

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

Financial Plaza, LLC

**LOCATION**

41 West I-65 Service Road North  
(Southwest corner of I-65 Service Road North and College Lane South, extending to the Southeast corner of Du Rhu Drive and College Lane South).

**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-2, Neighborhood Business

**AREA OF PROPERTY**

4.18± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**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 College Lane or DuRhu Drive 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) 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 ALDOT 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).

Tree removal permits are required before removing any existing Heritage 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.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site.

The site was originally developed with the existing 73,000 sq.ft building in 2006.

The applicant is now proposing the construction of a second building, consisting of approximately 61,126± sq ft. In order to accommodate the minimum parking requirements for the overall development, the site plan also illustrates a parking deck adjacent to the proposed building. The table on the site plan indicates compliance with the minimum parking requirements of the Zoning Ordinance, which the site plan and deck layout appear to substantiate.

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 overall development appears to meet setback and site coverage requirements, with the exception of the Southwest corner of the parking deck which extends to within 2.5' of the south property line. The Zoning Ordinance allows a zero setback along a side property line in B-2 district, but also requires a minimum of 5' if a setback is provided. Given the orientation of buildings and the angle of the southern property line, the Commission may consider adjusting that requirement as part of this PUD request.

The site plan depicts existing landscaping and tree plantings, however no information is provided to illustrate that the site complies with the minimum requirements. As the proposed development exceeds 50% of the existing development, the site should to be brought into compliance with all requirements of the Zoning Ordinance and the Subdivision Regulations.

Chapter 4.E. 2. b. of the Zoning Ordinance states: In order to encourage the renovation, upgrading and maintenance of existing structures, these landscaping requirements shall apply to sites with an existing structure(s) in the event that the total gross floor area of the presently existing structure(s) is increased or decreased by fifty (50) percent. Increases or decreases can

occur by either additions or deletions to existing structure(s), or the placement or removal of structures on the site.

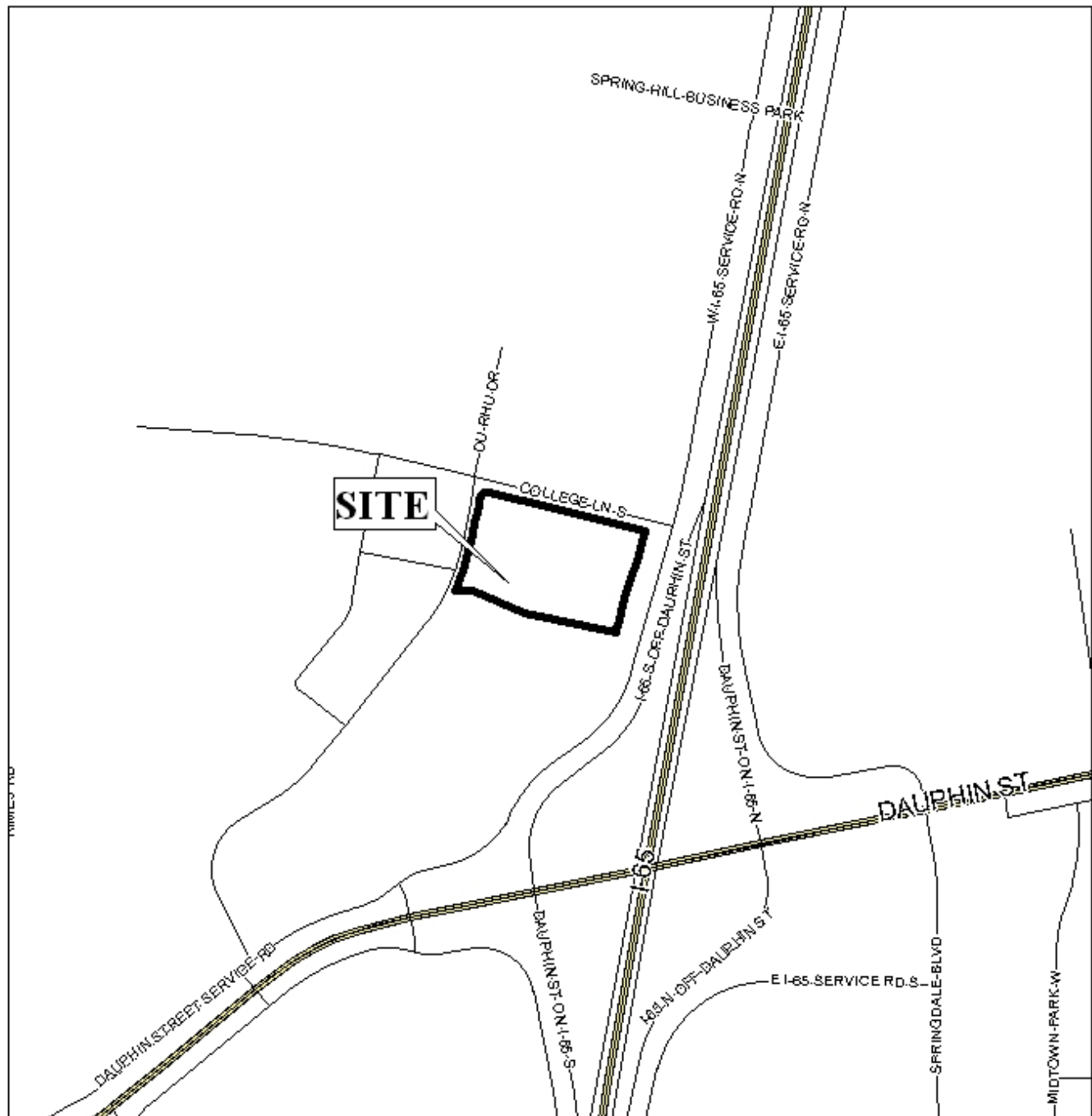
Additionally, the site consists of four individual legal lots of record. Staff is unsure how the original project received permit approval without a one lot subdivision to incorporate the four lots into one legal lot of record. Therefore, subdivision approval will be necessary.

