

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 5, 2014****DEVELOPMENT NAME**

Dunaway Corporation.

LOCATION421 Holcombe Avenue
(Northeast corner of Holcombe Avenue and Granger Street).**CITY COUNCIL
DISTRICT**

District 2.

PRESENT ZONING

B-3, Community Business District.

AREA OF PROPERTY

0.9 ± acres.

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified.

**ENGINEERING
COMMENTS**

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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 proposed development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

The existing eastern driveway on Granger Street should be limited to employee traffic only; a gate is proposed across this driveway to complement this use. There appears to be sufficient queuing space between the curb and the gate to store one vehicle, with the gate swinging into the parking area. Site is limited to one curb cut to Holcombe Avenue and two curb cuts to Granger Street, with 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).

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 allow multiple buildings on a single building site. The applicant proposes to add a 7,000 square-foot multi-purpose building to a site with an existing 9,200 square feet childcare facility.

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.

This site most recently appeared before the Planning Commission at its December 5, 2013 meeting where the Commission approved a 1-lot subdivision and rezoning to B-3 for the Dunaway Corporation.

It should be pointed out that the site plan illustrates a total of 3 curb-cuts, 1 proposed along Holcombe Avenue and 2 to Granger Street-- 1 existing and 1 proposed. This is of significance because the number of curb-cuts is being reduced from 4 to 3. A condition of approval from the previously mentioned Subdivision request limited the site to the existing curb-cuts; however, as the number of curb-cuts is being reduced, a new Subdivision application should not be required at this time.

The proposed parking/access and maneuvering areas appear to be compliant as the multi-use facility will not increase the parking requirements for the site for the proposed use; however, the site plan should be revised to illustrate the proposed vehicular traffic circulation throughout the site.

The site plan does not clearly depict the location of any existing or proposed dumpsters on the property. The site plan should be revised to illustrate the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or a note stating that garbage collection will be via curb-side pick-up

In reference to tree and landscaping compliance, landscaping is illustrated on the site plan; however, 7 frontage trees appear to be depicted within the right-of-way and, as such, may not be counted towards the required number of frontage trees. Also, it should be pointed that there is an existing utility pole and line which runs south across Granger Street near the vicinity of the proposed curb-cut to Granger Street. The applicant should keep in mind that any trees planted within 15' of above-ground utility lines **must** be live oak trees. Therefore, the site plan should be revised to illustrate live oak trees but if the applicant desires a different type of frontage tree, they should be depicted a minimum distance of 15' from the overhead utility lines.

Overall, the site and tree plan should be revised to illustrate full compliance with the Frontage Tree requirements of the Zoning Ordinance, to include the required 9 frontage trees for Holcombe Avenue, 5 frontage trees for Granger Street and 13 perimeter trees. All other landscaping appears to exceed the minimum tree and landscaping requirements of the Zoning Ordinance.

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 permitting.

Finally, it should be noted that there was no signage information provided, but, as this site is a single-tenant location, the site is limited to a total of 3 signs, as defined in Section 64-11. of the Zoning Ordinance. The applicant should keep in mind that the location any proposed sign structure, such as a monument or freestanding sign, should be illustrated on a revised PUD site plan, as PUD approval is site plan specific.

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

- 1) Revision of the site plan to depict the proposed vehicle circulation throughout the site;
- 2) Revision of the site plan to depict the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or a note stating that garbage collection will be via curb-side pick-up;
- 3) Revision of the site plan to comply with the Frontage Tree requirements of the Zoning Ordinance;

- 4) Revision of the site plan to illustrate live oak trees within 15' of above-ground utility lines. All other species of frontage trees should be depicted a minimum distance of 15' from said utilities;
- 5) Revision of the site plan to illustrate any proposed sign structure;
- 6) Placement of a note on the site plan stating that any new lighting on the site must 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 submission of a photometric plan of the entire site at time of permitting;
- 7) Compliance with Engineering Comments: *(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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 proposed development must comply with all Engineering Department Policy Letters.);*
- 8) Compliance with Traffic Engineering Comments: *(The existing eastern driveway on Granger Street should be limited to employee traffic only; a gate is proposed across this driveway to complement this use. There appears to be sufficient queuing space between the curb and the gate to store one vehicle, with the gate swinging into the parking area. Site is limited to one curb cut to Holcombe Avenue and two curb cuts to Granger Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) 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).);*
- 10) Compliance with 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.);*
- 11) Submission of an approved, revised PUD site plan prior to any request for Land Disturbance; and
- 12) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



