

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: August 4, 2011****DEVELOPMENT NAME**

Llanfair Place Subdivision

SUBDIVISION NAME

Llanfair Place Subdivision

LOCATION3724-3760 Airport Boulevard
(North side of Airport Boulevard Service Road, 162'± East
of Lleyn Avenue)**CITY COUNCIL****DISTRICT**

District 5

AREA OF PROPERTY

3 Lots / 4.7 ± acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow shared access and parking across
multiple building sites, and Subdivision approval to create 3 lots.**TIME SCHEDULE****FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

The site must discharge stormwater to the drainage system located on Airport Blvd and must not discharge to drainage system located to the north. Detention pond needs to be designed such that the mode of failure allows for the pond to overflow onto the proposed parking lot and cannot be allowed to discharge to the properties located to the north during failure. 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. 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. A Traffic Impact Study will be required for this development. Close any unused driveway cuts.

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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple building sites, and Subdivision approval to create 3 lots. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create three lots containing new development, and to create a PUD that allows shared access and parking across the newly created lots.

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 site is adjacent to properties to the East (Rooms To Go) and West (Catranis/Ladas) which share access, parking and circulation with the site. The Catranis/Ladas site is on the current agenda, item # 8, and is also being considered for PUD approval.

On July 12, 2011, Planning staff informed the engineer for this application as well as the engineer for the Catranis/Ladas application that a single PUD application would be required that includes these sites as well as the Rooms To Go site. On July 18th, a new site plan was submitted for the Llanfair Place Subdivision PUD, showing the Catranis/Ladas site and the Rooms To Go site, however, no letters of authorization were provided by the owners of the respective properties, and no additional notification information or fees were provided. As such, the application cannot be considered.

It should be pointed out that there are also deficiencies in the site plan provided, in that proposed dumpsters are not indicated, tree compliance is not indicated, fence buffering is not indicated, and parking does not appear adequate. Furthermore, the adjacent residential development necessitates that additional information be provided regarding the lighting of the site so that staff can evaluate if adjacent residences will be adequately protected from the site. Parking for the

proposed Jason's Deli does not appear to include spaces to address the proposed outdoor seating, and the Catranis/Ladas site should include information for each business suite so that parking can be calculated for the multiple uses within the building.

Traffic Engineering has stated that a Traffic Impact Study will be required for the development. It should also be pointed out that if any of the existing or proposed businesses will be served by tractor-trailers, it should be demonstrated that there is adequate maneuvering area for such vehicles to access and move through the site.

