

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

McGowin Park Subdivision, Resubdivision of Lot 4

LOCATION1401 Satchel Paige Drive
(Southeast corner of Satchel Paige and Government
Boulevard)**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 0.5± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow a
reduced front yard setback; and Subdivision Approval to
reduce the front yard setback on one lot.**TIME SCHEDULE
FOR DEVELOPMENT**

Not provided

**ENGINEERING
COMMENTS****Subdivision**

The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- B. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- C. Show and label the street names in the vicinity map.
- D. Remove or reduce the shading used for the interior of LOT 4-A.
- E. Show and label each and every Right-Of-Way and easement.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

- H. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development**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 proposed development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study.

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 a reduced front yard setback, and Subdivision Approval to reduce the front yard setback on one lot.

The site was the subject of PUD and Subdivision applications which were approved at the April 3, 2014 meeting of the Planning Commission. The applicant is now seeking to amend those approvals, changing the front setback on one lot from 25 feet to 20 feet. While the proposed amendments are significant enough to require new approvals, they are not significant enough to have a negative impact on the previous approval or the surrounding properties.

The McGowin Park development consists of an East side and a West side. The proposed PUD and Subdivision amendments affect one lot within the East side.

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 for PUD approval must be made prior to any construction activities.

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 requested front setback reduction for this one site within the overall PUD is not anticipated to have an adverse impact, as the lot is abutted on three sides by the remainder of the PUD. The lot does have 142 ± feet of frontage on Satchel Paige Drive, a public street, however, the right-of-way width is 100 feet, and the requested 5 foot reduction in the setback distance will not compromise traffic sight lines or create a safety hazard. The reduced setback will allow for the placement of an 8,800 square foot multi-tenant building on the lot. A waiver of Section V.D.9. of the Subdivision Regulations will be required in order to accommodate the setback request.

The lot will not have direct access to Satchel Paige Drive. Circulation to and from the lot will be via other lots within the overall PUD.

The April 3, 2014 approvals included conditions relating to a sign package submitted as part of the PUD application. Those conditions should also apply to the PUD and Subdivision request at hand:

“limited to the sign package as described in the application (A multi-tenant pylon sign is proposed at the intersection of Satchel Paige and Government Boulevard. It is requested

that each outparcel and restaurant pad be allowed to have a maximum of one monument sign and three building signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs.)”

All other applicable conditions of approval from the April 3, 2014 PUD and Subdivision approvals should be retained for this request.

RECOMMENDATION

Subdivision: Based upon the preceding, and with a waiver of Section V.D.9. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
- 2) placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved April 3, 2014 PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards.;
- 3) labeling of all common areas and detention areas, and placement of a note on the final plat stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners;
- 4) labeling of all drainage and utility easements on the site, and placement of a note on the final plat stating that buildings and other permanent habitable structures are not allowed in easements;
- 5) retention of the labeling of the lot with its size in square feet and acres, as depicted on the preliminary plat;
- 6) compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. C. Show and label the street names in the vicinity map. D. Remove or reduce the shading used for the interior of LOT 4-A. E. Show and label each and every Right-Of-Way and easement. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.*

- I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)*
- 7) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study.*);
 - 8) compliance with 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).*);
 - 9) compliance with Fire 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.*);
 - 10) approval of all applicable federal, state and local agencies for wetland issues prior to the issuance of any permits or land disturbance activities (other than clearing);
 - 11) placement of a note on the plat 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; and
 - 12) submission of a revised PUD site plan prior to the signing of the final plat.

