

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 5, 2015****NAME**

Audubon Properties, LLC.

LOCATION4700 & 4960 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 580'± North of
Marina Drive North).**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

11.01 ± Acres/ 1 Lot

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to list the Minimum Finished Floor Elevation (MFFE) for each proposed structure.

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) (Mobile City Code, Chapter 57, Article VIII) and a Permit for the Alabama Department of Transportation (ALDOT – 470-8200).
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 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.

4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Dauphin Island Parkway is a ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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).

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

This site was most recently approved by the Planning Commission at its September 4, 2014 meeting to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. The previously approved PUD included a marina with the relocation of an existing office building, a restaurant, two wooden decks (covered and uncovered), parking spaces, future wooden piers, and existing and proposed boat slips. The current request includes a revision to the layout of the proposed restaurant to be depicted as an open pavilion, a portable kitchen, portable sanitary facilities, a proposed dumpster, and the reconfiguration of parking spaces and the driveway.

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 to amend an existing, approved PUD must be made prior to any construction activities.

The proposed restaurant is approximately 2,810 square feet including the wood deck and portable kitchen which requires a total of 29 parking spaces. The existing office building is 1,210 square feet which requires 4 parking spaces. The marina requires 15 parking spaces; thus a minimum of 48 total parking spaces is required. A total of 47 parking spaces are depicted on the site plan although the calculations illustrated under the "Parking Data" table depict 43 parking spaces. The site plan should be revised to depict a total minimum of 48 parking spaces on the site as well as under the "Parking Data" table.

It should be pointed that the previous approval required the fire access lanes and turnaround, and all accessible parking to be paved, and in compliance with Section 64-6.A.3 of the Zoning Ordinance. This condition should also be required for this application.

The site plan provides landscaping information and illustrates tree plantings that comply with the previously approved Planned Unit Development requirements.

It should be noted, lighting on the site 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. The Zoning Ordinance requires all vehicle parking lots containing 25 or more vehicle spaces to provide uniform parking lot lighting; thus, a photometric plan will be required at the time of submittal for a building permit.

The site plan illustrates a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance. However, the second proposed dumpster closest to the proposed restaurant does not indicate that it will be in compliance with Section 64-4.D.9. of the Zoning Ordinance. The site plan should be revised to depict that the dumpster will be in compliance with Section 64-4.D.9. of the Zoning Ordinance as illustrated with the previous dumpster located adjacent to the relocated office building.

The current site plan depicts a gate however there does not appear to be a note indicating that the appropriate queuing spaces will be provided, nor is there any information stating the gate will remain open at all times. The previously approved site plan depicted a note stating the following "the existing fence and gate to be modified to provide 60' queuing distance from the right of way line". The site plan should be revised to depict the same note as the previously approved site plan or a note stating that the gate will remain open at all times will be required.

All notes displayed on the site plan should be retained on the site plan, and on any revised plans.

Whereas the previous PUD regarded permanent buildings, the application at hand utilizes portable trailer type facilities in lieu of new permanent buildings. FEMA and the City of Mobile have specific requirements regarding trailers in flood zones.

