

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: December 2, 2010****DEVELOPMENT NAME**

Hillcrest Plaza Outparcel Subdivision

SUBDIVISION NAME

Hillcrest Plaza Outparcel Subdivision

LOCATION

Southeast corner of Airport Boulevard and Hillcrest Road

CITY COUNCIL**DISTRICT**

District 6

AREA OF PROPERTY1 Lot / 0.7 ± acres (Subdivision)
3 Lots / 12.1 ± acres (PUD)**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking between multiple building sites, and Subdivision approval to create 1 lot.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediately

ENGINEERING**COMMENTS**

Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Engineer's analysis of the capacity of the receiving drainage system required for the release of storm water into the system. If undersized, then either additional detention must be provided or the applicant shall improve the receiving drainage system. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by 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).

Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking between multiple building sites, and Subdivision approval to create 1 lot. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create one lot, and amend an existing PUD to allow the conversion of an existing retail space into a restaurant use: the change in parking requirements necessitates the applications, as parking on an adjacent lot will be required.

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 overall PUD site is developed with a strip shopping center, a freestanding restaurant, a freestanding drug store, and two small single and multi-tenant buildings, with a combined total of approximately 521 parking spaces, serving approximately 145,623 square feet of retail and restaurant uses. The proposed 2,200 square foot restaurant "change of occupancy" will occur in the small multi-tenant building. The previous PUD for the bulk of the site was approved at the June 1, 2006 meeting of the Planning Commission, and was required due to the proposed Walgreen's drug store. The existing parking ratio for the entire site is 1 parking space per 280 square feet of gross floor area (approximate calculation by staff).

The site is zoned B-2, Neighborhood Business, B-3, Community Business and, apparently R-1, Single-Family Residence District. The R-1 zoning appears to be on that portion of the site that at one time was set aside to be a service road along Airport Boulevard. A rezoning of that portion of the site that is now R-1 may be appropriate prior to any future redevelopment of the property.

The applicant states that 40 parking spaces are provided on the proposed lot site, and that 5 additional spaces will be provided on the adjacent lot. No information was provided with the application regarding the overall tenant mix of the entire site, thus staff cannot determine if

adequate parking exists for each and every tenant. However, as the overall PUD site appears to have approximately 521 parking spaces, and as the bulk of the tenants within the PUD are retailers, staff believes that adequate parking may exist overall. It is recommended, however, that any future proposed change of occupancy to a restaurant use include an overall PUD site plan indicating the tenant mix, the area for each tenant, and the amount of parking available.

As a new restaurant is proposed, a new dumpster will be provided behind the restaurant building. The site plan indicates that it will be enclosed, as required.

The proposed lot has a sidewalk crossing half of the lot's frontage along Airport Boulevard. Staff recommends that the remaining half of the sidewalk be completed, so that it can connect with the new sidewalk that was built when then Walgreen's drug store was constructed.

The new lot has existing frontage trees along Airport Boulevard, and no new trees are proposed. Urban Forestry has requested that frontage tree compliance be required, to be coordinated with their section.

The proposed lot has one existing curb-cut onto Airport Boulevard, and shared access to adjacent lots that are part of the associated PUD. The lot should be limited to its single existing curb-cut, with any changes to its size or design to be approved by Traffic Engineering, and to conform with AASHTO standards. Should applicant wish to relocate the curb-cut, a new PUD application will be required. Overall, the PUD should be limited to its two existing curb-cuts onto Airport Boulevard and its four existing curb-cuts onto Hillcrest Road.

Finally, it should be mentioned that the overall PUD site has vehicular connections with strip shopping centers to the East and South of the site. Thus any future redevelopment of the PUD site in question should consider eliminating any access to adjacent properties not included within the PUD.

