

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 11, 2013****DEVELOPMENT NAME**

MacMae Venture LLC & Georgetown Partners

LOCATION2785 and 2789 MacMae Drive
(South terminus of MacMae Drive).**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2 Lots / 4.0± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site with shared access between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given

**ENGINEERING
COMMENTS**

- 1) Add a note to the PUD drawing that states: 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 Department (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) Add a note to the PUD drawing that states: Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. The existing detention facility will need to have its volume capacity and functionality verified by a licensed PE.
- 3) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.
- 4) Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping).

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).

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 with shared access between two building sites.

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.

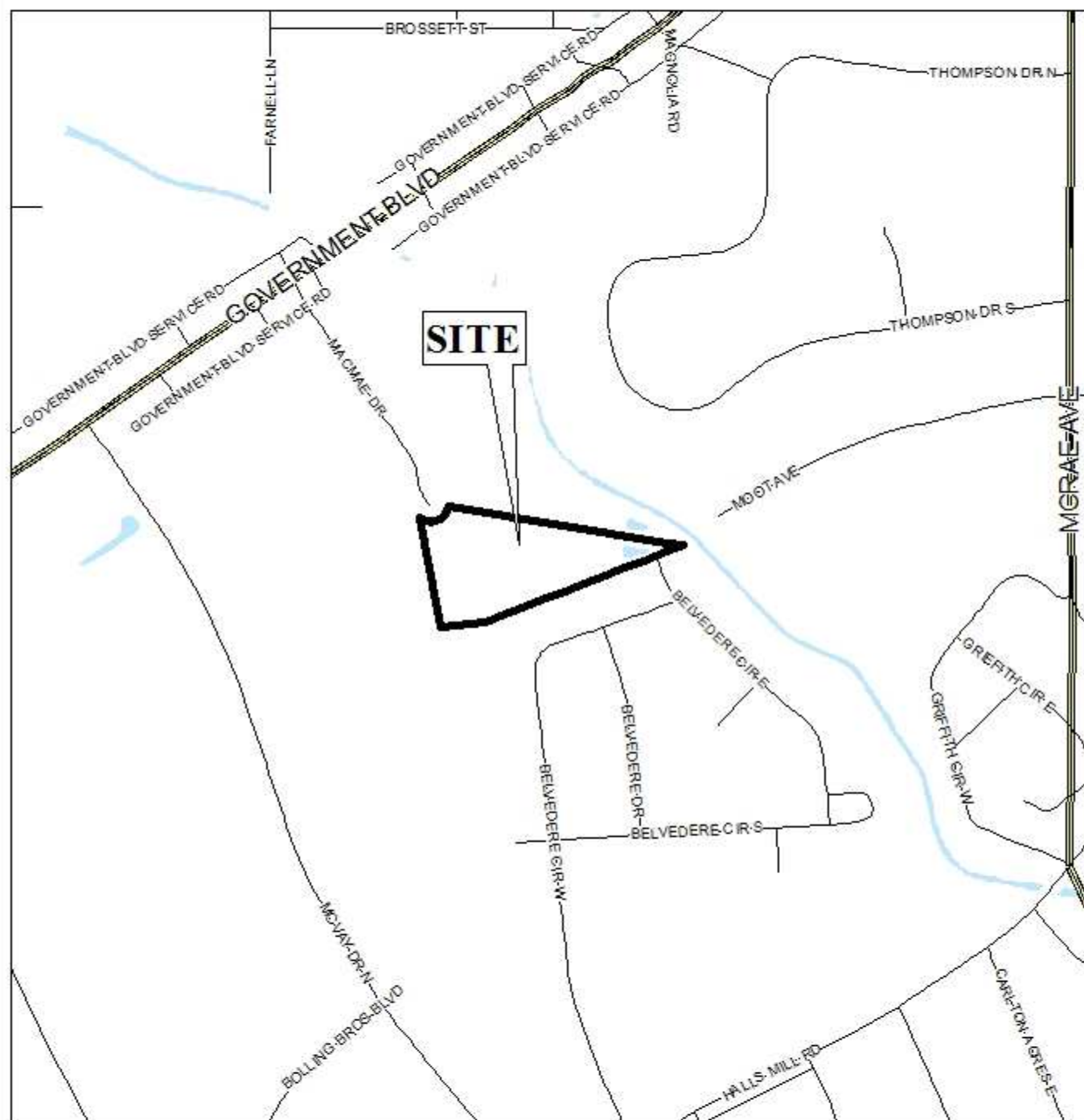
The subject site consists of an existing 19,760 square-foot warehouse/office building on one lot, and an existing 12,000 square-foot warehouse/office building on another lot. With a proposed 11,200 square-foot warehouse/office building, and 1,600 square-foot covered loading dock, the combined sites would have 44,560 square feet of office/warehouse space. The site is zoned B-3, and the Zoning Ordinance allows up to 40,000 square feet of light warehousing/distribution use in B-3 districts. Such use over 40,000 square feet requires Planning Approval in B-3 districts. Since the proposed square footage is above 40,000, a Planning Approval application has been submitted which should be heard in conjunction with the PUD application. It should be noted that the site received Planning Approval in 2007 for a similar proposal, but was never developed.