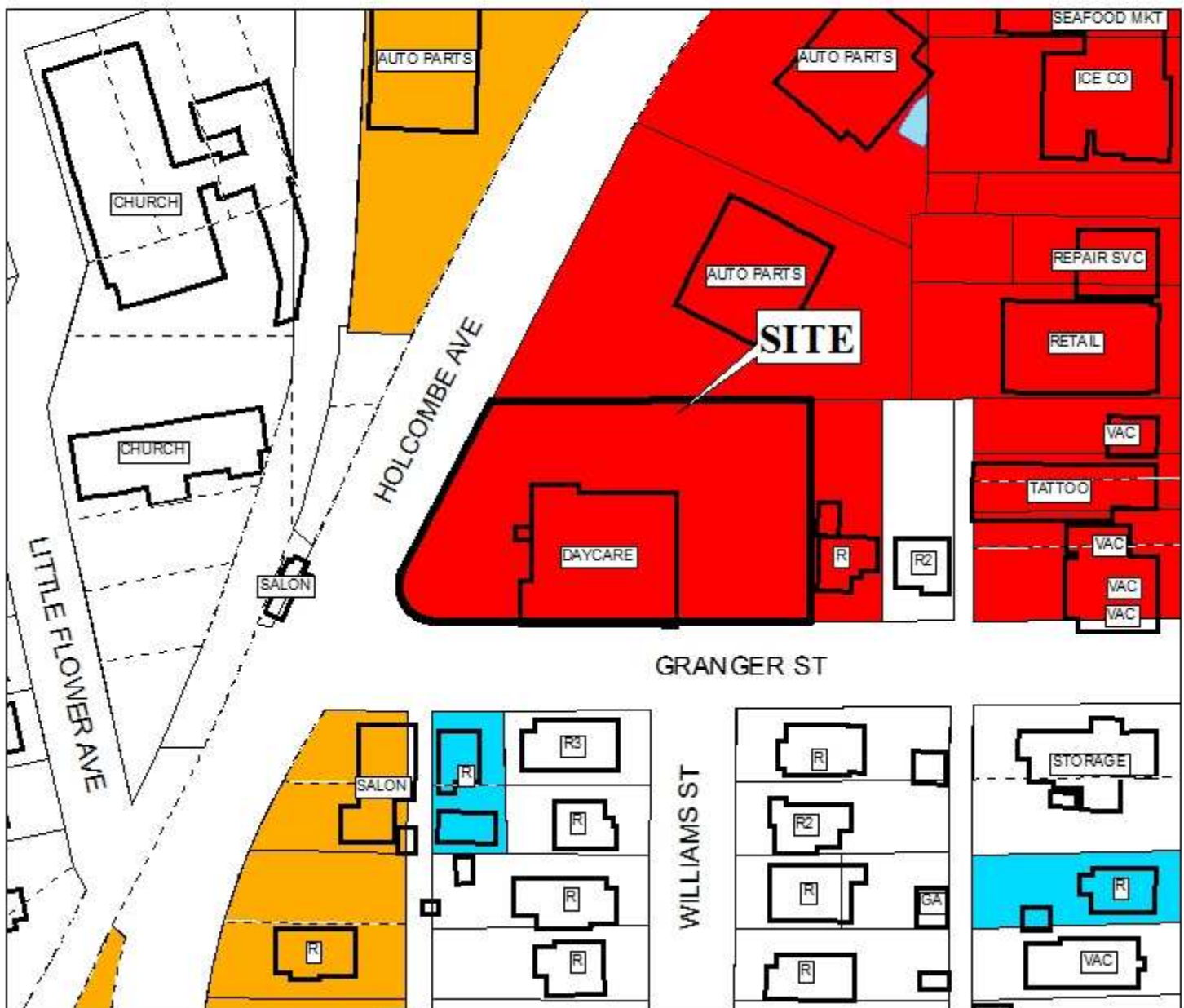
APPLICATION NUMBER 16 DATE June 5, 2014

APPLICANT Dunnaway Corporation (Don Williams)

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

APPLICATION NUMBER 16 DATE June 5, 2014

APPLICANT Dunnaway Corporation (Don Williams)

