

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: January 21, 2009****DEVELOPMENT NAME**

EBM Midtown Subdivision

**SUBDIVISION NAME**

EBM Midtown Subdivision

**LOCATION**

27, 51, 53, and 57 Alexander Street and 2607 and 2609  
Cameron Street  
(South side of Cameron Street, extending from Alexander  
Street to Boyles Lane, and extending to the West side of  
Alexander Street, 100'± South of Cameron Street)

**CITY COUNCIL  
DISTRICT**

City Council District 1

**PRESENT  
ZONING DISTRICT**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

1 lot / 2.2± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple  
buildings on a single building site and off-site parking, and Subdivision Approval to combine  
five legal lots of record and four metes and bounds parcels into one lot.

**TIME SCHEDULE  
FOR DEVELOPMENT**

None Given

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control  
ordinances. Any increase in impervious area in excess of 4,000 square feet will require  
detention. Any work performed in the right of way will require a right of way permit. Drainage  
from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary  
sewer. At the corner of Cameron St and Alexander St, need to dedicate to the City a radius of  
25' or as otherwise approved by the City Engineer.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be  
approved by Traffic Engineering and conform to AASHTO standards.

**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).

Preservation status is to be given to the 50" Live Oak Tree located on the center of Lot 1 and the 80" Live Oak Tree located on the South East side of Lot 1. Any work on or under these trees shall be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Compliance with frontage tree requirements of the Zoning Ordinance; number and location of trees shall be coordinated with Urban Forestry.

## **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 seeking Planned Unit Development Approval to allow multiple buildings on a single building site and off-site parking, and Subdivision Approval to combine five legal lots of record and four metes and bounds parcels into one lot. The site is located in Council District 1, and according to the applicant is served by public water and sanitary sewer facilities.

The site has been the subject of several applications (Subdivision, PUD, Rezoning) in the past, all aimed at expanding the existing telecommunication business. In approving the requests, the Commission and City Council placed several conditions on the site, including but not limited to denial of access to Alexander Street and residential buffering. It should be noted, however, that the both of the original Subdivision and Planned Unit Development applications (similar to the one at hand) have since expired. Any approval here should be limited to the completion of the subdivision process.

The current application is basically a re-submittal of the expired Subdivision and PUD applications for parking expansion.

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.

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.

It is very important to note that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process.

The subdivision has frontage on Cameron and Alexander Streets, both minor streets with sufficient rights-of-way. The subdivision also fronts an 18' alley (Boyles Lane) to the West.

As proposed, the subdivision has approximately 359' and 200' of frontage along Cameron and Alexander Streets, respectively. As already mentioned, access should be denied to Alexander Street; this leaves three existing curb cuts to Cameron Street that should be more than adequate to accommodate the applicant's operation.

As proposed, the site does not reflect an adequate radius at the intersection of Cameron and Alexander Streets. The applicant should revise the plat to comply with Section V.B.16 of the Subdivision Regulations.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

The site plan illustrates three existing structures, the removal of three others, and an expanded parking area containing 137 parking spaces, compliant with Section 64-6 of the Zoning Ordinances. The plan also illustrates an off-site parking lot to the immediate West (across Boyles Lane – an 18' alley), which increases parking to 150 spaces. It should be noted that the expired applications had conditions requiring the removal of all curb cuts to Alexander Street, which should also be considered here.

The applicant should provide buffers, compliant with Section 64-4 of the Zoning Ordinance, along both Cameron and Alexander Streets where across from residentially zoned properties. The applicant should also place a note on the site plan stating that, per Section 64-6.A.3.c of the Zoning Ordinance, any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.

The applicant should also note comments from the Urban Forester: *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).*

*Preservation status is to be given to the 50" Live Oak Tree located on the center of Lot 1 and the 80" Live Oak Tree located on the South East side of Lot 1. Any work on or under these trees shall be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*

*Compliance with frontage tree requirements of the Zoning Ordinance; number and location of trees shall be coordinated with Urban Forestry.*

There is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be illustrated on the site plan, labeled, and screened from view, the location of which compliant with Section 64-4.D.9 of the Zoning Ordinance, as well as with all other applicable regulations.

The applicant should also revise the site plan to illustrate sidewalks along both Cameron and Alexander Streets.

