

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 5, 2013****DEVELOPMENT NAME**

JJT Properties, LLC

LOCATION1407 & 1419 East I-65 Service Road South
(Southeast corner of East I-65 Service Road South and
Pleasant Valley Circle)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 6.3 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Begin in January 2014 and end by November 2014

**ENGINEERING
COMMENTS**

- 1) Any and all proposed development will need to 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.
- 2) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.
- 3) According to the FEMA flood map information, this property borders a Special Flood Hazard Area and a Floodway. You will need to show and label the flood hazard area(s) and Floodway on your plat and plans.
- 4) The new and existing dumpsters will need to have the surface grading for the pad(s) minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system.
- 5) Must comply with all Engineering Department Policy Letters:
 - A) 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System)
 - B) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping)
 - C) 3-18-2004 Policy Letter (Additional subdivision street requirements)

TRAFFIC ENGINEERING**COMMENTS**

I-65 East Service Road is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT (Service Road only) and 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). Heritage Tree Relocation permit is required from Urban Forestry before relocation of Crape Myrtle Trees.

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.

MAWSS**COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

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 applicant specifically proposes to construct a new 11,250 square foot service and parts building, a new canopy, renovate an existing building and make changes to an existing developed site to allow for the rebranding of an auto dealership. The proposed changes will allow the applicant to relocate two auto brands from an existing site approximately 1,600 feet to the North.

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 a Planning Commission approved PUD application in 2003 to allow for the development of the site to accommodate Cadillac and Hummer showrooms, inventory

and service areas. As the Hummer brand is no longer manufactured, the applicant proposes to relocate the Jaguar and Land Rover / Range Rover brands to the Hummer portion of the site, and proposes changes to the site to rebrand the existing building, and provided the necessary inventory parking and service areas.

The project will additionally involve the removal of the existing Hummer test track, and the relocation of numerous understory trees. The applicant will additionally plant two new overstory trees to return the site to compliance with the 2004 approved tree and landscape plan.

The site plan does not appear to depict existing storage buildings which have apparently been added to the site since the original development. If the small storage buildings are to remain after the proposed new construction, the site plan should be revised to depict the location of the storage buildings.

It should also be pointed out that an existing dumpster will be relocated to the rear of the site due to the construction of a building. The relocated dumpster, as well as any other new dumpsters placed on the site, should comply with Section 64-4.D.9. of the Zoning Ordinance.

Any new lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.

As a portion of the site is being rebranded, new signs will be needed. All new signage shall comply with the requirements of the Zoning Ordinance and be appropriately permitted.

Finally, the site is a legal lot, however, it appears that it is represented by two tax parcels. The applicant is investigating how two parcels were created, given that the legal lot was approved by the Planning Commission in 2003 and recorded in Probate Court in January 2004.