RECOMMENDATION

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

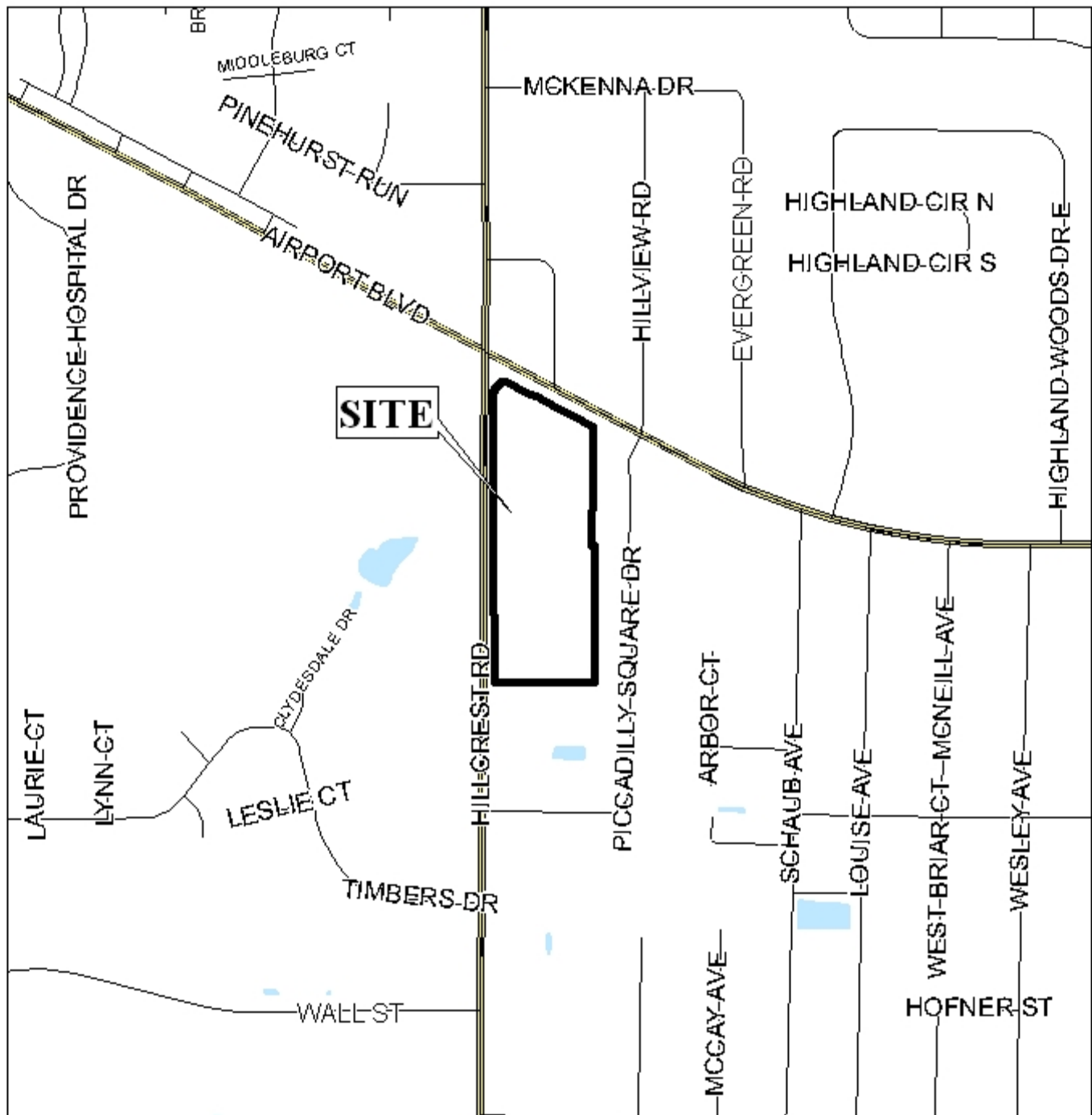
- 1) Compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Engineer's analysis of the capacity of the receiving drainage system required for the release of storm water into the system. If undersized, then either additional detention must be provided or the applicant shall improve the receiving drainage system. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)
- 2) 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*);

- 3) Placement of a note on the final plat stating that the lot is limited to its existing curb-cut, with any changes of the size or design to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 4) Placement of a note on the final plat stating that the location of any approved curb-cut is limited to an approved PUD; and
- 5) Provision of a sidewalk along the remainder of the lot's frontage along Airport Boulevard.