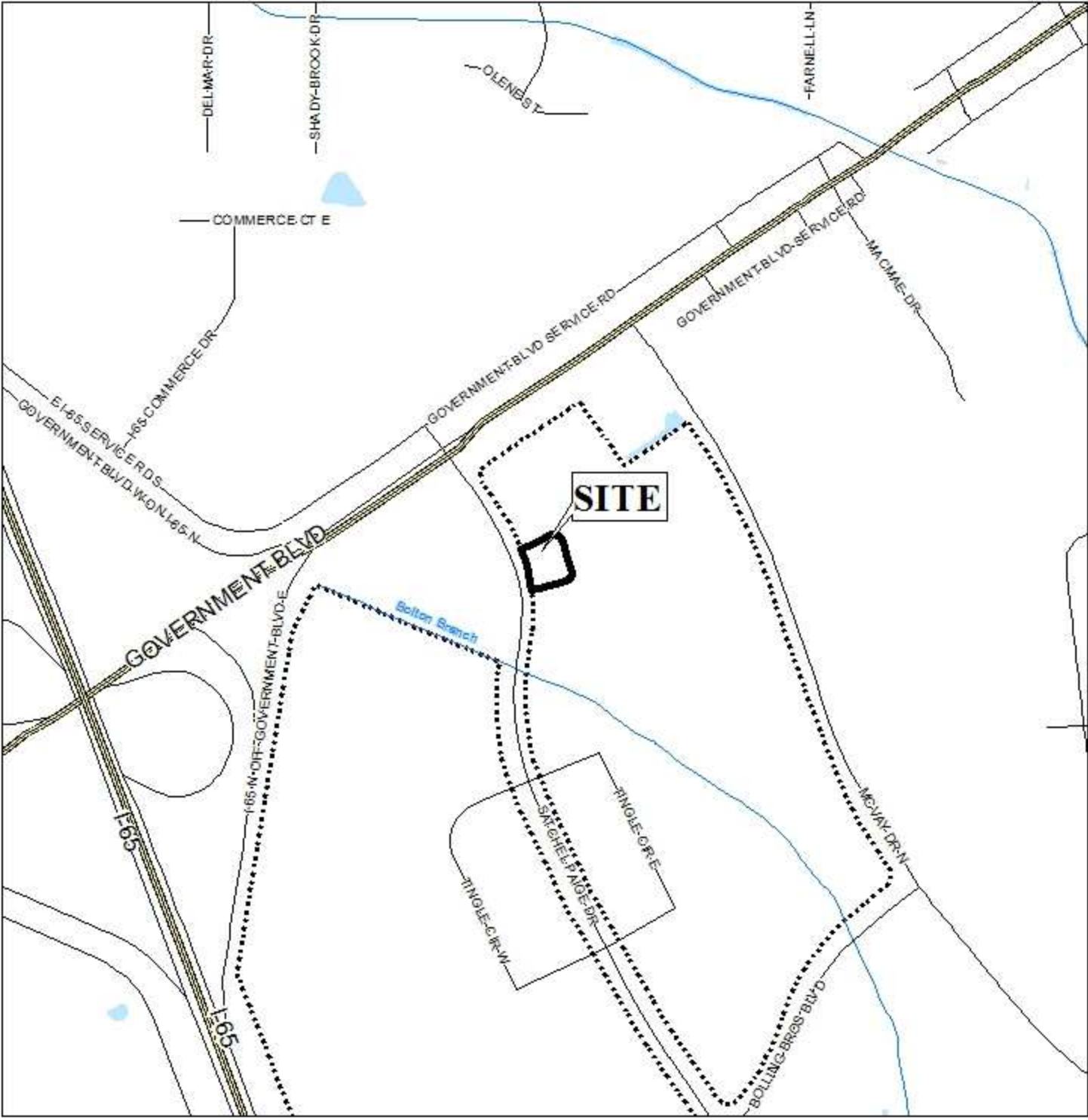
Planned Unit Development: Based upon the preceding, this application is recommended for approval, subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
- 2) compliance with Engineering Department 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 proposed development must comply with all Engineering Department Policy Letters.*);
- 3) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to*

AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study.);

- 4) compliance with 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.);*
- 5) compliance with 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).);*
- 6) approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);
- 7) development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;
- 9) all internal road construction (public and private) to be to City standards;
- 10) construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);
- 11) limited to the sign package approved at the April 3, 2014 meeting (A multi-tenant pylon sign is proposed at the intersection of Satchel Paige and Government Boulevard. It is requested that each outparcel and restaurant pad be allowed to have a maximum of one monument sign and three building signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs.);
- 12) compliance with landscaping and tree planting requirements;
- 13) retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
- 14) lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 15) submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and
- 16) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 14 & 15 DATE July 17, 2014