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**

**Subdivision:** Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

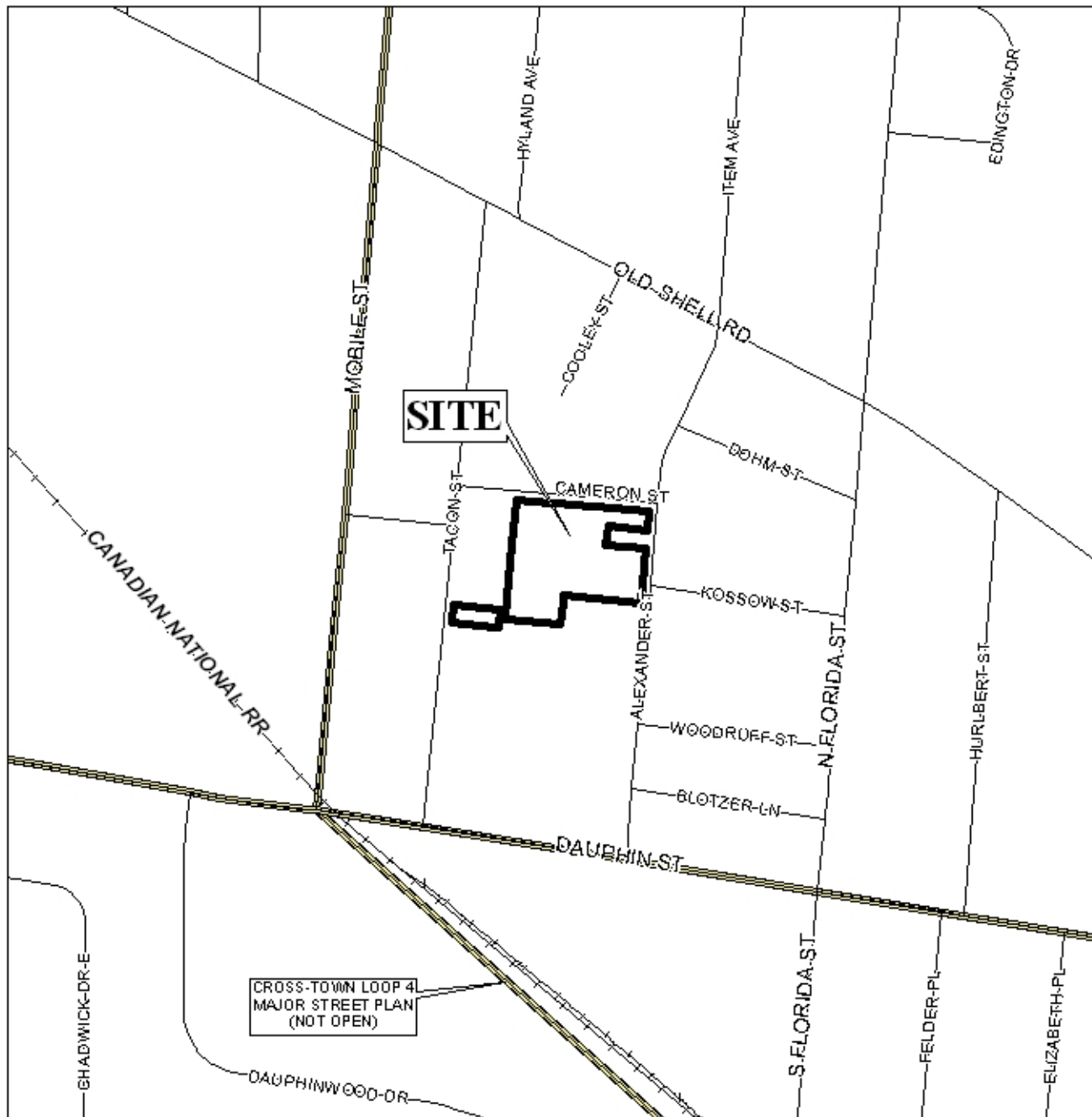
- 1) placement of a note on the final plat stating that the subdivision is limited to three existing curb-cuts to Cameron Street, with the size, design and location to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) placement of a note on the final plat stating that the subdivision is denied direct access to Alexander Street;
- 3) provision of an adequate radius, in compliance with Section V.B.16 of the Subdivision Regulations, at the corner of Cameron and Alexander Streets;
- 4) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information;
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) submission of two revised Planned Unit Development site plans to the Planning Section of Urban Development prior to signing the final plat; and
- 7) subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. At the corner of Cameron St and Alexander St, need to dedicate to the City a radius of 25' or as otherwise approved by the City Engineer).*

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

- 1) completion of the subdivision process;
- 2) placement of a note on the site plan stating Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must

