



Agenda Item # 18

MOD-003753-2026

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

East side of Hillcrest Road, 290'± South of Grelot Road

Applicant / Agent:

Lukas Benedetto, Piazza Kitchen & Patio

Property Owner:

Christ United Church

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Neighborhood Center - Suburban

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Schedule for Development:

- None provided

Proposal:

- Modification of a previously approved Planned Unit Development.

Considerations:

1. Modification of a previously approved Planned Unit Development with twelve (12) conditions.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER	18	DATE	July 16, 2026
APPLICANT	Lukas Benedetto, Piazza Kitchen & Patio		
REQUEST	PUD Modification		



SITE HISTORY

Since 1997, the subject site has had Planning Approvals to allow a church in a R-3, Multi-Family Residential District, as well as Planned Unit Developments (PUDs) to allow multiple buildings on a single building site and shared access between multiple building sites. The most recent applications for the site were a two (2) lot Subdivision and Major Modification of a Previously Approved PUD in November 2024, which allowed the creation of two (2) new lots. No changes were being made to the existing church, therefore a Modification to the Previously Approved Planning Approval was not required.

In 2017, the site was before the Board of Zoning Adjustment to allow the church at 6101 Grelot Road to erect a digital sign less than 300 feet from residentially zoned property. The Variance was approved.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE 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 Permitting Department (251-208-6070) 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement for a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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:

Access to the site is limited to the driveways shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant proposes to construct a restaurant on a currently undeveloped lot that shares access with adjacent properties within an existing Planned Unit Development (PUD).

The property is zoned B-3, Community Business Suburban District, in which restaurants are permitted by right. A detailed project description and all associated application materials are available through the link provided on Page 1 of this report.

The proposed site plan depicts access to the site via a direct curb cut onto Hillcrest Road, a curb cut connecting to the existing CVS parking lot to the north, and a curb cut connecting to the existing shared driveway to the south. The applicant has submitted authorization from the owner of the CVS property; therefore, the proposed shared access arrangement is permissible.

The submitted site plan depicts a 2,797-square-foot restaurant building, a 2,006-square-foot covered seating area, and both covered and open play areas. Based on the proposed development, a minimum of 17 parking spaces is required. The site plan provides 49 parking spaces, exceeding the minimum requirement by 32 spaces.

Pursuant to the Unified Development Code (UDC), parking spaces provided in excess of the minimum required parking on sites greater than one (1) acre must utilize alternative surfacing. Accordingly, 32 of the proposed parking spaces must comply with this requirement.

Article 3, Section 64-3-12.B., of the UDC requires restaurants to provide off-street loading facilities. Based on the size of the proposed building, one off-street loading space is required. The loading space must be at least 10 feet wide, 20 feet long, and provide a minimum overhead clearance of 10 feet. It is unclear from the submitted site plan whether a compliant loading space is proposed; therefore, any revised site plan should clearly depict an off-street loading space meeting the requirements of Section 64-3-12.B.

Section 64-3-7.A.3.(2)c. of the UDC requires one 9-foot-by-18-foot landscape island for every 12 contiguous parking spaces. The submitted site plan does not appear to demonstrate compliance with this requirement and should be revised accordingly.

Because the proposed parking area contains more than 10 parking spaces, a photometric lighting plan demonstrating compliance with the illumination standards of Article 3, Section 64-3-9.C., of the UDC will be required at the time of permitting.

No dumpster or dumpster pad is clearly depicted on the site plan. Any dumpster proposed for the site must comply with the enclosure and placement requirements of Article 3, Section 64-3-13.A.4., of the UDC and should be shown on the Final PUD Site Plan. Alternatively, a note may be provided indicating that curbside waste collection will be utilized.

Because this is the first development proposed for the subject property, full compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7, of the UDC will be required.

Building elevations were not submitted with the application. However, elevations demonstrating compliance with the building design and height requirements of Section 64-3-6 of the UDC will be required prior to the issuance of permits.

