

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 2, 2008****DEVELOPMENT NAME**

Infirmiry Health Systems

LOCATION190 Mobile Infirmiry Boulevard
(East side of Mobile Infirmiry Boulevard at the East terminus of Oak Knoll Drive)**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY66.9 \pm Acres overall PUD site
1.5 \pm Acres for new surface parking lot within the PUD**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development at an existing medical complex, to allow a parking lot expansion.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. A physical barrier (plantings or fence) should be installed on the east side of Mobile Infirmiry Drive along the parking lot to prevent vehicles at Oak Knoll Drive from jumping the curb and using the parking lot as a cut-through.

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).

Tree removal permit from Urban Forestry is required before removing any Live Oak Tree 24 inches DBH and larger.

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 Planned Unit Development Approval to amend a previously approved Planned Unit Development at an existing medical complex, to allow a parking lot expansion

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 proposes to construct a new 159-space surface parking lot on a portion of the Mobile Infirmary campus that originally contained a building, as well as an adjacent previously undeveloped area. The building was demolished in late 2004, according to available permit information. In order to accommodate the proposed surface parking area, the applicant must obtain a new approval for Planned Unit Development, as the most recently approved PUD from July 2001 was denied its fifth extension request at the June 15, 2006 meeting of the Planning Commission. The parking lot proposed by the current application was not depicted on the July 2001 site plan.

The proposed parking lot area is currently unpaved, and is being used by Mobile Infirmary employees for parking. A portion of the site contains a MAWSS sanitary sewer pumping station. Residents living on Oak Knoll Drive expressed concern during a public meeting held by District 1 Councilman Fred Richardson on Thursday, September 18th, that current users of the dirt parking area exit over a curb onto Oak Knoll Drive directly: they would like physical or landscape barriers installed to prevent such exiting. The new parking area will have no exits onto Mobile Infirmary Boulevard or Oak Knoll Drive, as all exits are proposed for the East side of the parking area. It should also be pointed out that the existing curb-cuts onto Mobile

Infirmary Boulevard, from the previous development, will be closed when the new parking lot is constructed.

The parking lot site contains several large trees, some of which are proposed to be cut down to make way for the parking lot. The detail site plan does not indicate if new trees will be provided, however, full compliance with the tree and landscaping requirements of the Zoning Ordinance will be required: the detailed site plan for the parking area should be revised to depict full compliance, including frontage trees along all street and private road frontages. Tree removal permits will also be required.

The overall PUD site plan depicts the entire Mobile Infirmary campus, excluding properties owned by the University of South Alabama. The overall plan depicts 10 buildings, 3 parking garages, numerous surface parking lots, and many existing trees. No information is provided regarding the size of the hospital in terms of the number of beds, nor the amount of office space provided in the non-hospital buildings, thus staff is not able to determine compliance with the parking requirements of the Zoning Ordinance. Furthermore, no information is provided regarding the total number of parking spaces on site. The overall PUD site plan should be revised to show this information *for any new PUD applications* for additional site development.

The overall PUD site plan also depicts some of the existing trees and provides some information regarding the size and species of existing trees. Staff is aware that the overall site plan does not, in fact, show all existing trees, thus the overall PUD site plan should be revised *for any new PUD applications* for additional site development for the Mobile Infirmary site to show all existing trees.

