

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: March 15, 2012****DEVELOPMENT NAME** OSR Subdivision**SUBDIVISION NAME** OSR Subdivision**LOCATION** 5559 Old Shell Road  
(South side of Old Shell Road, 570'± East of University  
Boulevard South)**CITY COUNCIL  
DISTRICT** District 5**AREA OF PROPERTY** 1 Lot / 1.4 ± acres**CONTEMPLATED USE** Planned Unit Development approval to allow multiple buildings on a single building site and shared access between two building sites, and Subdivision approval to create 1 lot.**TIME SCHEDULE  
FOR DEVELOPMENT** Immediately**ENGINEERING****COMMENTS** 1.) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2.) On-site detention is required and must be in conformance with the City of Mobile Storm Water Management and Flood Control Ordinance.**TRAFFIC ENGINEERING****COMMENTS** Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A physical barrier, such as curbing and/or grassing, must be provided between the proposed site and the existing Subway restaurant property, as it concerns with non-standard circulation (driving on the left as opposed to the right). The adjacent property contains only pavement and grass, and it is not obvious how cross access will be prohibited.**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 South side of Lot 1 between proposed buildings. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. **Granting Perseveration status to this 50" Live Oak Tree will require the applicant to redesign the site.**

## **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 seeking Planned Unit Development approval to allow multiple buildings on a single building site and shared access between two building sites, and Subdivision approval to create 1 lot. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create one lot, and create a PUD that allows two new commercial buildings to be constructed on the lot, which shares access to an adjacent access easement.

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.

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-2, Neighborhood Business District, and is abutted on all sides by commercial properties within the same zoning district, with the exception of a portion of the Southeast corner that touches a residential subdivision.

The applicant proposes to construct two buildings. Each building will contain six (6) tenant spaces, and combined will have a total of 13,200 square feet of space. A drive-through is proposed adjacent to the building closest to Old Shell Road, however, there is no indication of the use associated with the drive-through. A dumpster area is also depicted on the site plan, however, no enclosure is depicted.

Parking for the 13,200 square feet of commercial space will require at least 44 spaces: 73 parking spaces are depicted on the site plan. All parking spaces and aisles appear to meet minimum dimensions, however, there are several dimensional labeling errors of the parking area.

Old Shell Road is a proposed major street at this location, thus dedication sufficient to provide 50-feet from the centerline will be required. It appears that the required property dedication is depicted on the site plan and plat, however, it also appears that frontage trees and landscaping are proposed within the dedicated area.

Since multiple tenant spaces will be provided, there is a possibility that a tenant will receive deliveries via tractor-trailer or 18-wheeler. If such service is anticipated, the site plan should be revised to include turning templates sufficient to document that the site is accessible for large trucks.

One curb-cut is proposed along Old Shell Road, and an additional access point will be via the adjacent non-exclusive easement for ingress and egress to the West. As PUD approval is site plan specific, the site should be limited to one curb-cut to Old Shell Road and one curb-cut to the easement, as depicted. The size and design of any curb-cuts must be approved by Traffic Engineering, and conform to AASHTO standards.

The site plan does not provide adequate information for staff to determine compliance with the tree and landscaping requirements of the Zoning Ordinance: trees are depicted, but they are shown in an area proposed for dedication as right-of-way for Old Shell Road. Landscape area calculations on the site plan indicate sufficient area will be provided to comply, however, it appears that too much landscaping area in the right-of-way is being claimed as part of the required landscaping for the site. Additionally, there are at minimum two 24-inch or larger live oak trees on the site not depicted on the site plan (as required), yet the application erroneously states that there are NO trees 24-inches or larger on the site.

A total of 40 trees will be required on site, thus the site plan should be revised to show that all trees and landscape area can be provided in a manner compliant with the Zoning Ordinance. It should be noted that trees placed in drainage and utility easements cannot count towards meeting the overall tree requirement.

A fence should be depicted, along with a 10-foot buffer, where the site abuts residentially zoned property.

No lighting is indicated on the site plan, however, any lighting on the site must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance. The parking area must be illuminated due to the presence of more than 10 parking spaces.

A billboard exists on the site. There is no indication if it will remain on site or be removed. If the billboard will remain on site, the site plan should be revised to depict the billboard.

No storm water detention is depicted on the site plan, however, it may be required. If a portion of the site will be dedicated to storm water detention, it should be indicated on the site plan.

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.

It should also be pointed out that the Americans with Disabilities Act may require the provision of an “accessible route” from any adjacent public rights-of-way to the proposed buildings on the site, and between the buildings. The applicant should verify any site design requirements of the Federal law, and accordingly revise the site plan.

Finally, it appears that the adjacent parcel containing a “Subway” restaurant is not a legal lot, and in fact should be included with this application for Subdivision compliance: research by staff was not able to identify any deed or similar document justifying its exclusion from the Subdivision application. However, as no shared access or new construction is proposed with the restaurant site, its inclusion in the PUD is not required at this time (a PUD or Administrative PUD will be required at such time as the site is additionally improved).

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, this application is recommended for Holdover until the April 19th meeting, with revisions due by March 23, so that the applicant can undertake the following:

- 1) Include the adjacent “Subway” restaurant parcel in the Subdivision application, to include additional postage, notification labels, revised applications and revised plats.

