

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: January 3, 2013**

DEVELOPMENT NAME Mobile County Board of Health Subdivision,
Resubdivision of Lot 1

SUBDIVISION NAME Mobile County Board of Health Subdivision,
Resubdivision of Lot 1

LOCATION Northeast corner of North Broad Street and Congress
Street, extending to the West side of Lyons Drive

**CITY COUNCIL
DISTRICT** District 2

AREA OF PROPERTY 2-Lots /4.1± Acres

CONTEMPLATED USE Subdivision approval to create two legal lots of record from
an existing legal lot of record and Planned Unit Development Approval to allow shared access
and drives between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT** Upon approvals.

**ENGINEERING
COMMENTS** The following comments should be addressed prior to
review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. A signature for the Traffic Engineering Department shall be placed on the Final Plat.
3. Add a note to the Plat stating that storm water detention 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).
4. Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Broad Street, Congress Street, or Lyons Street ROW will require a ROW Permit.
5. Dedicate any required radii (25' minimum) at the corner of Broad Street and Congress Street, and the corner of Broad Street and Lyon Street as required by Planning Commission and approved by the Traffic Engineer and the City Engineer.

Any work performed in the existing Broad Street, Congress Street, or Lyon Street ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). 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. The surface grading for any proposed dumpster pad(s) must be contained 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.

TRAFFIC ENGINEERING

COMMENTS

Broad Street is a state maintained roadway. Driveway number, size, location and design to be approved by ALDOT (Broad Street) 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).

Need revised landscape plan indicating minimum of 10 feet of green space from trunk of existing 24 inch Live Oak Trees within the front parking lot.

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 Assurance application is approved by Volkert Engineering, Inc.

REMARKS

The applicant is seeking Subdivision approval to create two legal lots of record from an existing legal lot of record and Planned Unit Development Approval to allow shared access and drives between two building sites. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer.

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 proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. 50-foot minimum building setback lines are depicted along North Broad Street and Congress Street and 25-foot minimum building setback line is depicted along Lyons Street; however, the site is located in the Henry Aaron Loop, and is within a B-4, General Business District. According to the Zoning Ordinance, the B-4, General Business District allows for a structure to be located either 0 or 5 feet from the side and rear property lines with no front setback line.

The lot area sizes in square feet/acres are depicted on the preliminary plat and should be retained on the Final Plat, if approved. To make the naming of the subdivision consistent, the applicant should consider re-labeling the lots simply Lot 1 and Lot 2 or Lot A and Lot B.

As proposed, Lots 1A and 1B would share access via a curb cut to North Broad Street. The plat also proposes access from the rear of the Lot 1A to Congress Street.

The site fronts North Broad Street, Congress Street and Lyons Street; North Broad Street is a major street according to the Major Street Plan a component of the Comprehensive Master Plan with a planned 120-feet of right-of-way. As North Broad Street currently has 120-feet right-of-way along the site, no dedication would be required. As Congress Street and Lyons Street have 80-feet and 70-feet of right-of-way respectively, dedication along either street would not be required as well.

As access management would be a concern, a note should be required on the Final Plat/site plan stating that the development is limited to one curb cut onto North Broad Street, one curb cut onto Congress Street and one curb cut onto Lyons Street, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

An existing city standard sidewalk is indicated on the site plan along the development. In addition, the site plan also indicates a proposed dumpster with the proper buffering. The PUD site plan should include a note stating compliance with the buffering requirements as per Chapter 64-4.D.9.

Parking spaces provided are tripled the required ratio for the development, which is located within the Hank Aaron Loop. The Ordinances allows retail shops in this geographic area one space per 600 square feet of total area and restaurants one space per 300 square feet.

The site does illustrate the location of existing trees and labels the number of the tree planting requirements of the Ordinance. Therefore, a condition of approval should be that the development comply with the landscaping and tree planting requirements of the Ordinance.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Subdivision: The request is recommended for tentative approval, subject to the following conditions:

- 1) revision of the Final Plat to illustrate the no minimum building setback along all street frontages to be in accordance with the setback requirements of the Zoning Ordinance for sites with B-4, General Business districts;
- 2) retention on the Final Plat of labeling each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that the development is limited to one curb cut to North Broad Street, one curb cut to Congress Street and one curb cut to Lyons Street, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) compliance with Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature for the Traffic Engineering Department shall be placed on the Final Plat. Add a note to the Plat stating that storm water detention 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). Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Broad Street, Congress Street, or Lyons Street ROW will require a ROW Permit. Dedicate any required radii (25' minimum) at the corner of Broad Street and Congress Street, and the corner of Broad Street and Lyon Street as required by Planning Commission and approved by the Traffic Engineer and the City Engineer. Any work performed in the existing Broad Street, Congress Street, or Lyon Street ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). 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. The surface grading for any proposed dumpster pad(s) must be contained 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. An ADEM NOR is required*

- for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 7) compliance with 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);*
 - 8) compliance with 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 Assurance application is approved by Volkert Engineering, Inc.); and*
 - 9) submittal of two copies of a revised PUD site plan prior to signing the Final Plat.

