

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 18, 2009****DEVELOPMENT NAME**

Grant Harkness

LOCATION

East side of East I-65 Service Road South, 170'± West of Commerce Court East.

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2 Lots / 5.1 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access across multiple lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Commence as soon as permits are obtained.

**ENGINEERING
COMMENTS**

Must provide detention for any impervious areas added since 1984. On-site drainage must tie subsurface to a City maintained drainage system.

**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).

**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 requesting Planned Unit Development approval to allow multiple buildings on a single building site and shared access across multiple 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 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 site was the subject of PUD and subdivision applications at the February 17, 2005 meeting of the Planning Commission. The proposal, approved by the Planning Commission, was to add a new warehouse and showroom on Lot 1, and a new warehouse building on Lot 2. Neither the warehouse building on Lot 2 or the showroom proposed for Lot 1 were built, however, the warehouse facility on Lot 1 was constructed. The 2005 approval required that the new development on Lot 1 fully comply with the tree and landscape requirements of the Zoning Ordinance, while Lot 2 was only required to provide frontage trees. An application for an Administrative PUD was also required prior to the development of the proposed building on Lot 2, however, the application was apparently never made.

Parking and access/maneuvering surface variances to allow aggregate surfacing were approved by the Board of Adjustment for the site for a maximum of two-years on January 8, 2007, thus the approvals have expired.

The applicant proposes to construct a 6,000 square foot pre-engineered metal building on a portion of Lot 1. The proposed use of the building is for a storage warehouse. New asphalt paving is proposed to connect the proposed building with the existing paving leading to the front of the site. The applicant will provide 20 parking spaces, and based upon the calculations provided, that appears adequate.

Review of the site plan shows that the boundary of the site does not match the recorded subdivision plat. The site plan needs to be revised to show an accurate boundary.

No new landscaping or trees are proposed as part of the application. The new structure will be less than a 50% addition to the site, thus typically compliance with the tree and landscaping requirements are not necessary. As this is a PUD, however, staff has more leeway in recommending improvements to the site to *“provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.”* When Lot 1 was developed, full compliance with the tree and landscaping requirements was made a condition of approval. Staff recommends that Lot 2 now be brought into full compliance, especially given the fact that the bulk of Lot 2 is a gravel storage area that has been expanded over the years (with no apparent permits), and that has no provision for buffering where the site is adjacent to existing residentially-zoned property.

It should also be pointed out that review of various aerial photos available to staff show that the storage area for Lot 2 contains other buildings not indicated on the PUD site plan, that it appears to accommodate employee parking on gravel surfacing, and that a variety of truck trailers, trucks and other equipment are stored in the rear area: one of the Planning Commission conditions of the approval from 2005 is *“the submission and approval of a Planning Approval application if the heavy equipment rental operation is expanded.”* Thus the applicant should provide a more detailed description of the activities on the site, and should revise the site plan to accurately reflect all existing buildings, the current location of the dumpster, and improvement of the entirety of the site, including Lot 1, to meet paved surfacing requirements of the Zoning Ordinance (as the variances have expired).

