

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: September 5, 2019**

DEVELOPMENT NAME Springhill Realty Subdivision

SUBDIVISION NAME Springhill Realty Subdivision

LOCATION Southeast corner of Commerce Court East and I-65 Commerce Drive, extending to the South and East terminus of Commerce Court East).

CITY COUNCIL DISTRICT District 4

AREA OF PROPERTY 2 Lots / 3.4 ± acres (Subdivision)

CONTEMPLATED USE Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow shared access and parking between multiple lots, as well as a resubdivision of three existing lots of record into two lots.

TIME SCHEDULE FOR DEVELOPMENT Immediately.

**ENGINEERING
COMMENTS****Subdivision:**

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Revise the labeling of the street names in the Vicinity Map so that they are legible.
- D. Provide the recording information for the vacated 15' drainage easement on LOT 1.
- E. Show and label the location of the new easement. The Final Plat will need to show the new easement.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

- I. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- J. 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.
- K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- L. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Planned Unit Development:

1. Label the PUD Site Plan as PUD Site Plan.
2. Retain NOTES 1-5 that are shown on SHT C-1.0 PROPOSED SITE PLAN.
3. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN –“Any existing or proposed detention facility shall be maintained as it was constructed and approved.”

TRAFFIC ENGINEERING**COMMENTS**

Lots are limited to the number of driveways on the approved PUD site plan, with any changes in number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow shared access and parking between multiple lots, and a resubdivision of three existing lots into two lots. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The initial Administrative Planned Unit Development reports were written by staff in 2005 and 2007 to allow access between multiple building sites and lots, encompassing approximately 10 acres, for three different, but related, auto dealerships.

The previous PUD was most recently approved by the Commission at the June 1, 2017 meeting to amend a previously approved Administrative Planned Unit Development to allow shared access and parking between multiple lots, and create one legal lot of record from one existing legal lot and a detention/ common area. A one year extension request was then approved by the Commission on April 19, 2018.

The applicant is now proposing to resubdivide three existing lots by combining two lots together and then shifting an existing lot line. The newly proposed lots tie into the existing Administrative PUD site, expanding the area of shared access among multiple lots. The Subdivision activity eliminates the option of Administrative PUD review, thus a full PUD is required to be presented to the Planning Commission.

The applicant proposes to develop a large vehicle storage lot on the proposed Lot two, and a body shop on Lot one.

The site has been given Mixed Commercial Corridor (MCC) land use designation, per the adopted Future Land Use Plan and Map. 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 land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

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 the PUD review is site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review.

The proposed lots, as depicted, meets the minimum size and frontage requirements of the Subdivision Regulations and the lot area size is depicted on the plat in square feet and acres. The lot sizes should be retained in square feet and acres on the Final Plat, if approved. The PUD site plan does depict the lot sizes in square feet and acres; however, the site plan depicts the lots as Lot A and Lot B. The preliminary plat depicts the lots as Lot one and Lot two. The site plan needs to be revised to reflect the labeling on the preliminary plat.

The 25-foot minimum building setback line is depicted on the preliminary plat and on the site plan. If approved, this information should be retained on the Final Plat and PUD site plan.

According to the PUD site plan, the site fronts I-65 Commerce Drive and Commerce Court East, two minor streets with curb and gutter, with an adequate 50' right-of-way provided; therefore, no dedication is required. However, the subdivision plat should be revised to depict a 50' right-of-way width for I-65 Commerce Drive and Commerce Court East.

The site plan should be revised to depict the correct labeling of the streets as I-65 Commerce Drive and Commerce Court East.

Access management is a concern therefore a note should be placed on the Final Plat requiring full compliance with Traffic Engineering comments. The note should state lots are limited to the number of driveways on the approved PUD site plan, with any changes in number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new

on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

The applicant proposes to construct a large asphalt paved parking lot (on Lot Two) that will be used for vehicular inventory storage; with 181 parking spaces designated specifically for the storage of the vehicles. The site plan also depicts the construction of 20,867 square foot building that will include a body shop, office, paint shop, storage, and work shop with additional parking on Lot One. The site plan is labeled as having 181 parking spaces for vehicular storage and 48 spaces for the body shop area. However, the actual total number of storage for vehicular parking is 198 spaces and 48 spaces for the body shop area. The site plan should be revised to reflect 48 parking spaces on Lot One and 198 parking spaces on Lot Two (246 parking spaces total). It should also be pointed out that there are 39 parking spaces that are depicted on Lot Two that are stacked and do not have proper access and maneuvering. Those 39 spaces can only be used for inventory and not for public or employee parking.

