

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT**

Date: March 5, 2015

<u>DEVELOPMENT NAME</u>	Travel Quarters Subdivision, Resubdivision of Lots A & B
<u>SUBDIVISION NAME</u>	Travel Quarters Subdivision, Resubdivision of Lots A & B
<u>LOCATION</u>	(West side of Michigan Avenue, extending to the Northwest corner of Raven Drive and Cardinal Drive East)
<u>CITY COUNCIL DISTRICT</u>	District 3
<u>AREA OF PROPERTY</u>	2 Lots / 3.77 ± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow shared access between two building sites, and Subdivision approval to create 2 lots.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.

ENGINEERING

COMMENTS

Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #79) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.

- G. Provide the Surveyor’s Certificate and Signature.
- H. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. 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. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING COMMENTS

Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

REMARKS

The applicant is requesting Planned Unit Development approval to allow shared access between two building sites and Subdivision approval to create 2 legal lots of record from 2 existing legal lots of record.

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 any changes to the site plan must be approved by the Planning Commission.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The purpose of the subdivision application is to create two legal lots of record from two existing legal lots of record. The applicant is proposing to resubdivide Lots A and B of the Travel Quarters Subdivision to relocate an interior lot line. The Travel Quarters Subdivision site was originally approved by the Planning Commission at its May 4, 2000 meeting.

The site fronts onto Michigan Avenue, Cardinal Drive, and Raven Drive. Michigan Avenue is a , a major street with a proposed right-of-way width of 120 feet, as shown on the Major Street Plan Component of the Comprehensive Plan. The labeling of right-of-way width is not depicted on the site plan or preliminary plat; however the plat does depict 60' from centerline thus implying no dedication would be required. Both Cardinal Drive and Raven Drive are minor streets depicting adequate rights-of-way.

The proposed Lot 2 currently has one existing curb-cut to Michigan Avenue and one existing curb cut to Cardinal Drive. Per the previous subdivision approval the proposed Lot 1 was denied access to Cardinal Drive; however this segment of Cardinal Drive is identified as Cardinal Drive East and is located between several commercially zoned/ utilized properties. In addition, based on the site plan layout, staff is of the opinion a curb-cut to Cardinal Drive East will assist in minimizing potential traffic congestion. Thus a note should be placed on the Final Plat stating that Lot 2 is limited to one curb-cut to Michigan Avenue and one curb cut to Cardinal Drive with

the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards. Lot 1 should be denied access to Cardinal Drive and Raven Drive at this time until future development of the site, with access to Michigan Avenue via Lot 2.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled along all frontages on the preliminary plat. If approved, the 25-foot building setback lines should be retained on the Final Plat

The lots, as proposed, will meet the minimum requirements of the Subdivision Regulations. The lot sizes, in square feet and acres, are shown on the preliminary plat and should be retained on the Final Plat, if approved.

Although the site plan does not depict tree and landscaping, a "Landscape Data" table is depicted on the site plan. Based on the calculations provided, it appears that the landscaping requirements will be met. However, there is no information regarding the total number of proposed trees that will be provided. The site plan should be revised to depict full compliance with Sections 64-5.C.2.c and 64-4.E.3.a. of the Zoning Ordinance.

The site plan depicts 4,395 ± square feet of building footprint and a compliant 45 parking spaces.

The proposed use of Lot 2 is a restaurant which appears to have one drive lane, 2 order stations, and 2 service windows. Section 64-4.F.2 of the Zoning Ordinance addresses design standards for drive-thru business. All queuing spaces must be 9 feet wide by 20 feet long. The drive-through lane must provide a minimum of 3 queuing spaces from the street right-of-way to the service window. The restaurant service windows are shown on the site plan and although it appears that adequate space may be provided the site plan does not depict queuing spaces. A revised site plan illustrating the location of the service windows and queuing spaces will be required.

It should be noted, lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. The Zoning Ordinance requires all vehicle parking lots containing 25 or more vehicle spaces to provide uniform parking lot lighting; thus, a photometric plan will be required at the time of submittal for a building permit.

