

PLANNING APPROVAL STAFF REPORT**Date: April 4, 2013****NAME**

Azalea City Credit Union

LOCATION5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

1 Lot / 0.92 ± Acre

CONTEMPLATED USE

Planning Approval to allow a credit union in a B-1, Buffer-Business District.

**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 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).

Urban Forestry is acceptable with removing the Preservation Status for the 60" Live Oak Tree located within the proposed footprint of new office building. Urban Forestry staff has met with the developers engineer and were unable to relocate the propose building due to severe grade changes located at the North East corner of the site.

**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 Planning Approval to allow a credit union in a B-1, Buffer Business District. Planning Approval is required for credit unions in B-1 zoning districts.

The subject site received subdivision approval to create a legal lot of record from an existing metes and bounds parcel and rezoning approval from R-1, Single-Family Residential to B-1, Buffer Business in 2007 with the following conditions: 1) completion of the subdivision process; 2) compliance with Engineering Comments (There are probable outfall problems and no apparent location for stormwater to discharge. Any concentrated and/or increased stormwater discharge onto an adjacent property will require a hold harmless agreement from the affected property owner(s). Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit); 3) 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). Preservation status is to be given to the 56" Live Oak Tree and the 48" Live Oak Tree located on the South East side of the Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Due to existing trees on right of way, all new curb cuts are to be coordinated with Urban Forestry. Any work to the trees on right of way will require a permit from the Mobile Tree Commission.); 4) the site be limited to one curb cut to each, Knollwood Drive and Cottage Hill Road, size, location and design to be approved by Traffic Engineering; 5) provision of a minimum 6' high privacy fence along the North and East property lines, where the site abuts residential properties (can be no higher than 3' in the required 25' setback from both streets); and 6) full compliance with all municipal codes and ordinances.

It is very important to note that the Planning Approval review is site plan specific; therefore *any* future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval.

The site plan illustrates a 9,000 square foot, two-story structure, a 1,420 square foot three-lane drive-thru canopy, and 30 paved parking spaces. The traffic aisle illustrated to the entrance of the drive-thru to be approximately 12-feet in width at it narrowest. This reduction is due to a condition of the rezoning to preserve an existing 48-inch Live Oak. Unfortunately, the 60-inch Live Oak also the subject of the same condition of preservation status given in the rezoning is proposed to be removed.

It should be noted that a rezoning application to amend condition number 3) 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). Preservation status is to be given to the 56" Live Oak Tree and the 48" Live Oak Tree located on the South East side of the Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Due to existing trees on right of way, all new curb cuts are to be coordinated with Urban Forestry. Any work to the trees on right of way will require a permit from the Mobile Tree Commission.), to allow the removal of the 60-inch Live Oak would be required.

The current owner/applicant proposes to construct a credit union on the site, which requires Planning Approval in B-1, Buffer Business Districts.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

A compliant 6' high wooden privacy fence is indicated where the site adjoins the residential site. However, a note of the site plan should be added that within the minimum building setback line, the privacy fence should not be higher than 3-feet.

The parking requirement for a development of this type is one space per 300 square feet of gross floor area for office use. The site provides 30 paved parking spaces; it should be noted that the addition of the drive-thru lane does provide compliant stacking of vehicles to allow ease of access and drive-thru window circulation by customers of the facility. As the traffic flow around the building is one-way, a free-flow of traffic must be ensured. To ensure the free-flow of customer traffic around the rear of the site, signage should be posted guiding customers of the one-way traffic aisle to the drive-thru, and the drive thru aisles should be striped.

Finally, there is no indication on the site plan as to the proposed location of a dumpster; therefore, if the applicant utilizes a dumpster must be indicated on the site plan, and the location and required screening must comply Section IV.D.9. of the Zoning Ordinance and the proper connection to sanitary sewer as required by City Engineering.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for Holdover until the June 6th Commission meeting, to allow the applicant to address:

- 1) submission of a rezoning application amending the condition to allow the removal of the 60-inch Live Oak by April 15th;
- 2) completion of the rezoning process;
- 3) illustration of the location of any dumpster on the site plan or a note on the site plan stating that garbage pick-up will be contracted for daily pick up;
- 4) placement of proper signage to guide drive-thru customers to the drive-thru canopy;
- 5) compliance with the buffering requirements of the Zoning Ordinance from adjacent residential uses, with the note of the buffer within the minimum building setback to be no higher than 3-feet;
- 6) the provision of landscaping as illustrated on the site plan; and
- 7) compliance with the Tree Planting requirements of the Zoning Ordinance.