With regards to tree and landscaping requirements, although calculations have been provided, it appears that the total number of perimeter trees and frontage trees listed on the site plan is incorrect. Perimeter trees are not required for internal lot lines for Planned Unit Developments, and it appears that the interior lots line may have been included in the total number proposed to be planted. A total of 6 frontage trees are required along I-65 Commerce Drive, and a total of 14 frontage trees are required along Commerce Court East, all of which must be heritage trees. The tree and landscaping calculations should be revised on the site plan to reflect tree planting calculations for both perimeter and frontage trees only for the exterior property boundaries and to take in account any additional parking spaces that will be utilized for the body shop which would require more parking trees.

There are multiple drainage and utility easements located on the proposed lots. A note should be placed on the Final Plat and site plan stating no structures shall be constructed or placed in any easements. It should also be noted that there is an existing 15' private drainage easement that was located between the previously recorded Lot 15 and Lot A that is proposed to be relocated.

A dumpster is depicted on the site plan with a note stating the dumpster pad will be connected to sanitary sewer and enclosed per Section 64-4.D.9 of the Zoning Ordinance. There is also a note stating that parking lot lighting will comply with section 64-6.A.8 of the Zoning Ordinance on the site plan. The photometric note should be revised on the site plan to state parking lot lighting will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. A photometric plan will be required at the time of submittal for land disturbance permits. All new and existing notes should be retained on future site plans.

The site plan also depicts a new sidewalk along the property where the site abuts I-65 Commerce Drive Commerce Court East. The sidewalks should be retained on any future site plans.

RECOMMENDATION

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

- 1) retention of lot size in square feet and acres on the Final Plat;
- 2) retention of the 25' minimum building setback line along the entire site where the property lines abut road frontage;
- 3) placement of a note on the Final Plat stating no structures shall be placed in any easements;
- 4) revision of the plat to depict the right-of-way widths for I-65 Commerce Drive and Commerce Court East on the Final Plat;
- 5) compliance with Engineering comments: *"FINAL PLAT COMMENTS: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Revise the labeling of the street names in the Vicinity Map so that they are legible. D. Provide the recording information for the vacated 15' drainage easement on LOT 1. E. Show and label the location of the new easement. The Final Plat will need to show the new easement. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. J. 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. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department";*
- 6) placement of a note on the Final Plat stating the following Traffic Engineering comments: *"Lots are limited to the number of driveways on the approved PUD site plan, with any changes in number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*

- 7) 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.”;*
- 8) compliance with Fire 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).; and*
- 9) provision of a revised PUD site plan prior to the signing of the Final Plat.