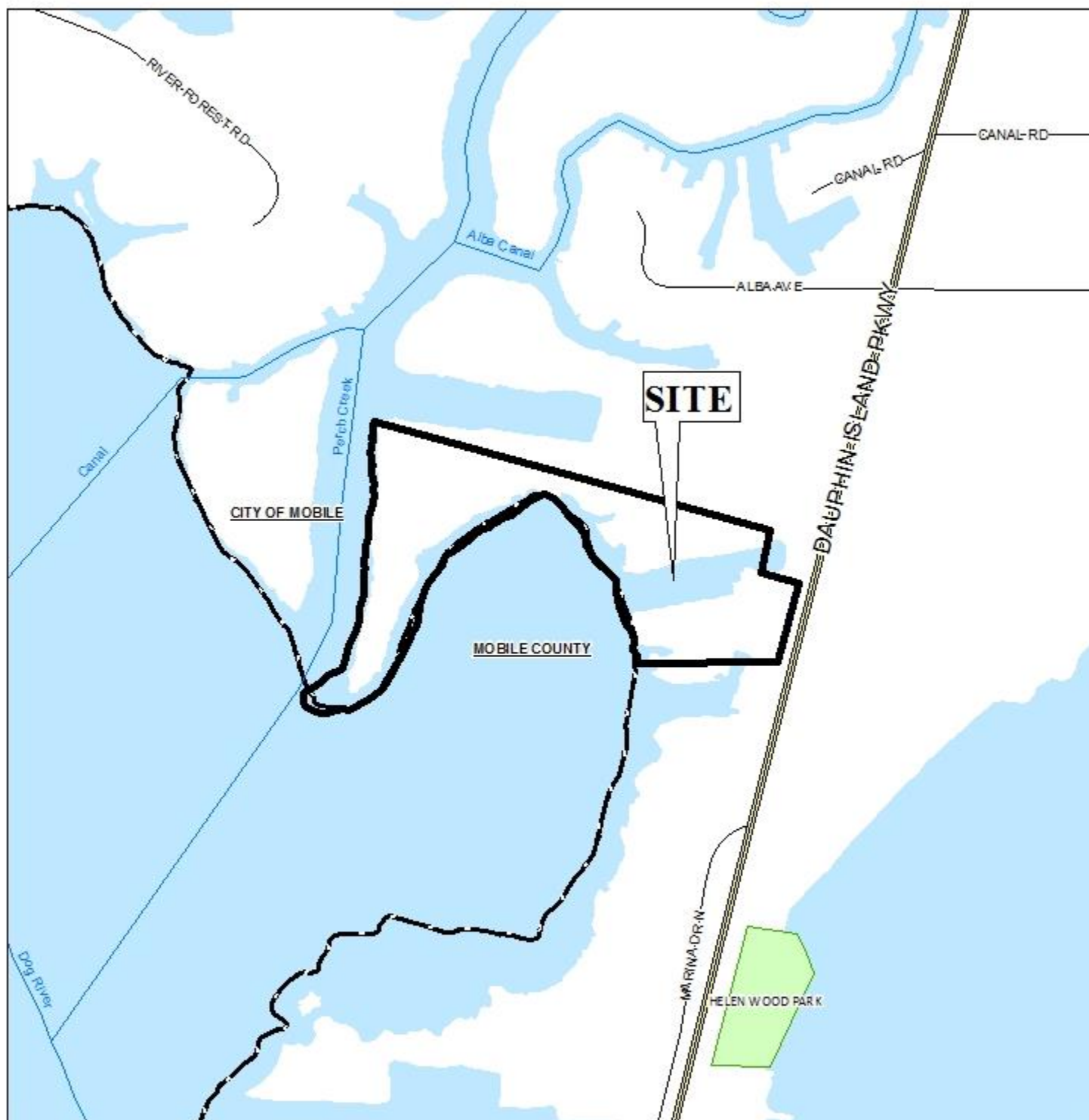
RECOMMENDATION

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

- 1) revision of the site plan to depict a total of 48 parking spaces on the site;
- 2) revision of the site plan to provide a note stating that the existing fence and gate will be modified to provide 60' queuing distance from the right of way line, or a note on the site plan stating that the gate will remain open at all times;
- 3) submission of a photometric plan at the time of submittal of a land disturbance or building permit;
- 4) revision of the site plan to depict the proposed future dumpster to be in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) retention of the wheel stops/bumper stops on the designated parking spaces;
- 6) retention of existing notes on any revised plans;
- 7) full compliance with tree and landscape requirements;
- 8) placement of a note on the site plan stating the required the fire access lanes and turnaround, and all accessible parking paved, and in compliance with Section 64-6.A.3 of the Zoning Ordinance;
- 9) compliance with Engineering comments: *"1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to list the Minimum Finished Floor Elevation (MFFE) for each proposed structure. 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) (Mobile City Code, Chapter 57, Article VIII) and a Permit for the Alabama Department of Transportation (ALDOT – 470-8200). 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 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters."*;
- 10) compliance with Traffic Engineering comments: *"Dauphin Island Parkway is a ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards."*;

- 11) 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).”*;
- 12) 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”*; and
- 13) full compliance with City of Mobile and FEMA requirements regarding permanent structures and “portable trailer type facilities” in designated flood zones.