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

- 1) revision of the site plan to illustrate no minimum building setback along all lots along all road frontages;
- 2) placement of a note on the Final Plat stating that the development is limited to one curb cut to North Broad Street, one curb cut to Congress Street and one curb cut to Lyons Street, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the site plan, stating that the site will comply with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection;
- 4) compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 5) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;
- 6) subject to the Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature for the Traffic Engineering Department shall be placed on the Final Plat. Add a note to the Plat stating that storm water detention 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). Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Broad Street, Congress Street, or Lyons Street ROW will require a ROW Permit. Dedicate any required radii (25' minimum) at the corner of Broad Street and Congress Street, and the corner of Broad Street and Lyon Street as required by Planning Commission and approved by the Traffic Engineer and the City Engineer. Any work performed in the existing Broad Street, Congress Street, or Lyon Street ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). 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. The surface grading for any proposed dumpster pad(s) must be contained 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);

- 7) *subject to 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);*
- 8) *subject to 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). Need revised landscape plan indicating minimum of 10 feet of green space from trunk of existing 24 inch Live Oak Trees within the front parking lot.);*
- 9) *compliance with 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 Assurance application is approved by Volkert Engineering, Inc.); and*
- 10) *submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.*

LOCATOR MAP



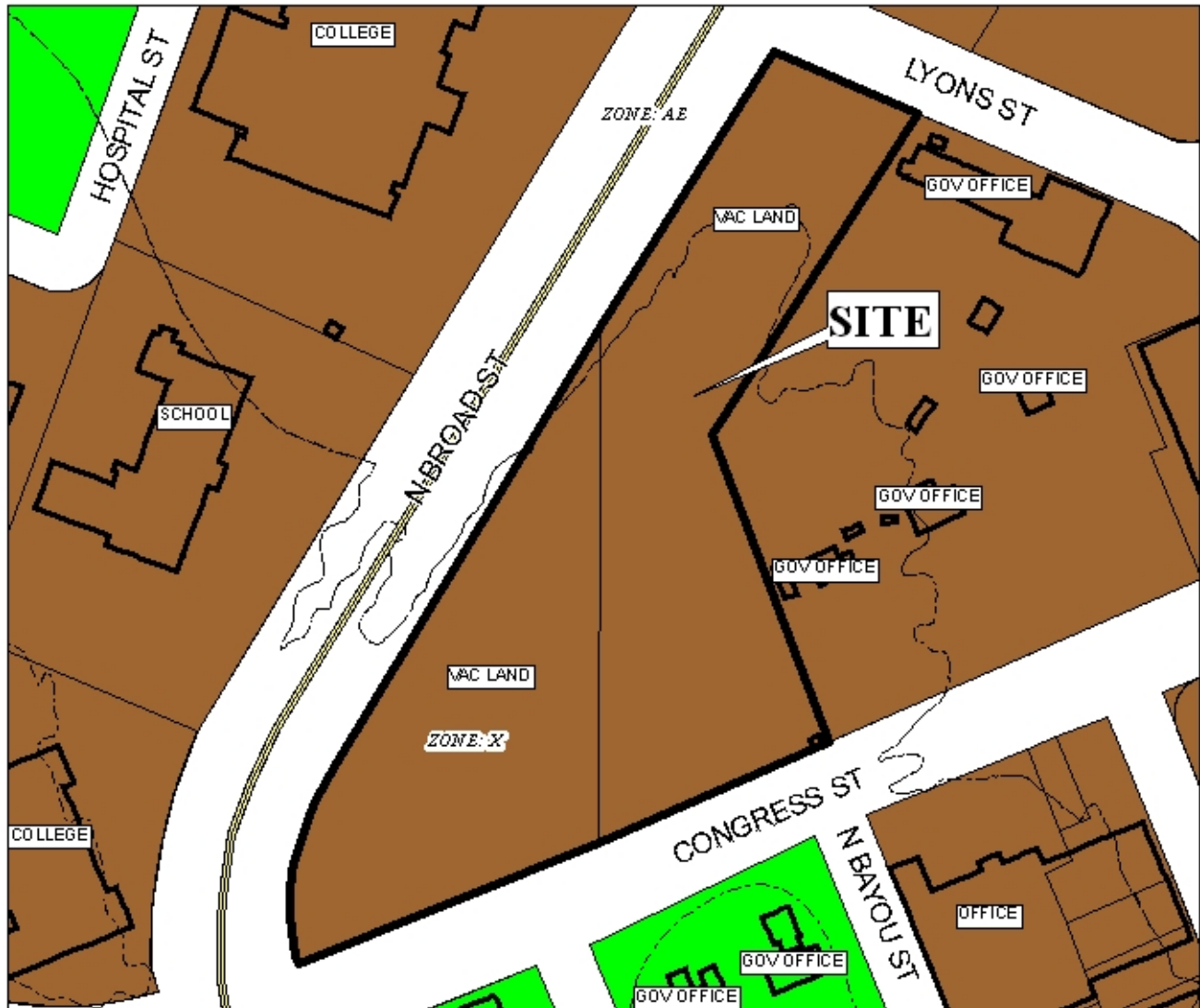
APPLICATION NUMBER 18 & 19 DATE January 3, 2013