Planned Unit Development: Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

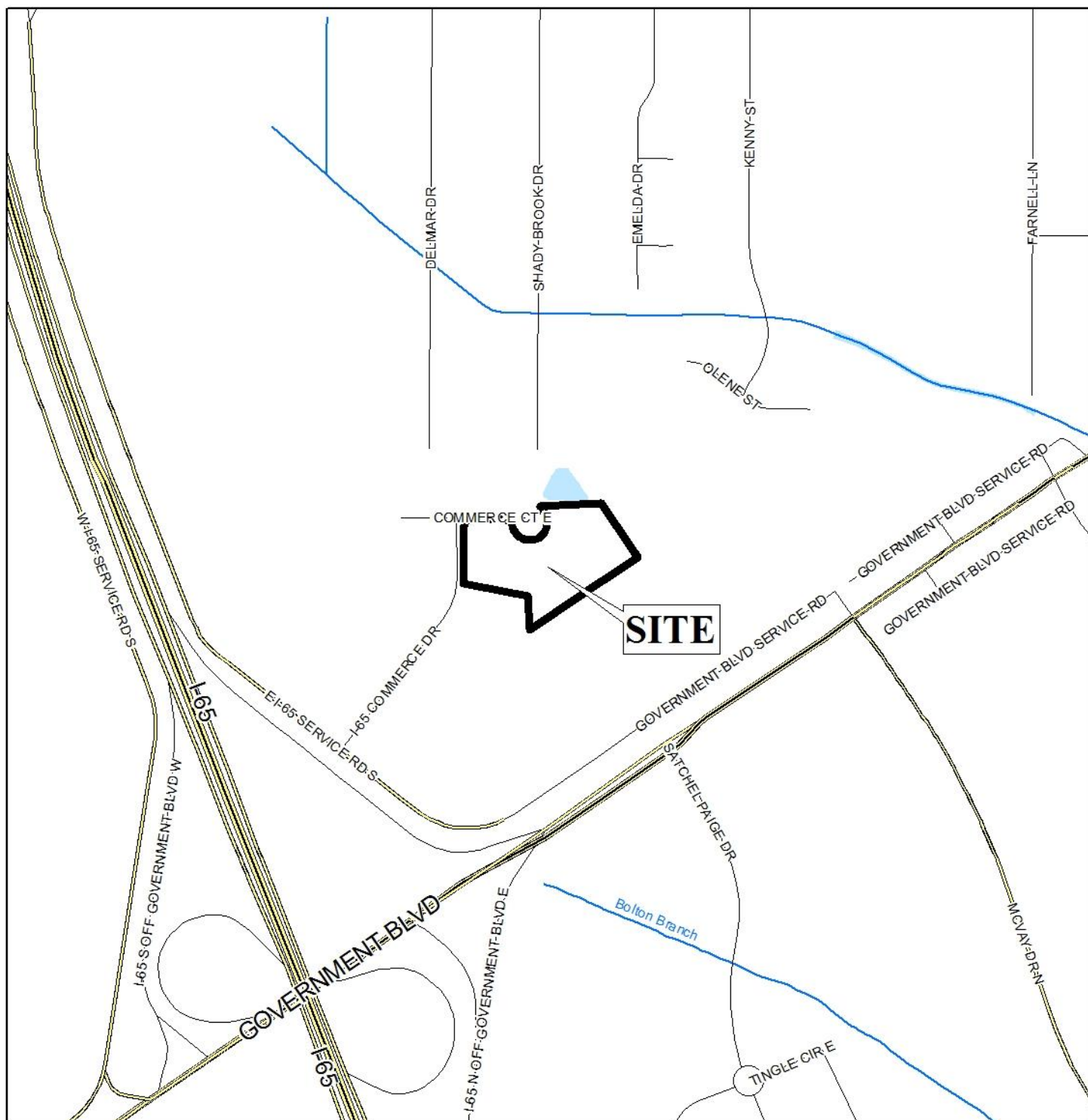
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it is a part of a larger development that utilized adjacent vacant land to expand the business;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the site was vacant and had land that was developable;
- c. the proposal promotes the objective of Efficient land use (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 redevelopment), because it is allowing the existing business to expand on the existing property;
- d. f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is developable and easily accessible to public infrastructure.

Based on the preceding, this application is recommended for approval subject to the following:

- 1) revision of the site plan to label the lots as Lot One and Lot Two;
- 2) revision of the site plan to correct the labeling of the streets Commerce Court East and I-65 Commerce Drive;
- 3) revision of the site plan to reflect the total number of parking spaces (246 spaces);
- 4) placement of a note on the Final Plat stating no structures shall be placed in any easements;
- 5) retention of the 25' minimum building setback line;
- 6) retention of the lots in square feet and acres;
- 7) retention of the right-of-way widths on the site plan;
- 8) retention of the a sidewalk along all street frontages;
- 9) revision of the site plan to reflect tree planting calculations for both perimeter and frontage trees only for the exterior property boundaries;
- 10) retention of all new and existing notes on the site plan;
- 11) placement of a note on the site plan stating that a photometric plan, in compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance, will be required at the time of submittal for land disturbance permits;