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the April 19th meeting, with revisions due by March 23, so that the applicant can undertake the following:

- 1) Correction of dimensional errors in the parking areas;
- 2) Revision of the site plan to clearly show full compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 3) Revision of the site plan to depict and label all existing trees on the site that are 24-inches DBH or larger, to include the DBH and tree species;
- 4) Revision of the site plan to show proper screening for the dumpster area;
- 5) Revision of the site plan to comply 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). Preservation status is to be given to the 50” Live Oak Tree located on the South side of Lot 1 between proposed buildings. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Granting Perseveration status to this 50” Live Oak Tree will require the applicant to redesign the site.*);

- 6) Revision of the site plan to comply with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A physical barrier, such as curbing and/or grassing, must be provided between the proposed site and the existing Subway restaurant property, as it concerns with non-standard circulation (driving on the left as opposed to the right). The adjacent property contains only pavement and grass, and it is not obvious how cross access will be prohibited.*);
- 7) Revision of the site plan to comply with Engineering comments ( *1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2. On-site detention is required and must be in conformance with the City of Mobile Storm Water Management and Flood Control Ordinance.*);
- 8) Revision of the site plan to comply 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.*);
- 9) Revision of the site plan to include verification that tractor trailers can service the site, if such truck access is anticipated;
- 10) Revision of the site plan to depict a fence and 10-foot buffer where the site abuts residentially-zoned property;
- 11) Revision of the site plan to indicate compliance with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance regarding site and parking area lighting;
- 12) Revision of the site plan to depict the existing billboard, if it will remain on site;
- 13) Revision of the site plan to depict any storm water detention facilities that are proposed for the site; and
- 14) Revision of the site plan, if necessary, to comply with “accessible route” and other requirements of the Americans with Disabilities Act.

# LOCATOR MAP



APPLICATION NUMBER 14 & 15 DATE March 15, 2012

APPLICANT OSR Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Businesses are located to the north, west, and east of the site. University facilities are located to the south of the site.

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APPLICANT OSR Subdivision

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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
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NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



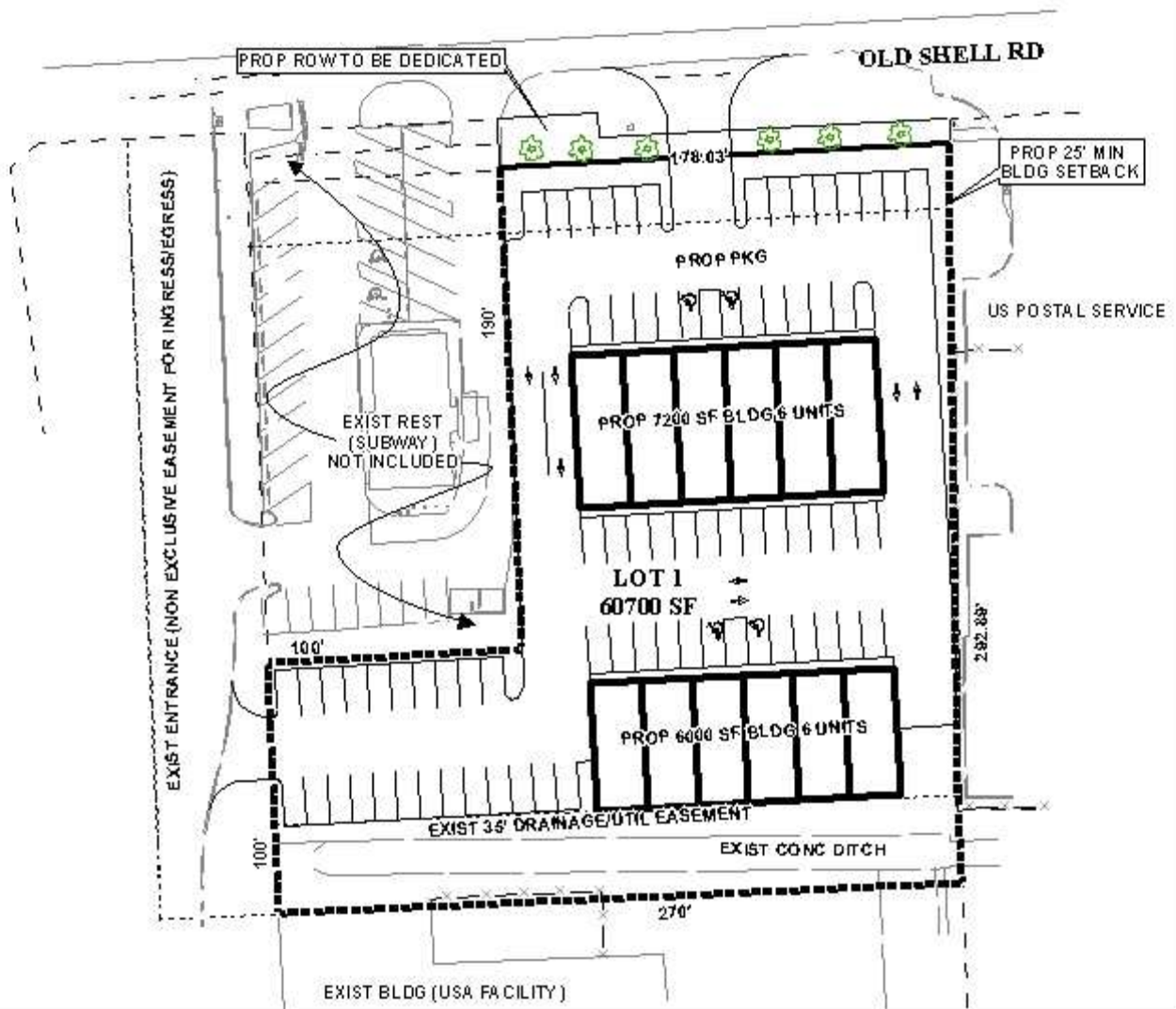
Businesses are located to the north, west, and east of the site. University facilities are located to the south of the site.

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N  
NTS



# SITE PLAN



The site plan illustrates the proposed development.

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N  
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