

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: June 17, 2021

DEVELOPMENT NAME iSAM Addition to Bel Air Boulevard Subdivision,
Resubdivision of Lot 1

SUBDIVISION NAME iSAM Addition to Bel Air Boulevard Subdivision,
Resubdivision of Lot 1

LOCATION 500 Broadcast Drive
(North terminus of Broadcast Drive).

**CITY COUNCIL
DISTRICT** District 5

AREA OF PROPERTY 2 Lots / 4.8± Acres

CONTEMPLATED USE Planned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
shared access between two building sites; and Subdivision
approval to create two legal lots of record.

**TIME SCHEDULE
FOR DEVELOPMENT** To be determined.

**ENGINEERING
COMMENTS**

Subdivision: NO PROPOSED SUBDIVISION PLAT WAS SUBMITTED FOR REVIEW;
THEREFORE NO COMMENTS.

Planned Unit Development: NO PROPOSED PUD DRAWING WAS SUBMITTED FOR
REVIEW; THEREFORE NO COMMENTS.

**TRAFFIC ENGINEERING
COMMENTS**

Site is limited to its existing curb cut with any changes in
size, location, and design to be approved by Traffic Engineering and conform to AASHTO
standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum
standards as defined in Section 64-6 of the City's Zoning Ordinance.

**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 [Act 929

of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites; and Subdivision approval to create two legal lots of record. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The site has been given a District Center (DC) land use designation, per the Future Land Use Plan and Map adopted by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from midrise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others

the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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 any changes to the site plan / Subdivision plat will require approval by the Planning Commission.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site is zoned B-1, Buffer Business District, and the existing use as offices is allowed by right. The site abuts existing R-1, Single-Family Residential District to the East; B-1 to the South; and B-3, Community Business District to the West and to the North across Eslava Creek Parkway.

The site was the subject of a one-lot subdivision, iSAM Addition to Bel Air Boulevard Subdivision, a PUD to allow shared access between two building sites, and a Rezoning from B-1, Buffer Business District, and B-3, Community Business District, to B-1, Buffer Business District, all approved by the Commission in December 2014. The applicant now proposes to re-

subdivide that one lot into two lots, and amend the previously approved PUD. No change in zoning is proposed.

The applicant provides the following concerning the applications:

Enclosed please find our completed application for the approval of an additional 50' Right-of-Way access to Sage Avenue from our existing property situated at 500 Broadcast Drive in Mobile, Alabama.

As you can see from the enclosed survey by McCrory-Williams Surveyors, we have an existing 50' non-exclusive access easement running from our property to Sage Avenue. According to that same survey (item #8), our current lot is "limited to the existing curb cut to Broadcast Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards."

Description of Proposed Subdivision of Lot 1

iSAM North America Corp., as owner of property legally described as Lot I, iSAM Addition to Bel Air Boulevard, is planning to subdivide their existing property (4.77 Acs) into two lots with the additional lot being available for future development.

In the course of this undertaking, we were told by Mr. Merlin Miller of McCrory-Williams Surveyors, that a pre-development meeting with the Planning Commission would be advised to address Item #8 on our current survey.

Therefore, the purpose of our application is so that iSAM North America can have the property surveyed for re-subdivision with access to Sage Avenue. The idea is to grant the new owner access through the existing right-of-way from Broadcast Drive, and not utilize the Sage Avenue access. However, Mr. Miller, the surveyor, is not willing to re-subdivide the property without addressing Item #8 on the current survey. This is the reason for iSAM North America Corp. approaching the Planning Commission.

*We have taken the effort to complete the application to the best of our knowledge and expertise. However, some things may need clarification, so please do not hesitate to contact us at ***-***-**** or you can reach myself, Dr. Juergen Hellmich, CEO, on my cell number at ***-***-****.*

The basic reason for our application is to be able to have a meeting with the Planning Commission to submit our proposed idea, and to address Item #8 on our current survey.

Basically, the applicant proposes to subdivide Lot 1, iSAM Addition to Bel Air Boulevard Subdivision into two lots. There is only one point at which the existing lot has at least the required minimum of 25 feet of public street frontage, and that is at the North terminus of Broadcast Drive. As the current frontage is only 44 feet, there is no further subdivision of that lot possible, as at least 50 feet of street frontage would be required to create two lots with 25 feet

each of public street frontage. The applicant refers to Note # 8 *"This lot is limited to the existing curb cut Broadcast Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards"* on the recorded plat stating that the lot is limited to the existing curb cut to Broadcast Drive. In order to obtain sufficient street frontage to allow the creation of the proposed second lot, the inclusion of a recorded 50-foot non-exclusive access easement to Sage Avenue at the Northeast corner of the existing lot is proposed. As there was a PUD associated with the original subdivision for shared access onto Broadcast Drive, and as the proposed new lot would not utilize the Sage Avenue access, the PUD must be amended to allow the increased shared access onto Broadcast Drive. However, there are several aspects of the applications which are incomplete and must be addressed before an accurate review can be conducted.