- 12) compliance with Engineering comments: *“1. Label the PUD Site Plan as PUD Site Plan. 2. Retain NOTES 1-5 that are shown on SHT C-1.0 PROPOSED SITE PLAN. 3. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN – “Any existing or proposed detention facility shall be maintained as it was constructed and approved.”;*
- 13) placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Lots are limited to the number of driveways on the approved PUD site plan, with any changes in number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”; .”*
- 14) 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 2015-116 and City Code Chapters 57 and 64). Removal of heritage trees from a commercial site will require a tree removal permit.”;*
- 15) compliance with Fire 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).”*
- 16) submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 17) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



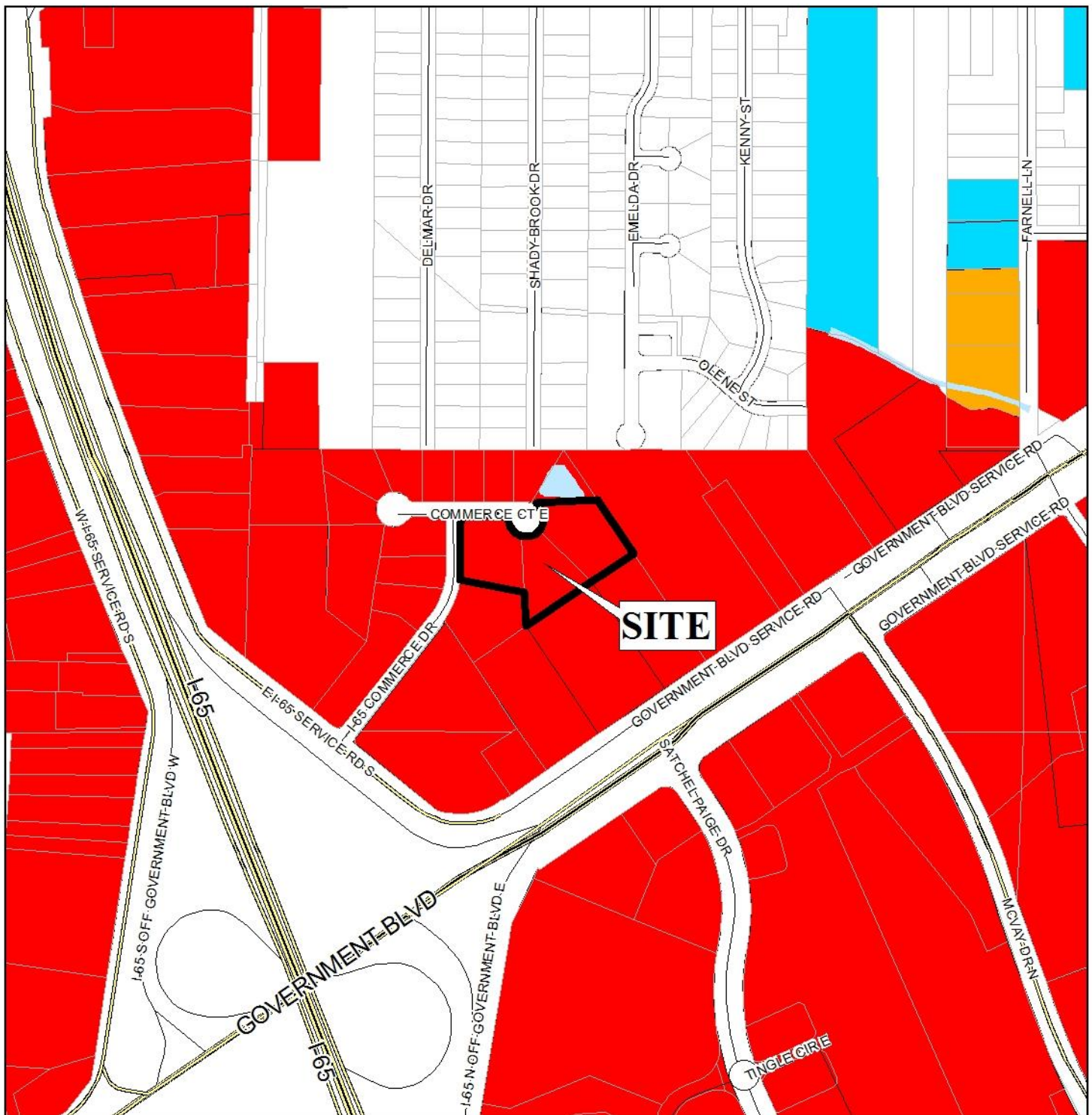
APPLICATION NUMBER 14 DATE September 5, 2019