### **RECOMMENDATION**

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

- 1) submission, Approval, and recording of a one lot subdivision, incorporating the existing lots into one legal lot of record, prior to the issuance of permits for building construction;
- 2) modification of the site plan/landscape plan to include table(s) illustrating compliance with the Landscaping and Tree Planting requirements of the Zoning Ordinance, to be submitted to the Planning Section of Urban Development prior to the issuance of any permits; and
- 3) compliance with 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 College Lane or DuRhu Drive 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) 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.)
- 4) compliance with Traffic Engineering Comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.)
- 5) 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.)
- 6) compliance with 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). Tree removal permits are required before removing any existing Heritage Trees.)
- 7) full compliance with all municipal codes and ordinances.

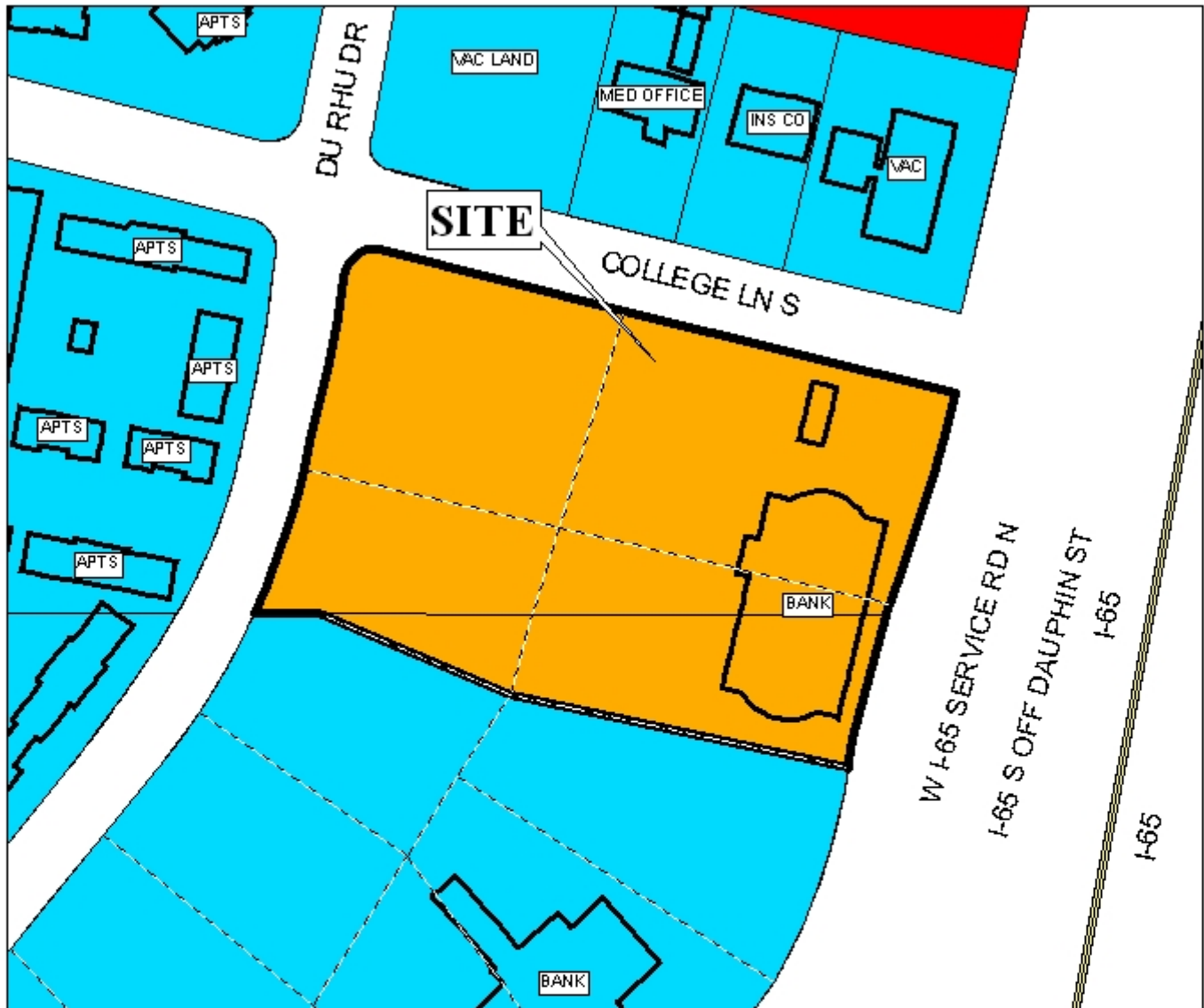
## LOCATOR MAP



APPLICATION NUMBER 18 DATE March 7, 2013  
APPLICANT Financial Plaza, LLC  
REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is located to the north and south of the site. Apartments are located to the west of the site.

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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



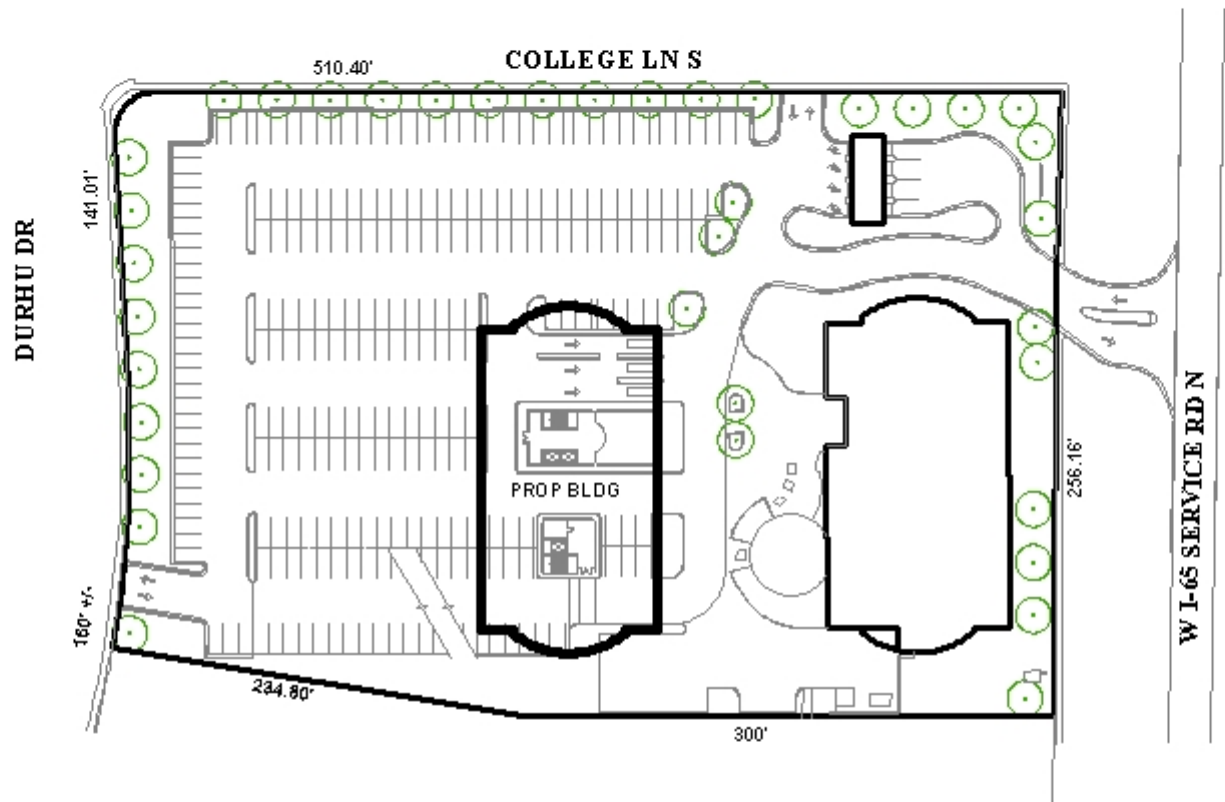
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# SITE PLAN