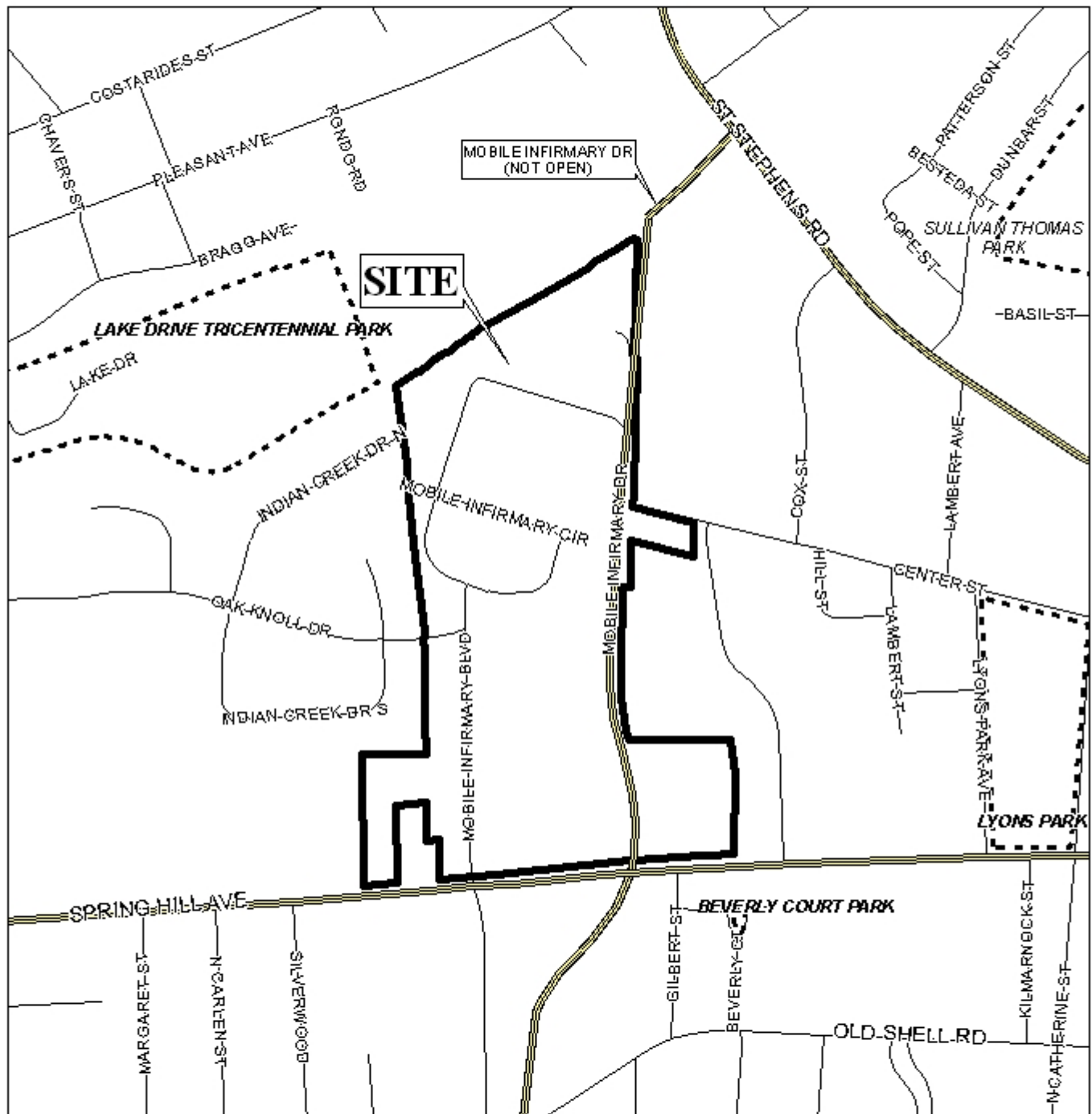
RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the November 6th meeting so that the following can take place by October 17th:

- 1) Revision of the detailed parking lot site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance, including the provision of frontage trees along all public and private streets;
- 2) Revision of the detailed parking lot site plan to reflect Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. A physical barrier (plantings or fence) should be installed on the east side of Mobile Infirmary Drive along the parking lot to prevent vehicles at Oak Knoll Drive from jumping the curb and using the parking lot as a cut-through.*);
- 3) Revision of the detailed parking lot site plan to reflect Engineering comments (*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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*);

- 4) Revision of the detailed parking lot site plan to reflect 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). Tree removal permit from Urban Forestry is required before removing any Live Oak Tree 24 inches DBH and larger.*); and
- 5) Revision of the detailed parking lot site plan to comply with Section 64-6.A.3.c., *Lighting*, of the Zoning Ordinance, which states that 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.*”

