

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: August 6, 2015**

<u>NAME</u>	Preble-Rish, LLC
<u>LOCATION</u>	2889 Sollie Road (East side of Sollie Road, 140'± South of Doppel Lane)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-3, Multiple-Family Residential District
<u>AREA OF PROPERTY</u>	34.0 ± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previously Planned Unit Development to allow expansion of an existing apartment complex parking lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not stated

**ENGINEERING
COMMENTS**

1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot.

2. No PUD Site Plan was submitted showing the location of the proposed expansion.

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Traffic Engineering has no issues with the proposed layout for the parking area. Typically, though, PUD site plans include the entire site layout, and not only the area of improvement. Please provide revised PUD site plan covering entire site for file.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow expansion of an existing apartment complex parking lot.

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 must be approved by the Planning Commission.

The subject area is part of the Charleston Apartments development. The property is located within an R-3, Multiple Family District and the site is bounded by R-2, Two-Family Residential

to the North and East, and R-1, Single Family Residential to the South. The properties located to the West of the site are in the County.

At its meeting on November 1, 2007, the Planning Commission approved the request for a change in zoning from B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a one-lot subdivision and to allow the development of the 384-unit residential apartment complex.

The PUD was last amended and approved at the Planning Commission's April 17, 2008 meeting to allow garage parking structures and parking reconfigurations for a twenty building residential apartment complex.

The applicant currently desires to remove four existing parking spaces sited south of the Car Wash and Maintenance Building in order to provide access to a proposed parking area comprised of seventeen new parking spaces. The applicant is also proposing to install a retaining wall along the Southeast portion of the proposed parking area and will include additional storm water piping to address the topography of the site and to allow storm water to be discharged into an existing detention pond.

The site plan depicts the area of the site in which the parking area will be constructed; however, a revised PUD site plan illustrating the entire site is needed. The site plan should include the right-of-way widths of adjacent streets, setbacks, existing and proposed landscaping, all existing site improvements, easements, and any other pertinent features of the site.

The site plan depicts curbing for the proposed parking area in order to prevent the encroachment of vehicles onto undeveloped areas as well as other parking areas of the site, and should be retained on the Final Plat if approved. The parking area should also provide lighting in compliance with Section 64-6.A.3.c. of the Zoning Ordinance and should be depicted on the site plan as an illustration and/or as a note.

The 25' minimum building set back line is not depicted on the site plan, and should be illustrated on the revised site plan, if approved. Also, the site plan should be revised to provide the lot size in square feet and acres.

As a means of access management, a note should be required on the revised site plan, if approved, stating that the PUD is limited to the existing curb cut to Sollie Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Overall, the PUD does not appear to impede on the integrity or character of the surrounding area; however, if the proposed parking lot expansion is approved, the proposed project must be in compliance with all municipal codes and ordinances. The applicant must also provide Planning with a revised PUD site plan prior to the issuance of any permits or beginning any site improvements or building activities.