LOCATOR MAP



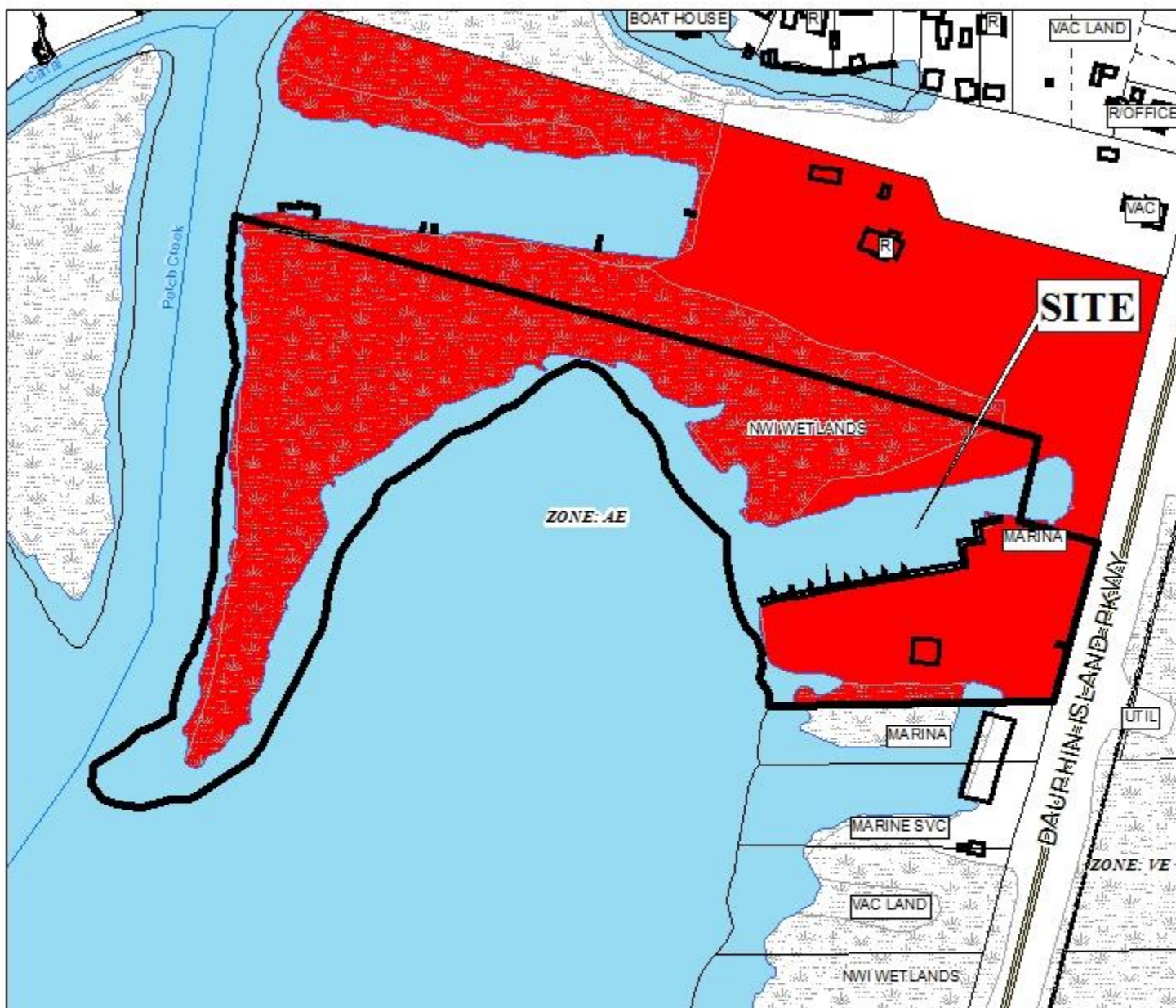
APPLICATION NUMBER 14 DATE March 5, 2015

APPLICANT Audubon Properties, LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by marine services. Residences lie to the north of the site.