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

- 1) Compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Engineer's analysis of the capacity of the receiving drainage system required for the release of storm water into the system. If undersized, then either additional detention must be provided or the applicant shall improve the receiving drainage system. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)
- 2) 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*);
- 3) Placement of a note on the site plan stating that the site is limited to the existing curb-cuts, with any change to the location of the curb-cuts requiring a new PUD application;
- 4) Placement of a note on the site plan stating that modification of the size or design of any curb-cuts is subject to the approval of Traffic Engineering, and must comply with AASHTO standards;
- 5) Elimination of split zoning on the site, where it crosses lot lines along Airport Boulevard, prior to any site redevelopment;
- 6) Any future "change of occupancy" to a higher parking ratio use such as a restaurant to require a site plan that includes a list of tenants by use and size, and a site plan accurately depicting all parking;
- 7) Provision of a sidewalk for that portion of the site lacking a sidewalk along Airport Boulevard;
- 8) Any future redevelopment of the site to possibly include elimination of access to adjacent properties not part of the PUD; and
- 9) Full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 16 & 17 DATE December 2, 2010

APPLICANT Hillcrest Plaza Outparcel Subdivision

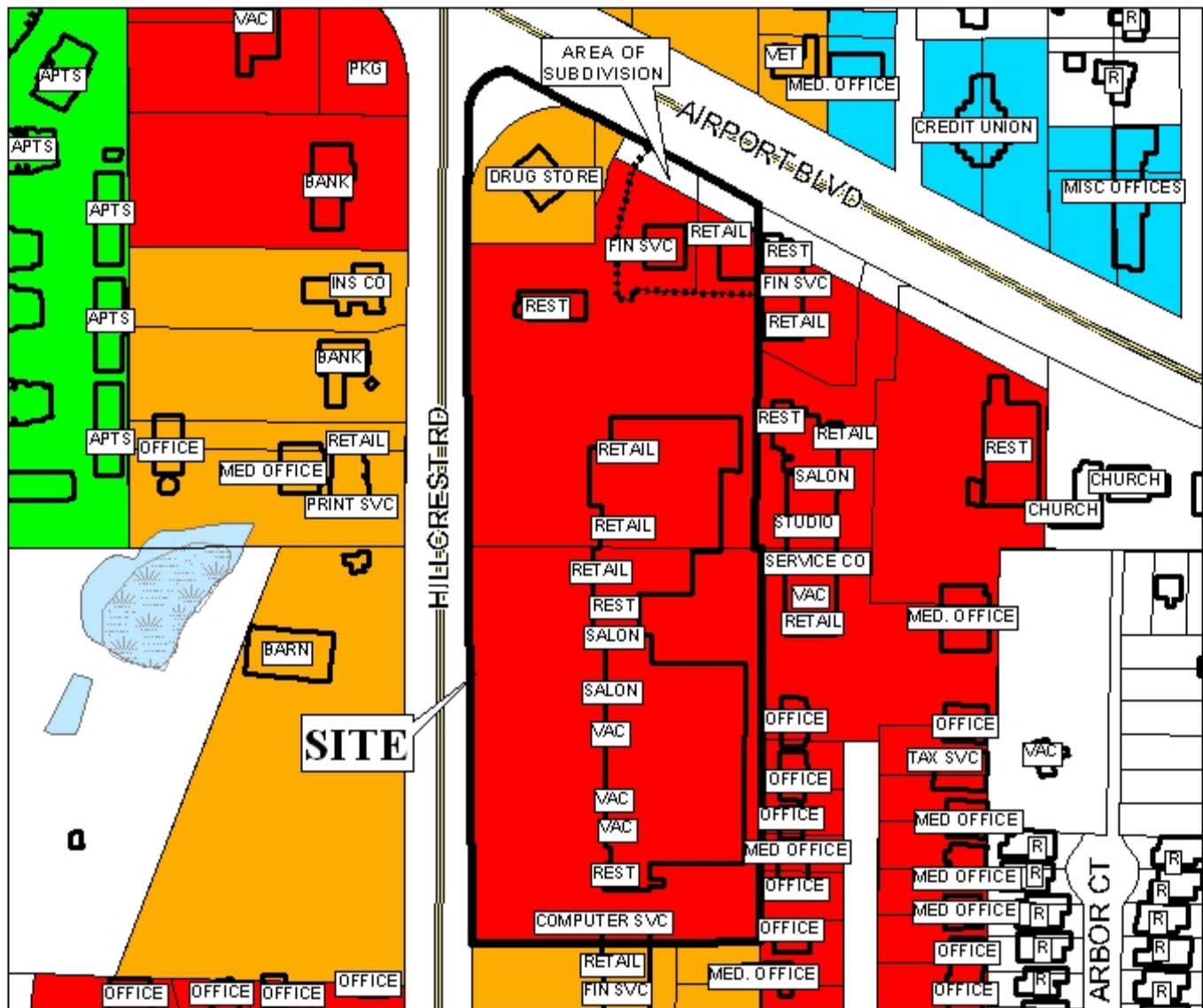
REQUEST Subdivision, Planned Unit Development