Signage is not included as part of this application. Any future signage will require separate review and permitting through the Planning and Zoning Department. Illuminated signs must be installed by a licensed and bonded sign contractor and will require applicable electrical permits.

Any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council.

If approved, a revised Modified PUD Site Plan, including both hard-copy and digital PDF formats, must be submitted to and approved by the Planning and Zoning Department prior to recordation in Probate Court, in accordance with Section 64-5-8.B.2(f) of the UDC.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

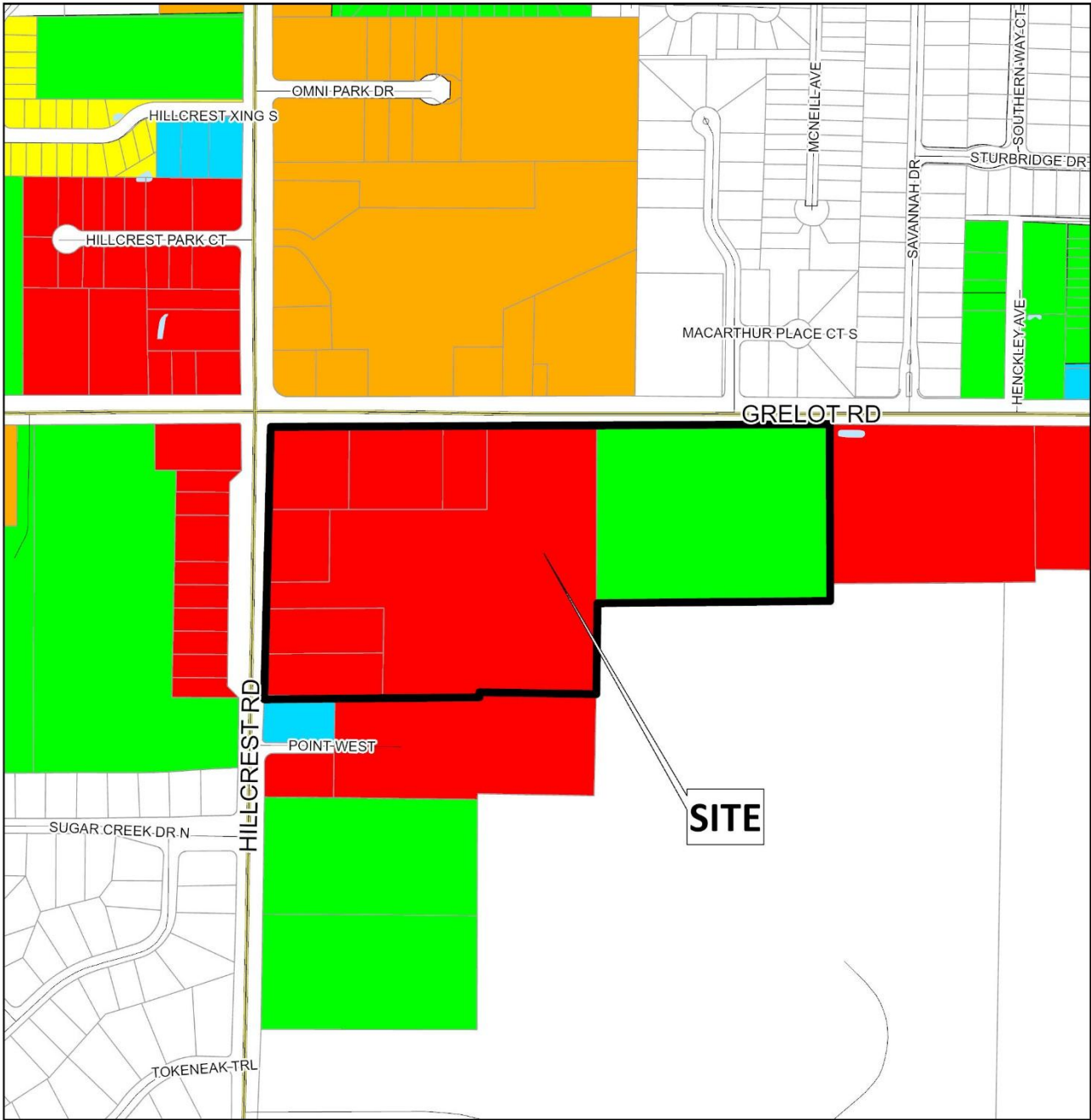
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers approval of the request, the following conditions should apply, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