APPLICATION NUMBER 14 DATE March 5, 2015

APPLICANT Audubon Properties, LLC

REQUEST 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



The site is surrounded by marine services. Residences lie to the north of the site.

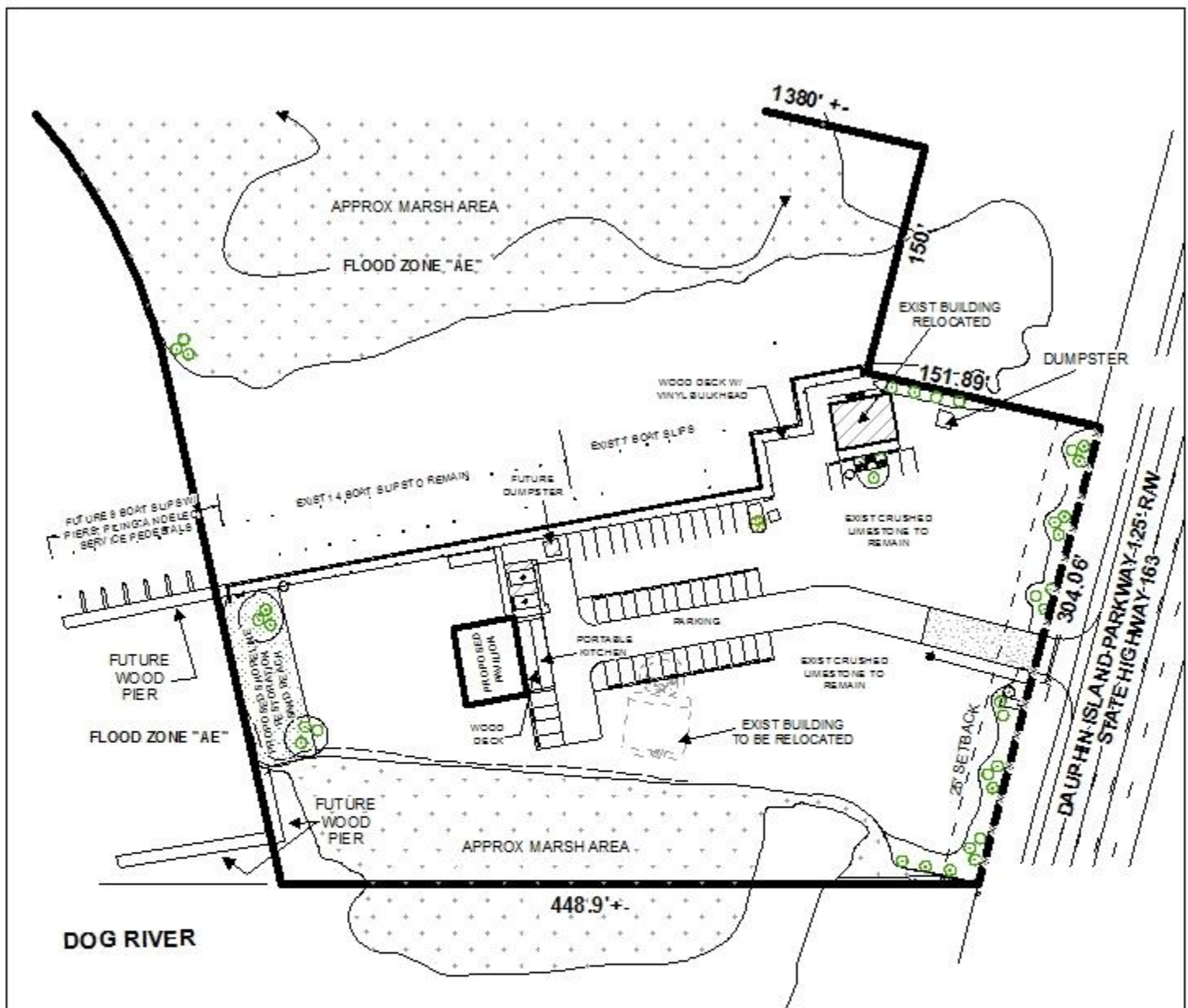
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SITE PLAN



The site plan illustrates the approximate marsh area, proposed pavilion, future decks and piers, setback, and parking.

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