REQUEST 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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

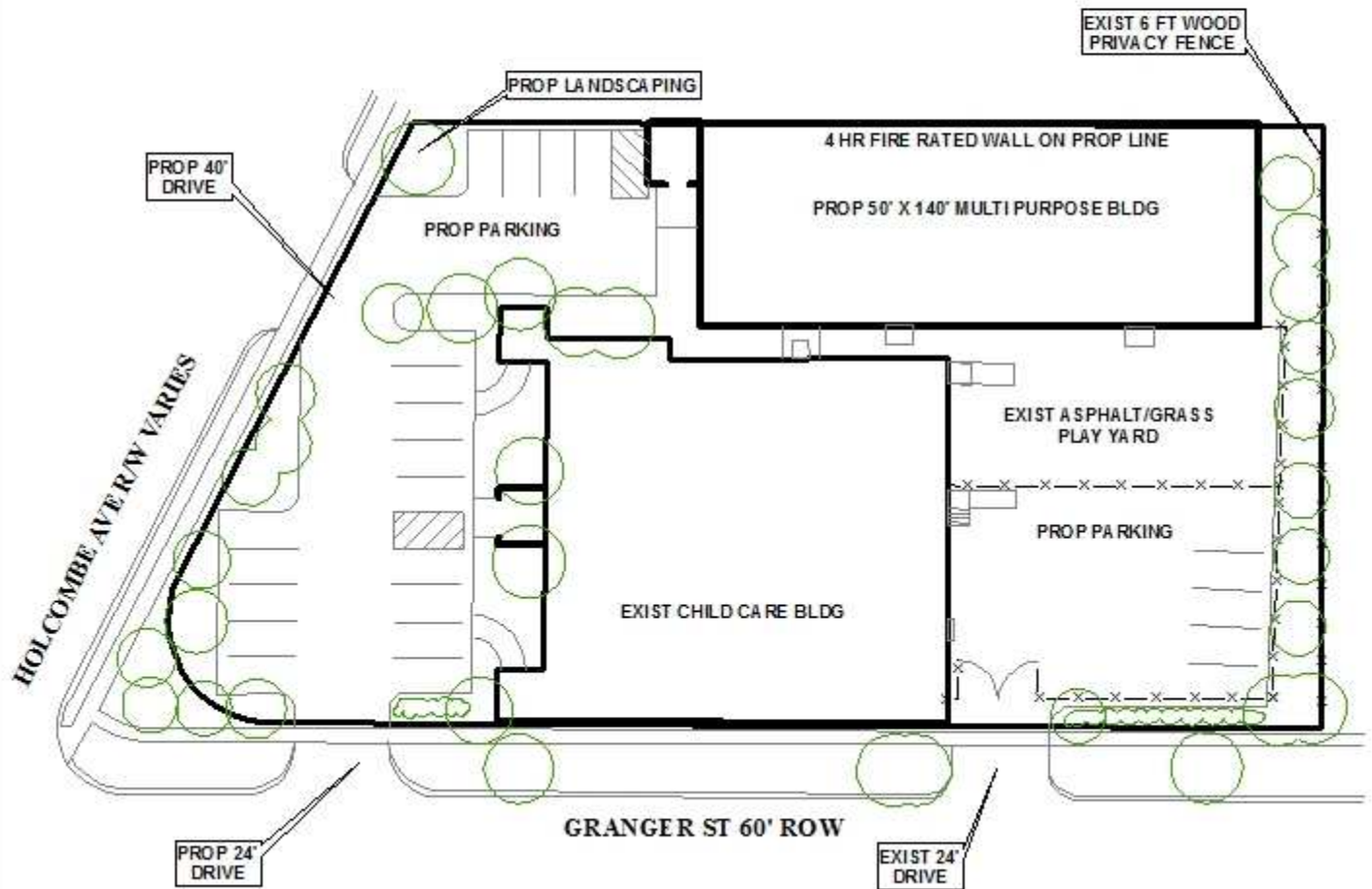
APPLICATION NUMBER 16 DATE June 5, 2014

APPLICANT Dunnaway Corporation (Don Williams)

REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing improvements, proposed building, proposed drives, and proposed landscaping.

APPLICATION NUMBER 16 DATE June 5, 2014

APPLICANT Dunnaway Corporation (Don Williams)

REQUEST Planned Unit Development