RECOMMENDATION

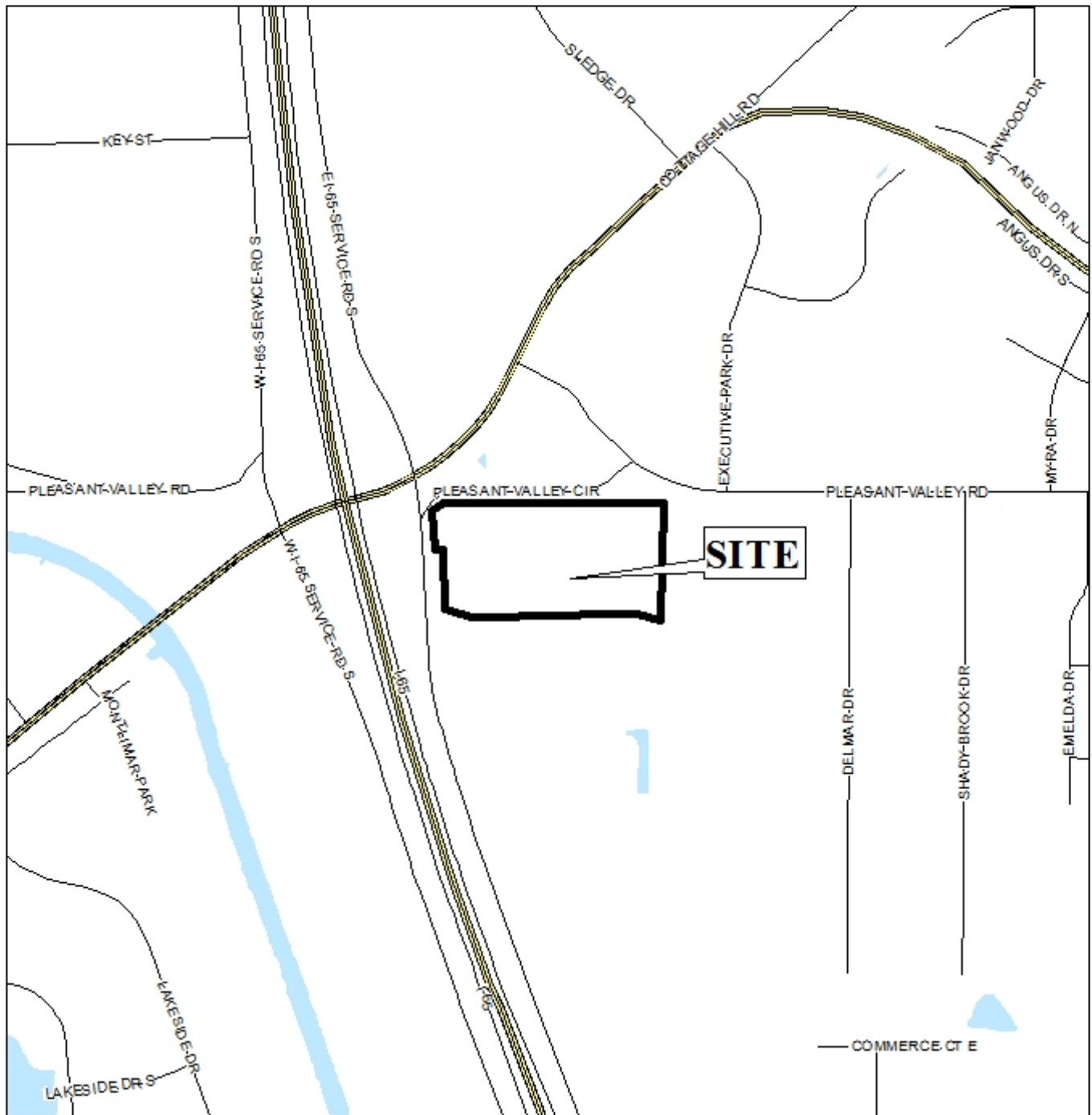
Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Planting of two new heritage trees, as proposed;
- 2) Compliance with Engineering comments (1) *Any and all proposed development will need to 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.* 2) *A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.* 3) *According to the FEMA flood map information, this property borders a Special Flood Hazard Area and a Floodway. You will need to show and label the flood hazard area(s) and Floodway on your plat and plans.* 4) *The new and existing dumpsters will need to have the surface grading for the pad(s) minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system.* 5) *Must comply with all Engineering Department Policy Letters: A)*

5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System); B) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping); C) 3-18-2004 Policy Letter (Additional subdivision street requirements).);

- 3) Compliance with 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). Heritage Tree Relocation permit is required from Urban Forestry before relocation of Crape Myrtle Trees.*);
- 4) Compliance with Fire 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.*);
- 5) Revision of the site plan to depict any existing storage buildings that will remain on the site;
- 6) Revision of the site plan to depict / note compliance with Section 64-4.D.9. of the Zoning Ordinance, regarding the relocated dumpster and any new dumpsters;
- 7) Compliance with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, regarding site lighting; and
- 8) Compliance with all other municipal codes and ordinances, including signage requirements for new signs.

