

**ZONING AMENDMENT,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: March 19, 2009

<u>NAME</u>	Stratford, L.L.C.
<u>SUBDIVISION NAME</u>	Grelot Office Park Subdivision
<u>LOCATION</u>	North side of Grelot Road, 160'± West of Chimney Top Drive West.
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	B-1, Buffer Business
<u>PROPOSED ZONING</u>	LB-2, Limited Business
<u>AREA OF PROPERTY</u>	4 Lots/5.6± Acres
<u>CONTEMPLATED USE</u>	<p>Rezoning from B-1, Buffer Business District, to LB-2, Limited Business District, to allow a three professional building complex, Planned Unit Development Approval to allow shared access between four building sites, multiple buildings on a single lot (Lot 3) and Subdivision to create four legal lots of record from one legal lot of record.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>
<u>TIME SCHEDULE</u>	Immediately
<u>ENGINEERING COMMENTS</u>	<p>Show Minimum FFE on plans and plat for Lot #1. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.</p>

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to the service road is denied and must remain barricaded as shown on the plan.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code.

REMARKS

The applicant is requesting rezoning from B-1, Buffer Business District, to LB-2, Limited Business to allow a three professional building complex, Planned Unit Development Approval to allow shared access between four building sites, and Subdivision to create four legal lots of record from one legal lot of record.

The site, which is currently undeveloped, is bounded, to the West by undeveloped land in a B-1 zoning district, to the North by a proposed 18-lot residential subdivision in an R-1, Single-Family Residential district, to the East by existing residential dwellings in an R-1, Single-Family Residential district, and to the South across Grelot Road by undeveloped land and an existing apartment complex in a B-1, Buffer Business District

The proposed 5.6± acre, 4-lot subdivision fronts Grelot, a major street, which has right-of-way illustrated as 100-feet. Since Grelot Road is a major street, which requires 100-feet of right-of-way by the Major Street Component of the Comprehensive Plan, the current illustrated right-of-way meets the minimum requirements.

Due to the location and size of the development, access management is a concern. However, since an application for a Planned Unit Development (PUD) is included to allow shared access between all (4) lots in this development, the proposed single curb cut providing one access point to this multiple building development would be a positive aspect, limiting the number of curb cuts to a major street. Planned Unit Development approvals are site specific and any change to the location, size and design of the proposed curb cut would require resubmission of the Planned Unit Development.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to

increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

In the previously approved rezoning application the developers intended use was for a professional office space development with the intent to develop several office buildings on a single lot. However, with the reduced interest in demand for multi-tenant office buildings within this area of Mobile and a higher interest of free-standing owner occupied, small office/retail buildings, the developer feels that the change in zoning from B-1, to LB-2 broadens the uses allowed making the project more marketable. It should be noted that the change from B-1, to LB-2 will only be for Lots 1-3, Lot 4, which is adjacent to an existing Single-Family Residential development, will remain B-1, Buffer Business.

Planned Unit Development review, as stated in Section 64-5. of the Zoning Ordinance, 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 must be approved 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 depicted as commercial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component 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.

The applicant's accompanying Subdivision and PUD applications necessitate the rezoning in order to allow the type of the development.

The applicant is proposing a multi-building development consisting of one building on each lot. On Lot 1, a proposed 9,000 square-foot building and 30 parking spaces; Lot 2, a proposed 10,000 square-foot building and 33 parking spaces; Lot 3, two proposed 5,000 square-foot buildings and 40 parking spaces; and on Lot 4, a proposed 10,100 square-foot building and 46 parking spaces are illustrated on the site plan. Access to the proposed development will be via, a two-way driveway to Grelot Road. As stated in Traffic Engineering comments, access from the existing service road to the East should be denied and barricaded to avoid circulation and access conflicts to Grelot Road.

The applicant is proposing a commercial Planned Unit Development (PUD), and consequently, landscape area requirements for the entire site apply. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance for all four sites are included in the Planned Unit Development (PUD). Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

The site abuts R-1, Single-Family Residential to the East. The site plan illustrates a 20-foot landscape buffer/utility easement. In addition, the applicant is proposing the construction of an 8-foot privacy fence along this boundary as well. As this exceeds the minimum requirements, it should be stated as a condition of approval for both rezoning and PUD, as offered by the applicant.

RECOMMENDATION

Rezoning: The rezoning request is recommended for Approval, subject to the following conditions:

- 1) the provision of a 20-foot landscape buffer and 8-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential, as offered by the applicant;
- 2) that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering;
- 3) full compliance with all municipal codes and ordinances;
- 4) that the development is limited to one curb-cut to Grelot Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) development limited to an approved Planned Unit Development (PUD).