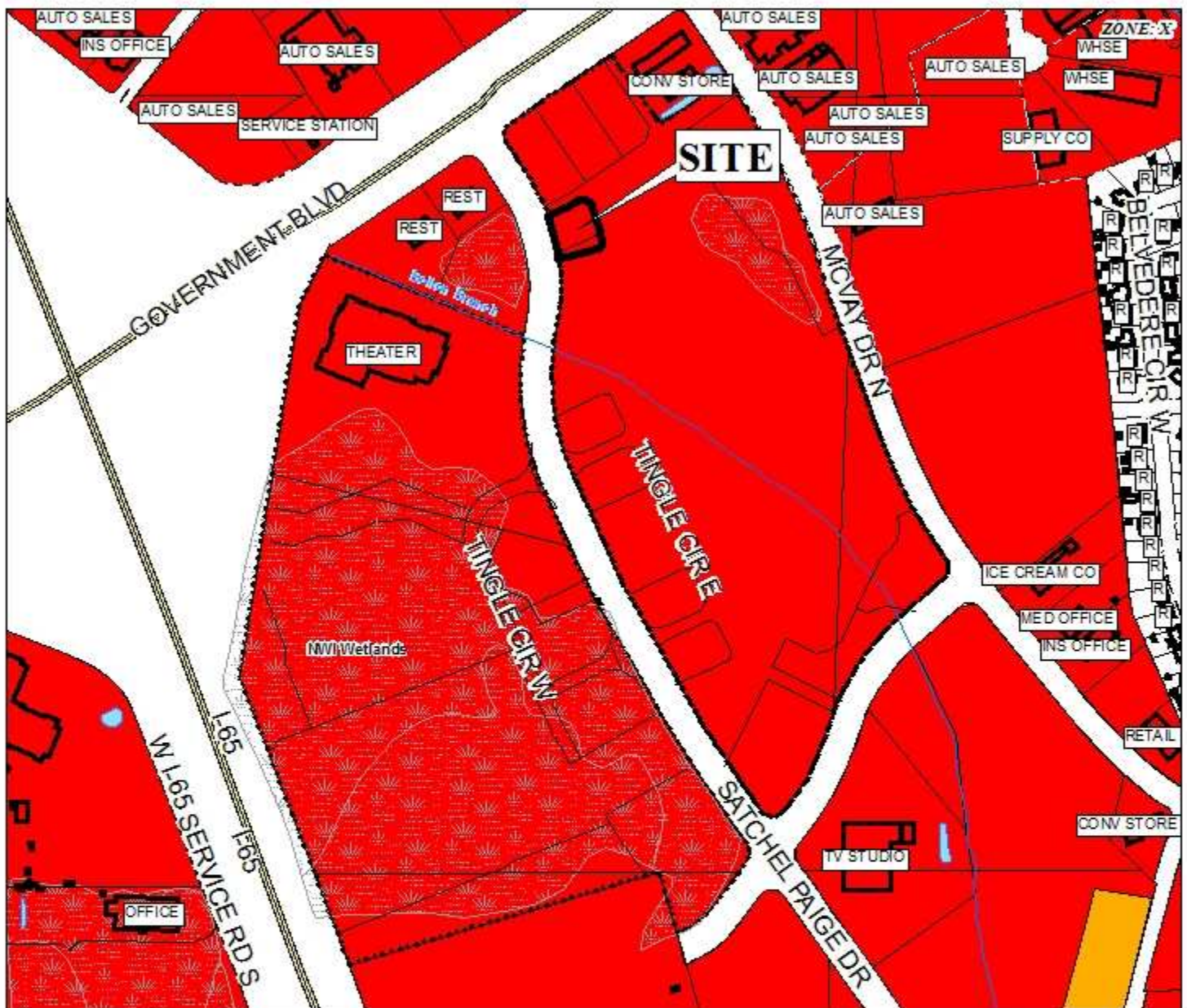
APPLICANT McGowin Park Subdivision, Resubdivision of Lot 4