No preliminary plat for the proposed two-lot subdivision was provided; therefore, a preliminary plat must be submitted. The 50-foot non-exclusive access easement must be made a part of the proposed second lot (real property frontage, not just an easement) in order for that lot to have its own required public street frontage. As the existing easement is across adjacent property owned by others (Lots 1 and 2, Eslava Creek Subdivision), those lots must also be included in the subdivision and PUD, with the owners of those lots authorizing their inclusion in both. It should be noted that with the reconfiguration of those two lots, it appears that Lot 1, Eslava Creek Subdivision would become land-locked if not further reconfigured to have adequate street frontage itself. Also, the Southeast corner of Lot 2, Eslava Creek Subdivision outside of the access easement is too small to be made a separate lot and would have to be incorporated into the proposed second lot of iSAM Addition to Bel Air Boulevard Subdivision, Resubdivision of Lot 1.

Pertaining to the PUD, as the proposed two lots would not only share access with each other, but also with the property on the West side of Broadcast Drive which was included in the 2014 PUD, that property (Lot 1A, D.E.C. Subdivision, Resubdivision and Addition to Lot 1) must also be included in an amended PUD. The owners of that property must authorize its inclusion in the amended PUD.

Due to the incompleteness of the applications and the need for further properties to be included in both the Subdivision and amended PUD, these applications should be heldover to the meeting of August 19th to allow the applicant to address the issues. Revised information should be submitted to Planning and Zoning no later than July 19th.

RECOMMENDATION

Subdivision: This application is recommended for holdover to the meeting of August 19th to allow the applicant to address the following items:

- 1) submittal of a preliminary plat for the proposed subdivision, to include adjacent lots which may need to be re-subdivided, as well as real property frontage on a street for the second lot;

- 2) revision of the mailing labels and fees to include any further property owners who may be adjacent to or across streets from expanded boundaries of the subdivision;
- 3) authorization of inclusion into the subdivision by any adjacent property owners whose properties must be included.

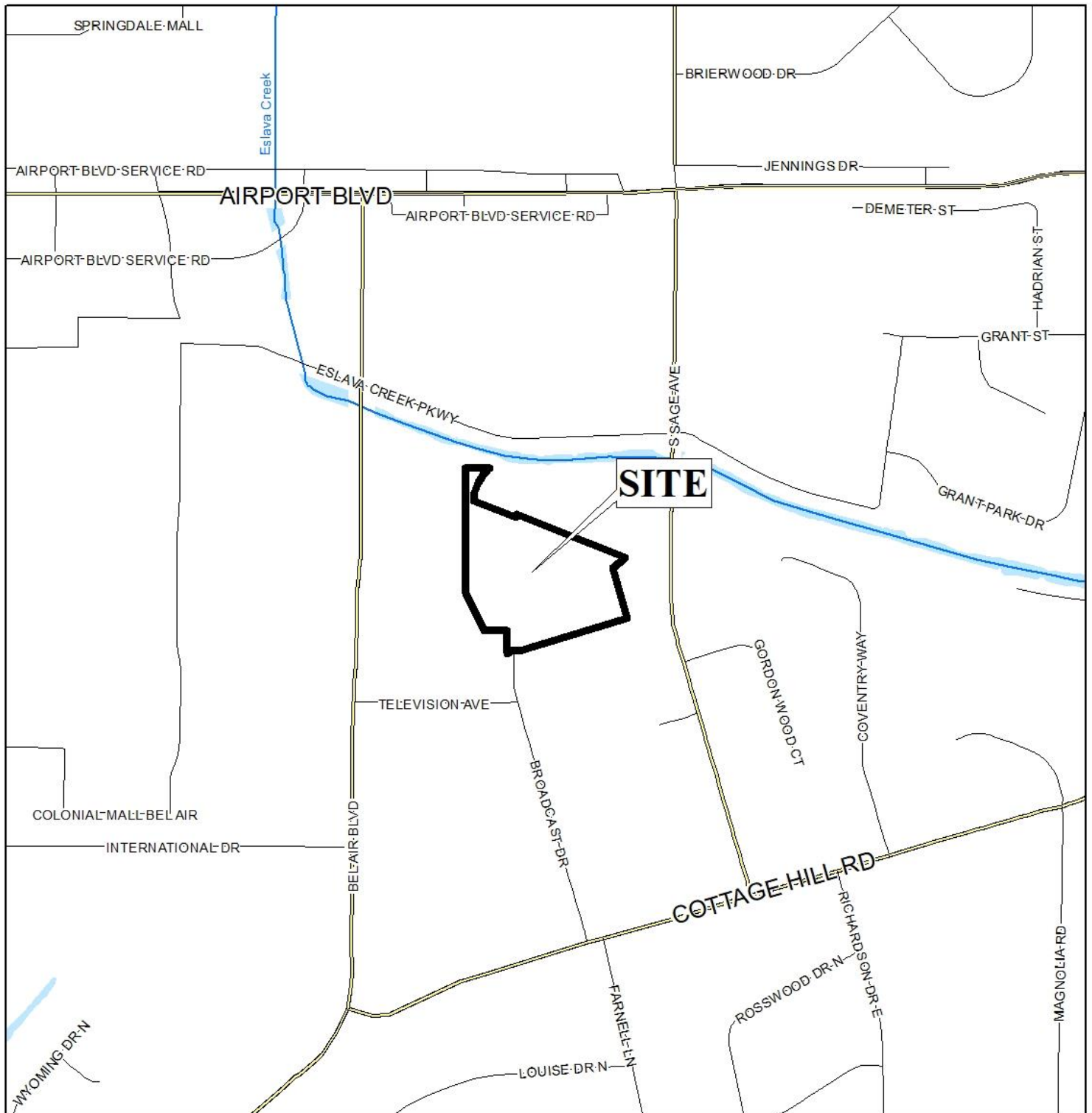
Revisions should be submitted to Planning and Zoning no later than July 19th.