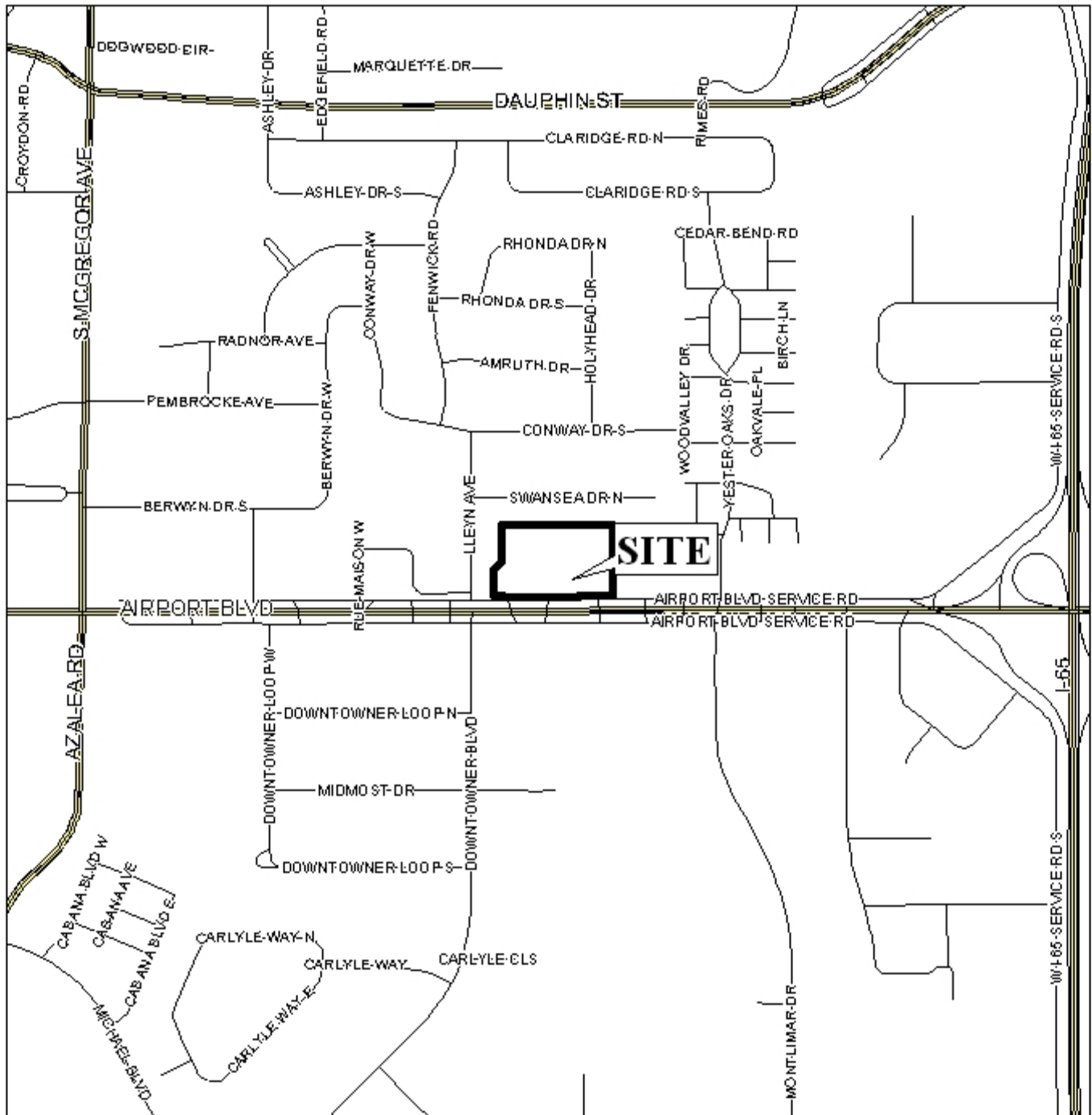
Finally, it does not appear that the overall revised site plan submitted depicts compliance with the requirements of the Americans with Disability Act (ADA), in that the Rooms To Go site may lack the appropriate number of parking spaces, that the ramping is within the required access route, and that all sites may lack the required accessible route from the public sidewalk located on the Airport Boulevard service road to the accessible entrance of each building or business. The design professional should verify that the site complies with the requirements of the ADA.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Withdrawal so that a new application for Planned Unit Development can be submitted showing the Llanfair Place site, the Catranis/Ladas site and the Rooms To Go site as one PUD application, with appropriate letters of authorization from the property owners and the necessary adjacent property owner information.

Planned Unit Development: Based upon the preceding, this application is recommended for Withdrawal so that a new application for Planned Unit Development can be submitted showing the Llanfair Place site, the Catranis/Ladas site and the Rooms To Go site as one PUD application, with appropriate letters of authorization from the property owners and the necessary adjacent property owner information. Furthermore, the site plan submitted for the PUD application should depict full compliance with the requirements of the Zoning Ordinance (including location of dumpsters and existing/proposed trees), and a Traffic Impact Study will be required, per the comments of Traffic Engineering. The site plan should include templates addressing access by tractor-trailers if deliveries will be made by large trucks.