LOCATOR MAP



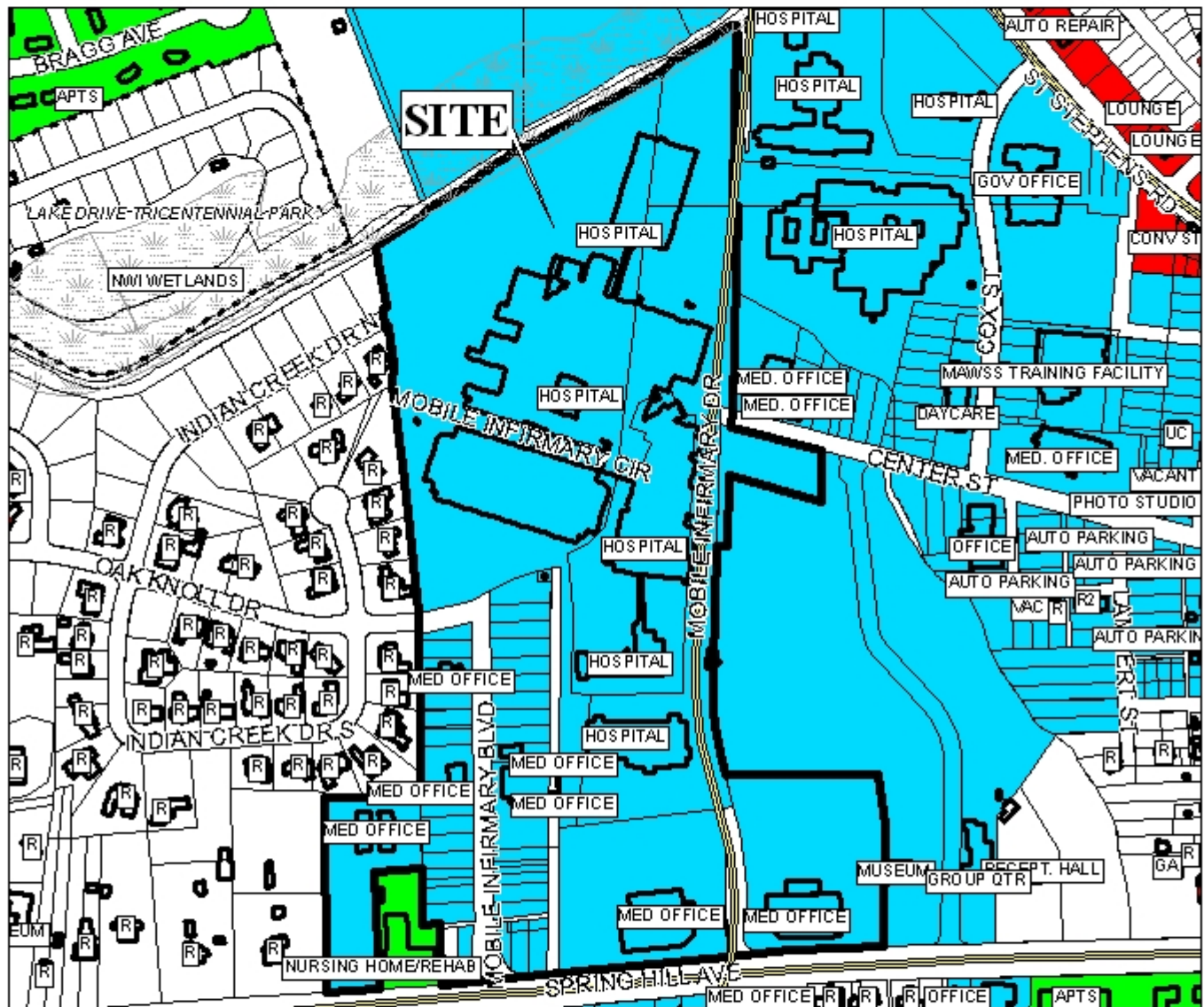
APPLICATION NUMBER 16 DATE October 2, 2008