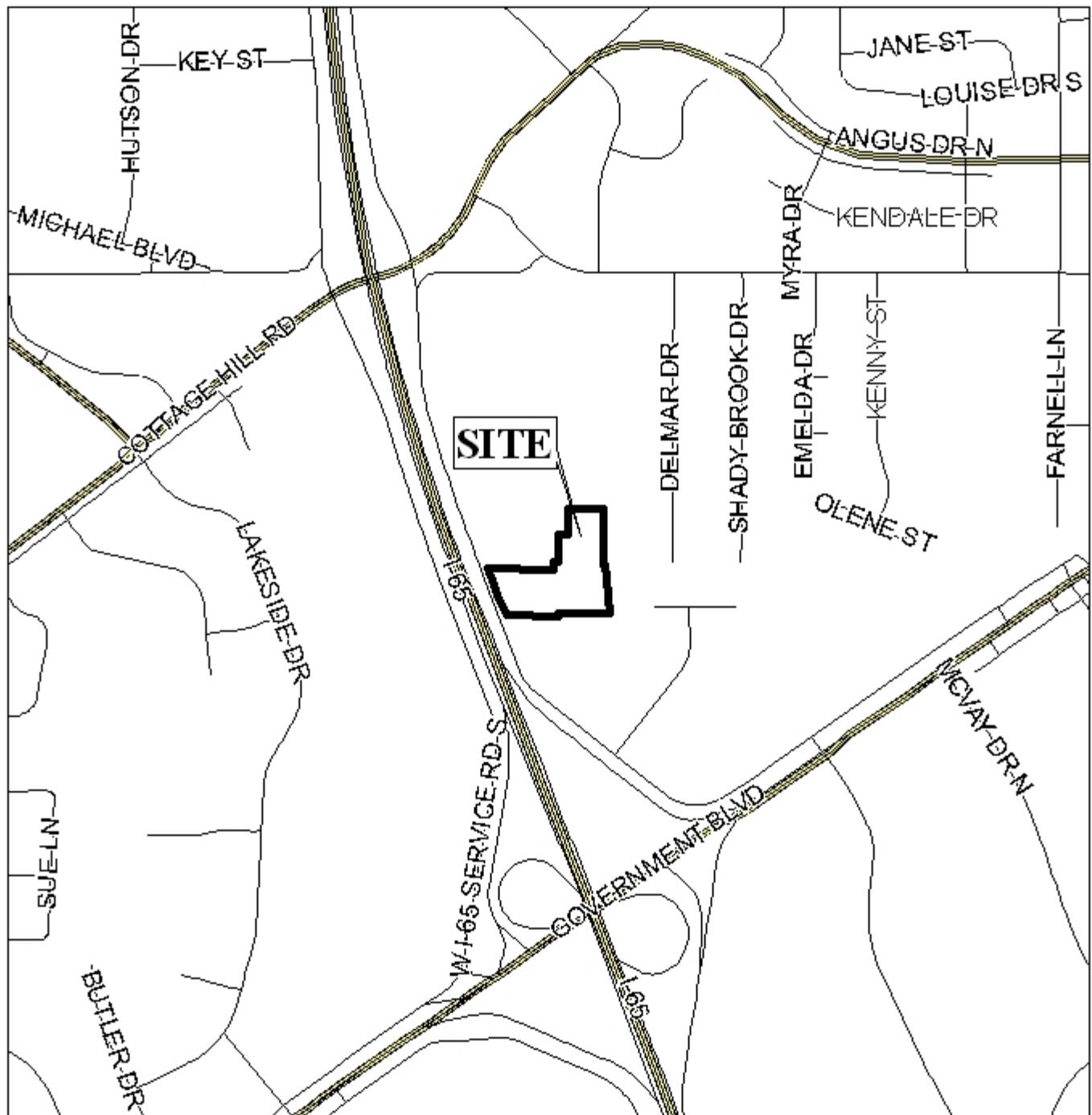
Finally, there are no apparent storm water detention facilities on the site (they are not identified on the site plan), and much of the site was wooded in 1984. Any portion of the site developed after 1984 may have to comply with the City’s storm water and flood control ordinances.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the July 16th meeting, with revisions due by June 29th, so that the following revisions to the site plan can be made:

- 1) Revision of the site plan to reflect the recorded subdivision plat boundary;
- 2) Revision of the site plan to show all existing buildings on the site, and label their use and size, as well as the location of the dumpster;
- 3) Revision of the site plan (both lots) to show full compliance with the paving requirements of the Zoning Ordinance;
- 4) Revision of the site plan and provision of the written description that describes the storage area for Lot 2 – the types of vehicles and equipment kept in the area;
- 5) Revision of the site plan to depict full compliance with the tree, landscaping and buffering requirements of the Zoning Ordinance for Lot 2; and
- 6) Revision of the site plan to comply with Engineering comments, including the depiction and labeling of storm water detention facilities, if required (*Must provide detention for any impervious areas added since 1984. On-site drainage must tie subsurface to a City maintained drainage system.*);