Planned Unit Development: This application is recommended for holdover to the meeting of August 19th to allow the applicant to address the following items:

- 1) submittal of a site plan to include the property on the West side of Broadcast Drive (Lot 1A, D.E.C. Subdivision, Resubdivision and Addition to Lot 1), which was included in the 2014 PUD, and inclusion of the properties to the North which are to be included in the subdivision;
- 2) revision of the mailing labels and fees to include any further property owners who may be within 300 feet of all boundaries of the PUD;and
- 3) authorization of inclusion into the PUD by the owners of Lot 1A, D.E.C. Subdivision, Resubdivision and Addition to Lot 1, and all owners of properties included in the subdivision.

Revisions should be submitted to Planning and Zoning no later than July 19th.

LOCATOR MAP



APPLICATION NUMBER 13 DATE June 17, 2021

iSam Addition to Bel Air Boulevard Subdivision

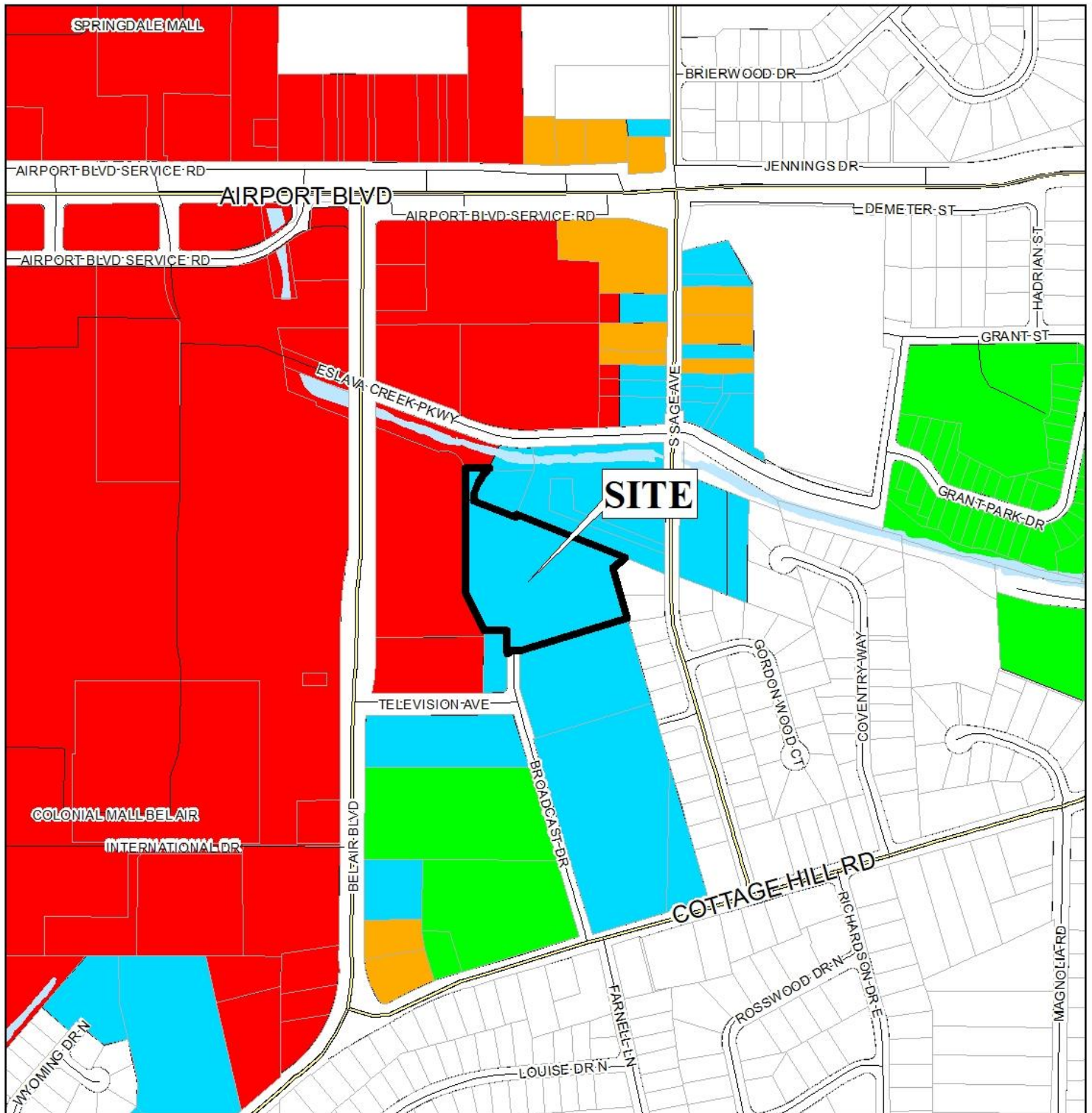
APPLICANT Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