A dumpster is depicted on the site plan and does appear to be enclosed on all three sides. However, there is no indication that the dumpster will be connected to sanitary sewer. Site plans submitted for permitting should be revised to indicate if the dumpsters will be connected to sanitary sewer. It should also be noted, when submitting for a building permit, detailed plans illustrating the dumpster within a wooden or brick enclosure of at least 6 feet, but not to exceed 8 feet, in height will be required. A note should be placed on the site plan stating all new dumpsters will comply with Section 64-4.D.9. of the Zoning Ordinance.

It should be noted, the proposed Lot 1 is adjacent to residentially zoned property and thus requires a protective buffer as referenced in Section 64-4.D.1 of the Zoning Ordinance. At the time of development of Lot 1, a vegetative buffer will be required where the site is adjacent to residentially zoned property.

A sidewalk is depicted on the site plan along Michigan Avenue. No sidewalk is depicted along Cardinal Drive. The site plan should be revised to also indicate a sidewalk along Cardinal Drive, or a Sidewalk Waiver request should be submitted.

It should be pointed out that the southeast corner of Lot 1 appears to have a dashed area on the plan which appears to possibly be an easement. However, the area is not labeled and no information has been provided; thus the dashed area should be removed from the site plan.

A 50' wide ingress/ egress easement is depicted on the preliminary plat. A note should be placed on the Final Plat stating no structures shall be constructed or placed in any easements.

RECOMMENDATION **Subdivision:** Based upon the preceding, this application is recommended Tentative Approval, subject to the following conditions:

- 1) placement of a note on the plat stating no structures shall be placed in any easements;
- 2) retention of the lot sizes in square feet and acres on the Final Plat;
- 3) retention of the 25' minimum building setback lines on the Final Plat;
- 4) retention of the labeling of the right-of-way width of Cardinal Drive and Raven Drive;
- 5) labeling of the right-of-way width of Michigan Avenue;
- 6) placement of a note on the Final Plat stating Lot 2 is limited to one curb-cut to Michigan Avenue and one curb-cut to Cardinal Drive with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 7) placement of a note on the Final Plat stating that Lot 1 is denied access to Cardinal Drive and Raven Drive at this time until future development of the site.;
- 8) compliance with Engineering comments: *"The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #79) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and*

Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;

