

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: December 15, 2011****DEVELOPMENT NAME**

DAA Acquisition of Alabama

**LOCATION**3030 McVay Drive North  
(East side of McVay Drive North, 810' ± South of  
Government Boulevard, and extending to the South side of  
Macmae Drive)**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lots / 13.8 Acres ±

**CONTEMPLATED USE**Planned Unit Development Approval to amend a  
previously approved PUD to allow multiple buildings on a  
single building site, and a reduction in front landscaping  
requirements.**CONTEMPLATED USE****TIME SCHEDULE  
FOR DEVELOPMENT**Phase One: Immediate  
Phase Two: Within one year**ENGINEERING  
COMMENTS**

An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration number for the site prior to beginning any work. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Land Disturbance plans are to be submitted and approved prior to beginning construction. Due to the existence of an existing detention pond the applicant will need to either provide certification that the existing detention pond, outfall structure(s) and existing downstream receiving system are sized and constructed to accommodate the proposed increase in impervious area; or, will need to propose additional detention with the Land Disturbance permit. The surface grading for any existing or proposed dumpster pads and/or car wash drains must be minimized and directed to a drain 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 conform to AASHTO standards. Driveway on Macmae

Drive should be limited to 24' wide. Radii for Macmae Drive driveway are not illustrated on the site plan. A 20' radius is typical for passenger cars and a 30' radius is desirable for large trucks.

## **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 a reduction in front landscaping requirements.

The applicant's original approval was granted by the Planning Commission on September 16, 2010. Subsequently, the applicant received a land disturbance a permit and building permits on November 15, 2010. The building permits are now in the process of being finalized for certificates of occupancy. The original approval consisted of renovations of an existing building, construction of a secondary building and auto canopy, as well as construction of 659 parking spaces – 171 customer spaces, 16 employees spaces, 6 handicapped spaces, and 466 inventory spaces. The use of the site is for automobile auctions.

The applicant now wishes to construct additions to the development in two phases. Phase One, proposed for immediate development, includes the construction of 210 additional inventory spaces and associated maneuvering area, as well as relocation of fencing. Phase Two, with development anticipated within one year, includes the construction of a 6,000 square-foot building (1,500 square feet of office space and 4,500 square feet of automobile shop for detailing and minor repairs of inventory); 17 employee parking spaces and 99 inventory spaces, as well as associated maneuvering area and fencing.

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 site plan depicts the proposed improvements. The parking spaces, maneuvering areas, and buildings are compliant with the Zoning Ordinance. The site plan does not depict some required

bumper stops. Where curbing is not provided along the edge of pavement, bumper stops must be provided.

The inventory area of the site is proposed to be fenced, and the fence is proposed to run between the designated customer parking area and the designated inventory area. Bumper stops were required to be placed at the parking spaces abutting the fence to prevent damage to both the fence and to automobiles. These bumper stops should remain. Additionally, Phase Two indicates a new curb cut to Macmae Drive. The accessway from the curb cut indicates a gated access, however, the site plan depicts queuing space in excess of the required 51 linear feet. As such, the gated access meets the requirements of the Ordinance.

The site plan also depicts the existing dumpster with an adequate enclosure. No new dumpster is shown for the proposed building in Phase Two. If any new dumpster will be required, a new PUD application would be required.

The lot abuts R-1 zoned land on the southeast side of the site. The previously constructed buffer, a 6-foot high solid wood privacy fence, is proposed to be relocated, and will remain compliant.

Regarding landscaping and tree plantings on the site, the site is required to have 71,874 square feet of total landscaping (12% of the total site area of 598,950 square feet), with 43,124 square feet (60%) of that total located between the building wall and the right-of-way line. The site plan depicts total landscaping at 130,931 square feet, or 21.8 % of the site, and 29,310 square feet of front landscaping, or only 68% of the required amount.

The applicant did not provide any justification for the need for the reduced front landscaping. The site is extensively developed already, and the proposed development will essentially max-out the site for development. Phase Two is the portion of the development which will lead to non-compliance. It is possible to modify the site plan and achieve compliance with frontage landscaping requirements. While the modifications would eliminate some parking spaces, the site is more than adequate to achieve the parking required by the Ordinance. Non-compliance with the front landscaping requirements may indicate overdevelopment of the site. As such, the applicant should redesign the Phase Two portion of the site to indicate compliance. There is nothing peculiar to the site that would justify a reduction in front landscaping requirements.