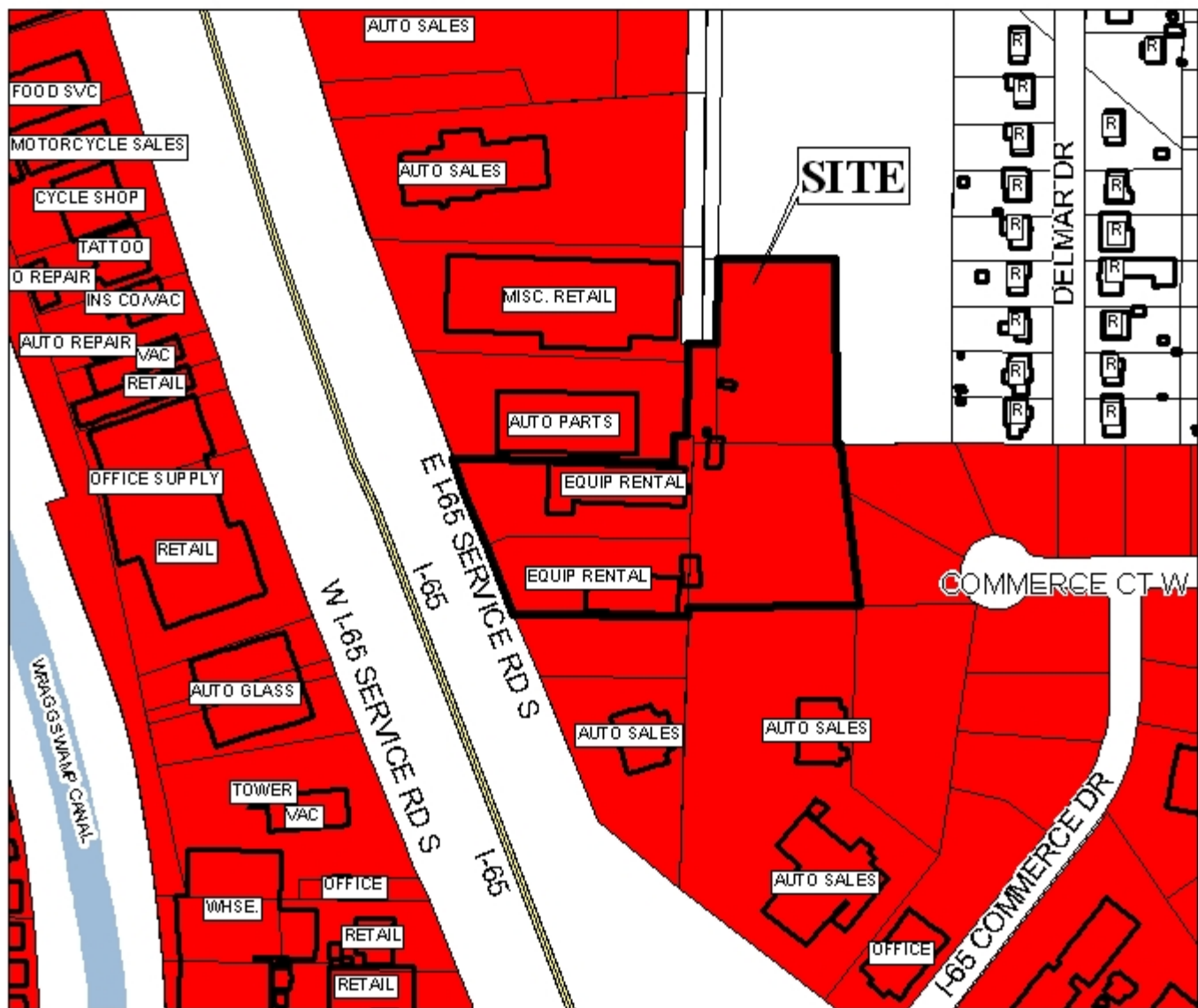
LOCATOR MAP



APPLICATION NUMBER 17 DATE June 18, 2009
APPLICANT Grant Harkness
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is to the northwest and south of the site and single family residential units are to the northeast.