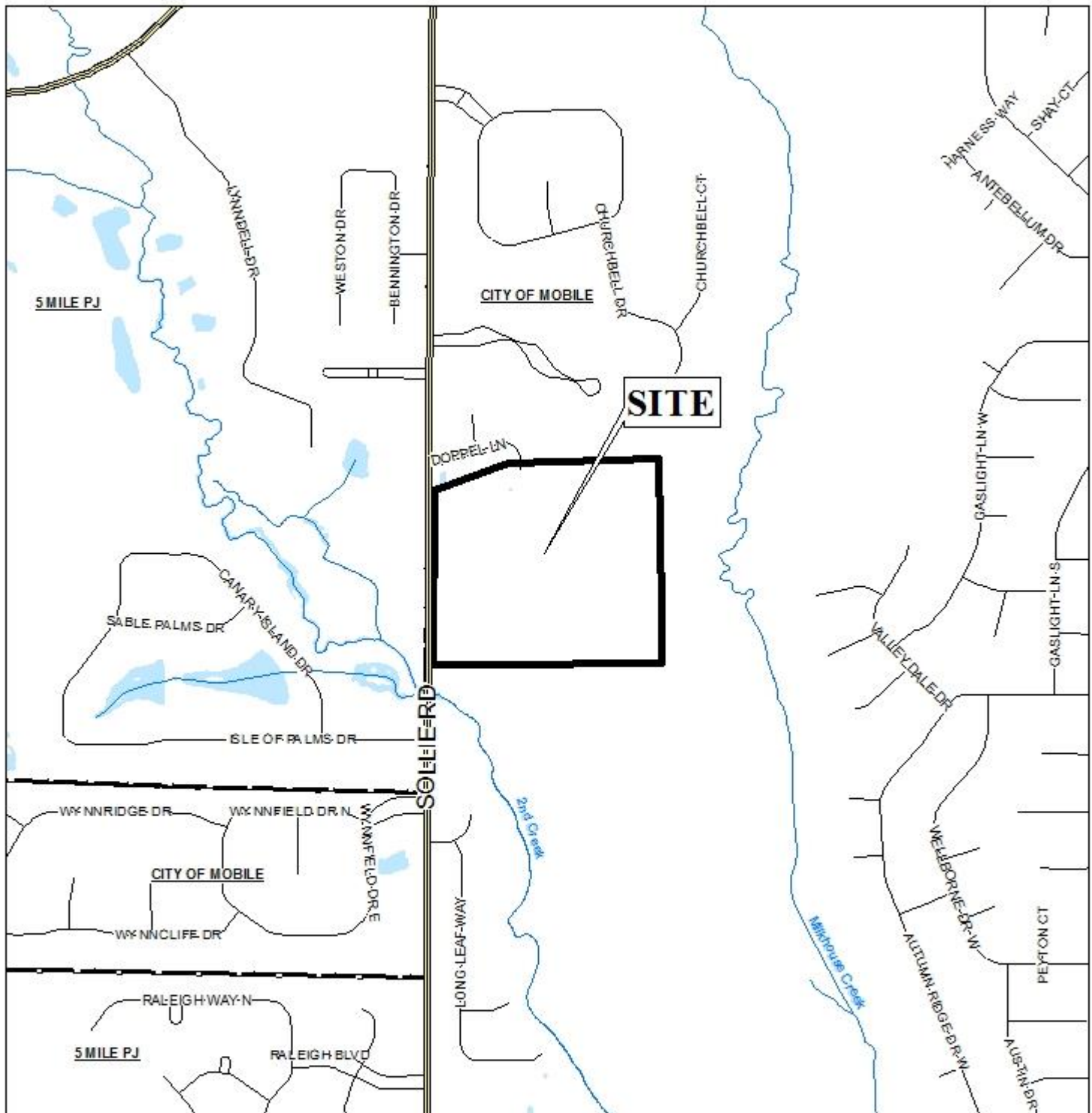
RECOMMENDATION

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

- 1) Revision of the site plan to include the entire site;
- 2) Retention of the curbing within the proposed parking area;
- 3) Placement of a note on the site plan stating that lighting in the parking area shall be provided in compliance with Section 64-6.A.3.c. of the Zoning Ordinance;
- 4) Revision of the site plan to depict the 25' minimum building set back line;
- 5) Placement of a note on the site plan stating that as a means of access management, the PUD is limited to the existing curb cut to Sollie Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering comments (*1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 2. No PUD Site Plan was submitted showing the location of the proposed expansion. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 7) Compliance with the 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).;*);
- 8) Compliance with the Fire comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).;*);

- 9) Full compliance with all municipal codes and ordinances; and
- 10) Provision of a revised PUD site plan to the Planning Division prior to the issuance of any permits or beginning any site improvements or building activities.