It should be noted that, as designed, the tree plantings comply with the Ordinance.

Lastly, sidewalks were constructed with the original approvals, and no new sidewalks are required.

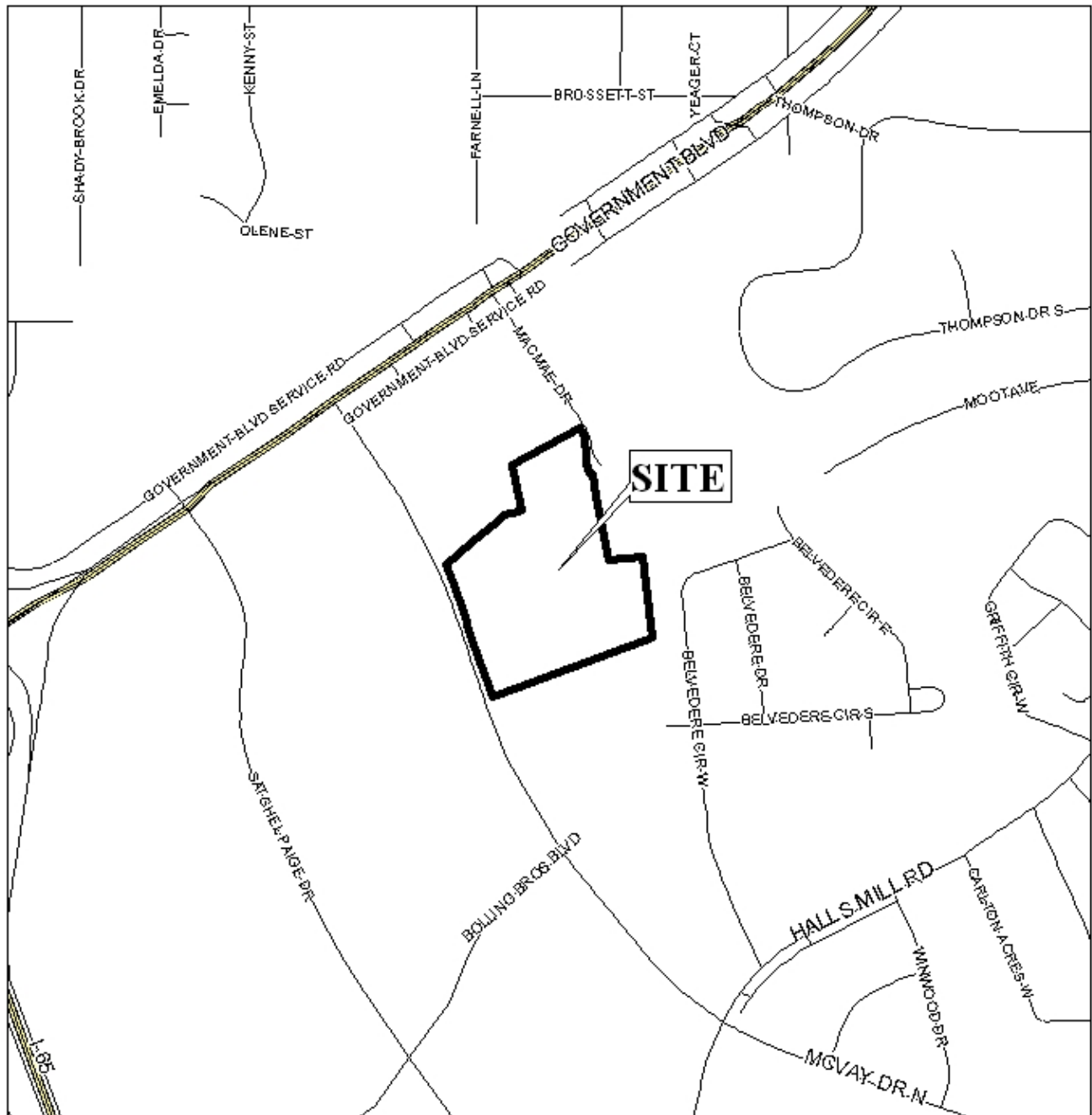
### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the January 19, 2012, meeting, with revisions due to the Planning Section by noon on January 4, 2012, to address the following:

- 1) revision of the site plan to depict either curbing or bumper stops for all parking spaces along the edge of the paved area; and

- 2) revision of the site plan to depict full compliance with the frontage landscaping requirements, specifically in Phase Two.