NTS

LOCATOR ZONING MAP



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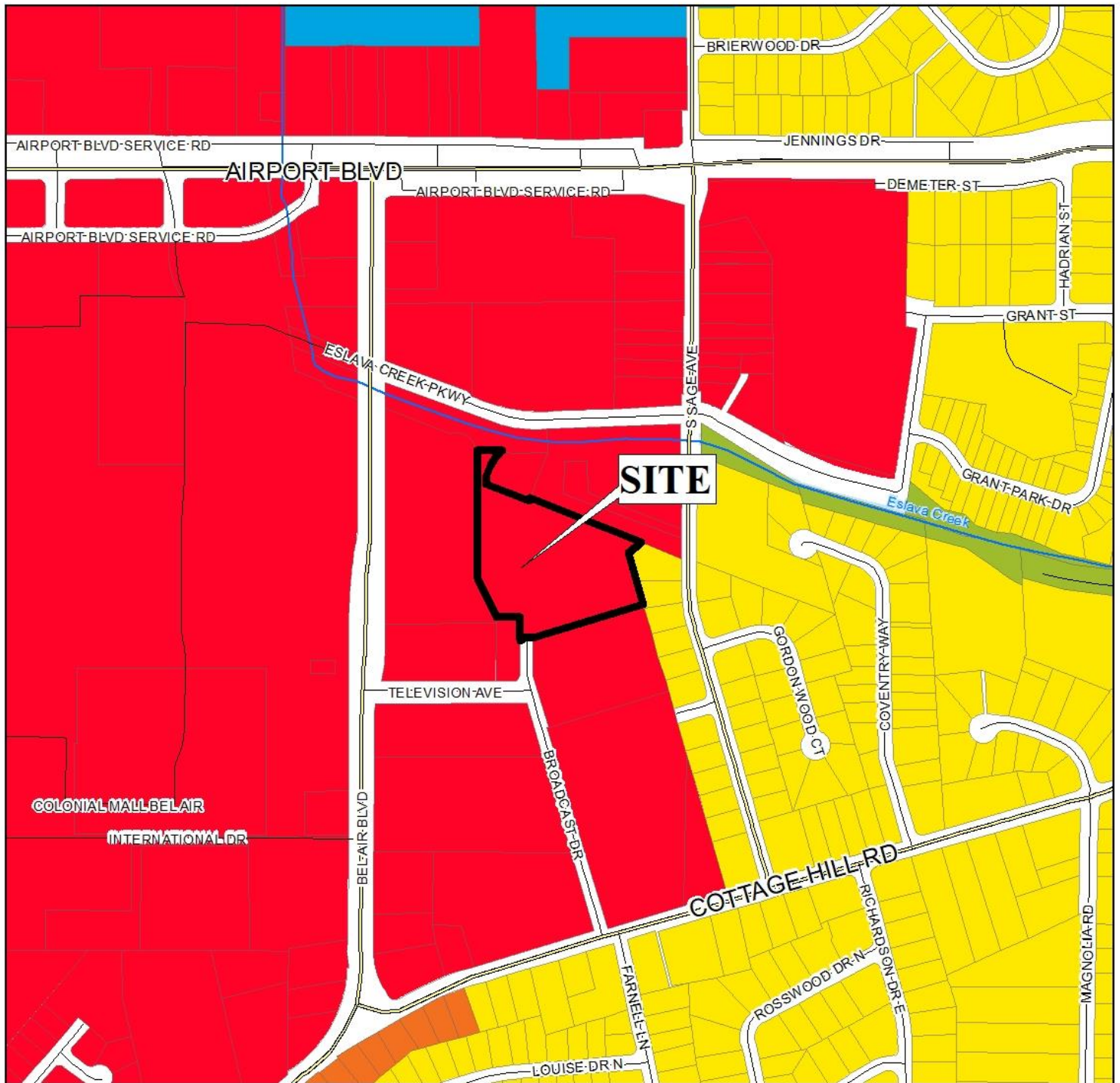
iSam Addition to Bel Air Boulevard Subdivision