LOCATOR MAP



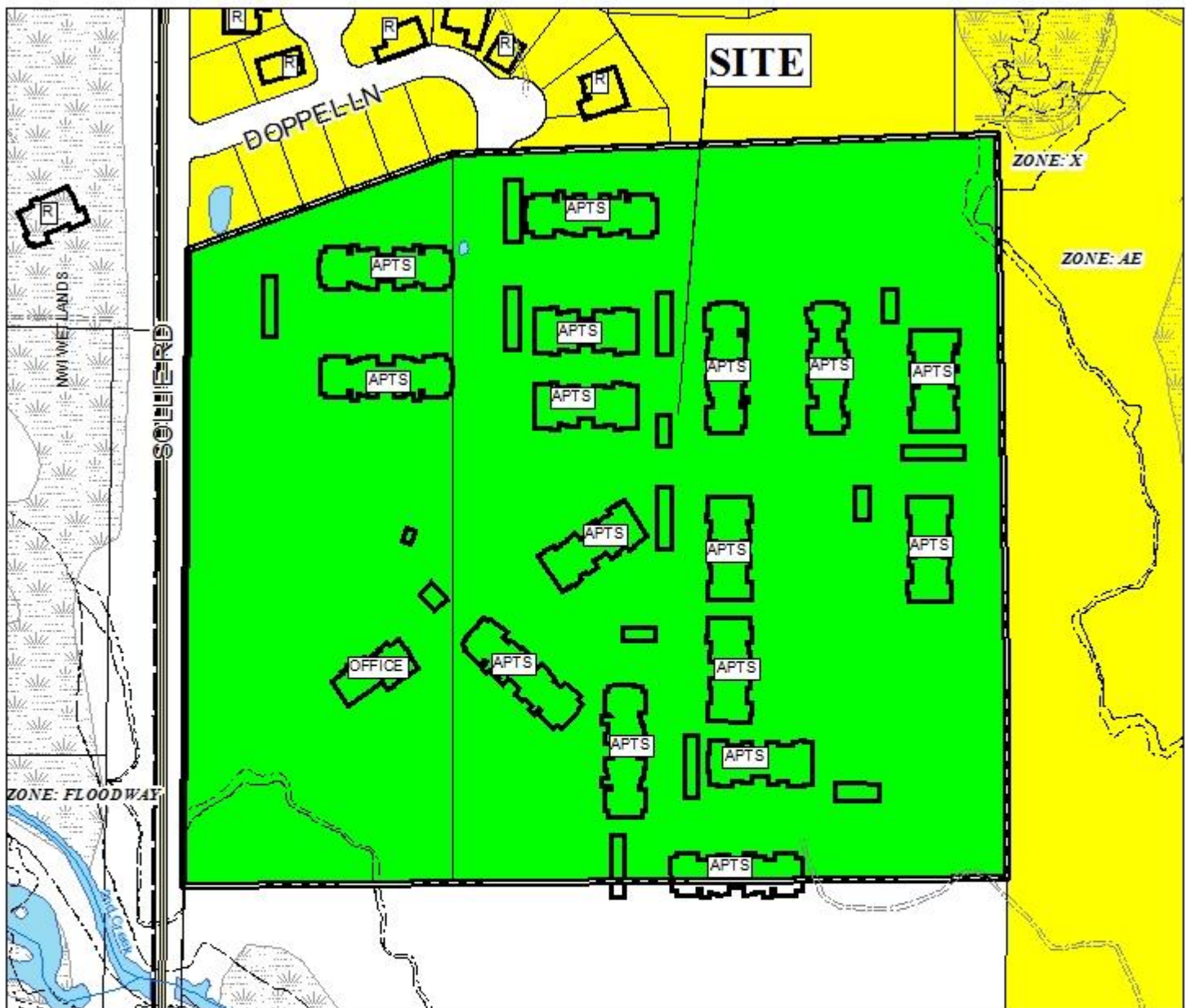
APPLICATION NUMBER 17 DATE August 6, 2015