APPLICANT Infirmary Health Systems

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

APPLICATION NUMBER 16 DATE October 2, 2008

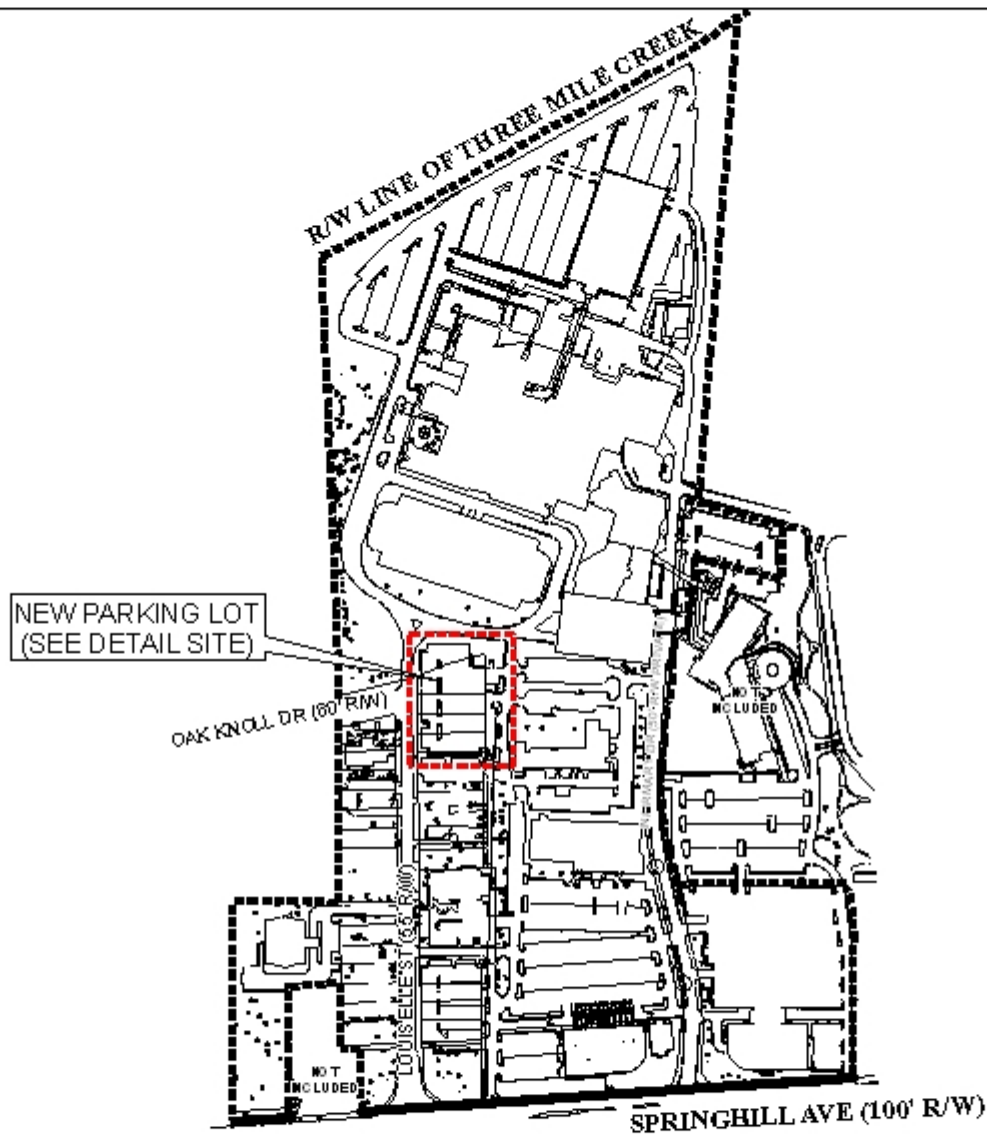
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LEGEND

