

**PLANNED UNIT DEVELOPMENT****Date: October 20, 2016****DEVELOPMENT NAME**

Robert Myers

**SUBDIVISION NAME**

Robert Myers

**LOCATION**2955 and 2989 Dauphin Street  
(Southeast corner of Dauphin Street and Sage Avenue)**CITY COUNCIL****DISTRICT**

District 1

**AREA OF PROPERTY**

1 Lot/ 1.7 ± Acres

**CONTEMPLATED USE**

access between three lots.

Planned Unit Development Approval to allow shared

**TIME SCHEDULE****FOR DEVELOPMENT**

None given.

**ENGINEERING****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 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. 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**

Proposed site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Future access points will be determined with future phases of the planned unit development. Driveway access to Dauphin Street is limited to right-in, right-out only, whether it is aligned with a continuous median or a median opening. A traffic study will be required as determined by the Traffic Engineering Director upon further development of the site. A traffic study was performed with prior Planning Commission applications which required offsite improvements. There is no requirement at this time to conduct a traffic study, based on the proposed intensity of the site plan submitted.

**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).

**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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow shared access between two lots.

This site was originally approved by the Planning Commission in May 2008 as a 5-lot Subdivision with Rezoning, and a Planned Unit Development. The subject site was also approved again in December 2010 by the Planning Commission to amend a previously approved PUD to allow shared access between three building sites. Development of the site did not take place thus the previous PUD approvals have expired. The applicant now wishes to submit a new PUD request to allow shared access between three lots.

The entire site appears to be depicted as a Traditional Corridor District, per the recently adopted Map for Mobile Plan. The intent of a Traditional Corridor District is to allow for:

- Emphasize retaining historic buildings and creating appropriate, denser infill development;
- Encourage mixed housing types including small multi-family structures along the corridor;
- Retail and neighborhood services at intersections;
- Combine and close driveways to create a continuous pedestrian friendly environment;
- Auto, bicycle, transit and pedestrian traffic are accommodated;
- More dense mixed-use development to include neighborhood services and residential above retail.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification. Although the site does not reflect mixed housing types including small multi-family structures along the corridor, it does provide retail and neighborhood service at an intersection which is one of the characteristic for a Traditional Corridor based on the plan for the Map for Mobile.

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.

The applicant proposes to construct a 3,604 sq. ft. car wash accompanied with 40 vacuum stalls partially covered by sun shades, pay station, a canopy, an entrance awning, and one parking space for the car wash attendant.

The site fronts Dauphin Street, a major street according to the Major Street Plan component of the Comprehensive Plan, with a compliant 120' right-of-way, therefore no dedication will be required. The site also has access to Sage Avenue via an access easement that will be constructed and used to connect to Dauphin Street. The site plan depicts the right-of-way width along Sage Avenue as varying, however, information on the Final Plat, recorded in 2008, shows the right-of-way as 60' from Sage Avenue. The site plan should be revised to depict the accurate right-of-way width along this portion of Sage Avenue.

The 25' minimum building setback line is depicted on the site plan for the lot being developed and should be retained on any future plans.

As a means of access management, the site should be limited to the curb-cuts as recommended in the Traffic Engineering comments.

All proposed parking areas for the site appear to be compliant in terms of travel aisle width, parking stall dimensions, and number of spaces; however, it should be pointed out that the site plan does not depict any accessible parking spaces/ vacuum stalls, therefore the site is not in compliance with building code requirements. The site plan should be revised to depict compliant accessible parking, which may include the provision of one accessible parking space and one accessible vacuum stall.

A sidewalk is shown along the frontage of the site as well as proposed dumpster location. The illustrations should be retained on any revised PUD site plan, along with a note acknowledging compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance.

The site plan provides landscaping information and illustrates tree plantings, however the required amount of frontage trees for the site appear to be short. After allocations for the canopy overhang have been taken in account for the existing live oaks within the right-of-way, the site is

still short 1 frontage tree. Adequate tree planting and landscaping for the remainder of the site is provided. A revised site plan depicting one additional frontage tree will be required. All revisions must comply with Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements.

In regards to the proposed car wash, full carwash compliance of the Zoning Ordinance is required. As such, all water run-off must be directed to the sanitary sewer system, an oil separator must be provided, and vehicles must be screened from view with at 3'-5' evergreen hedge and/or landscaped berm.

Lighting is not illustrated on the site plan. Any new 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. A note reflecting this requirement should appear on the site plan, and photometric plans will be required at the time of submittal for land disturbance.