# LOCATOR MAP



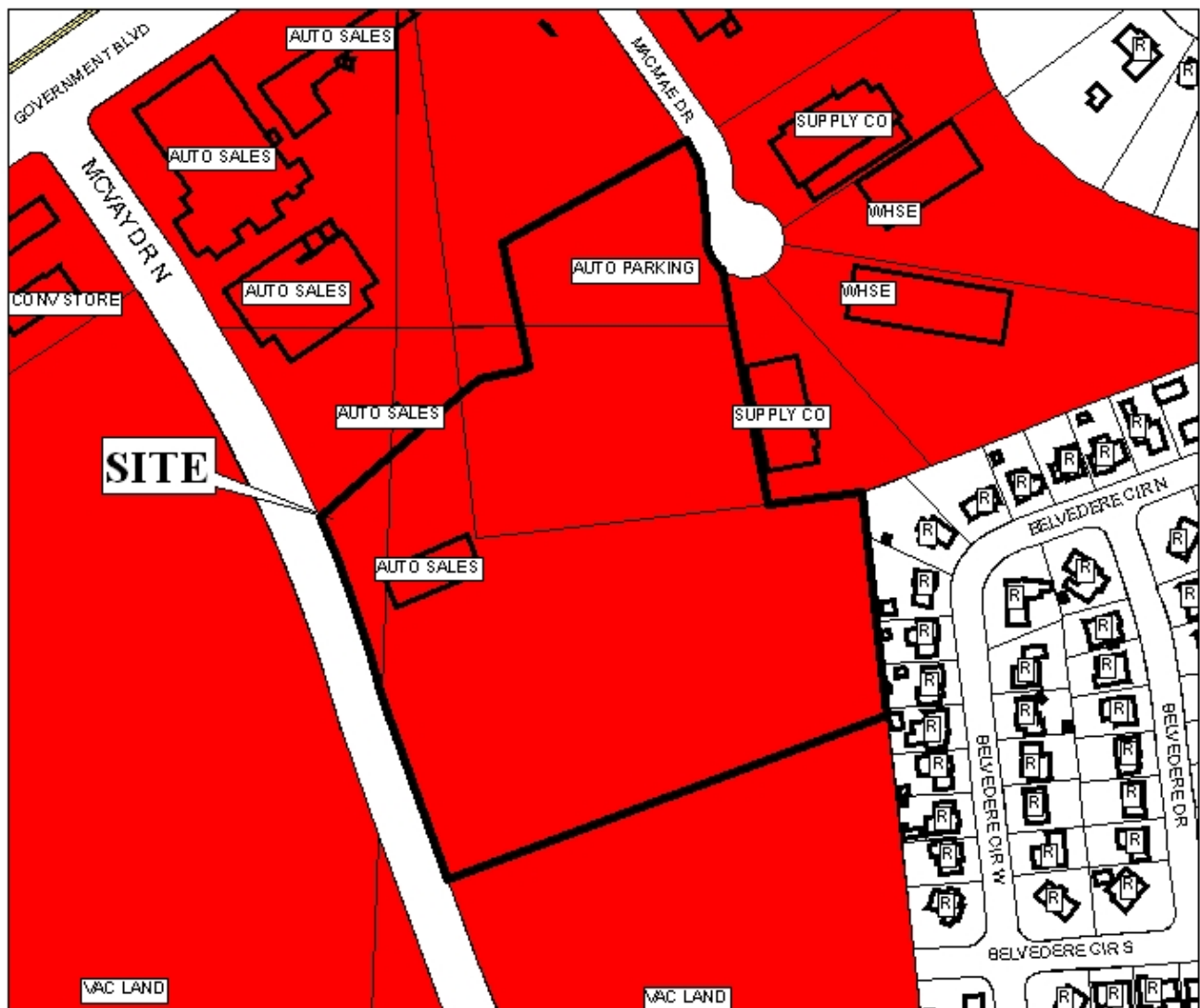
APPLICATION NUMBER 19 DATE December 15, 2011