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

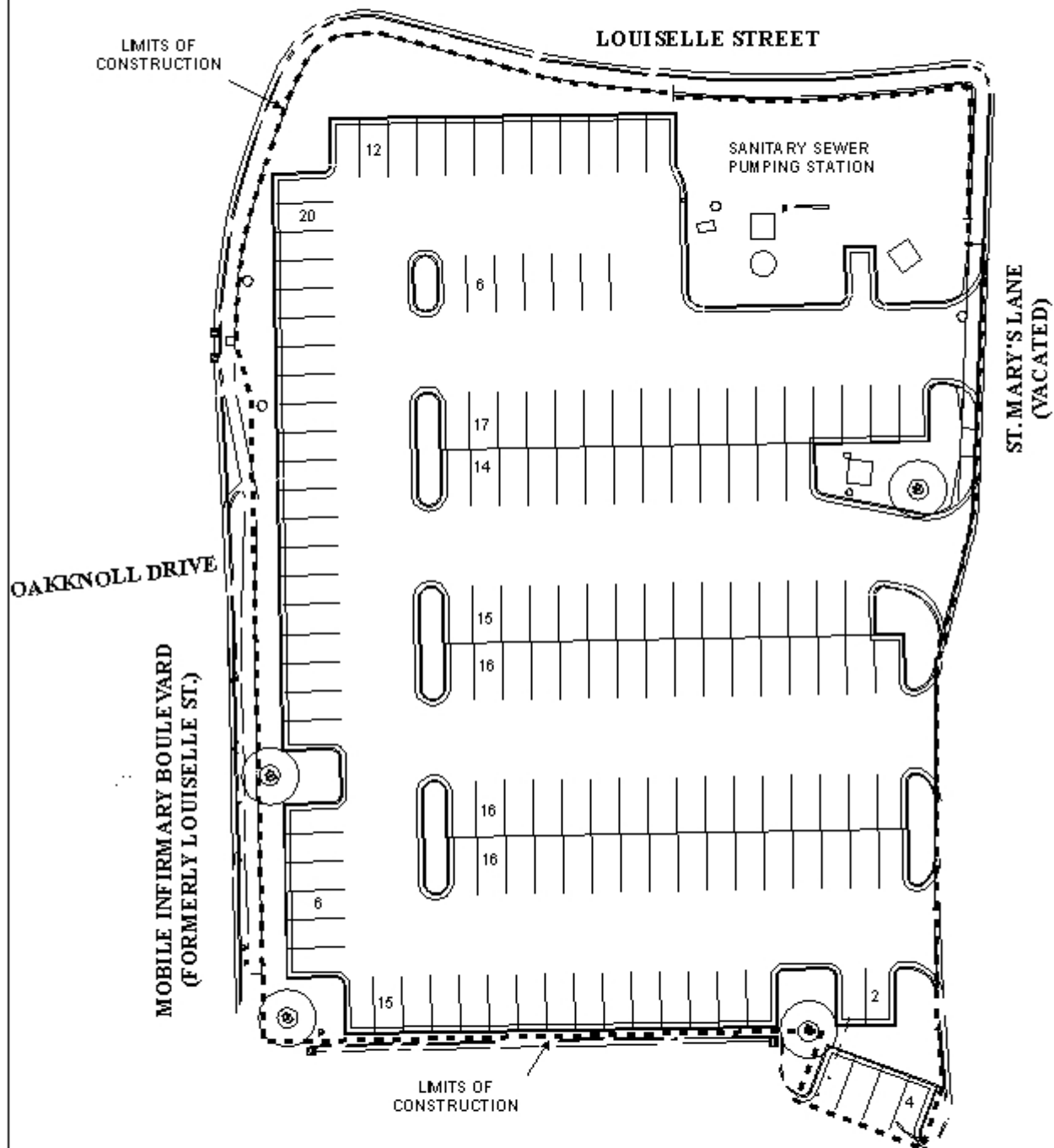


This site plan illustrates existing structures and lot configuration.
See detail site for new parking lot design.