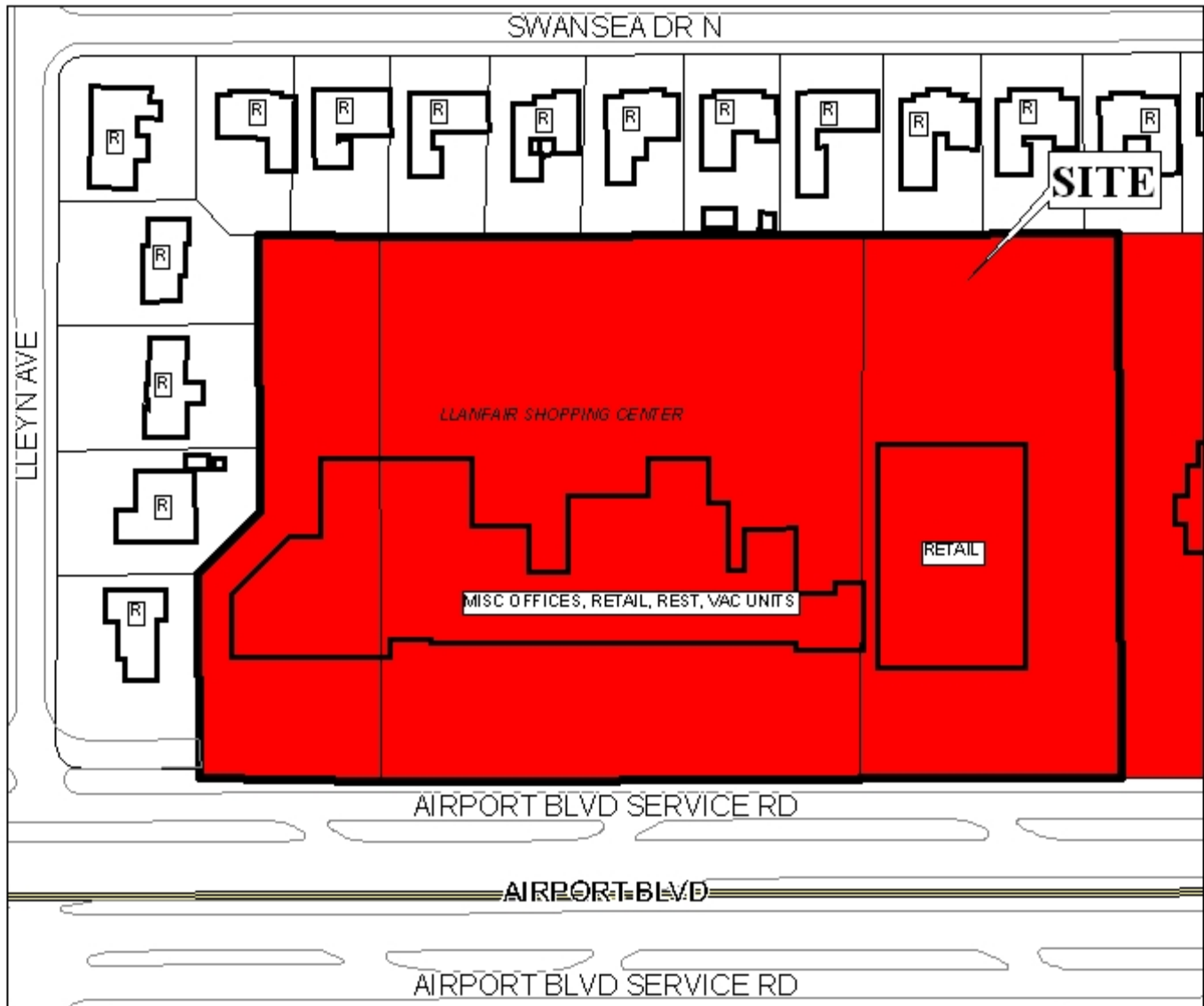
LOCATOR MAP



APPLICATION NUMBER 17 & 18 DATE August 4, 2011
 APPLICANT Llanfair Place Subdivision
 REQUEST Subdivision, Planned Unit Development



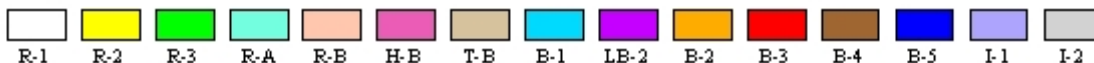
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is located to the west and east of the site.
Single-family residential units are located to the north of the site.