APPLICANT Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE June 17, 2021

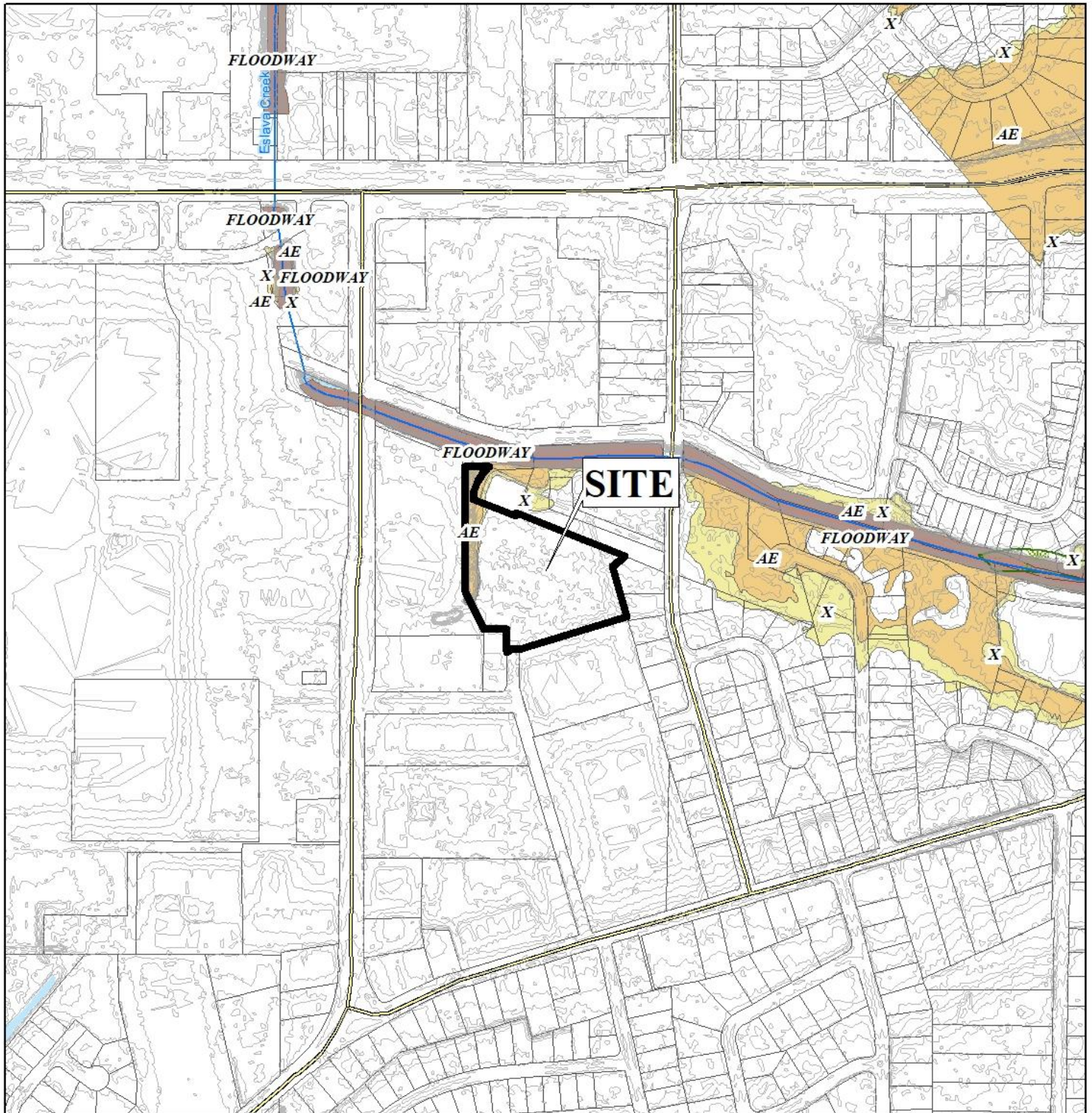
APPLICANT iSam Addition to Bel Air Boulevard Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development

- | | | | |
|---|--|--|--|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 13 DATE June 17, 2021