It should be pointed out that there was no signage information provided for the proposed site. The proposed development on Lot 2 will be limited to one freestanding sign and two wall signs.

## **RECOMMENDATION**

**Planned Unit Development:** The application is recommended for approval, subject to the following conditions:

- 1) Retention of the 25' minimum building setback line;
- 2) Retention of the sidewalk and dumpsters on the site plan, along with a note stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;
- 3) Retention of the right-of-way width along Dauphin Street;
- 4) Revision of the site plan to depict the right-of-way width along Sage Avenue;
- 5) Revision of the site plan to provide 1 additional frontage tree along Dauphin Street;
- 6) Site plan must meet full compliance of Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;
- 7) Placement of a note on the site plan stating full compliance with the carwash requirements as stated in Section 64.12. of the Zoning Ordinance;
- 8) Compliance with Traffic Engineering Comments: *"Proposed site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Future access points will be determined with future phases of the planned unit development. Driveway access to Dauphin Street is limited to right-in, right-out only, whether it is aligned with a continuous median or a median opening. A traffic study will be required as determined by the Traffic Engineering Director upon further development of the site. A traffic study was performed with prior Planning Commission applications which required offsite improvements. There is no requirement at this time to conduct a traffic study, based on the proposed intensity of the site plan submitted."*;
- 9) Compliance with Engineering 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 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. 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 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).”;*
- 11) Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”;*
- 12) Submission of a revised site plan to Planning and Zoning prior to submission of land disturbance or building permits;
- 13) Submission of a revised site plan and photometric plan at the time of permitting depicting all proposed lighting, 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.; and
- 14) Full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



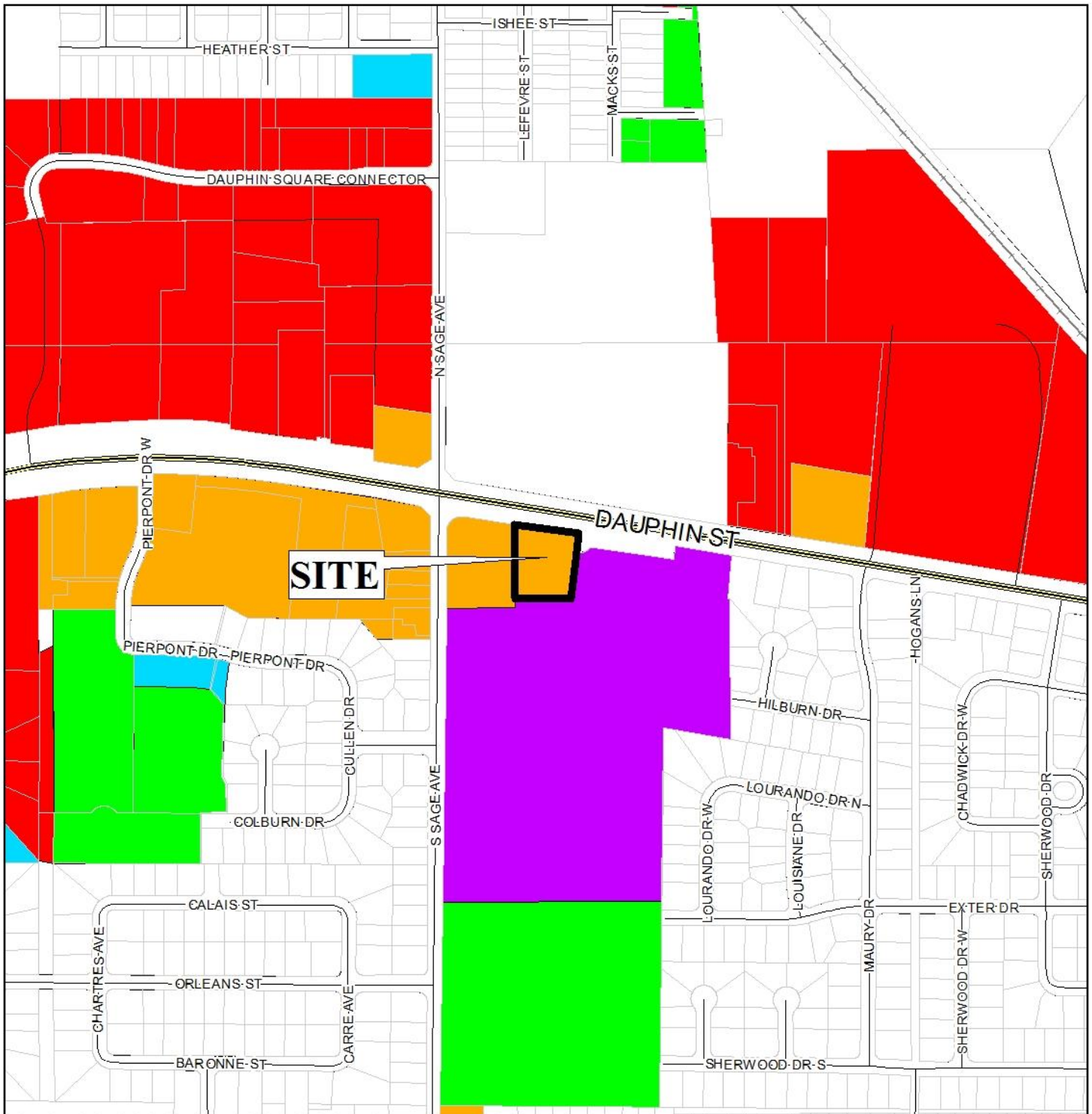
APPLICATION NUMBER 15 DATE October 20, 2016