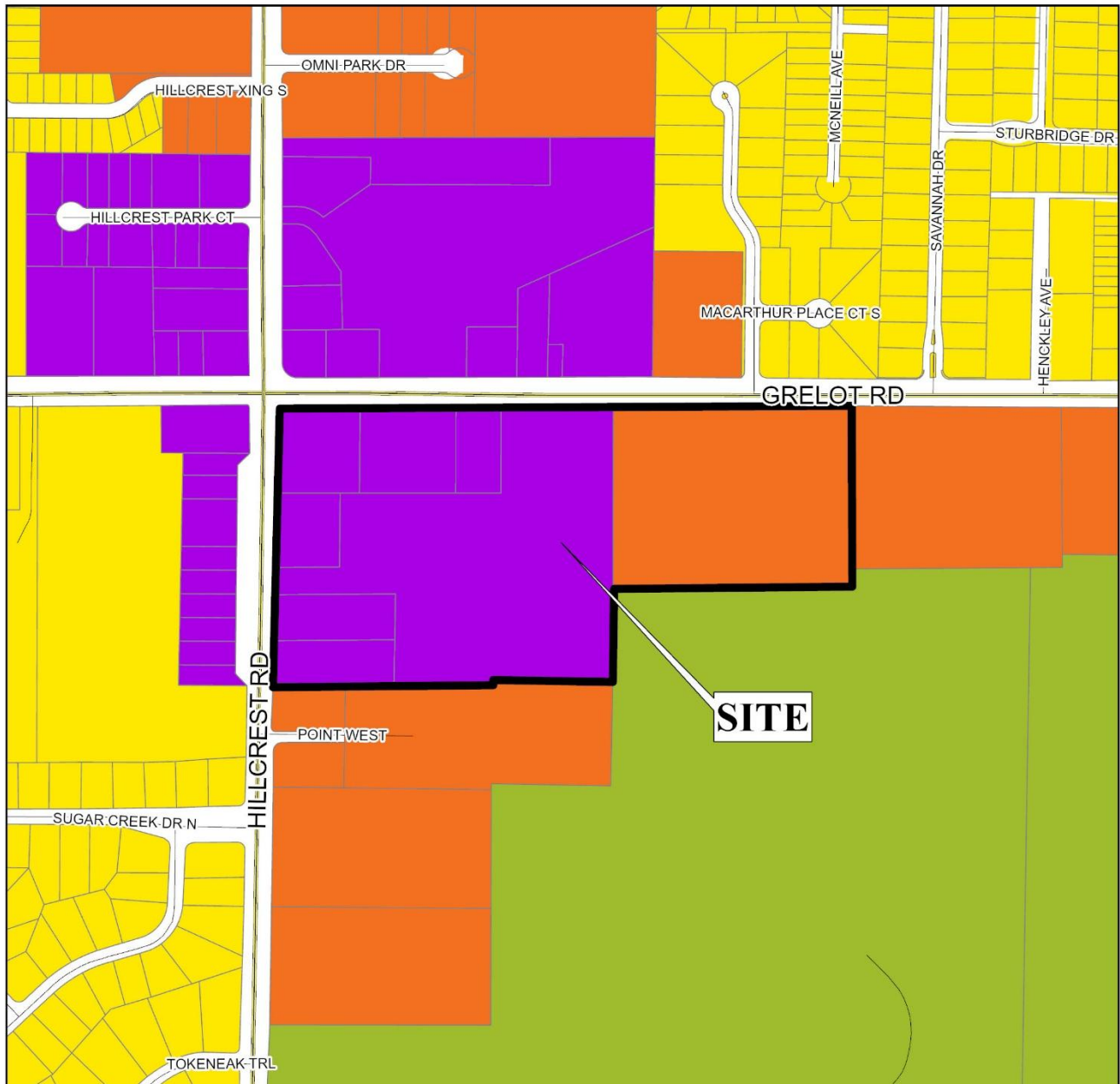
1. Revision of the site plan to depict one (1) nine-foot (9') by eighteen-foot (18') landscape island for every twelve (12) contiguous parking spaces, in compliance with Section 64-3-7.A.3.(2)c. of the UDC;
2. Revision of the site plan to clearly depict one (1) off-street loading space meeting the requirements of Section 64-3-12.B. of the UDC;
3. Revision of the site plan to either clearly depict a dumpster and compliant enclosure in accordance with Section 64-3-13.A.4. of the UDC, or provide a note stating that curbside waste collection will be utilized;
4. Compliance with the alternative surfacing requirements of the UDC for all parking spaces provided in excess of the minimum required parking;
5. Submission of a photometric lighting plan demonstrating compliance with Section 64-3-9.C. of the UDC at the time of permitting;
6. Submission of building elevations demonstrating compliance with the building design and height requirements of Section 64-3-6 of the UDC at the time of permitting;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report;
10. Compliance with all Fire Department comments noted in this staff report;
11. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) recorded copy of the site plan to Planning and Zoning in both hard-copy and PDF formats; and
12. Full compliance with all applicable municipal codes, ordinances, and regulations.