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

APPLICATION NUMBER 14 & 15 DATE July 17, 2014
 APPLICANT McGowin Park Subdivision, Resubdivision of Lot 4
 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 ZONING

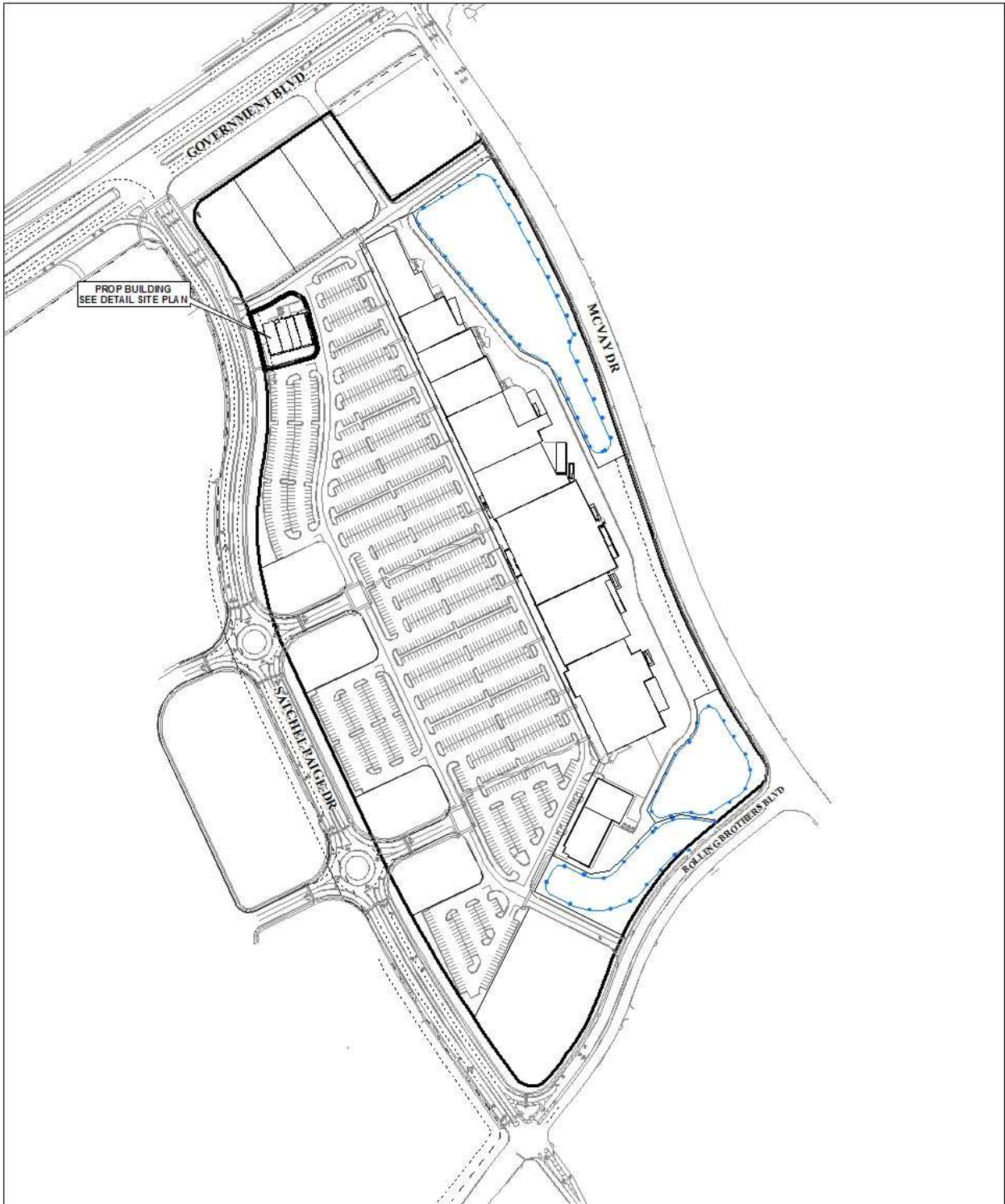


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SITE PLAN



The site plan illustrates the proposed building location.