APPLICANT Preble-Rish LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential units.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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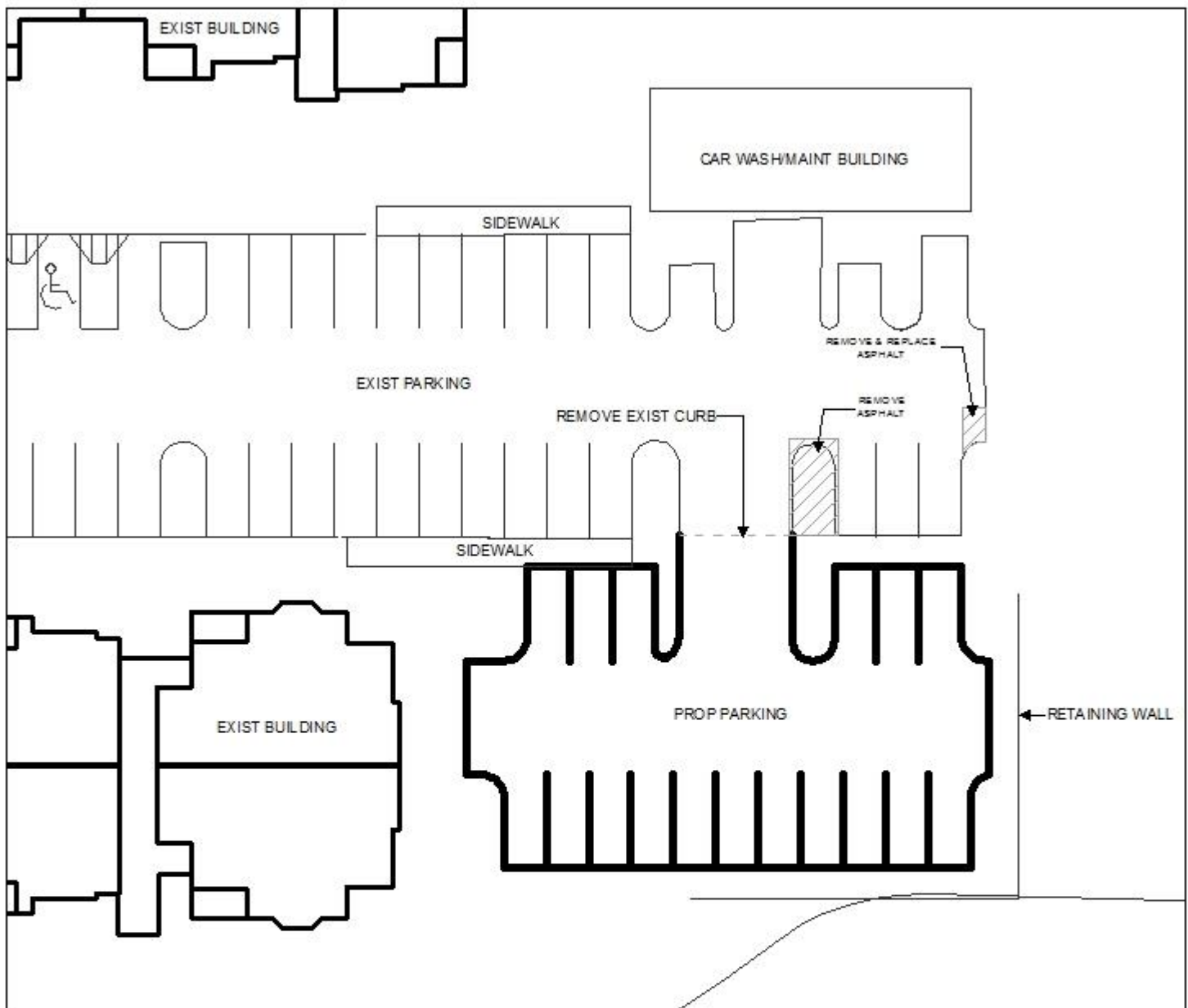
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SITE PLAN



The site plan illustrates the proposed new parking, the existing parking, and existing buildings.

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