LOCATOR ZONING MAP



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REQUEST <u>PUD Modification</u>		

FLUM LOCATOR MAP



APPLICATION NUMBER 18 DATE July 16, 2026

APPLICANT Lukas Benedetto, Piazza Kitchen & Patio

REQUEST PUD Modification

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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REQUEST _____ PUD Modification

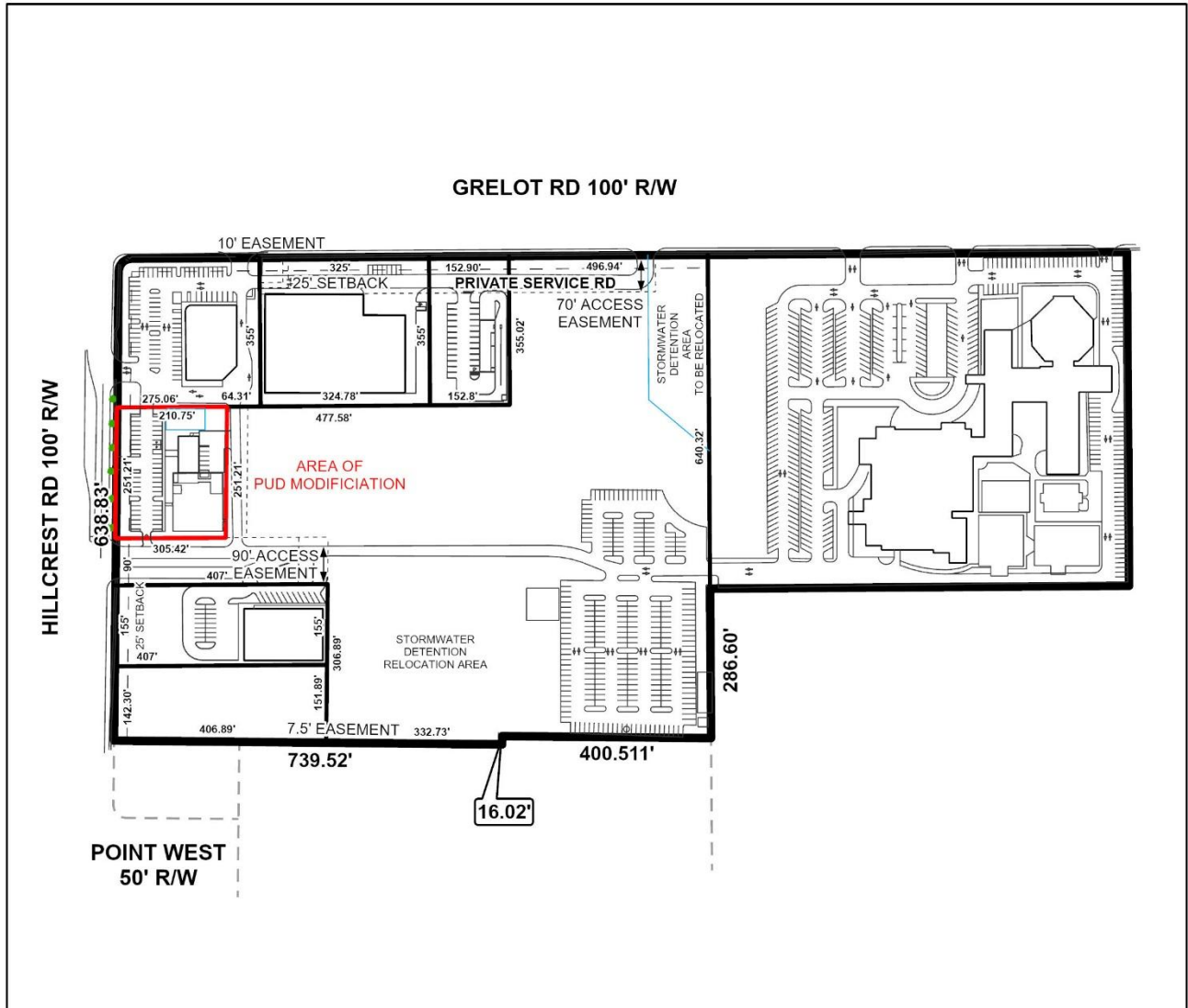
R-A
 R-3
 B-1
 B-2
 B-5
 ML
 I-2
 OPEN
 T-3
 T-5.2