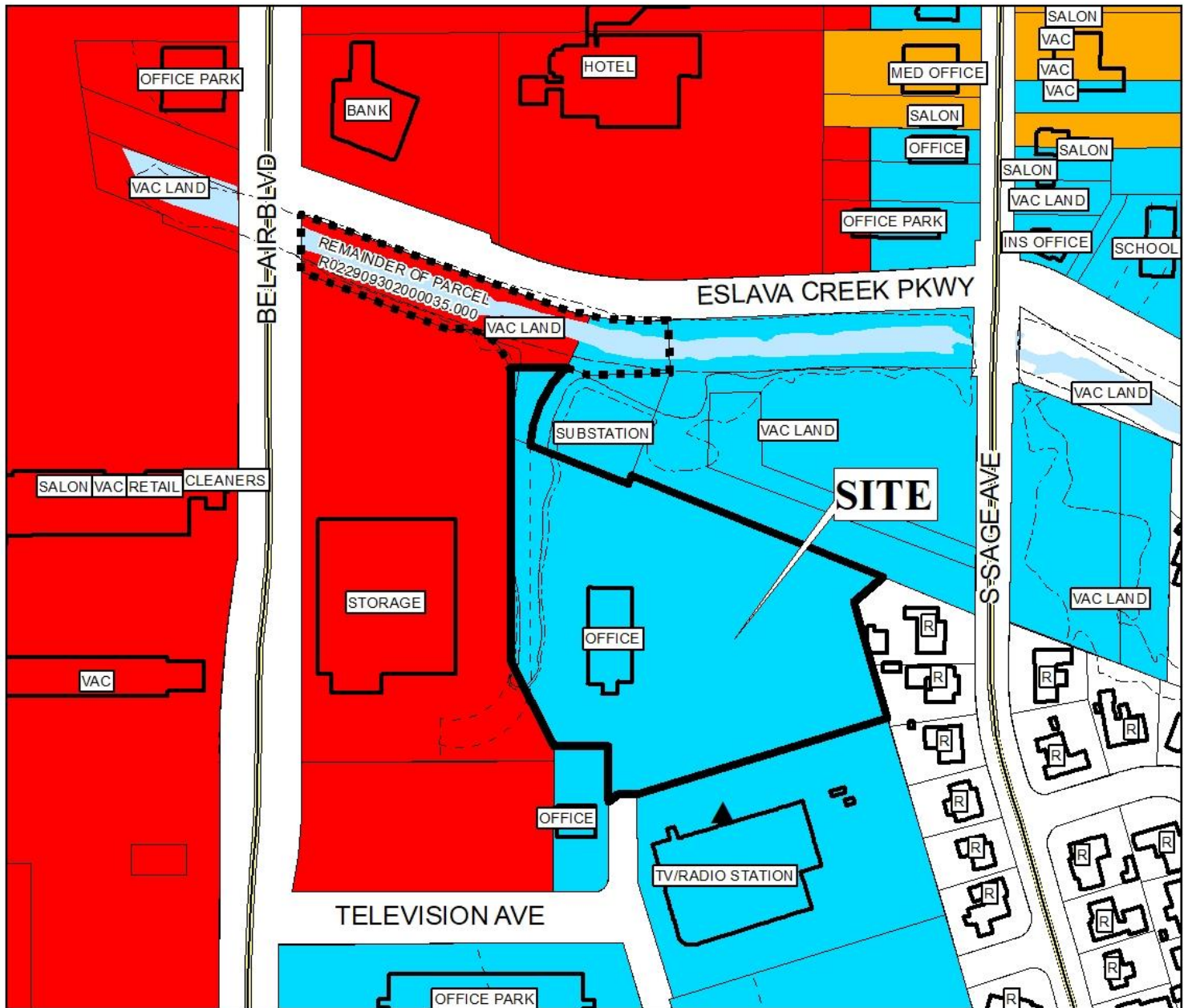
iSam Addition to Bel Air Boulevard Subdivision

APPLICANT Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units, commercial units, a financial institution, a storage facility, and vacant lands.

APPLICATION NUMBER 13 DATE June 17, 2021
 APPLICANT iSam Addition to Bel Air Boulevard Subdivision, Resubdivision of Lot 1
 REQUEST Subdivision, 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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

