

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 7, 2013****DEVELOPMENT NAME**

Pintail Properties, LLC

LOCATION4254 & 4260 Halls Mill Road
(West side of Halls Mill Road, 80'± South of the West terminus of Alden Drive).**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2 Lots / 2.5± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, and shared access between multiple building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

1. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 2. Add a note that any work within the Halls Mill Road ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070). 3. The surface grading for the existing (and/or proposed) dumpster pad(s) (and/or car wash drains) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, 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 amend a previously approved Planned Unit Development to allow multiple building on a single building site, and shared access between multiple building sites.

The applicant obtained Planned Unit Development approval at the Planning Commission's November 19, 2009 meeting. The applicant is currently requesting approvals to allow the addition of 3,000 square foot warehouse on Parcel A.

There is a slight change to the proposed parking layout from the previously approved site plan, however the same number of parking spaces are proposed. The site plan provides the amount of parking required and provided for the existing office areas, however there is no mention of the number of warehouse employees to determine if the total amount of required parking is provided. It should also be noted that there appear to be no van accessible handicapped parking spaces provided.

There is no dumpster illustrated for the site, nor is there a note stating that curbside pickup will be utilized. If approved, the site plan should be revised to illustrate a dumpster compliant with Section 64-4.D.9.c. of the Zoning Ordinance, or include a note stating that curbside pickup will be utilized.

The site plan illustrates the compliant amount of total and frontage landscaping provided, however there seems to be a shortage of 4 overstory and 8 understory trees. However, the amount of trees is the same as on the previously approved site plan, and because the proposed expansion is less than 50% in the total amount of square footage of structures on the site, no additional tree plantings should be required at this time.

It should be noted that the site has R-1, Single Family Residential property adjacent to the West of the site. A fence is illustrated along the Western property line of Parcel B, but no note stating the height or composition of the fence. No fence is illustrated along the West property line of Parcel A. The site plan should be revised to illustrate either a 6' high privacy fence, or a 6' high 10' wide evergreen vegetative buffer in compliance with Section 64.4.D.1. of the Zoning Ordinance for both parcels.

