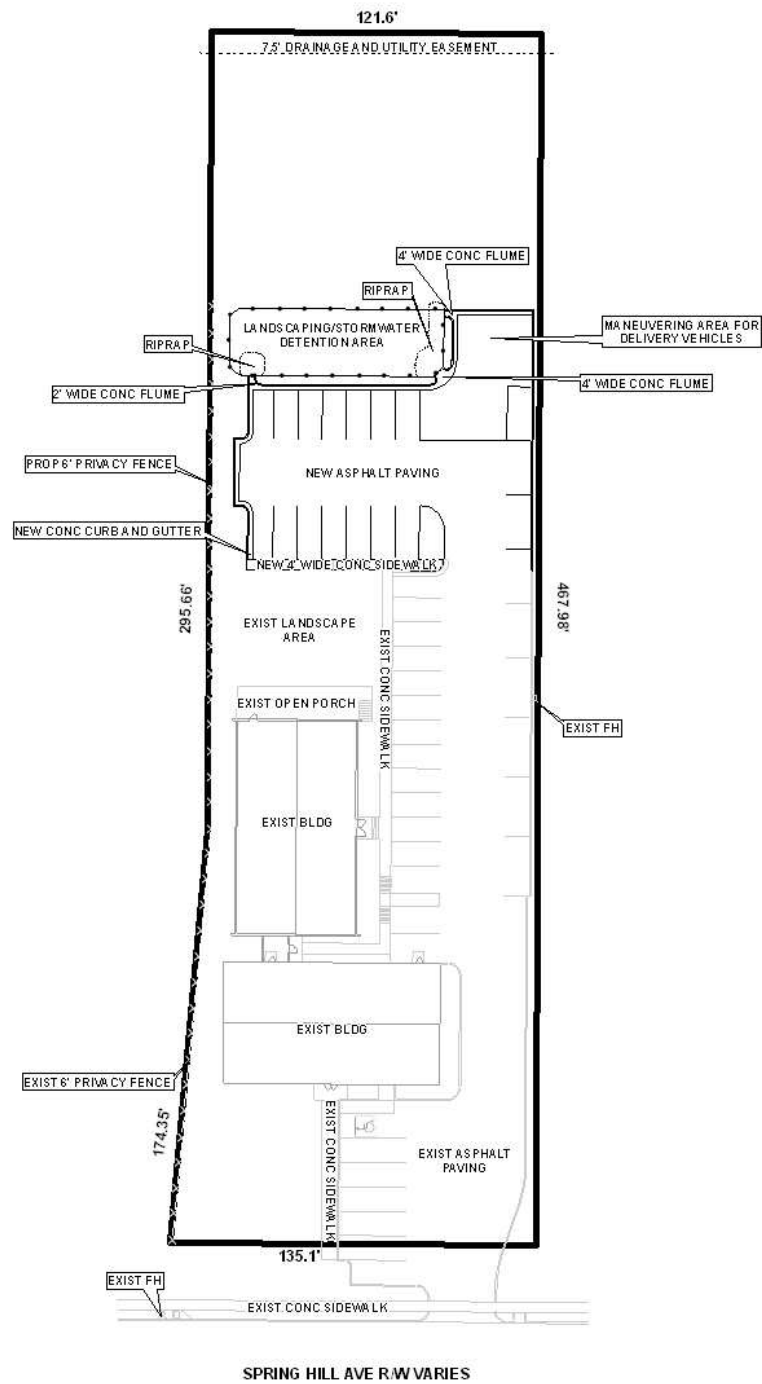
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SITE PLAN



The site plan illustrates proposed parking area and proposed stormwater detention area.

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