APPLICANT Springhill Realty Subdivision

REQUEST Subdivision, PUD



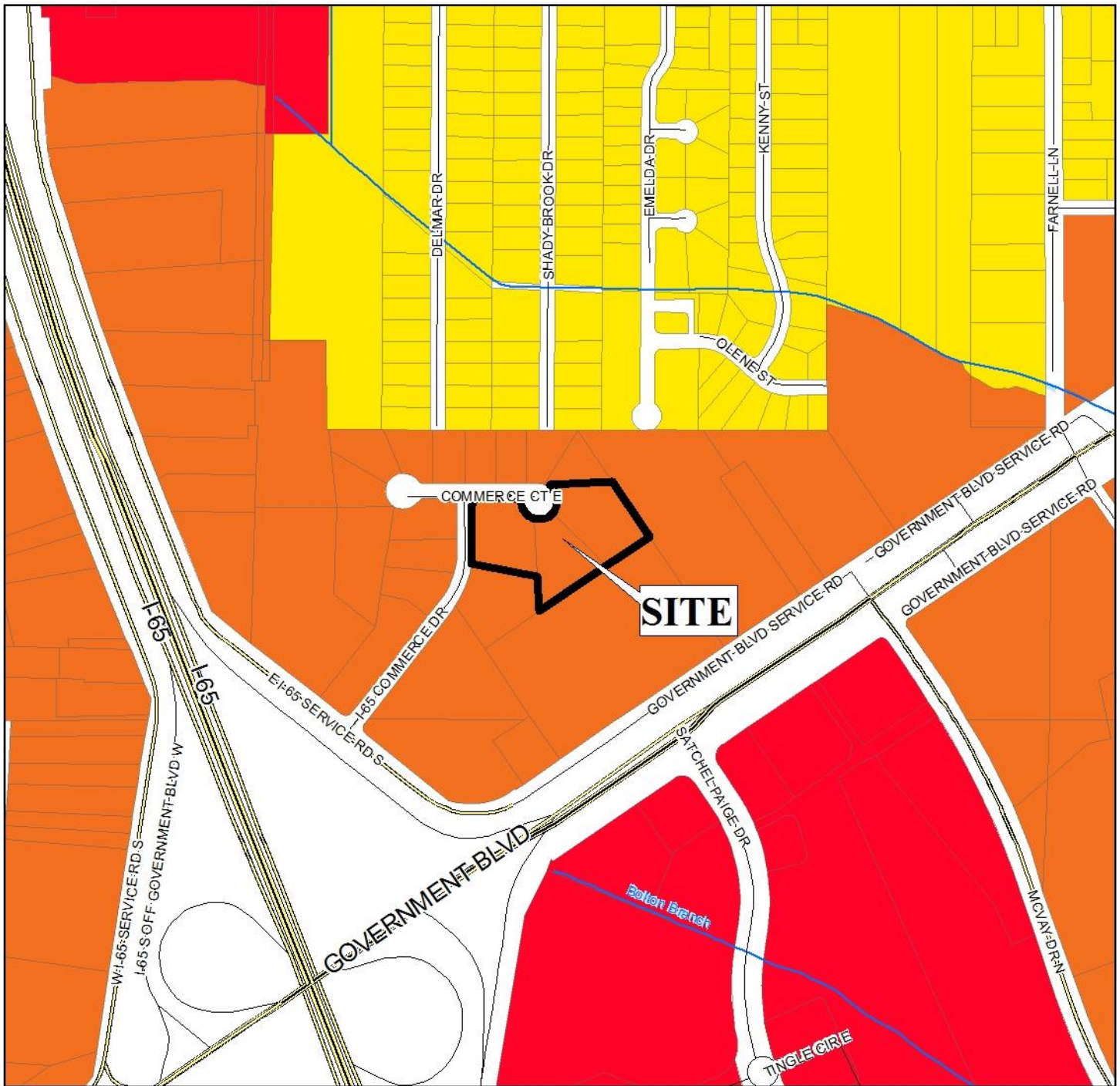
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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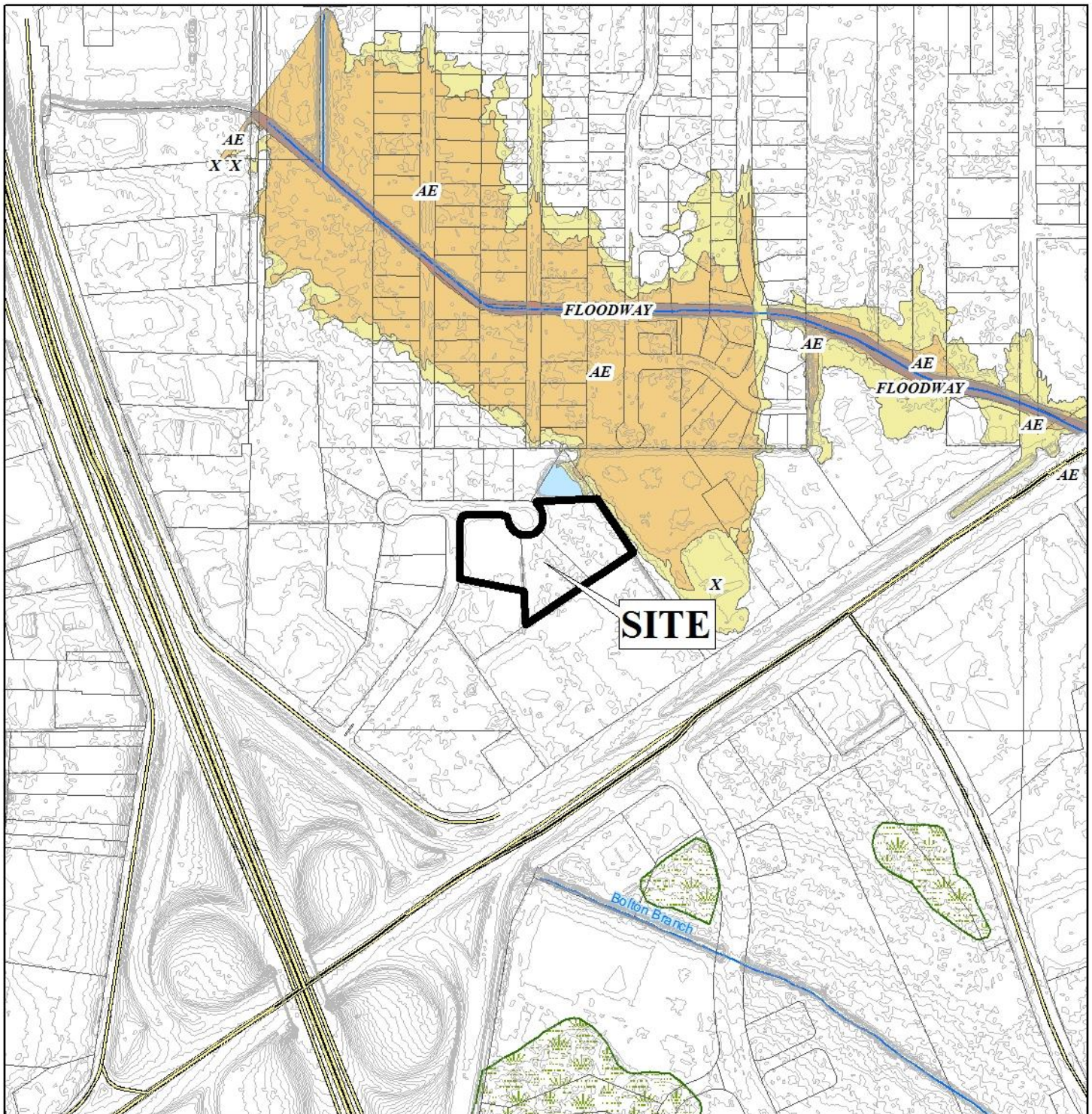
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REQUEST Subdivision, PUD

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



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the south and east and residential units to the north.

