

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: March 7, 2013****DEVELOPMENT NAME**

Cowles, Murphy, Glover &amp; Associates

**LOCATION**1926 & 2000 Telegraph Road  
(Southeast corner of Telegraph Road and Bay  
Bridge Road).**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING  
PRESENT ZONING**B-2, Neighborhood Business District and  
I-1, Light-Industry District**AREA OF PROPERTY**

2 Lots /3.2± Acres

**CONTEMPLATED USE**Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow  
multiple buildings on a single building site, and shared  
access & parking between two sites.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**Add a note to the PUD drawing stating that a Land  
Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in  
accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code,  
Chapter 17, Ordinance #65-007 & #65-045).**TRAFFIC ENGINEERING  
COMMENTS**Driveway number, size, location, and design to be  
approved by Traffic Engineering and ALDOT 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.

**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.

**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.

The site was the subject of a Subdivision, Rezoning and Planned Unit Development review at the Planning Commission's November 18, 2010 meeting to allow multiple buildings on a single building site as well as shared access and parking between two building sites. The applicant now wishes to build an additional building, and therefore needs to have a new Planned Unit Development approval. The previously approved Planned Unit Development was never acted upon thus has expired. Additionally the applicant has changed the size of the proposed building.

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 applicant is proposing to construct an 18,000 square foot machine shop and 2,800 square foot office building as well as a parking lot on the Eastern portion of the building site.

The site plan submitted includes a table illustrating that the site will be developed in full compliance with tree and landscaping requirements, however, not all of the required 20 frontage trees are depicted on the site plan. It should be pointed out that 3 understory trees will be required due to the proposed number of parking spaces.

The site plan does not illustrate the minimum 25' setback line. A revised site plan should be submitted illustrating the 25' minimum setback line.

The site will have a total of 5,500 square feet of office space, and 45 warehouse employees: a total of 34 parking spaces are required. The site plan depicts a total of 49 parking spaces.

The site plan illustrates a 6' chain link fence around the perimeters of the property. Since the site does not abut any residential structures this would be appropriate.

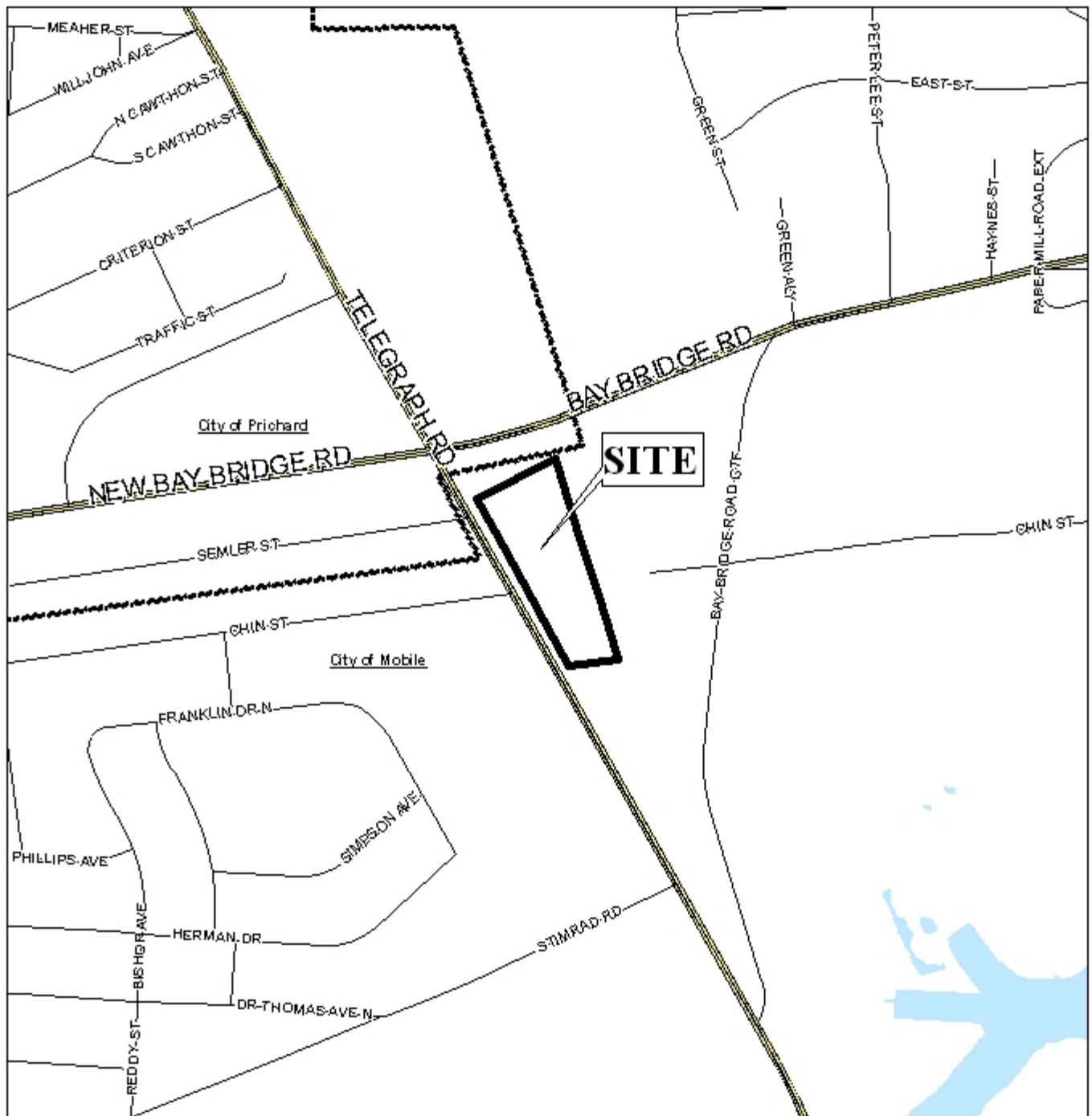
It should be noted that any new site lighting must comply with the requirements of Section 64-6.A.8. Therefore a photometric plan will be required as part of the site development application at time of permitting.