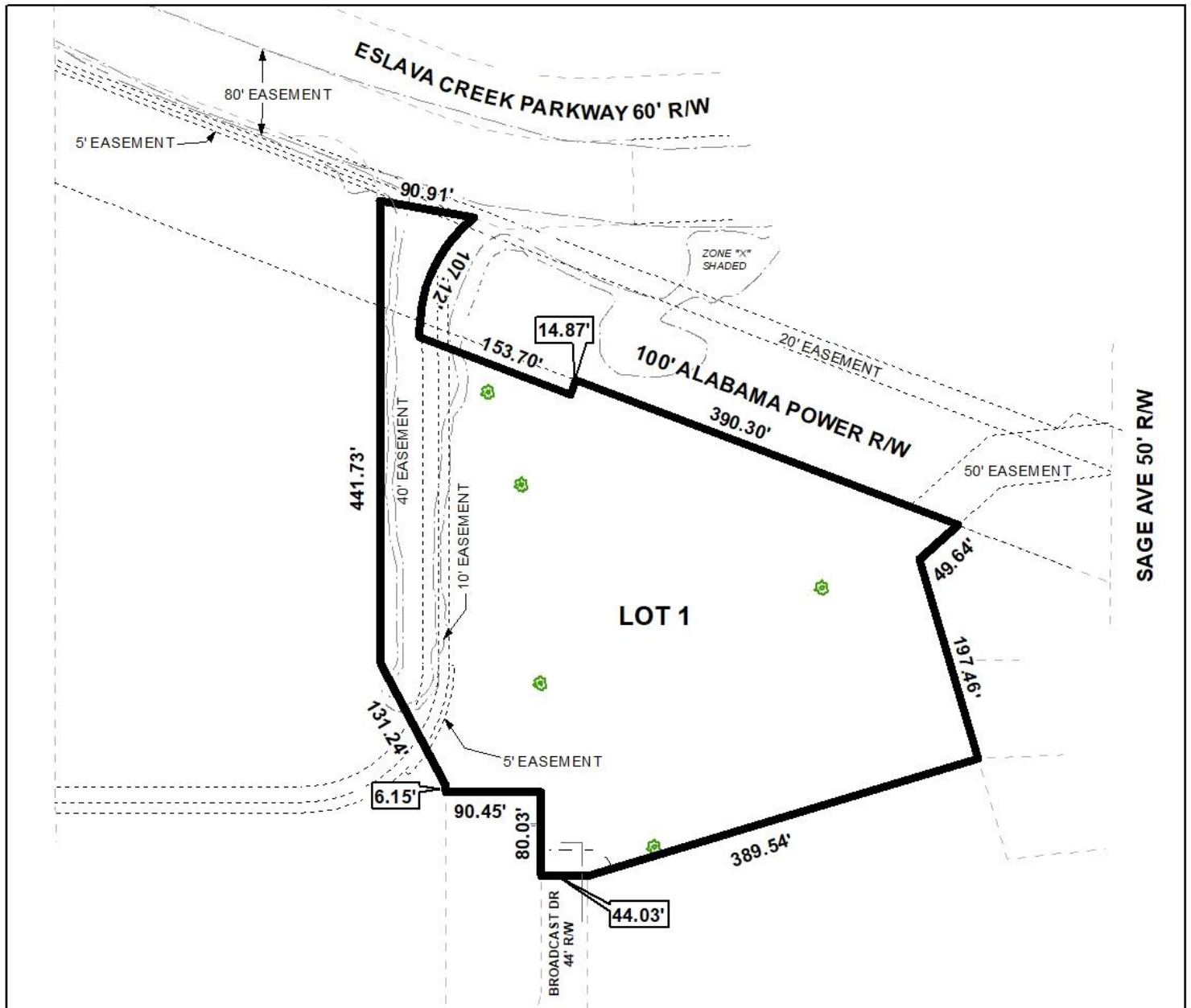


The site is surrounded by residential units, commercial units, a financial institution, a storage facility, and vacant lands.

APPLICATION NUMBER 13 DATE June 17, 2021
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EXISTING SITE PLAN



The site plan illustrates the existing lot, easements and right of ways.

APPLICATION NUMBER 13 DATE June 17, 2021

iSam Addition to Bel Air Boulevard Subdivision

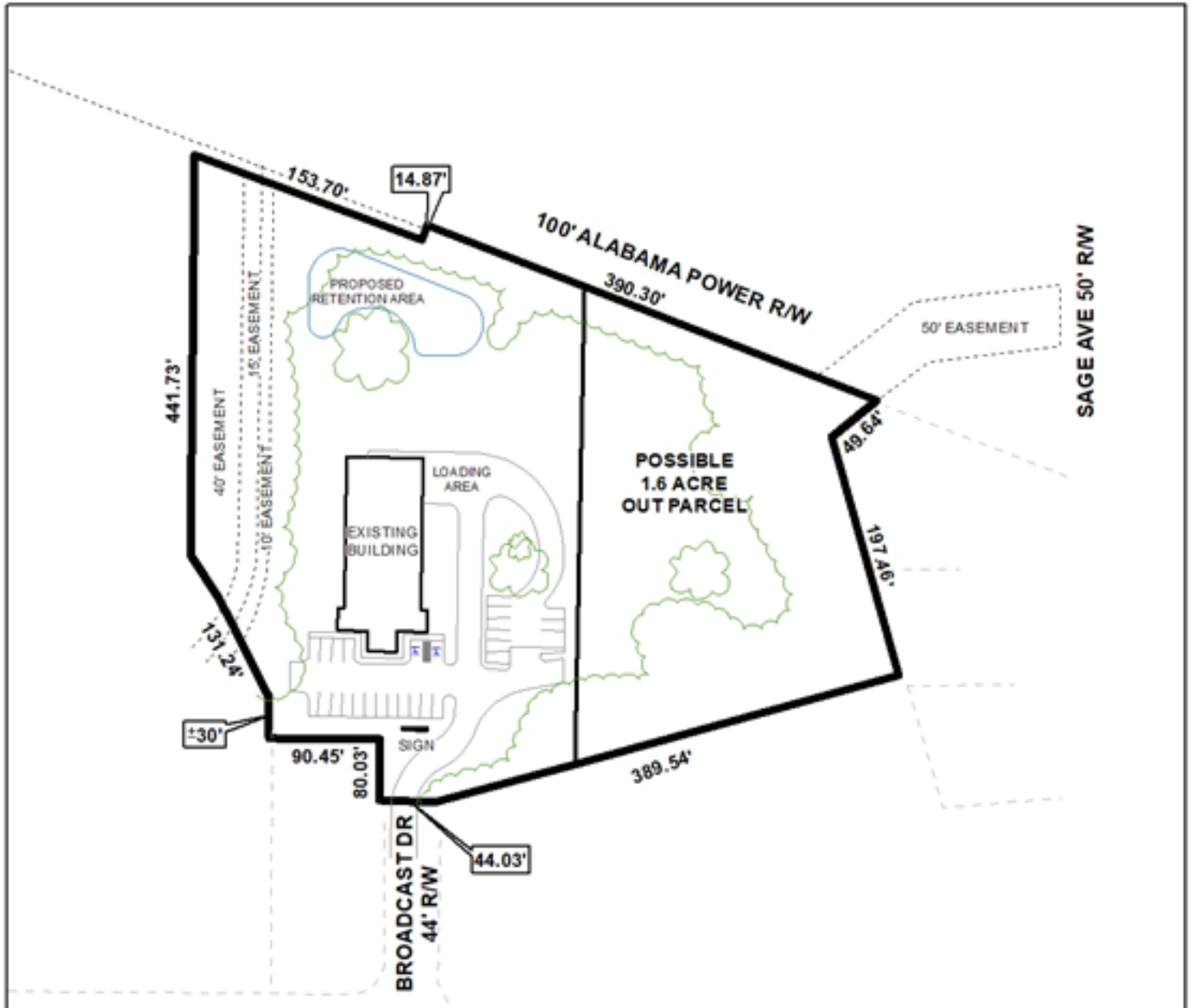
APPLICANT Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