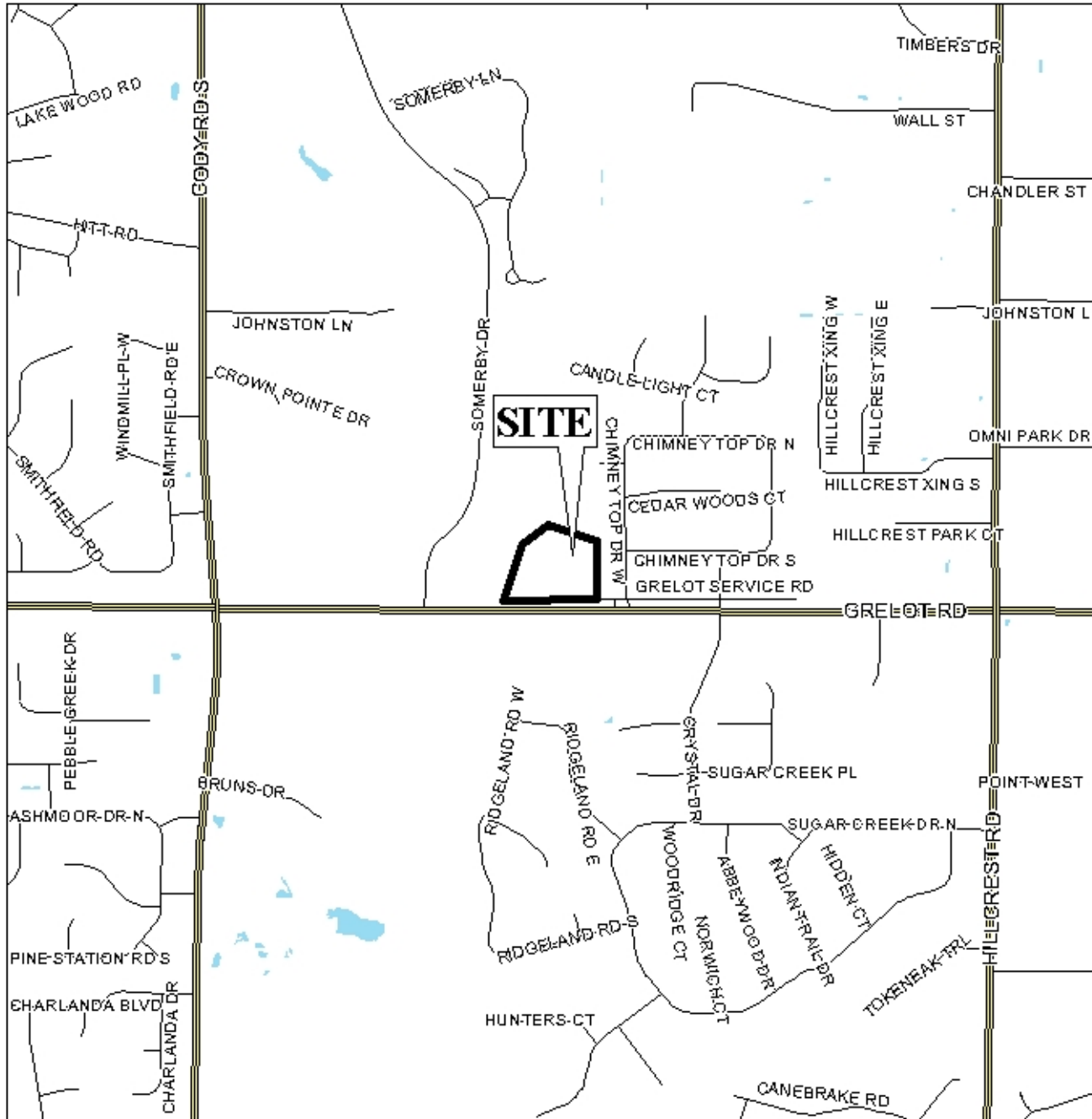
Planned Unit Development: The PUD request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;
- 2) the provision of a 20-foot landscape buffer and 8-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential;
- 3) revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: *"If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic."*
- 4) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 4) that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering; and
- 5) full compliance with all other municipal codes and ordinances.

Subdivision: The Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the Subdivision is limited to one, curb-cut onto Grelot Road, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 2) that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering; and
- 2) revision of the Final Plat to label the lots with their sizes in square feet.

LOCATOR MAP



APPLICATION NUMBER 16, 17, 18 DATE March 19, 2009

APPLICANT Grelot Office Park Subdivision

REQUEST Subdivision, PUD, Rezoning from B-1 to LB-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and commercial land use.

APPLICATION NUMBER 16, 17, 18 DATE March 19, 2009

APPLICANT Grelot Office Park Subdivision

REQUEST Subdivision, PUD, Rezoning from B-1 to LB-2

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	NTS
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