LOCATOR MAP



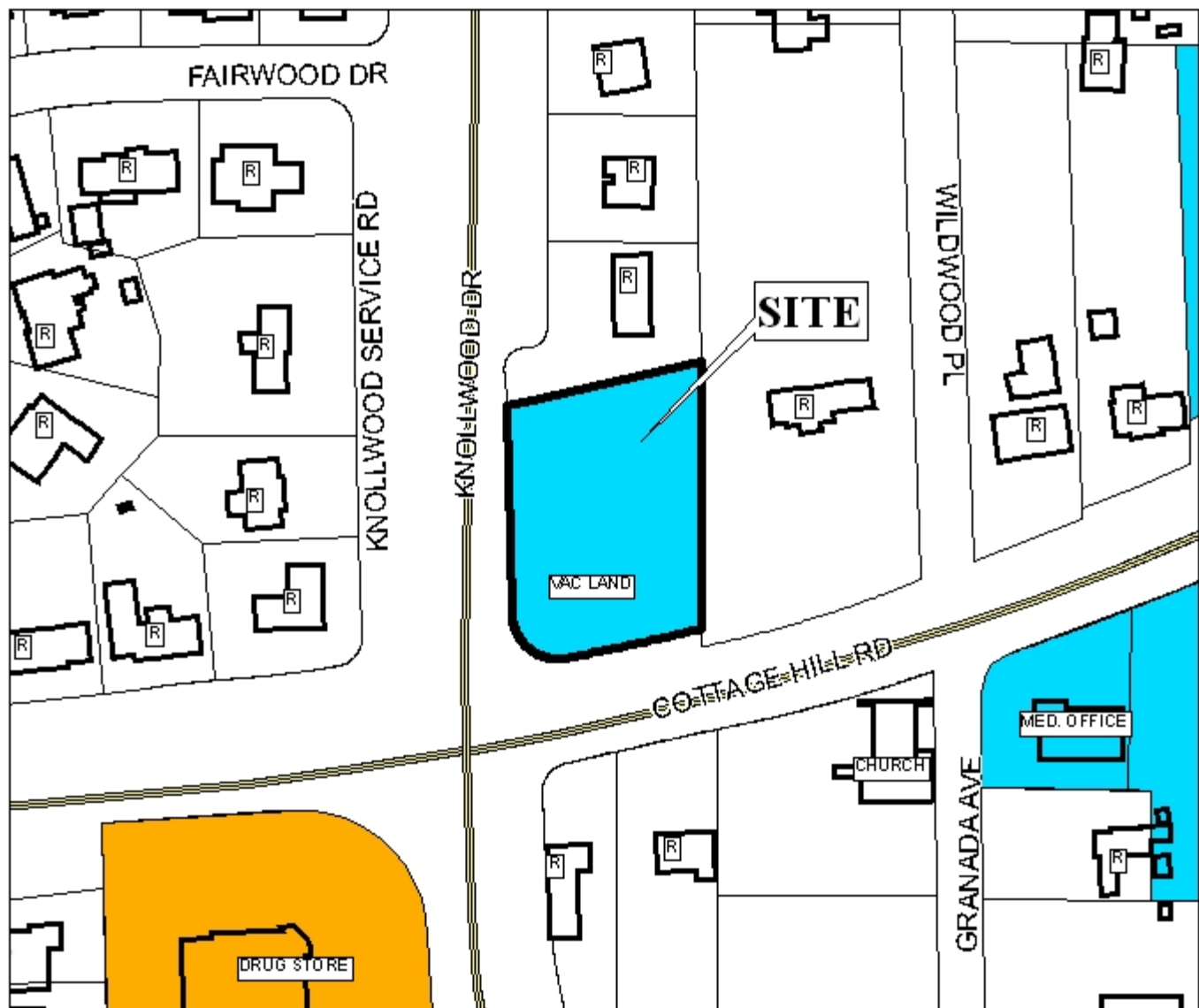
APPLICATION NUMBER 19 DATE April 4, 2013

APPLICANT Azalea City Credit Union

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residences are located to the north, west, and east of the site. A church and drug store are located to the south.