- be resubmitted for Planned Unit Development review, and be approved through the planning process;
- 3) placement of a note on the site plan stating that the site is denied direct access to Alexander Street;
  - 4) removal of all existing curb cuts along Alexander Street, to be replaced with curbing and landscaping;
  - 5) provision of buffers, compliant with Section 64-4 of the Zoning Ordinance, along both Cameron and Alexander Streets where across from residentially zoned properties;
  - 6) placement of a note on the site plan stating that, per Section 64-6.A.3.c of the Zoning Ordinance, any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;
  - 7) subject to 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). Preservation status is to be given to the 50" Live Oak Tree located on the center of Lot 1 and the 80" Live Oak Tree located on the South East side of Lot 1. Any work on or under these trees shall be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Compliance with frontage tree requirements of the Zoning Ordinance; number and location of trees shall be coordinated with Urban Forestry);*
  - 8) depiction of a dumpster, screened from view and in compliance with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, or the provision of a note on the site plan stating that no dumpster will be provided;
  - 9) provision of sidewalks along both Cameron and Alexander Streets, or the submission and approval of a sidewalk waiver;
  - 10) placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
  - 11) submission of two revised Planned Unit Development site plans to the Planning Section of Urban Development prior to signing the final subdivision plat; and
  - 12) subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. At the corner of Cameron St and Alexander St, need to dedicate to the City a radius of 25' or as otherwise approved by the City Engineer).*

# LOCATOR



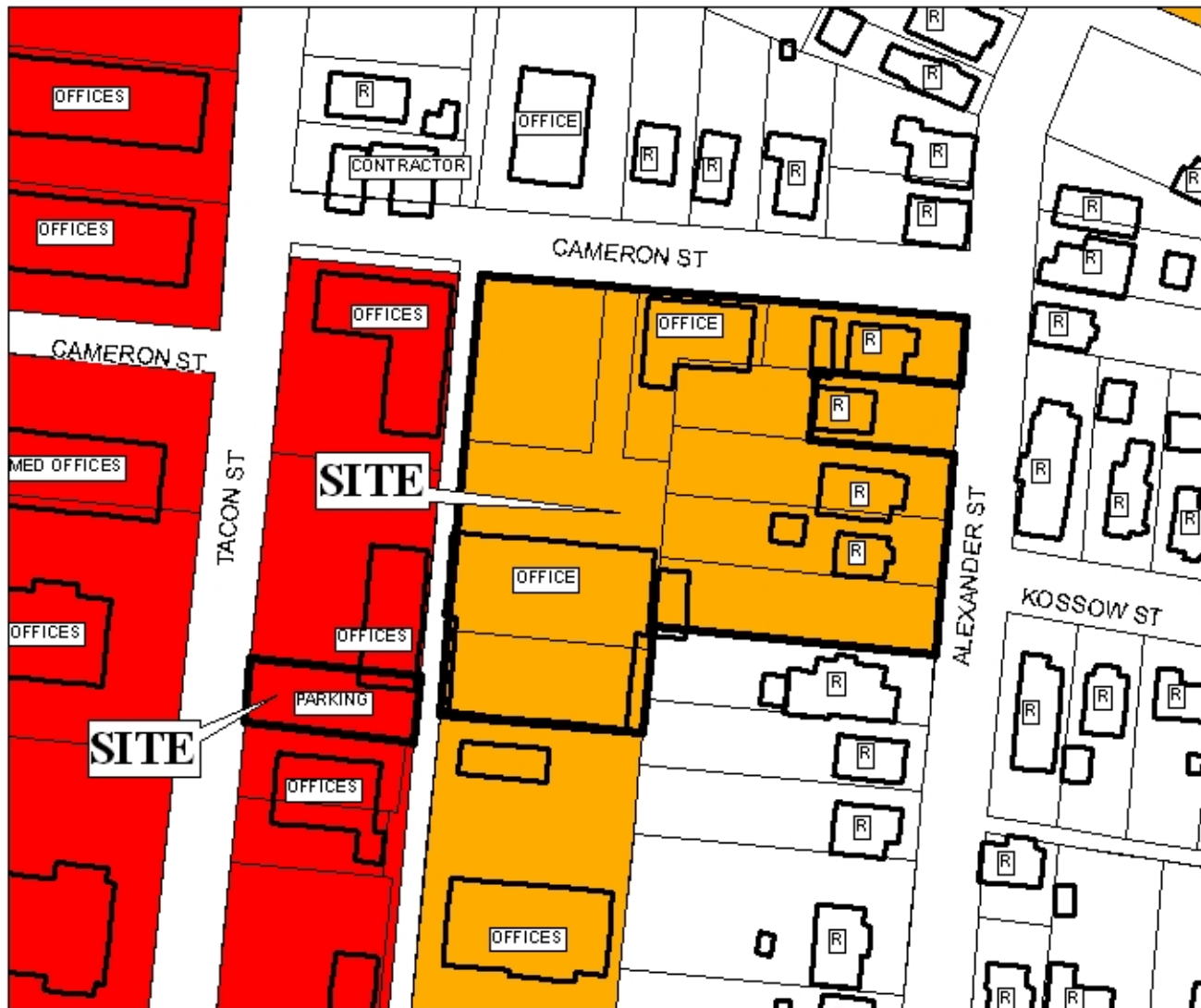
APPLICATION NUMBER 14 & 15 DATE January 21, 2010