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PROPOSED SITE PLAN



The site plan illustrates existing building and loading area, as well as proposed lots.

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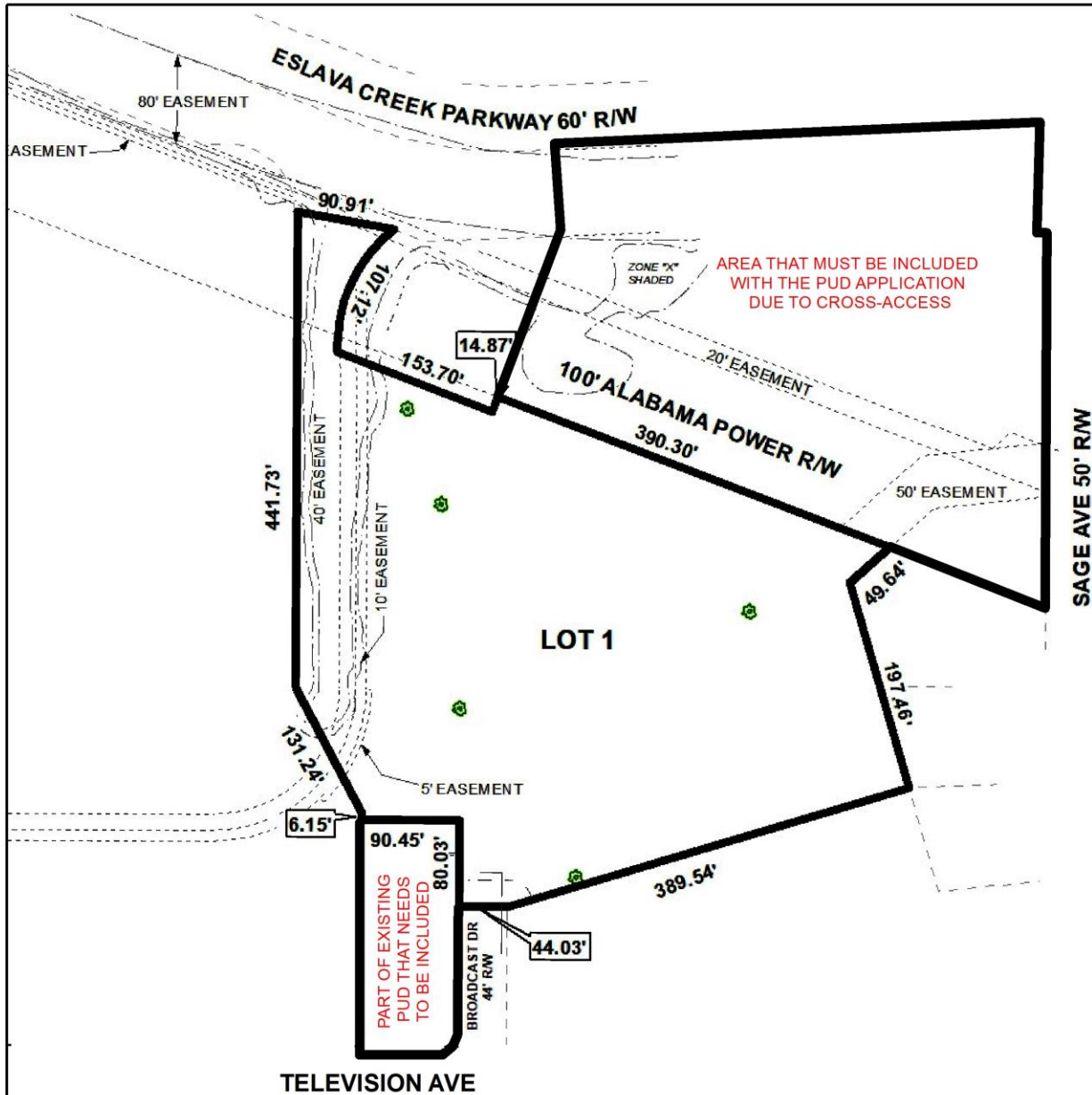
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SITE PLAN



The site plan illustrates the proposed PUD boundary, setbacks, and easements.

APPLICATION NUMBER 13 DATE June 17, 2021
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