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

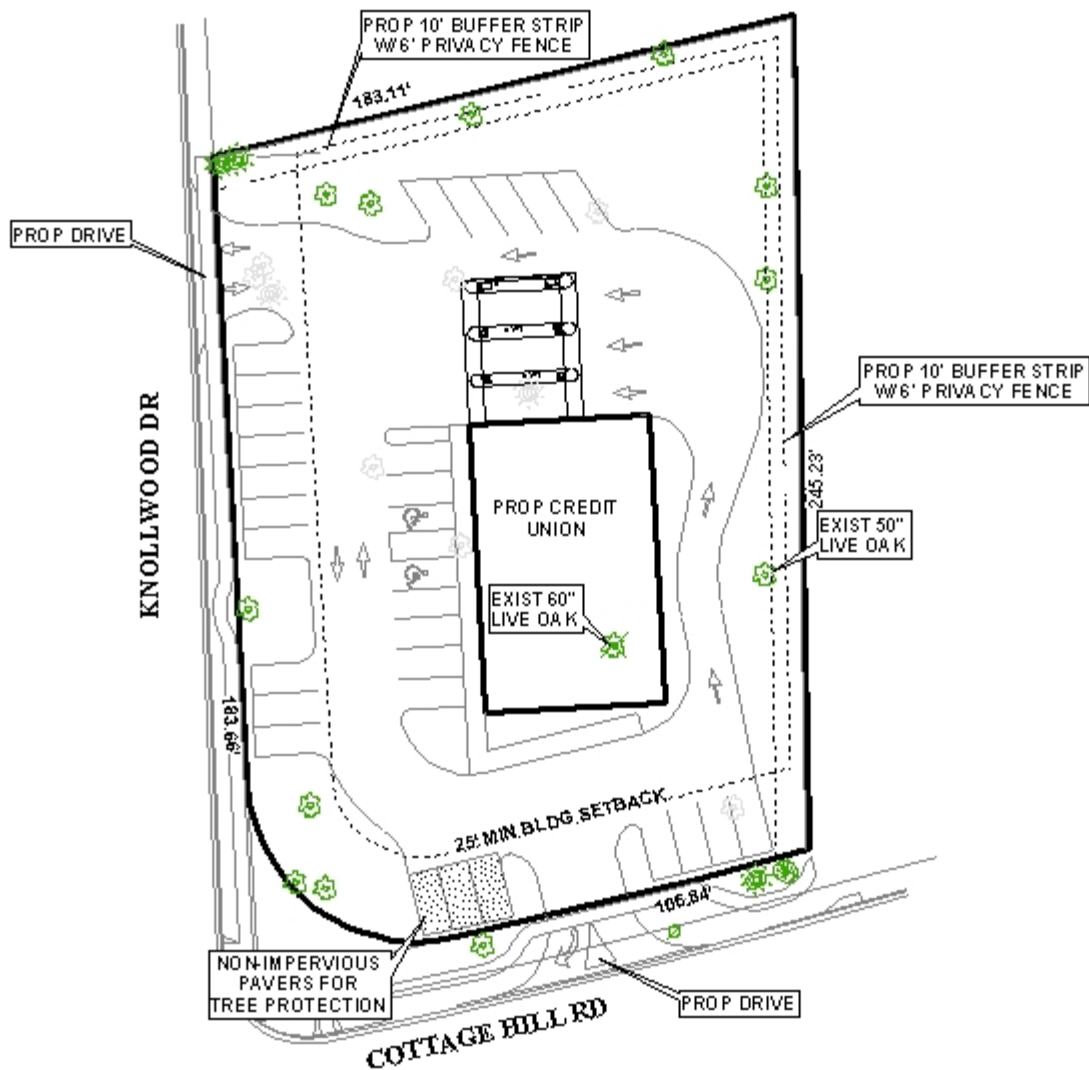


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N
NTS

SITE PLAN



The site plan illustrates the proposed credit union.

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N

 NTS