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

APPLICATION NUMBER 16 & 17 DATE December 2, 2010

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REQUEST Subdivision, Planned Unit Development

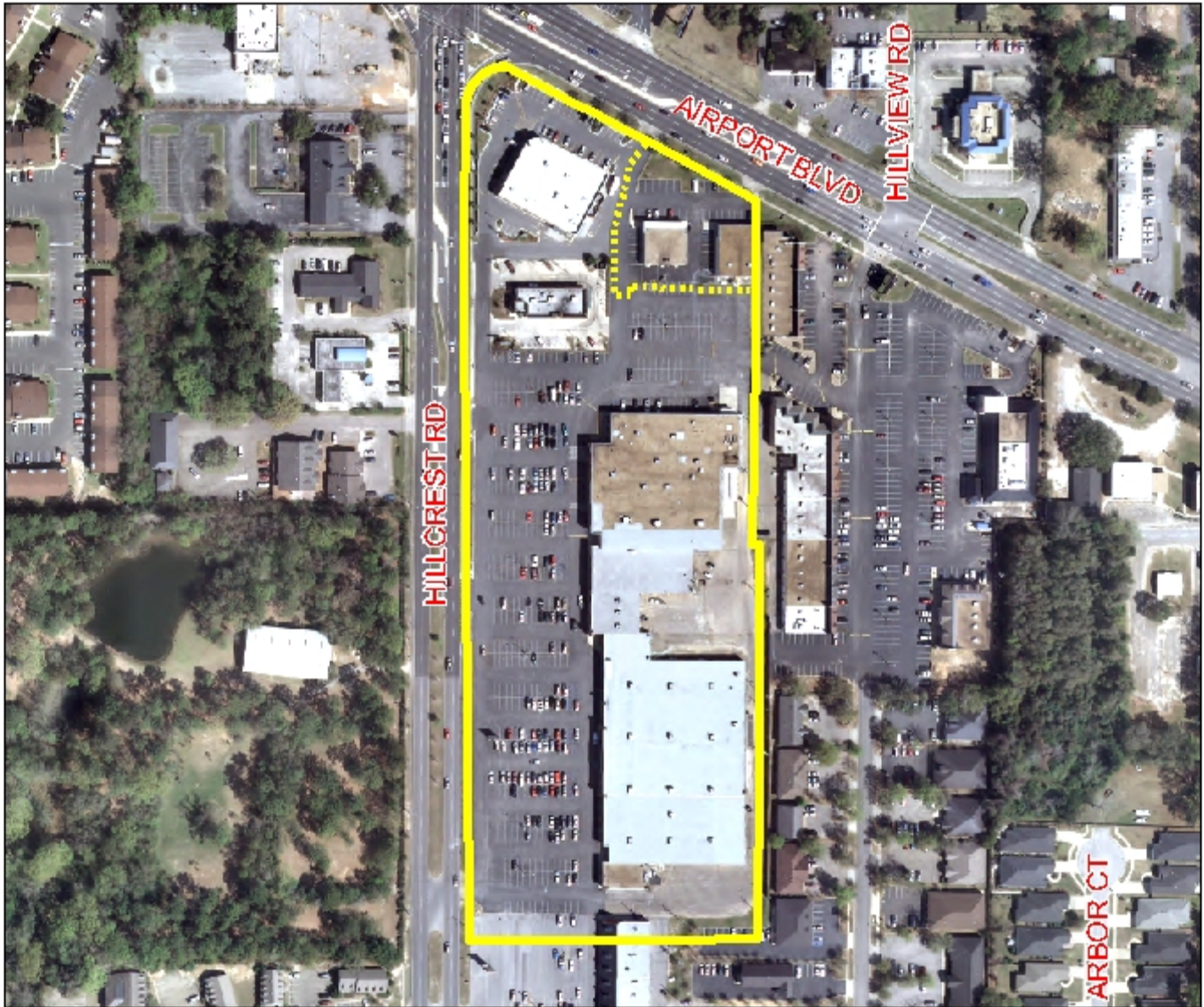
LEGEND

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