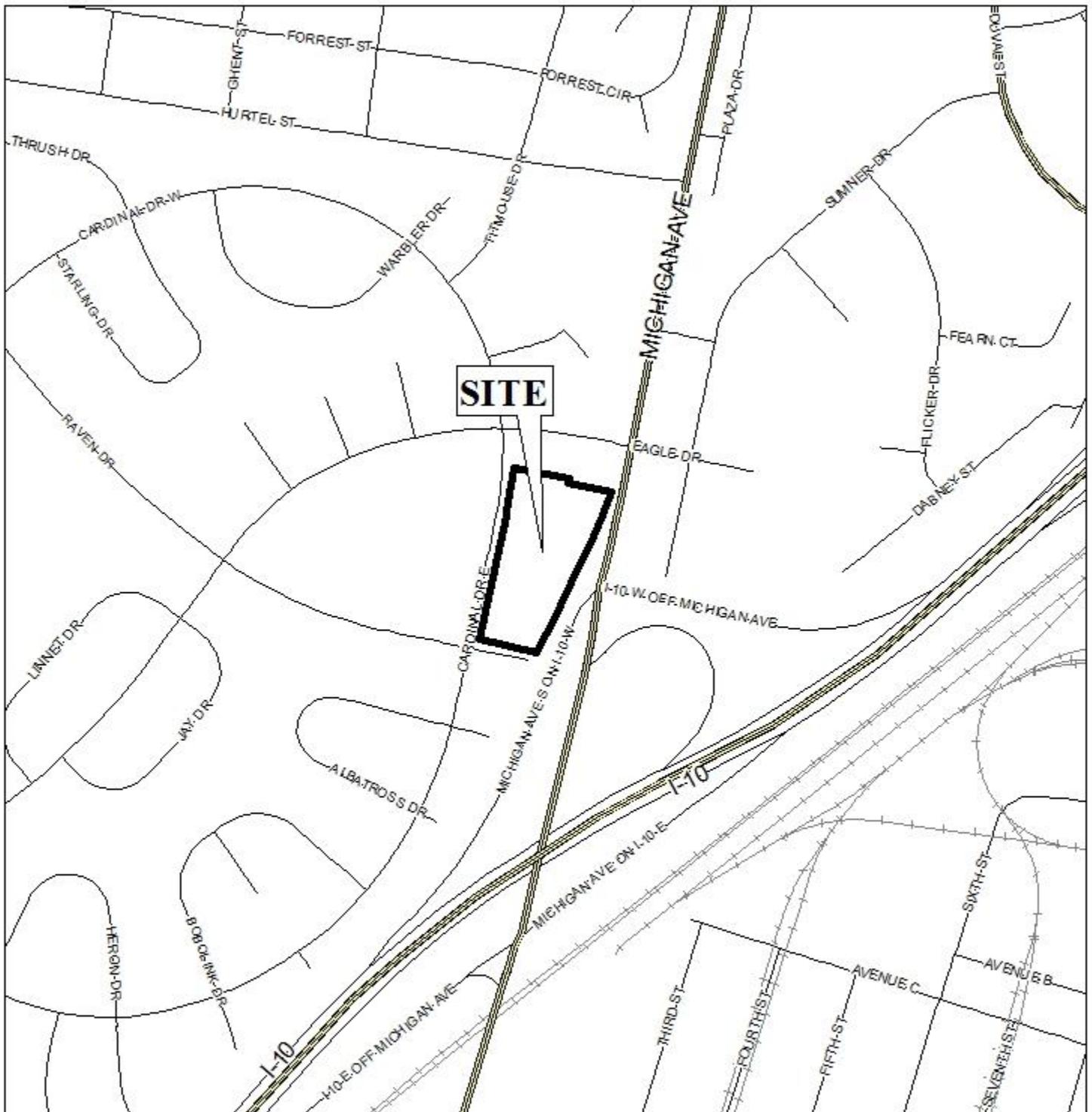
- 9) compliance with Traffic Engineering comments: *“Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;*
- 10) 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).”;*
- 11) compliance with Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”;*
- 12) submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 13) completion of the subdivision process prior to any request for Land Disturbance;

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

- 1) placement of a note on the site plan stating no structures shall be placed in any easements;
- 2) retention of the lot sizes in square feet and acres on the site plan;
- 3) retention of the 25' minimum building setback lines on the site plan;
- 4) placement of a note on the site plan stating Lot 2 is limited to one curb-cut to Michigan Avenue and one curb-cut to Cardinal Drive with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 5) placement of a note on the site plan stating that Lot 1 is denied access to Cardinal Drive and Raven Drive at this time until future development of the site;
- 6) retention of the labeling of the right-of-way width of Cardinal Drive and Raven Drive;
- 7) labeling of the right-of-way width of Michigan Avenue;
- 8) retention of the landscaping calculations provided on the site plan;
- 9) compliance with Sections 64-5.C.2.c and 64-4.E.3.a of the Zoning Ordinance;
- 10) revise the site plan to illustrate the location of the service windows and queuing spaces for the proposed drive-through(s);
- 11) placement of a note on the site plan stating the proposed dumpster will be enclosed on all three sides and connected to sanitary sewer;
- 12) placement of a note on the site plan stating all new dumpsters must to comply with Sections 64-4.D.9 of the Zoning Ordinance;
- 13) placement of a note on the site plan stating at the time of development of Lot 1, a vegetative buffer will be required where the site is adjacent to residentially zoned property;

- 14) removal of the dashed area located at southeast corner of Lot 1;
- 15) revision of the site plan to depict a sidewalk along Cardinal Drive or the submission of a sidewalk waiver;
- 16) submission of a photometric plan at the time of submittal for building permits;
- 17) compliance with Engineering comments: *“ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”*;
- 18) compliance with Traffic Engineering comments: *“Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”*;
- 19) 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).”*;
- 20) compliance with Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”*;
- 21) full compliance with all other municipal codes and ordinances.;
- 22) submission of a revised PUD site plan prior to the signing of the Final Plat.