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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 commercial units to the south and east and residential units to the north.

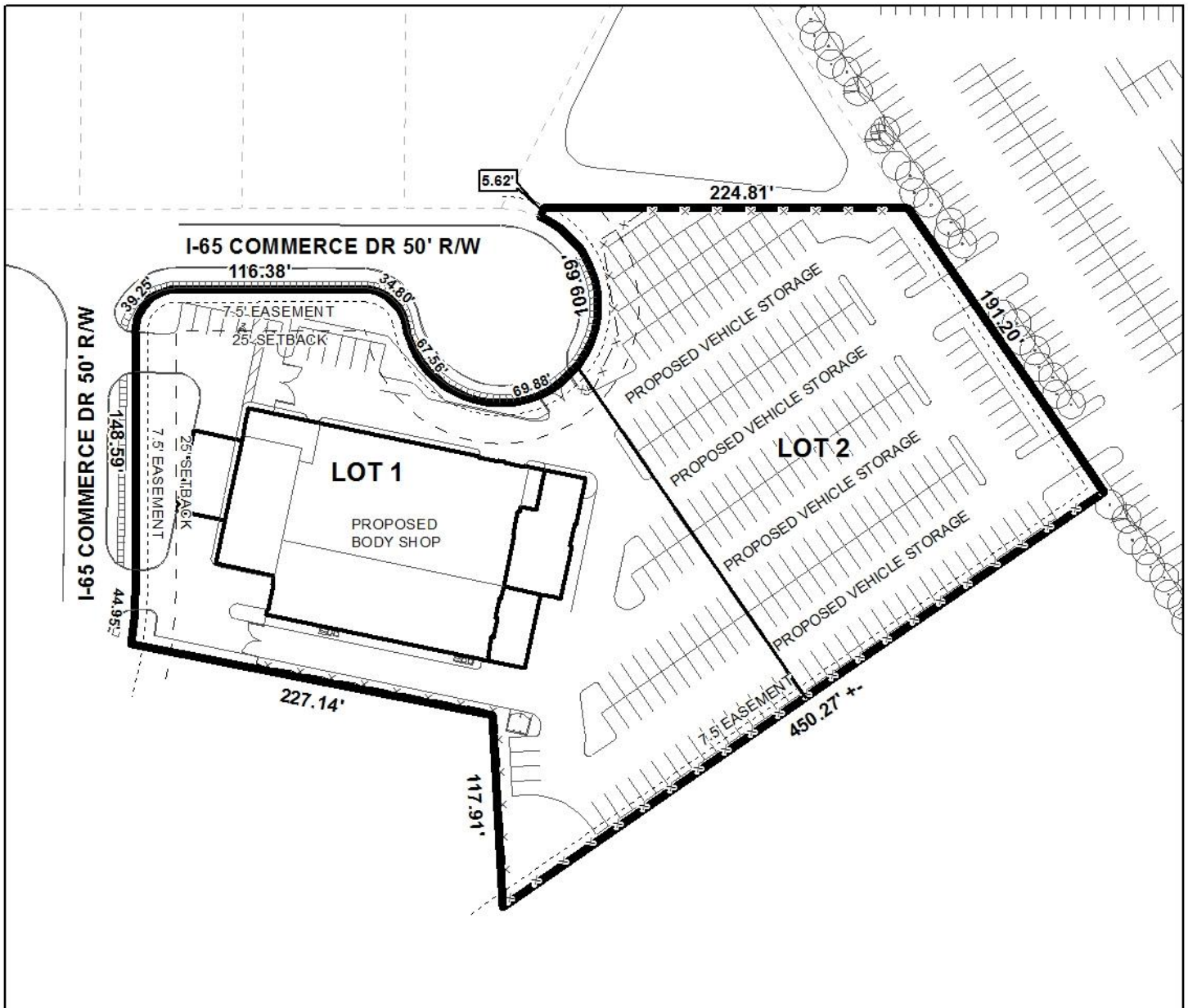
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SITE PLAN