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

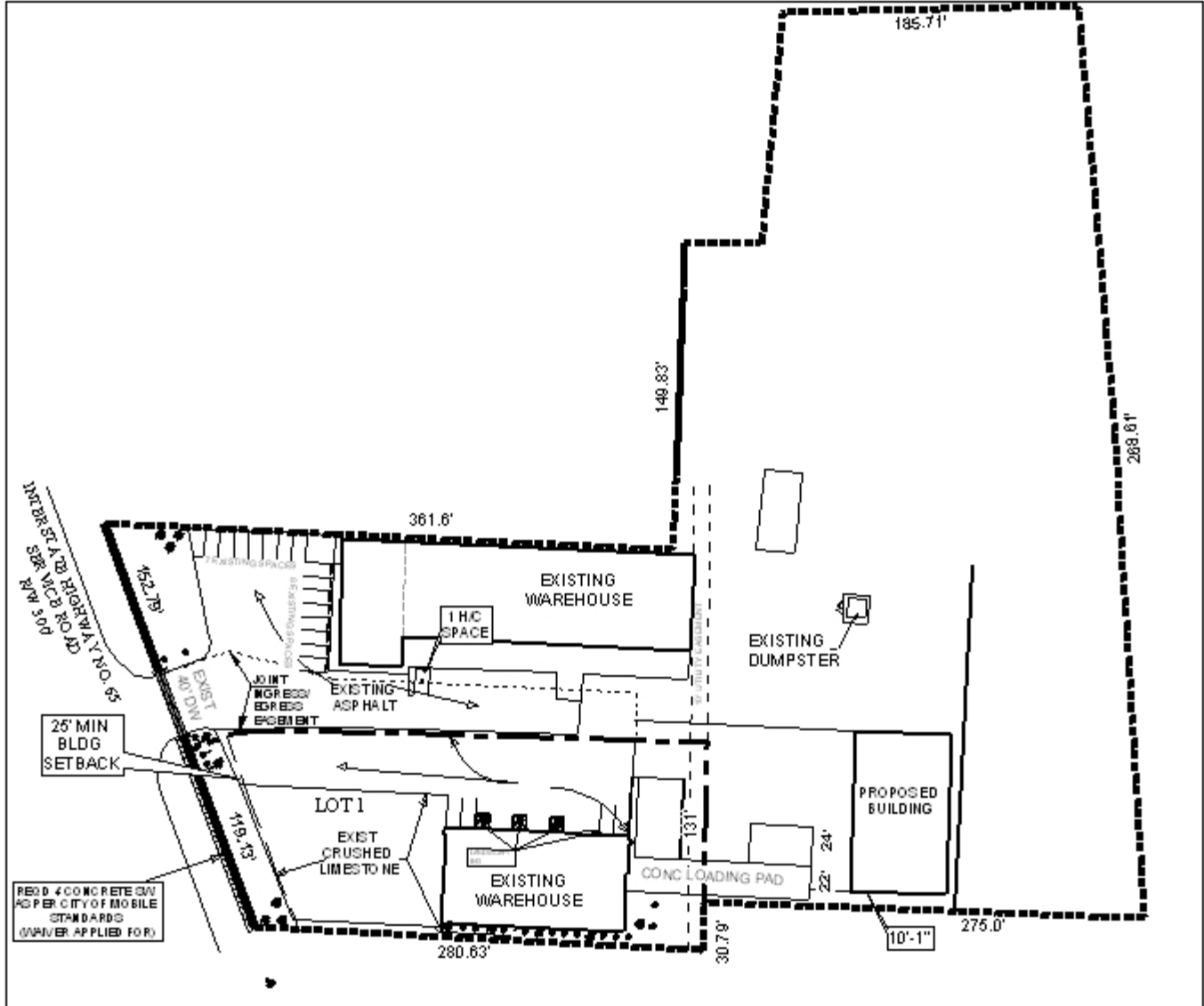


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SITE PLAN



The site plan illustrates setbacks, easements, existing and proposed buildings, sidewalks, and parking.

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