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REQUEST Planned Unit Development



# LOCATOR ZONING MAP



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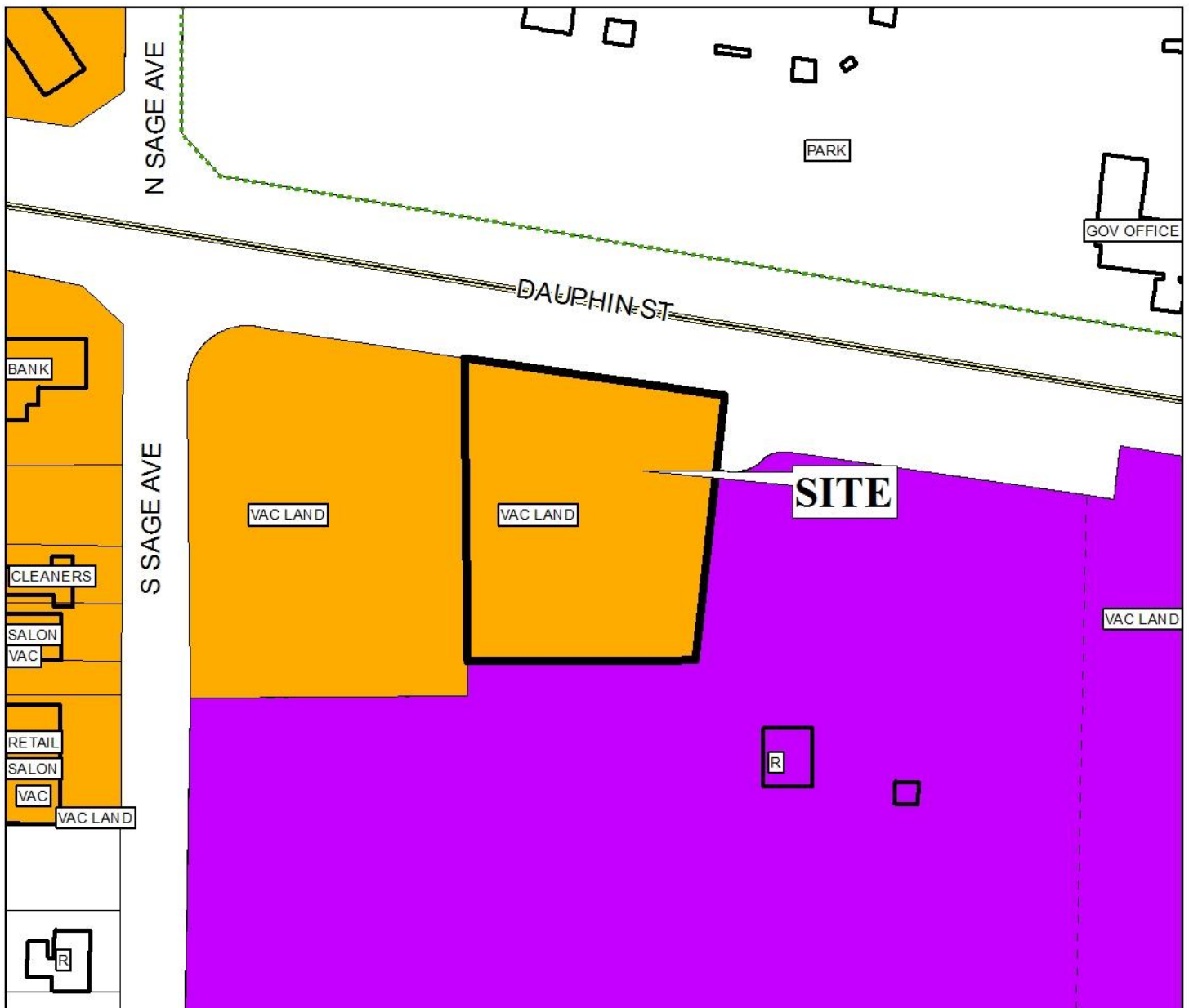
REQUEST Planned Unit Development