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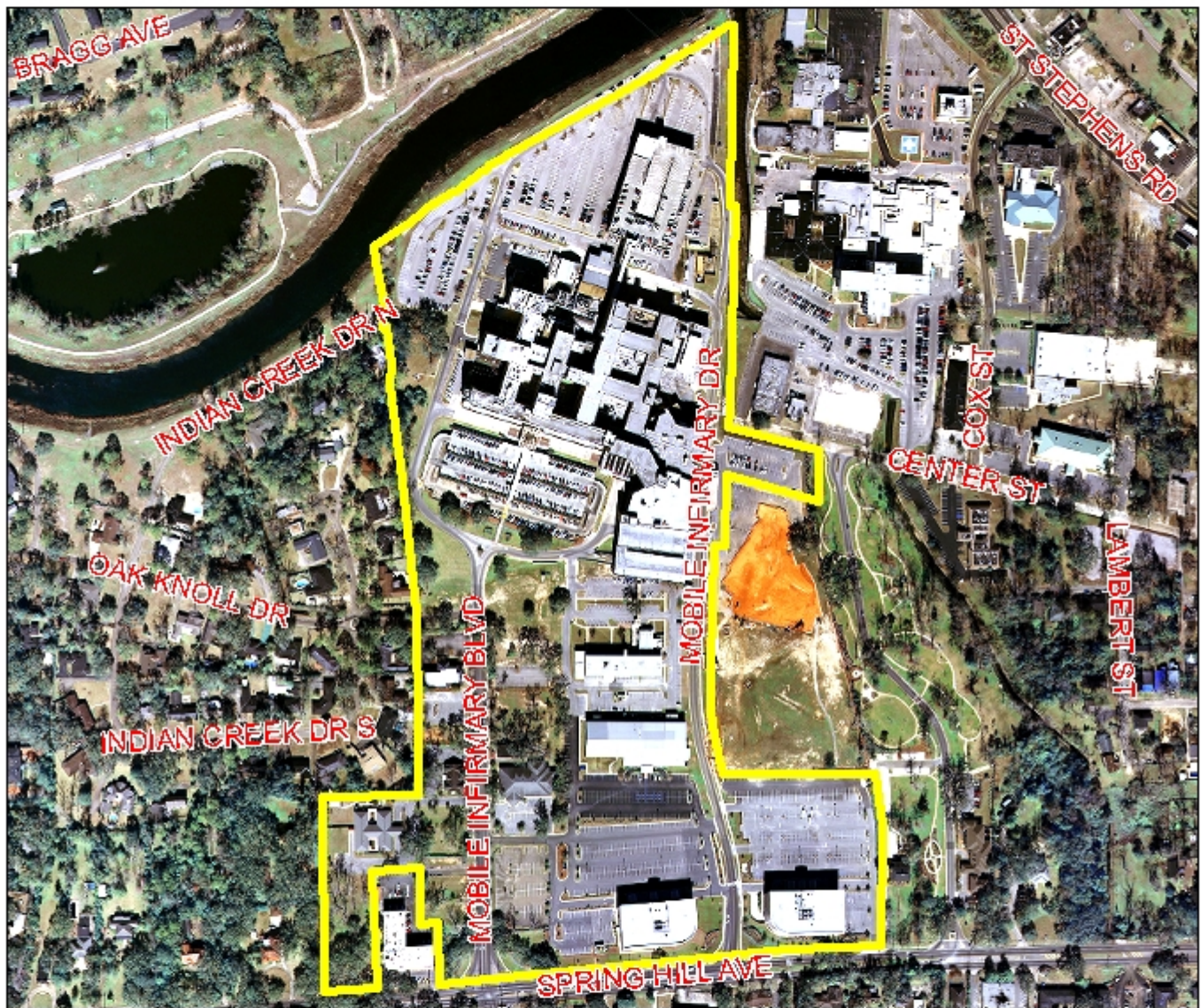
DETAIL SITE PLAN



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