The site plan illustrates the existing improvements and proposed structures.

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# DETAIL SITE PLAN

## GROUND LEVEL DETAIL



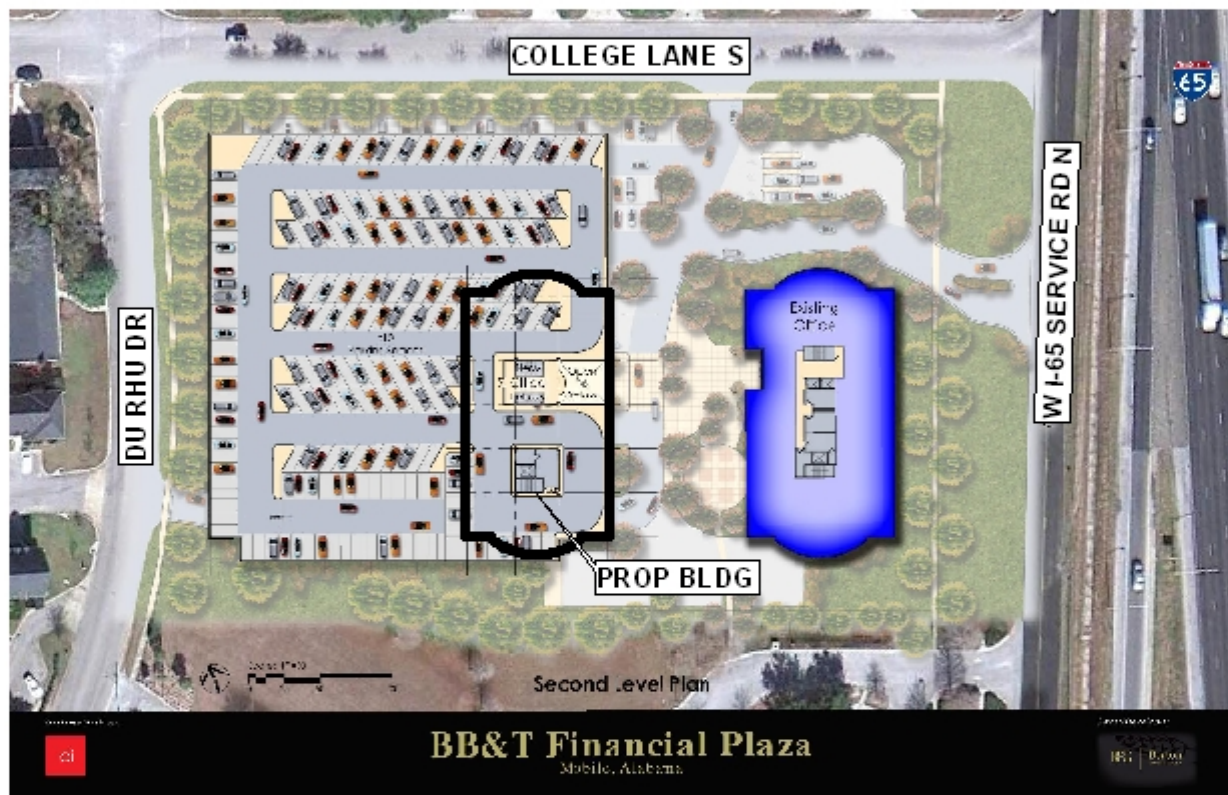
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# DETAIL SITE PLAN

## DECK LEVEL DETAIL



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