APPLICANT DAA Acquisition of Alabama

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the east of the site. Business land use is located to the north 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



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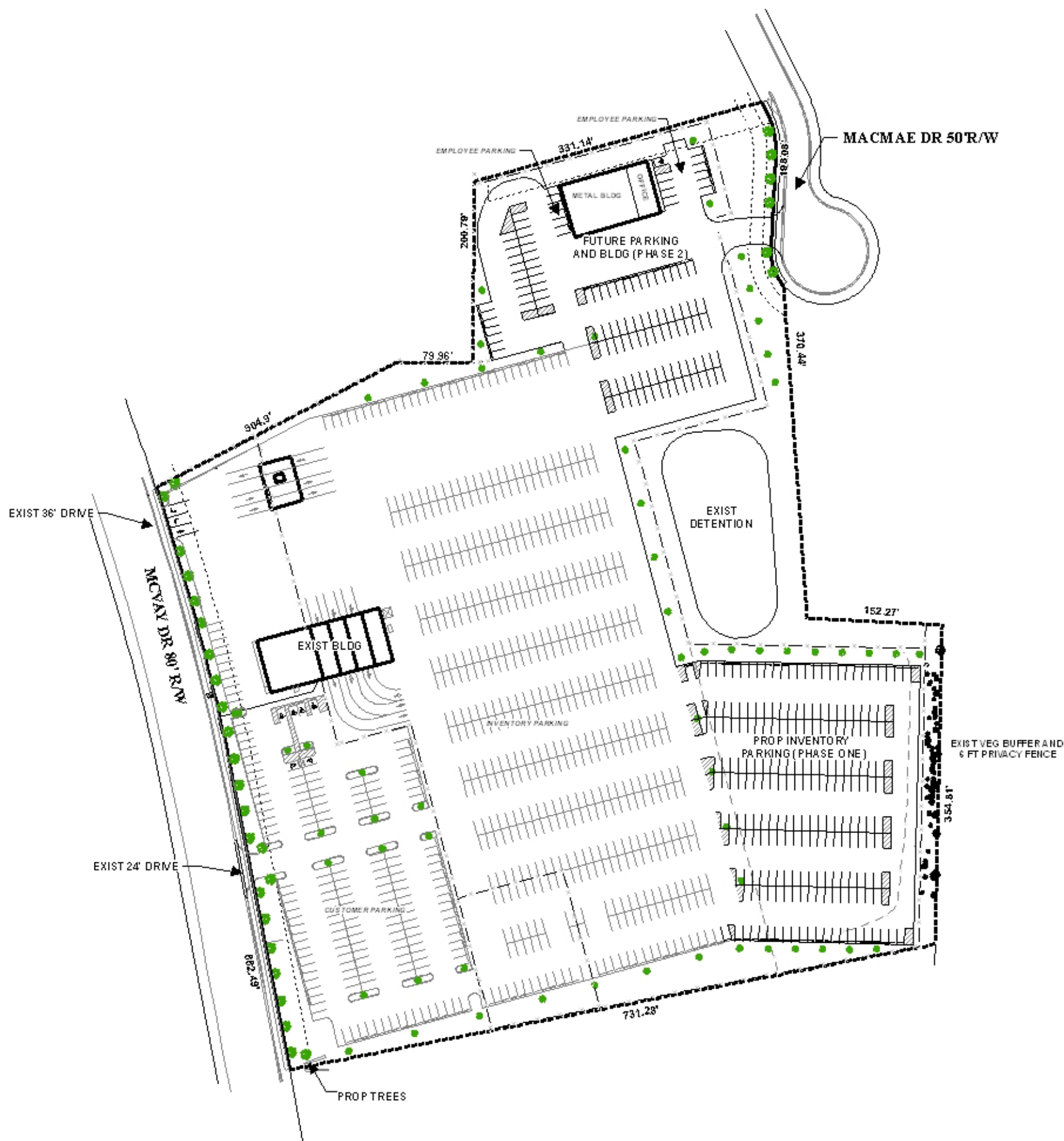
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SITE PLAN



Note: Frontage Landscaping deficient by 13,814 SF

The site plan illustrates the existing development and proposed parking expansion.

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