In light of the fact that Planning Approval is required to allow the proposed warehousing over 40,000 square feet in a B-3, district, and the fact that the previously approved Planning Approval must also be amended, this application should be heldover to the meeting of August 8th in order to be heard in conjunction with the amended Planning Approval application which has been submitted.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for holdover to the meeting of August 8th in order to be heard in conjunction with the Planning Approval application to allow warehousing over 40,000 square feet in a B-3 district which has been submitted.

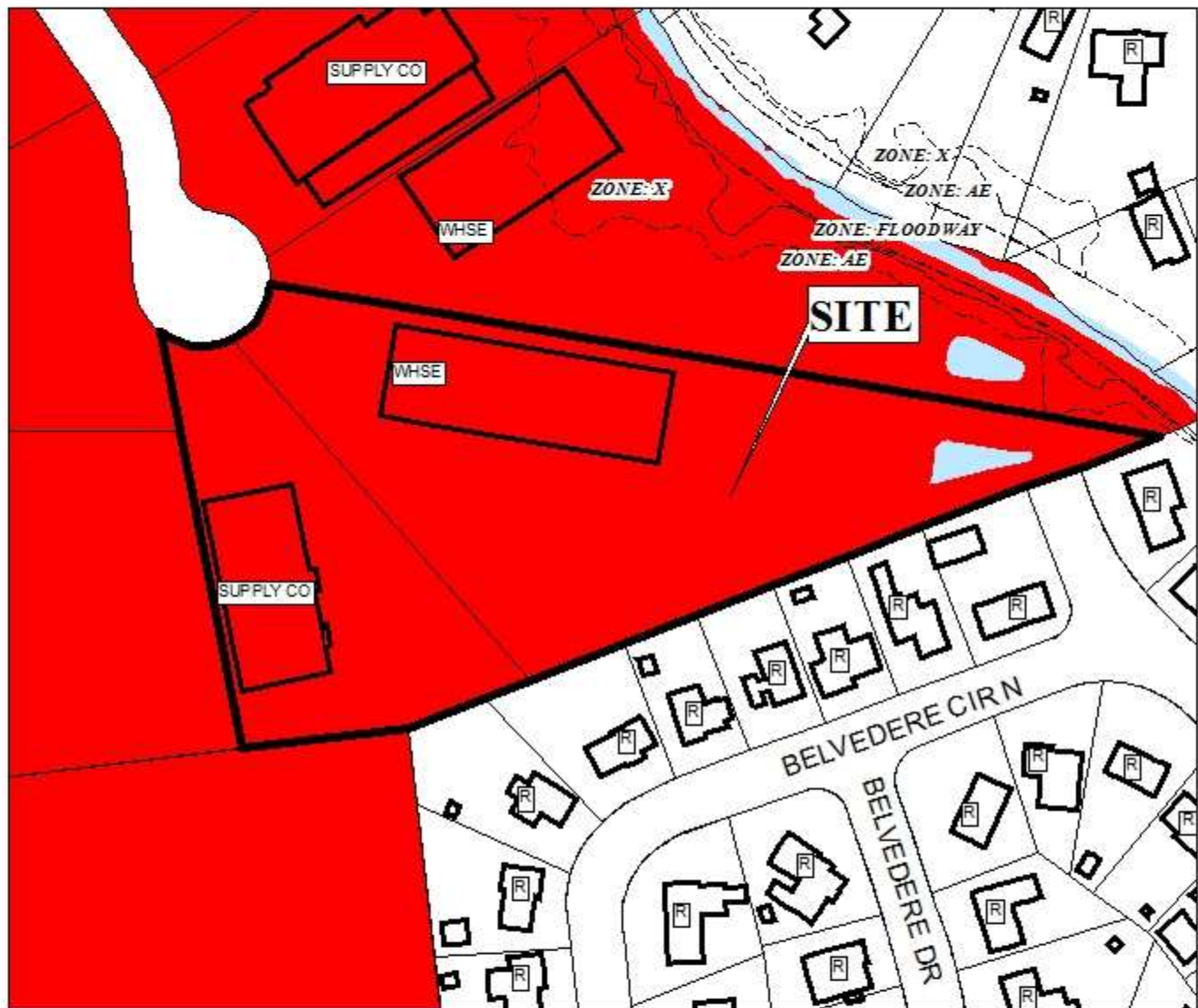