R-1
 R-B
 T-B
 B-3
 CW
 MH
 PD
 SD
 T-4
 T-6

R-2
 H-B
 LB-2
 B-4
 MM
 I-1
 MUN
 SD-WH
 T-5.1



SITE PLAN



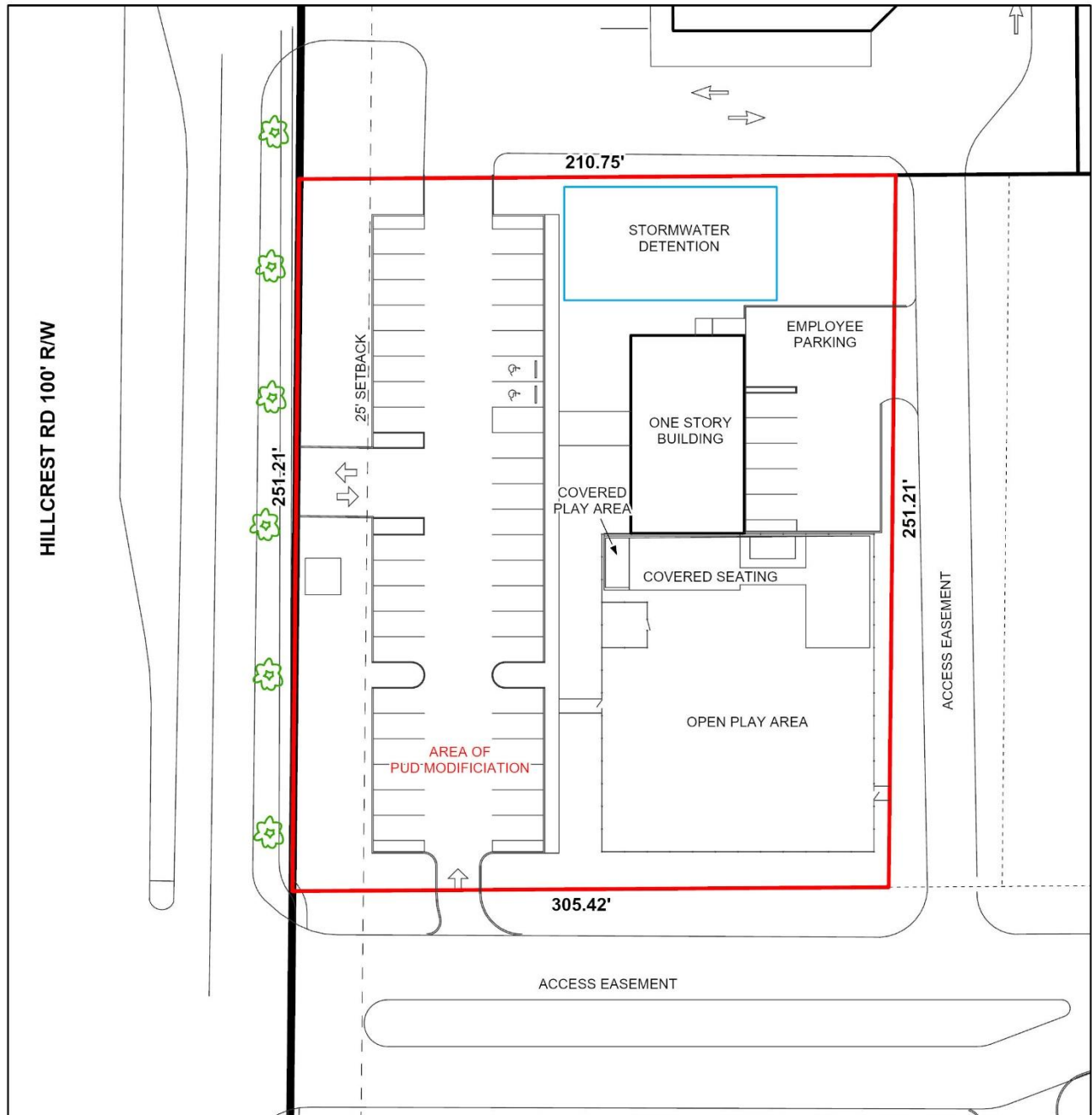
The site plan illustrates existing buildings, parking, setbacks, and proposed building additions.

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NTS

DETAIL SITE PLAN



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 REQUEST PUD Modification



The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

[illegible]

NEIGHBORHOOD CENTERS (NC)

Neighborhood Center applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. The following principles apply not just to the future development of new centers, but also to the redevelopment of existing centers. These principles are common to all neighborhood centers, but the appropriate design varies depending on whether a center is in a more “traditional” or more “suburban” context.

- › Support a limited amount of commercial employment
- › Incorporate some residential use, compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments. Form vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- › Be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Residential, Multifamily

Secondary Uses

- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Various types ranging in density from 10 to 30 du/ac;
- › Residential units above ground-floor retail
- › Multifamily buildings (small scale)
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Accessory and live-work units



NC TRADITIONAL (NCT)

These tend to be in areas connected to MxDR neighborhoods. They primarily occur east of I-65.

Development Intent

- › Buildings should orient to the street, with on-site parking typically pushed to the back of the site.
- › Design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.



NC SUBURBAN (NCS)

These generally are located among the LDR neighborhoods west of the I-65. Where they exist, these centers currently have a more pronounced vehicular orientation.

Development Intent

- › Support increase in mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).
- › Retrofit to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.)