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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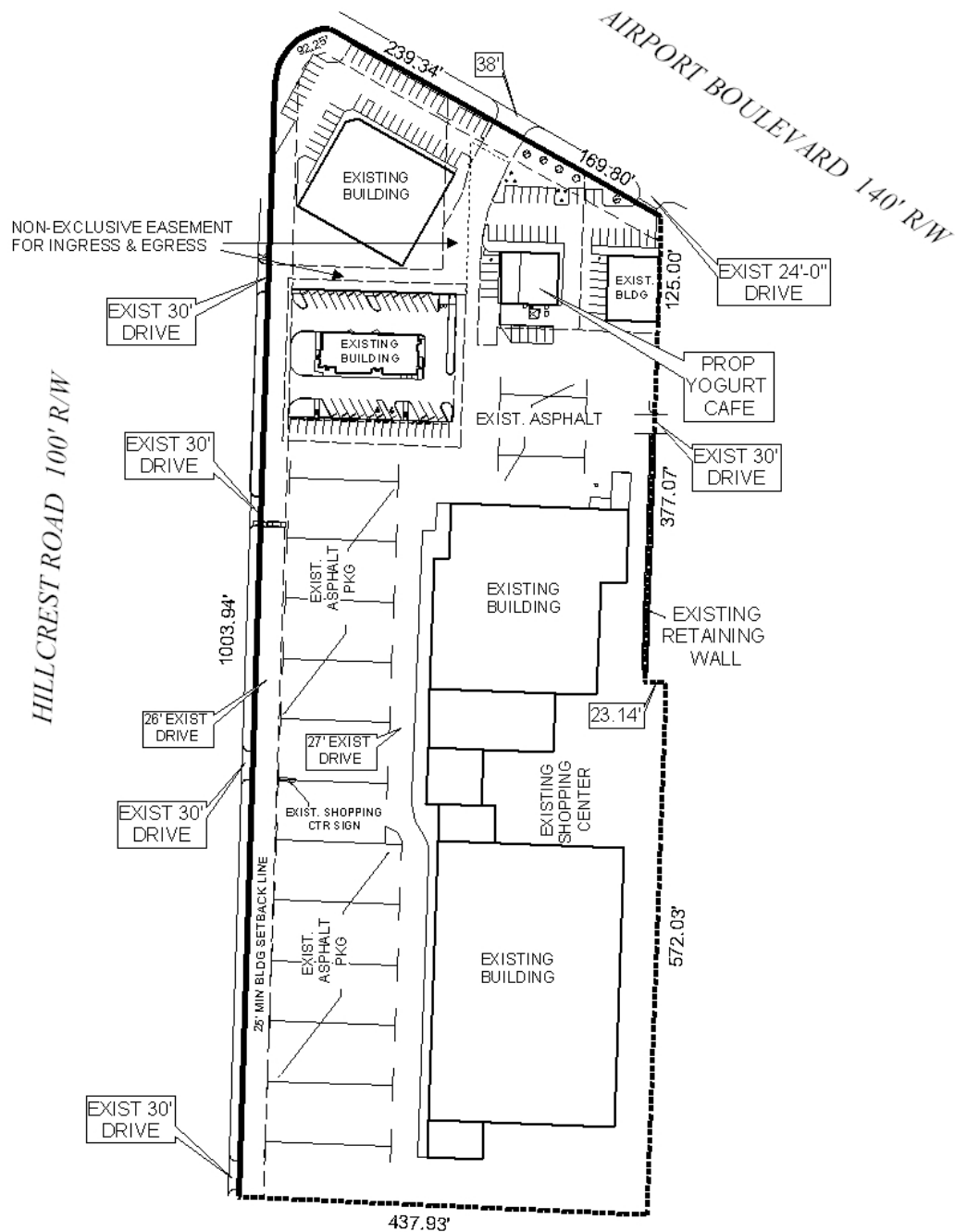
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SITE PLAN



The site plan illustrates the existing drives, setbacks, and easements. The location of proposed business is also identified.