LOCATOR MAP



APPLICATION NUMBER 19 DATE July 11, 2013
APPLICANT MacMae Venture LLC & Georgetown Partners
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by warehousing units to the northwest, and residential units to the northeast and south.

APPLICATION NUMBER 19 DATE July 11, 2013

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REQUEST Planned Unit Development

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

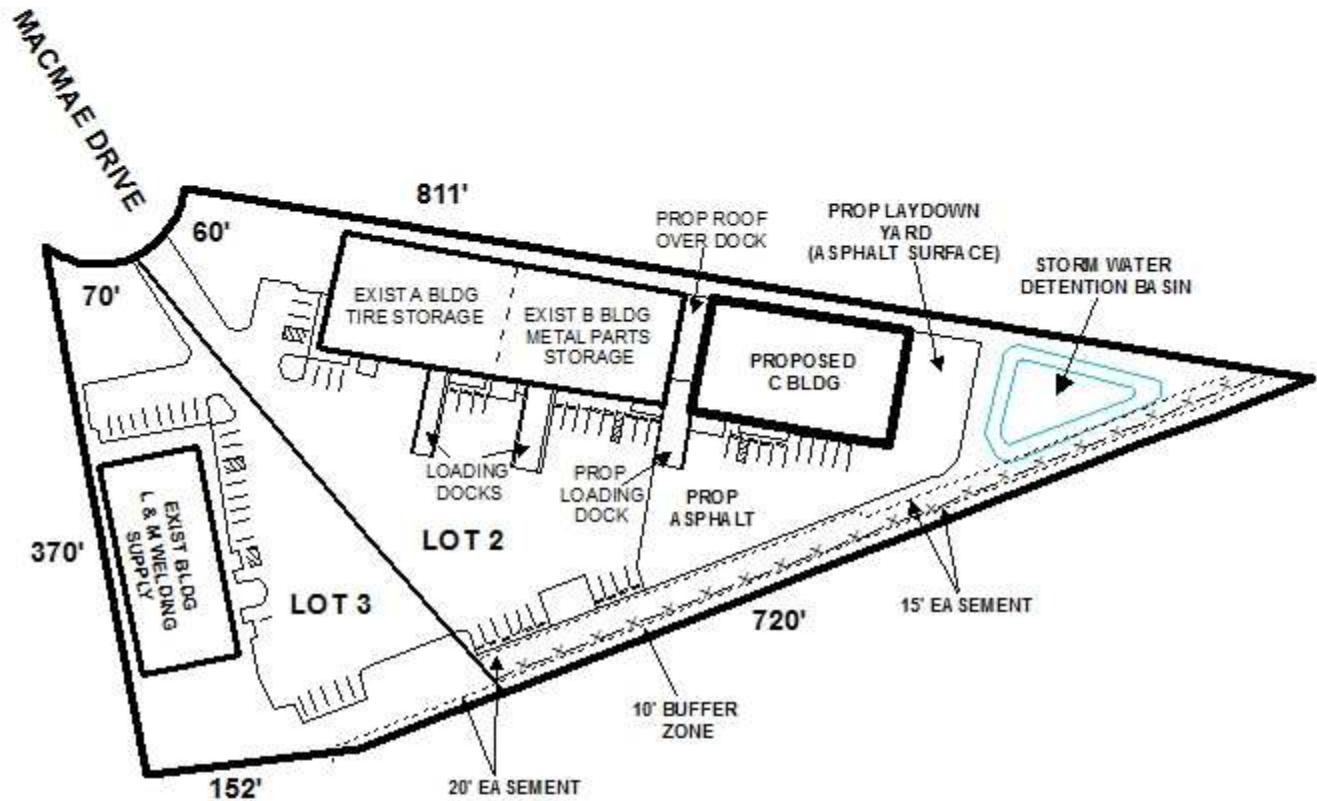


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SITE PLAN



The site illustrates the existing buildings, proposed building, dock, and roof.

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