LOCATOR MAP



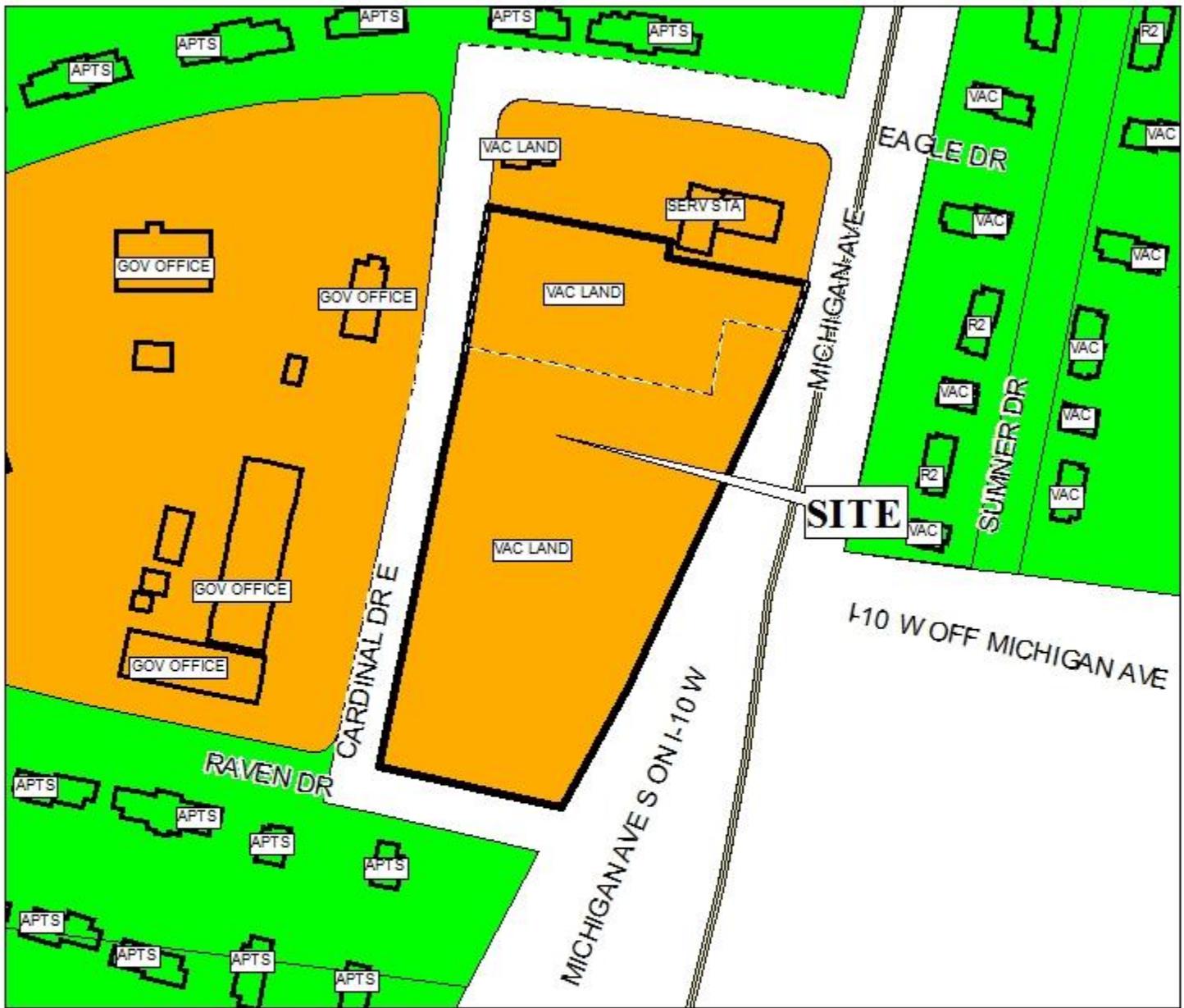
APPLICATION NUMBER 19 DATE March 5, 2015