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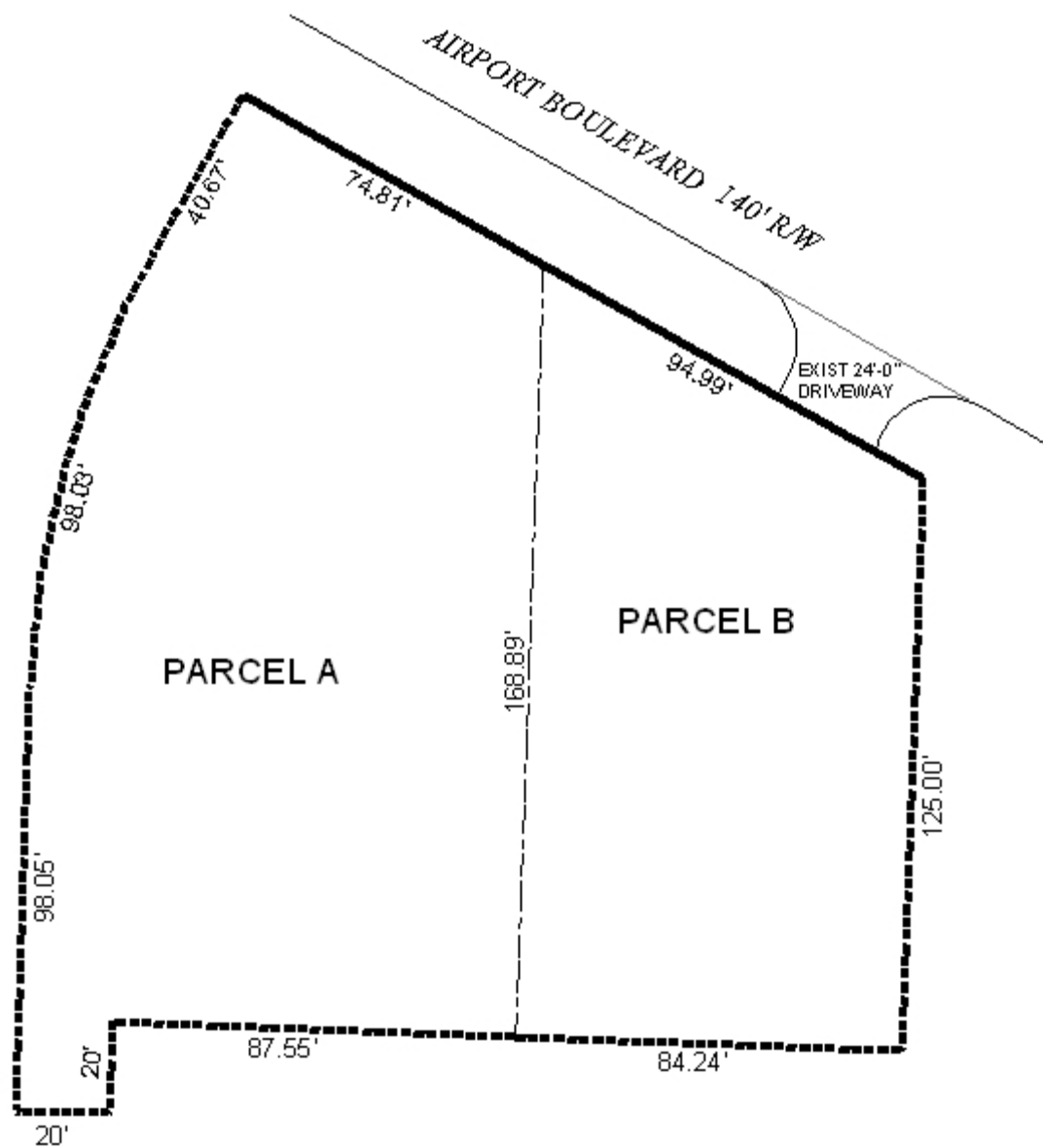
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SUBDIVISION DETAIL



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