

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 6, 2013****DEVELOPMENT NAME**

PDQ University Crossing

**LOCATION**

116 South University Boulevard  
(West side of South University Boulevard, 750' South of  
Old Shell Road, extending to the Northern termini of  
Barbara Mitchell Drive East, General Bullard Avenue, and  
Westfield Avenue, extending to the East side of Long  
Street 900'± South of Old Shell Road).

**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1.53± 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 lots.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

No Comments

**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).

**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 buildings on a single building site and shared access between multiple lots.

The site was the subject of a Subdivision and Planned Unit Development at the Planning Commission's September 6, 2007 meeting creating five legal lots and to allow multiple buildings on a single building site. The applicant now wishes to construct a building on one of the out parcels (Lot 4) of the approved subdivision and PUD; however, a condition of the PUD approval was that future developments of the out parcels require new Planned Unit Development applications to amend the existing PUD.

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 applicant is proposing a 4,370 square foot building, including patio for outdoor seating, a 280 square foot dumpster enclosure with an attached 177 square foot storage building to be used as a fast food restaurant. The site plan illustrates 60 parking spaces, and notes stating the total and frontage landscaping required and provided, as well as the number of trees required and proposed. The site plan contains a note calculating required parking using the ratio of one parking space per 100 square feet ratio as required by the Ordinance for restaurant use.

The site plan submitted illustrates that the site would be full compliance with setbacks, density, parking, tree and landscaping requirements and all other requirements of the Zoning Ordinance. The site plan also illustrates the required 10' wide residential buffer adjacent to all residentially zoned or utilized properties and the 25-foot setback from the Barbara Mitchell Drive street stub. However, while a note is present stating that there is a fence along most of the Southern property line, it should be noted that the fence should be continued to the front property line; however, it should be no higher than 3-feet within the 25-foot front setback as required by Section 64-4.D.1. of the Zoning Ordinance. Moreover, technically, the fence should run along the 25-foot setback along Barbara Mitchell Drive street stub; however, since this is a Planned Unit Development approval staff has some leeway to waive this requirement and allow the buffer fence to run as proposed.

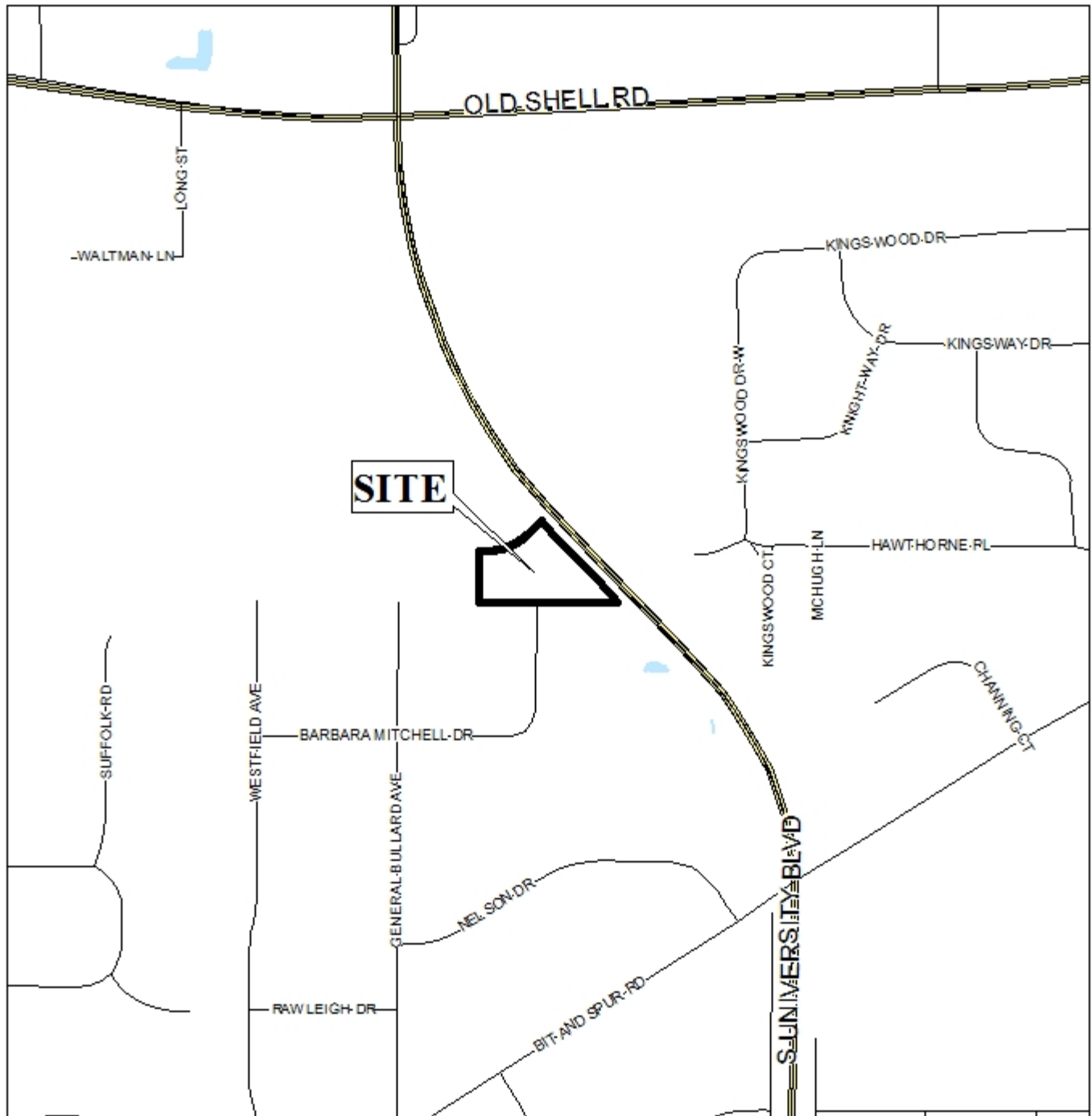
It should be noted that the dumpster enclosure and attached storage building are located approximately 20-feet from residentially zoned property, this complies with the Ordinance; however, this structure may be better served to be relocated to the Northern portion of the property if possible.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the revised PUD site plan, this application is recommended for Approval, subject to the following:

- 1) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance along the Southern property line;
- 2) relocation of the dumpster enclosure and storage building to the Northern property line if possible; and
- 3) submission of two copies of the revised Planned Unit Development site plans to Urban Development.

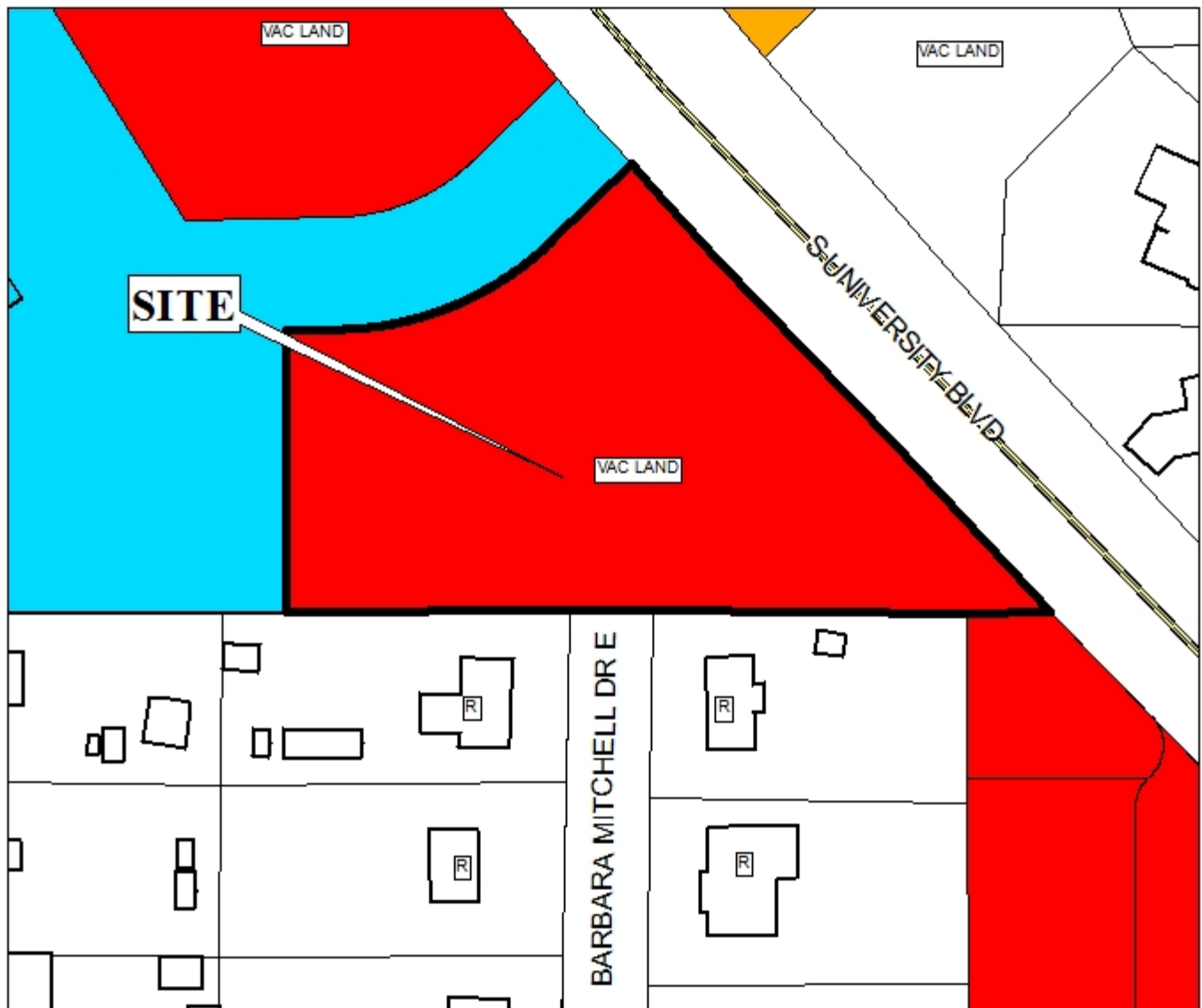
# LOCATOR MAP



APPLICATION NUMBER 18 DATE June 6, 2013  
APPLICANT PDQ University Crossing  
REQUEST PUD