APPLICANT Mobile County Board of Health Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A community college is located to the west of the site.
Offices are located to the east and south of the site.

APPLICATION NUMBER 18 & 19 DATE January 3, 2013

APPLICANT Mobile County Board of Health Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, 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

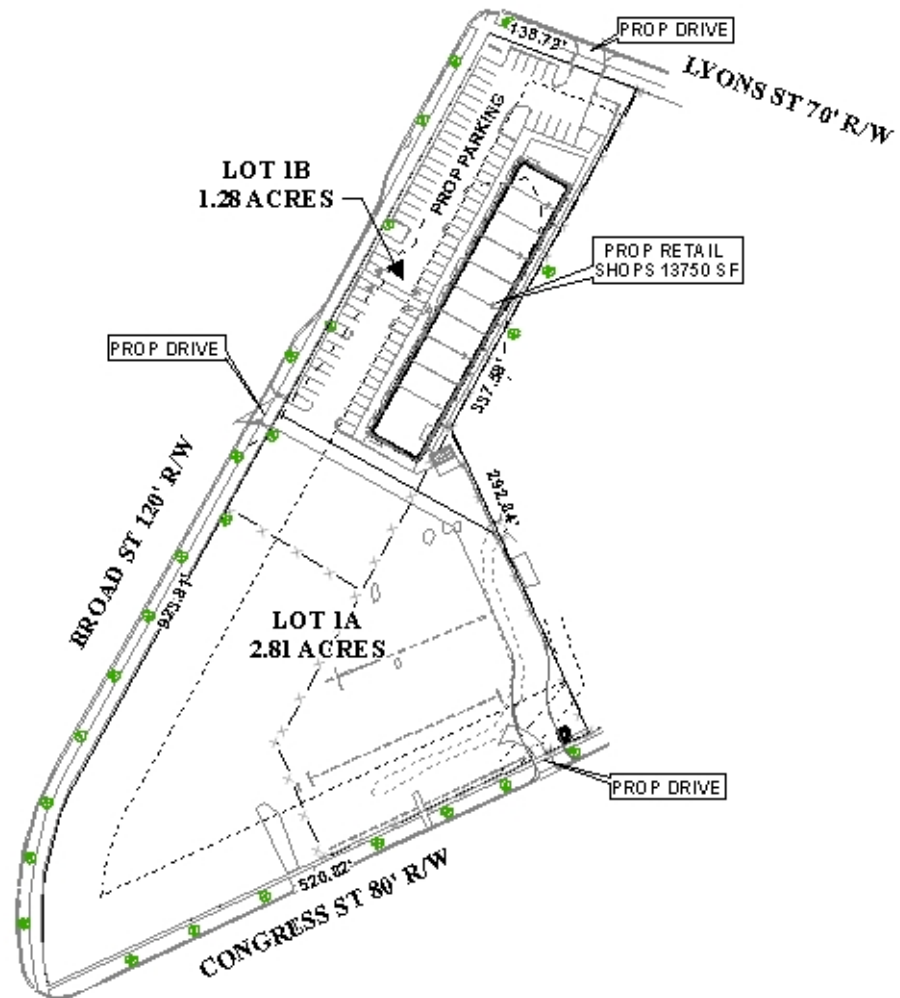


A community college is located to the west of the site.
Offices are located to the east and south of the site.

APPLICATION NUMBER 18 & 19 DATE January 3, 2013
APPLICANT Mobile County Board of Health Subdivision, Resubdivision of Lot 1
REQUEST Subdivision, Planned Unit Development



SITE PLAN



The site plan illustrates the proposed development.

APPLICATION NUMBER 18 & 19 DATE January 3, 2013
APPLICANT Mobile County Board of Health Subdivision, Resubdivision of Lot 1
REQUEST Subdivision, Planned Unit Development