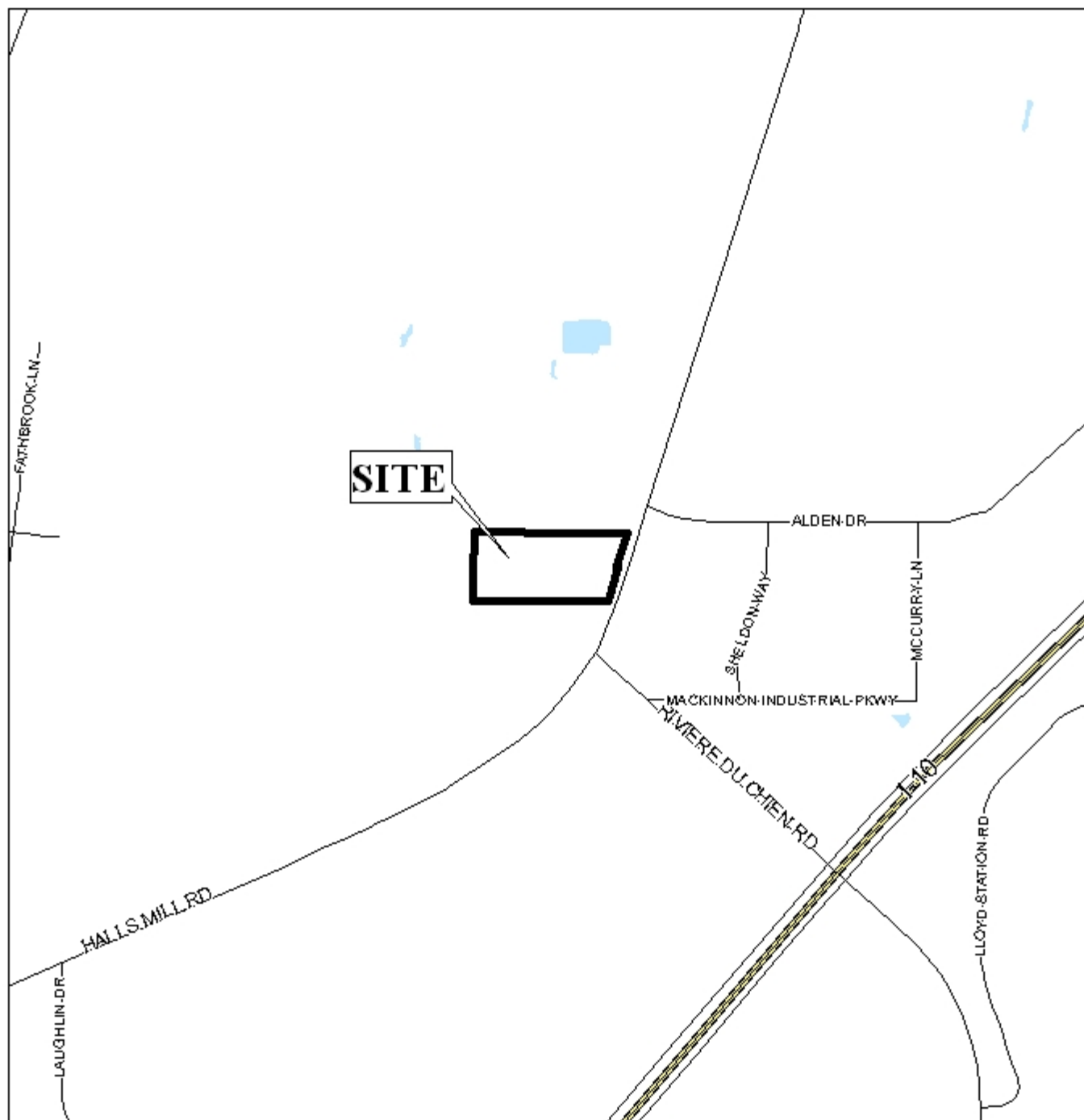
RECOMMENDATION

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

- 1) revision of the site plan to provide the number of warehouse employees in order to ensure all required parking is provided;
- 2) revision of the site plan to illustrate a dumpster compliant with Section 64-4.D.9.c. of the Zoning Ordinance, or to include a note stating that curbside pickup will be utilized;

- 3) revision of the site plan to illustrate either a 6' high privacy fence, or a 6' high 10' wide evergreen vegetative buffer in compliance with Section 64.4.D.1. of the Zoning Ordinance for both parcels; and
- 4) provision of two revised site plans to be submitted to Urban Development.