Finally, it appears that the Rezoning request from 2010 application was never carried through the City Council process, thus the property is still split zoned. A new Rezoning application will be required.

**RECOMMENDATION**      **Planned Unit Development:** Based upon the revised PUD site plan, this application is recommended for Holdover until the April 4<sup>th</sup> meeting with revisions due by March 15, 2013.

- 1) revision of the site plan to depict 20 frontage trees and three (3) parking area trees;
- 2) submission of a rezoning request to eliminate split zoning;

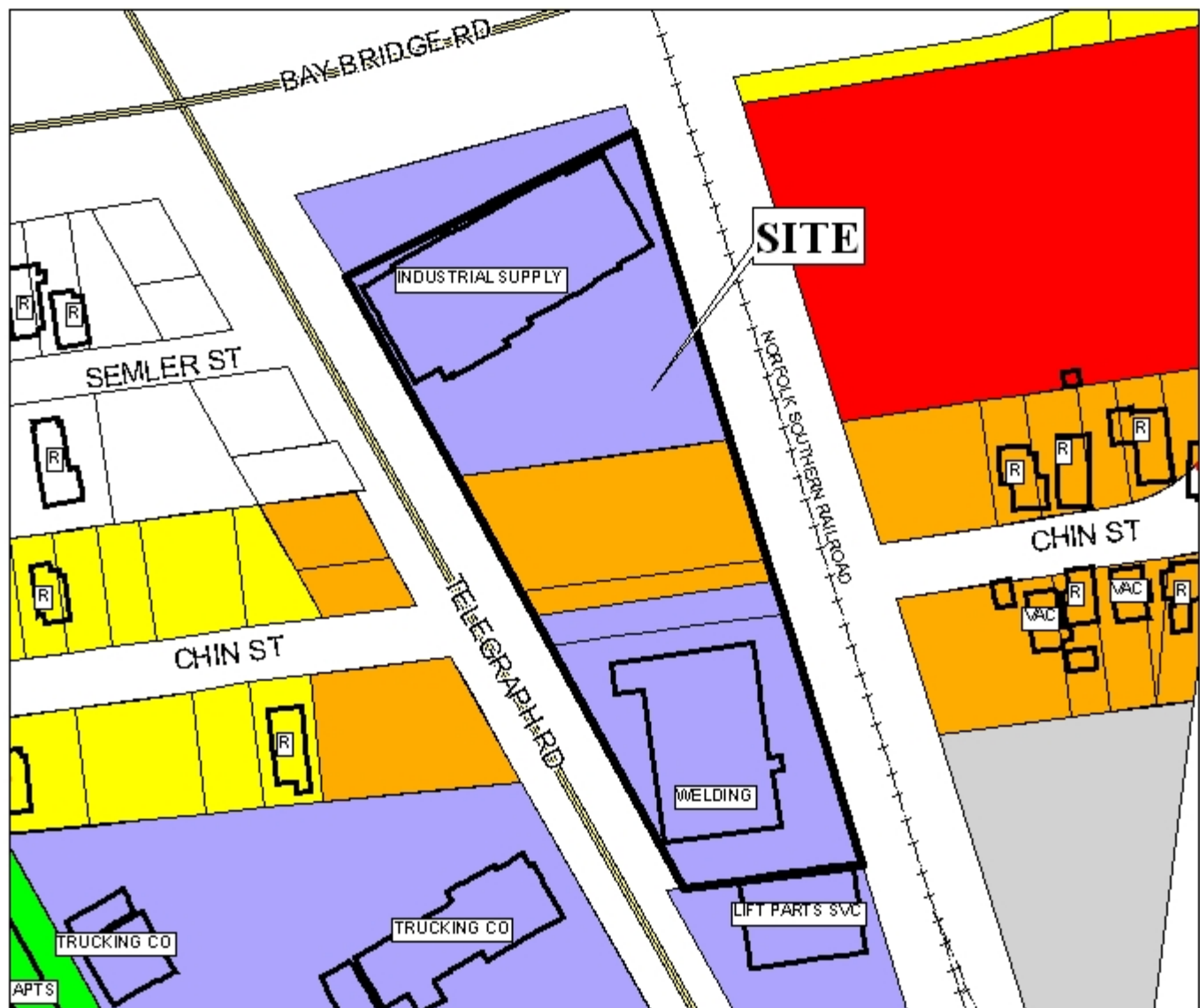
# LOCATOR MAP



APPLICATION NUMBER 16 DATE March 7, 2013  