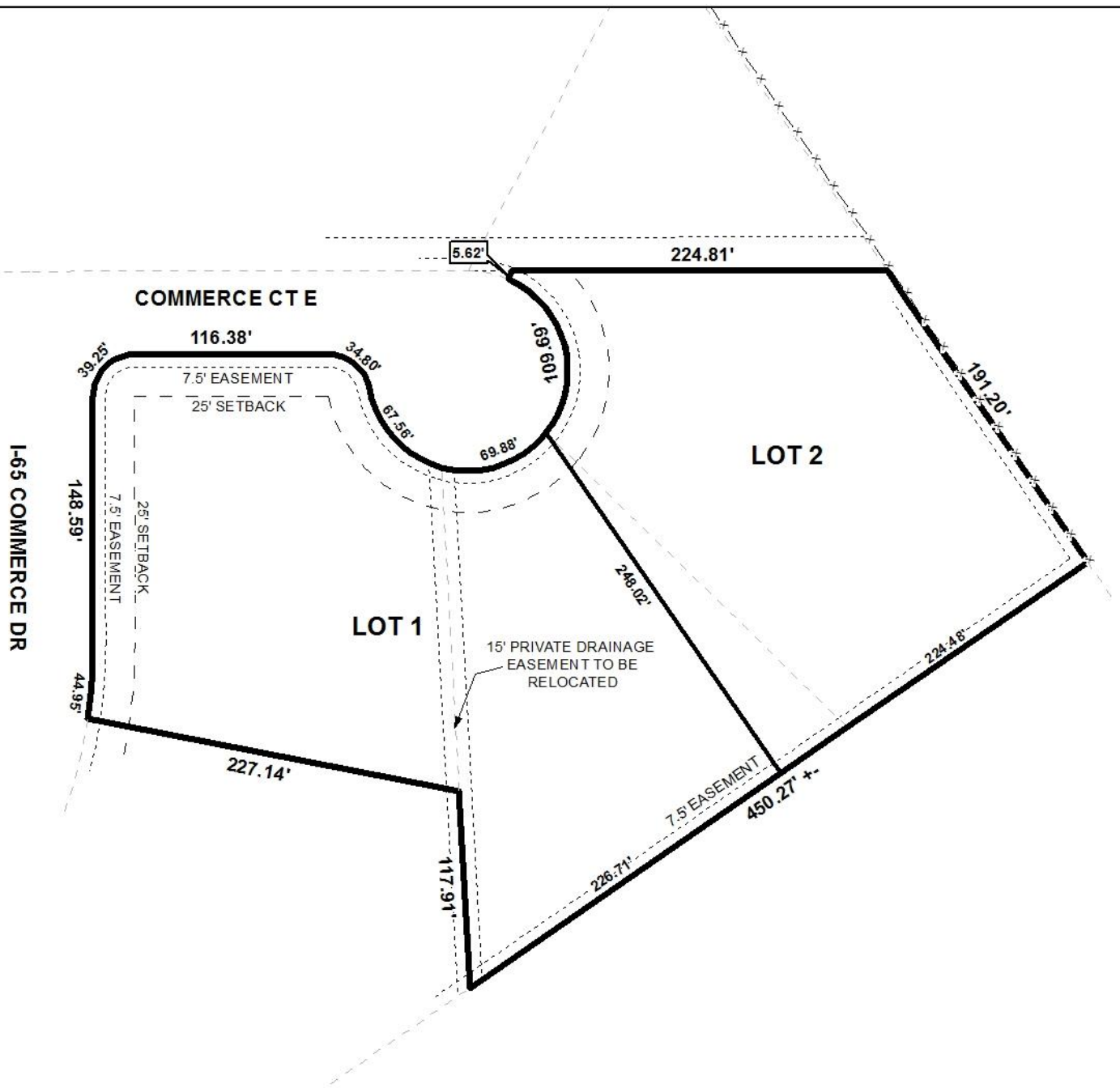


The site plan illustrates the proposed body shop, the proposed vehicle storage, setbacks and easements.

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DETAIL SITE PLAN



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