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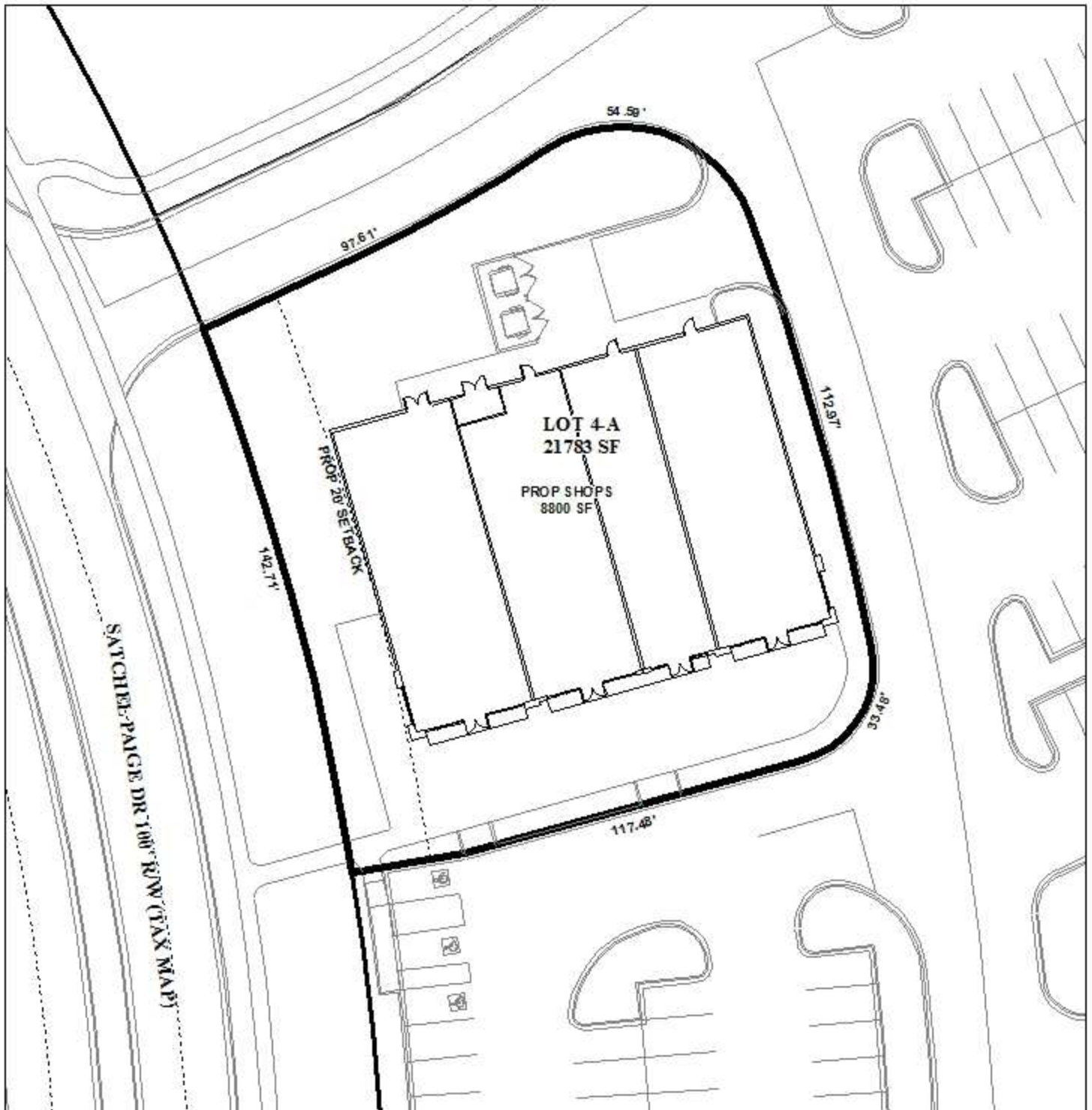
APPLICANT McGowin Park Subdivision, Resubdivision of Lot 4

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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 14 & 15 DATE July 17, 2014
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REQUEST Subdivision, Planned Unit Development