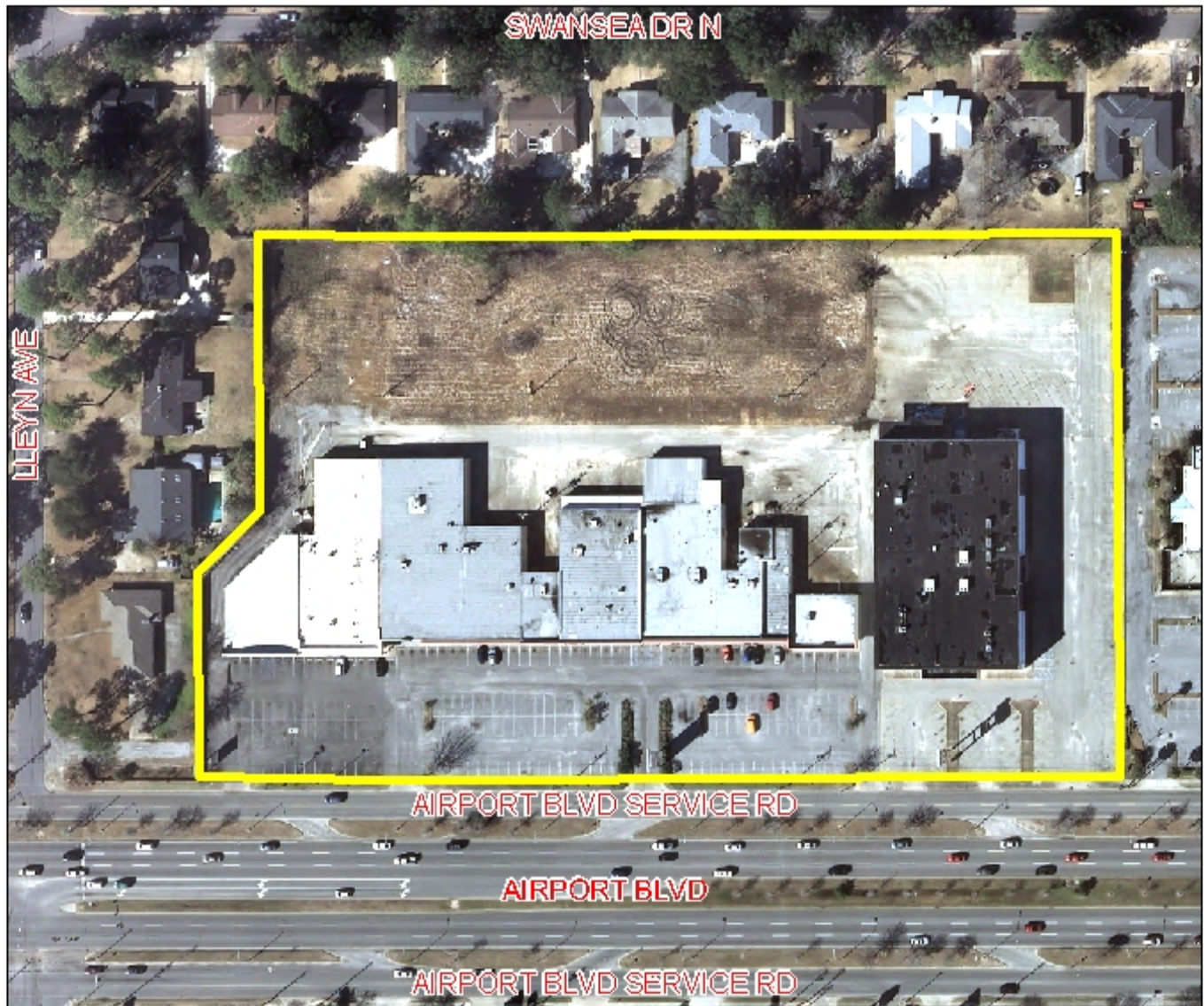
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LEGEND



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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