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the west, residential units to the south, and a park is located to the north.

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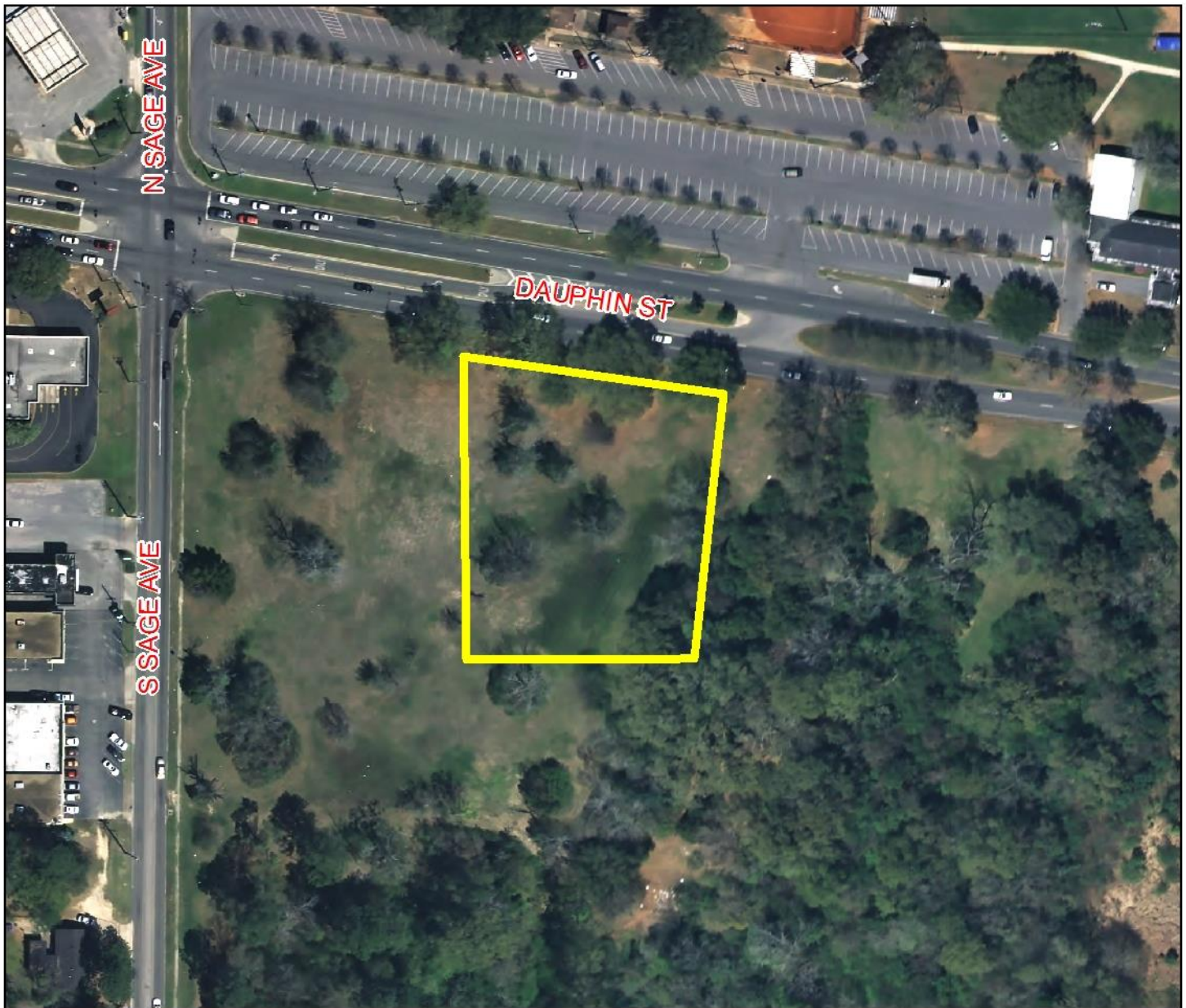
REQUEST Planned Unit Development

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 AERIAL



The site is surrounded by commercial units to the west, residential units to the south, and a park is located to the north.