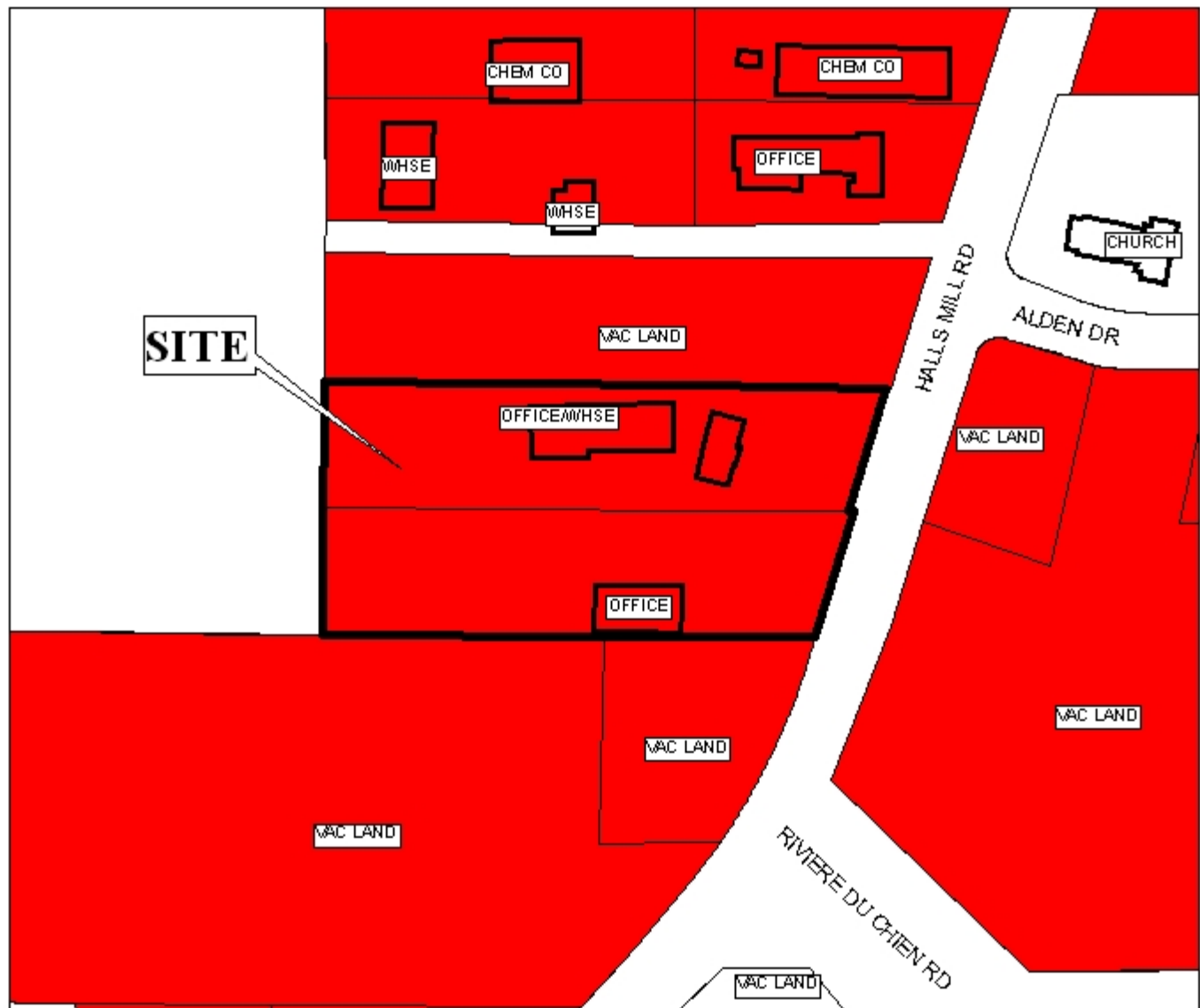
LOCATOR MAP



APPLICATION NUMBER 17 DATE March 7, 2013
APPLICANT Pintail Properties, LLC
REQUEST Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Businesses are located to the north of the site.

APPLICATION NUMBER 17 DATE March 7, 2013

APPLICANT Pintail Properties, LLC

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	NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

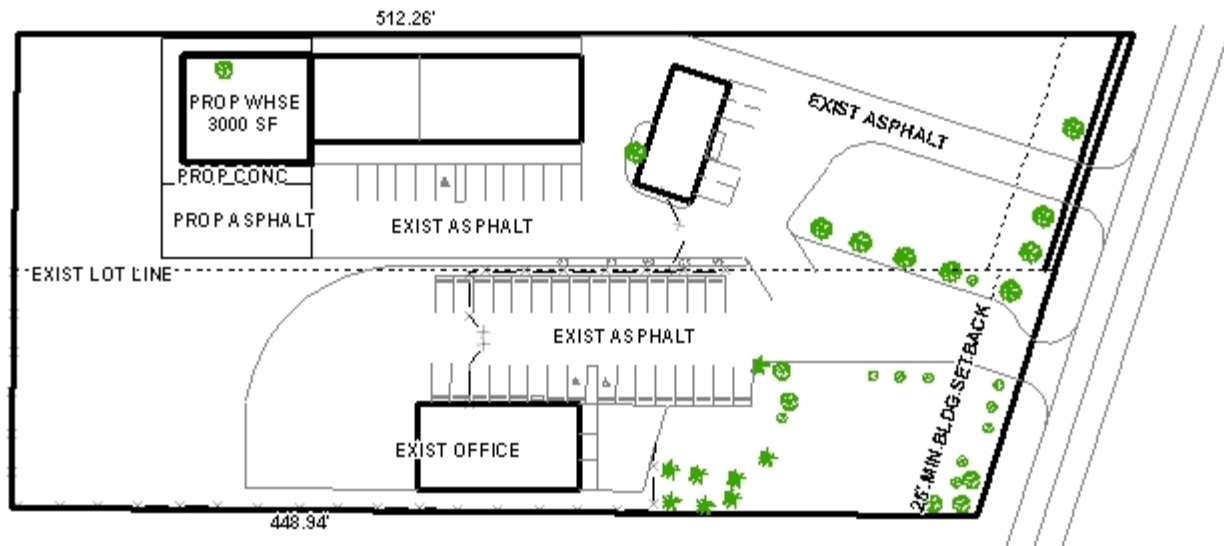


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SITE PLAN



The site plan illustrates the existing improvements and proposed warehouse addition.

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N
 NTS