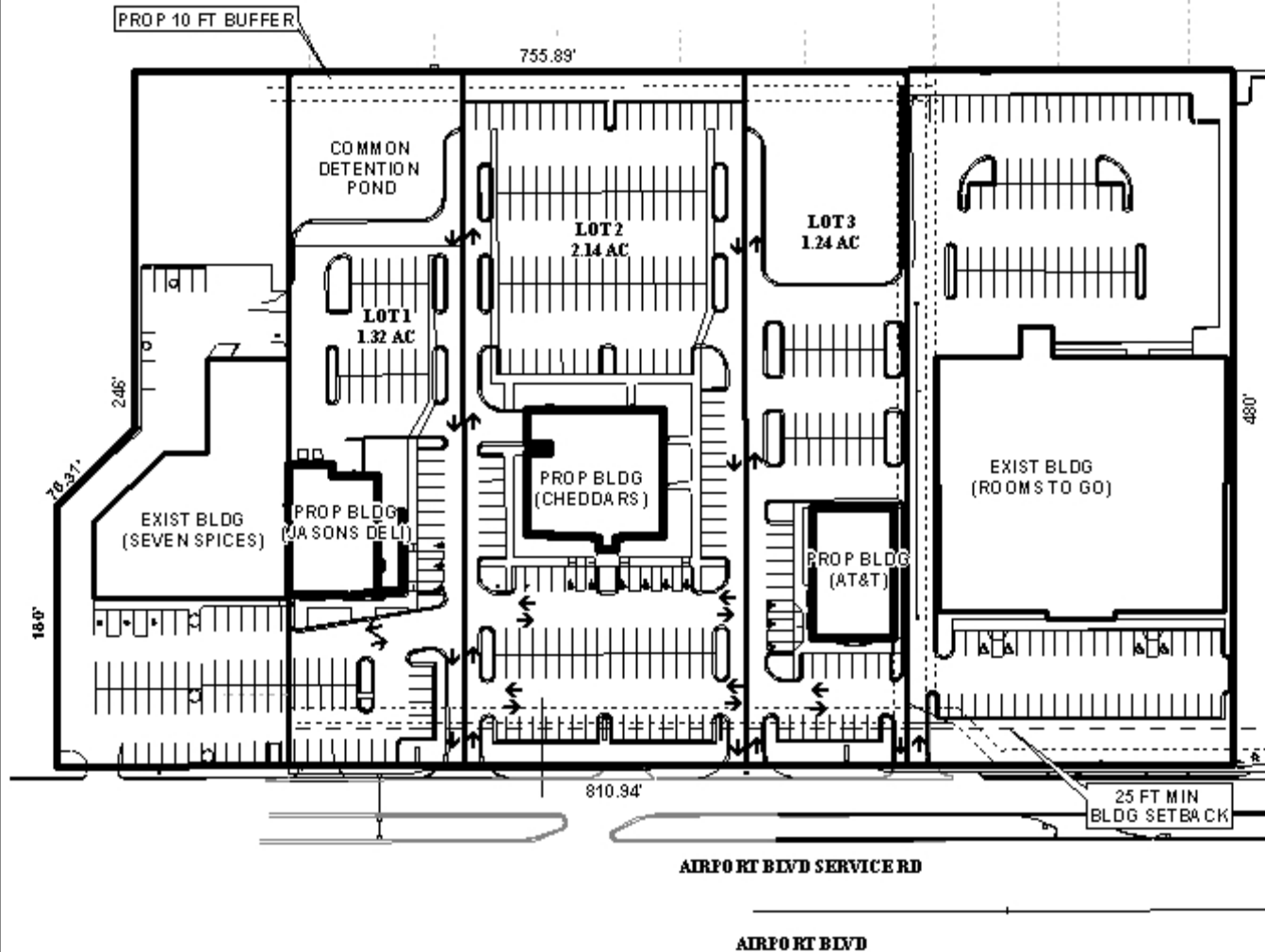


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SITE PLAN



The site plan illustrates the proposed lot configuration, buildings, shared access, and shared parking.

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