APPLICANT EBM Midtown Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.  
The proposed subdivision does not include the off site parking to the west.

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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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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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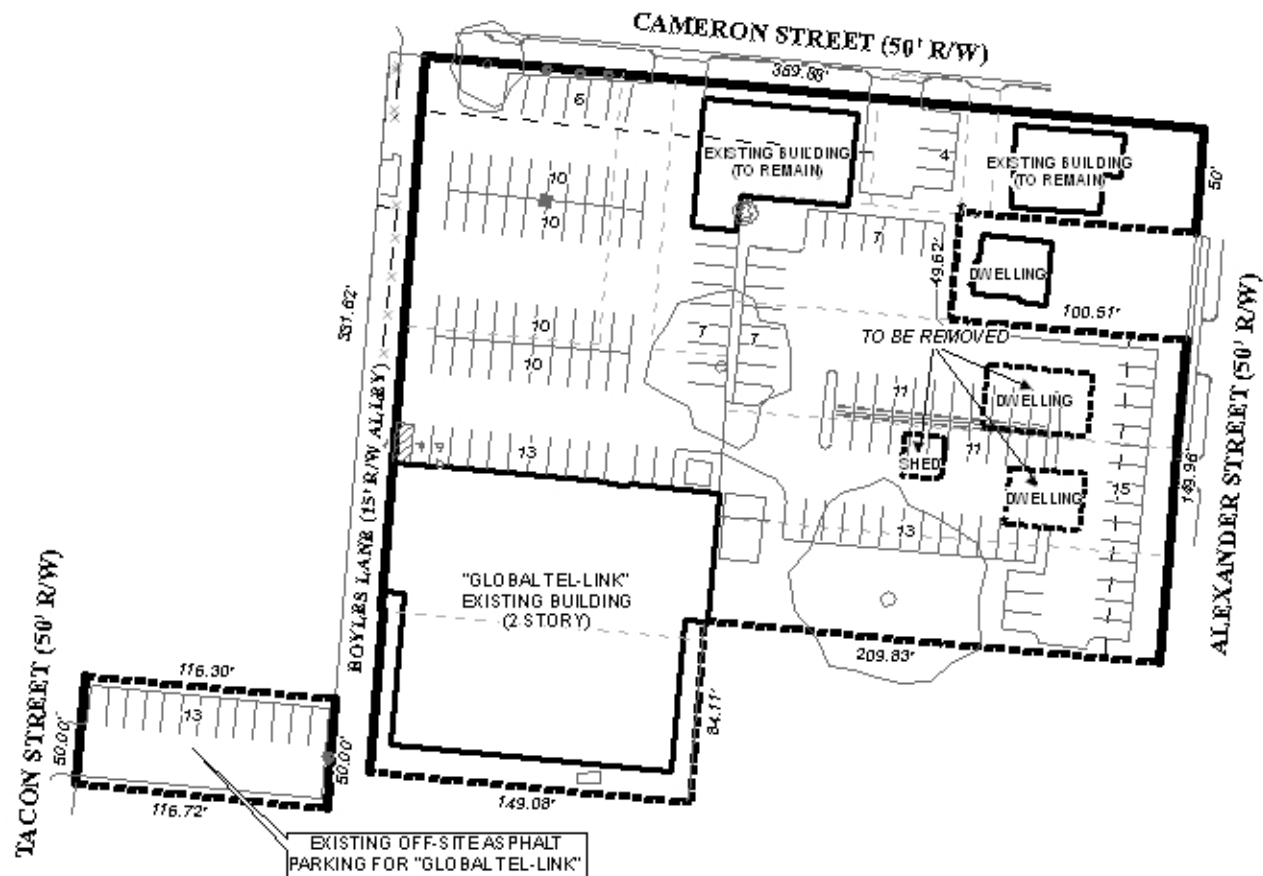
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N  
NTS



# SITE PLAN



This site plan illustrates the proposed planned unit development.  
The proposed subdivision does not include the off-site parking to the west.

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N  
NTS