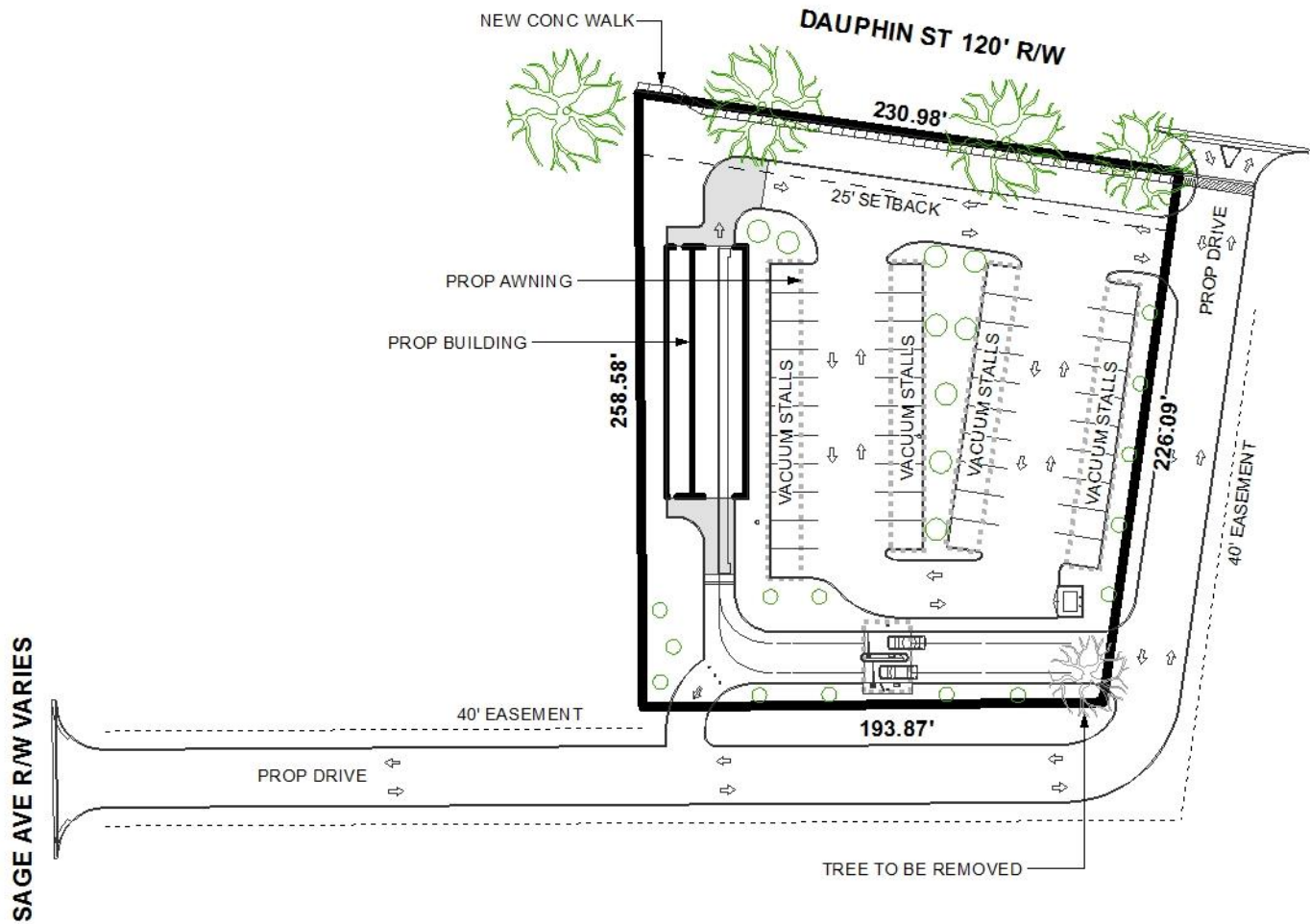
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# SITE PLAN



The site plan illustrates the proposed building, proposed drives, setback, and easements.

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