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units to the south,  
and vacant land lots to the north of it.

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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
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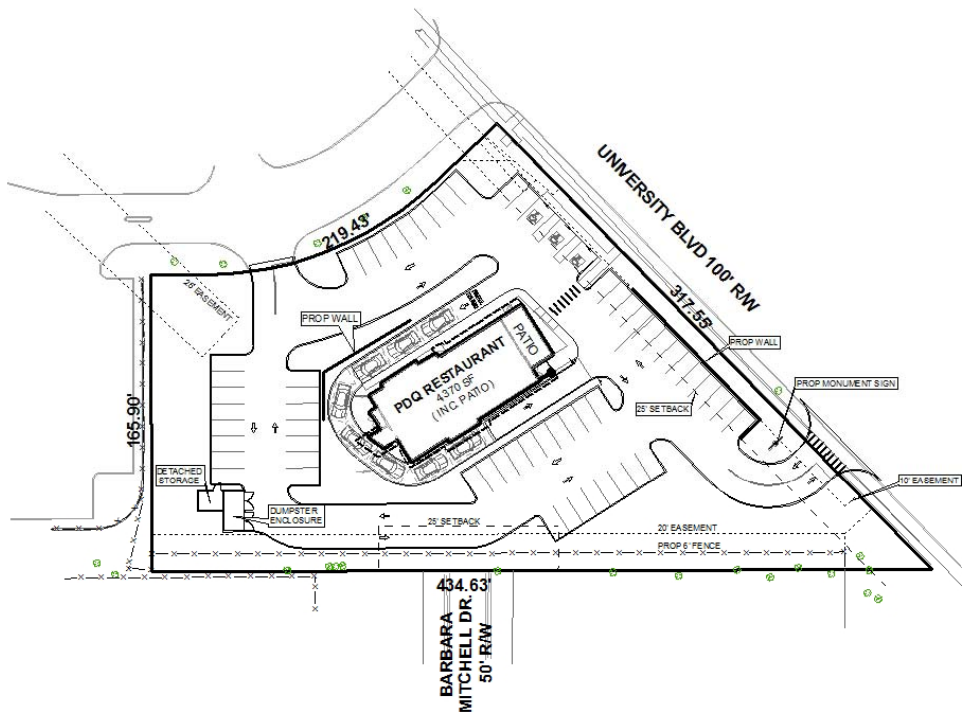


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# SITE PLAN



The site illustrates the proposed restaurant building, setbacks, walls, and fence.

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