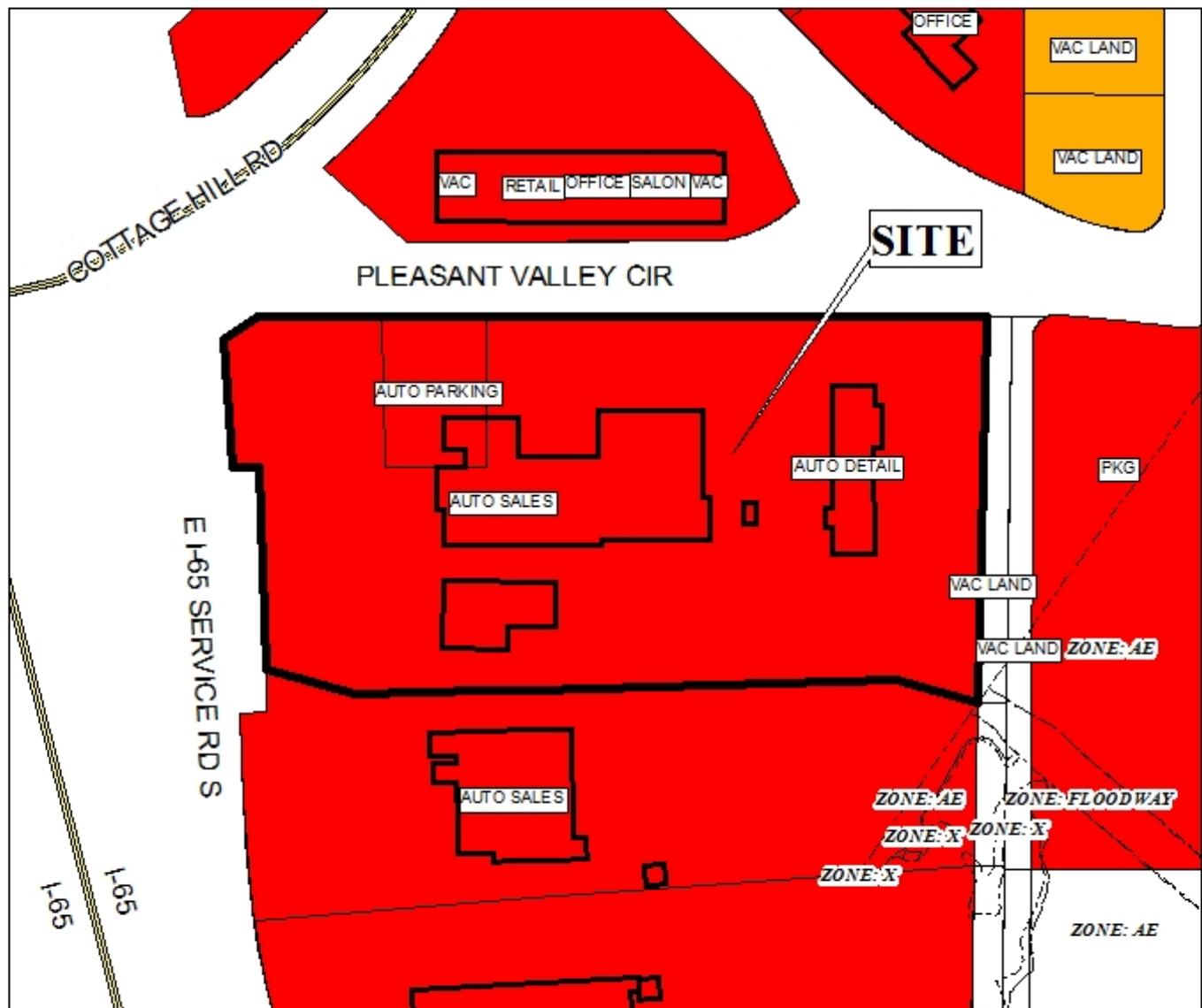
LOCATOR MAP



APPLICATION NUMBER 17 DATE September 5, 2013
APPLICANT JJT Properties, LLC
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by business land use units.

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LEGEND

R-1	R-2	R-3	R-4	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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