APPLICANT Travel Quarters Subdivision, Resubdivision of

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 19 DATE March 5, 2015

APPLICANT Travel Quarters Subdivision, Resubdivision of

REQUEST Subdivision, Planned Unit Development

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**

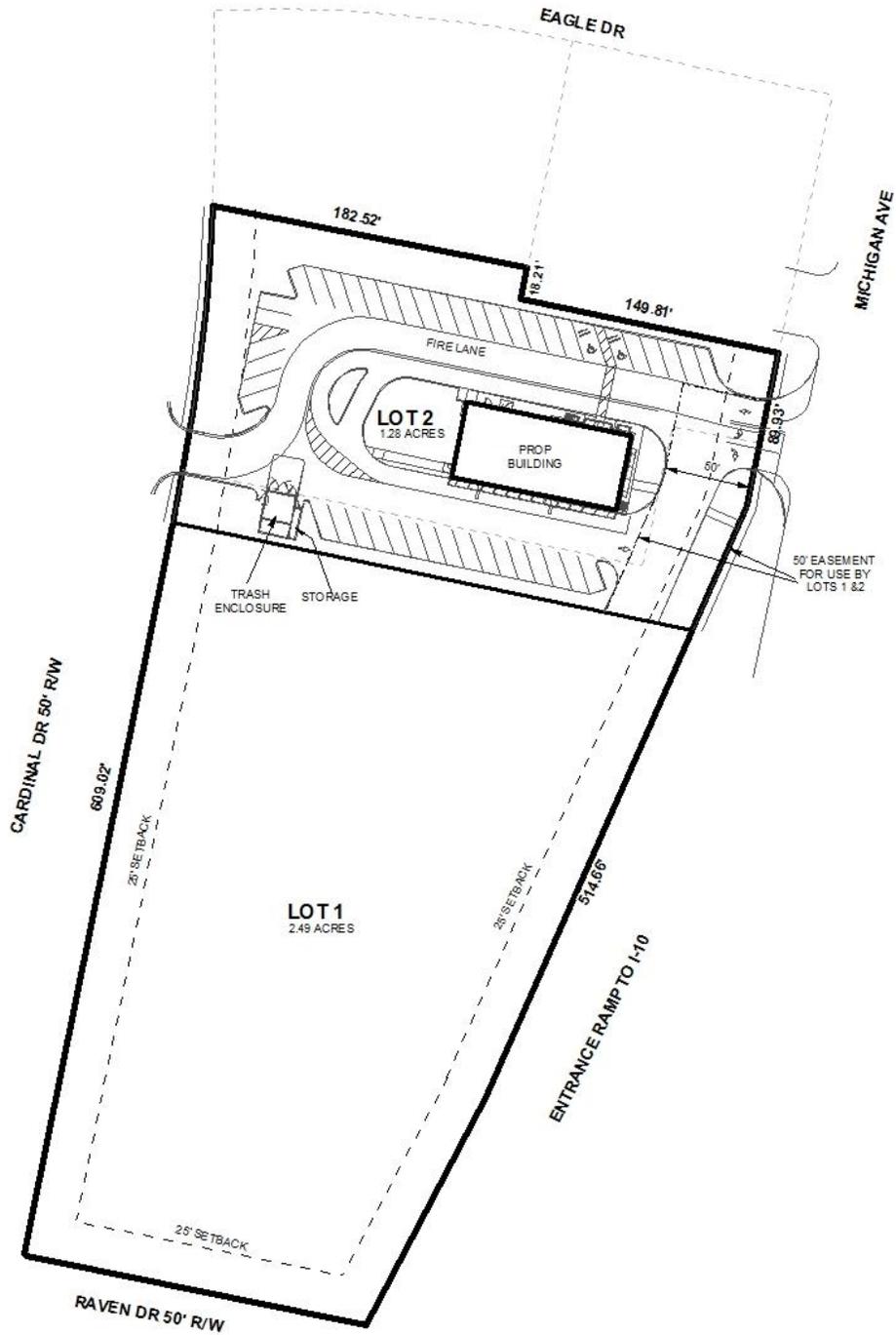


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SITE PLAN



The site illustrates the proposed lots, proposed restaurant, setbacks, and easement.

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