 APPLICANT Cowles, Murphy, Glover, & Associates  
 REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



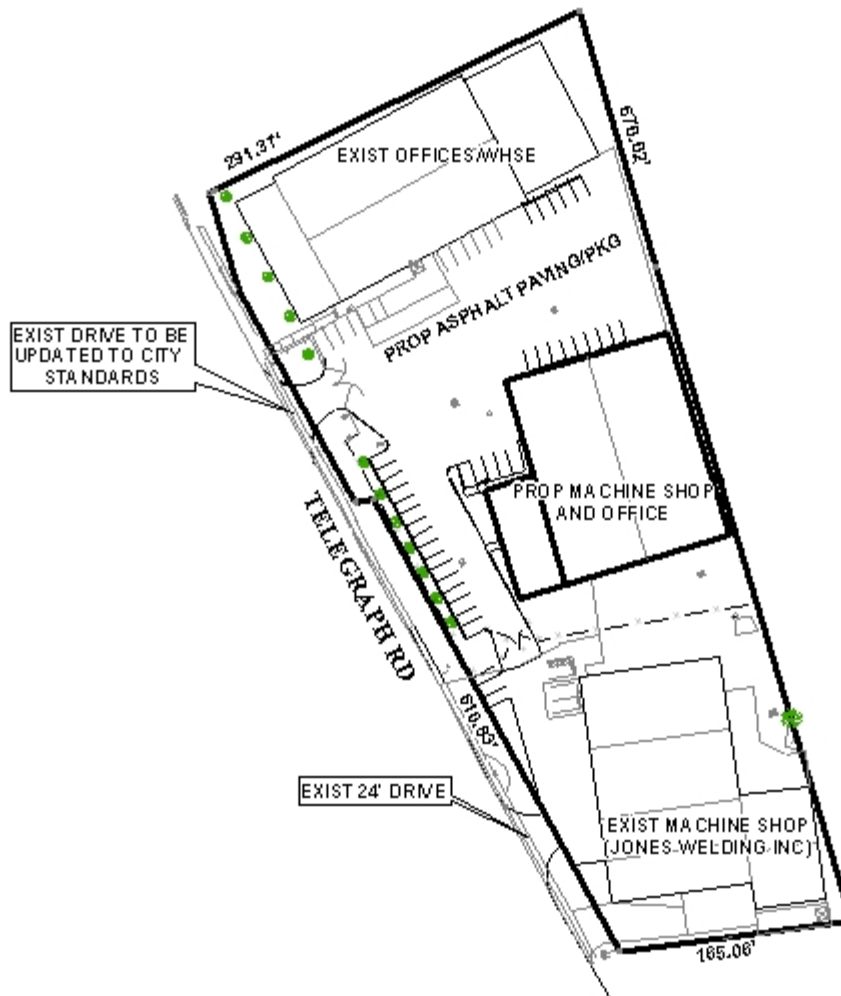
Industrial land uses are located to the west and south of the site.  
Residential land uses are located to the west and east of the site.

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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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# SITE PLAN



The site plan illustrates the existing buildings, proposed buildings, and proposed parking.

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N  
  
 NTS



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