

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 18, 2015****NAME**

Xante Corporation

LOCATION

2704, 2718, 2756, and 2800 Dauphin Street
(North side of Dauphin Street, 95± West of Mobile Street
extending North to the North side of Illinois Central Gulf
Railroad (formerly G.M.&O. Railroad).

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

10.4 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
expansion of an existing building and multiple buildings on
multiple lots with shared access and parking.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not indicated

**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. 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.

The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

REMARKS

The applicant is requesting Planned Unit Development Approval to allow expansion of an existing building and multiple buildings on multiple lots with shared access and parking. Planned Unit Development approval is required to allow multiple buildings on a single building site.

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.

This site appeared before the March 2, 2000 Planning Commission meeting in which the applicant sought PUD and Subdivision approval to allow shared access, parking and internal circulation between multiple lots. At the July 8, 2002 Board of Zoning Adjustment meeting, the applicant requested approval for height and setback variances to allow the construction of a 150' monopole telecommunications tower in the northern portion of the PUD site. The applicant now desires to provide an additional parking area and expand the footprint of the building located on Lot 2 of the site, adjacent to the Illinois Central Gulf Railroad. The site plan outlines an area for the proposed building and parking additions; however, the site plan needs to be revised to reflect Zoning Ordinance compliance.

It appears that a significant portion of the trees within the designated site improvement area will require removal in order to accommodate the building expansion and parking addition; however, the site plan does not indicate which trees will remain and those to be removed, nor the species of the trees, or if any additional trees will be planted. The site plan provides landscaping calculations and tree requirements; however, it should be revised to depict proposed heritage and understory tree locations, tree species, and the trees to be removed.

The site plan should be revised to provide the required length and width dimensions of the new parking spaces in addition to wheel stops or curbing in the proposed parking area. The applicant did not provide the square footage of the existing structures or the proposed addition. The site plan illustrates 356 parking spaces; however, it appears the site should provide 425 parking spaces if all structures are used as office space. The site plan should be revised to provide the square footage of all structures and their uses. On-site lighting for the parking area, if applicable, should be provided in accordance with Section 64-6.A.3.c of the Ordinance. The site plan should also be revised to illustrate compliant landscaping as required by Section 64-4.E.3.b of the Ordinance if the parking area will contain 20 or more parking spaces.

It should also be pointed out that the building space for a warehouse in a B-3, Community Business District should not exceed 40,000 square feet. If the intended use of the proposed building addition will be to accommodate an expansion of the existing warehouse and results in an excess of 40,000 square feet, the applicant will be required to submit an application for Planning Approval.

No dumpster is indicated on the site plan, nor is there any note pertaining to garbage collection. Therefore, the site plan should be revised to indicate a compliant dumpster in accordance with Section 64-4.D.9 of the Ordinance or a note should be placed on the site plan stating that no dumpster will be utilized and garbage collection will either be curb-side or by private can collection services.

Finally, the proposed building addition will cross a lot line. The applicant was advised in February 2015 that a Subdivision application to move the lot line to accommodate the addition would be required.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that this application be held over to the August 6th meeting and that the applicant submit revisions by July 2nd in order to address the following:

- 1) Revision of the site plan to note the species of existing trees on the site, with trees to be removed clearly indicated;
- 2) Revision of the site plan to provide the square footage of all existing and proposed structures with their uses identified;
- 3) Revision of the site plan to indicate the size, curbing or bumper stops for all new parking spaces;

- 4) Revision of the site plan to depict lighting in compliance with the Zoning Ordinance, if applicable;
- 5) Submission of an application for Planning Approval if the intended use of the proposed building addition will be to accommodate an expansion of the existing warehouse and results in an excess of 40,000 square feet;
- 6) Revision of the site plan to indicate a compliant dumpster and pad or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or via private can collection services;
- 7) Placement of a note 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. 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 9) 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).*);
- 10) Compliance with Fire Department comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*); and
- 11) Submission of a Subdivision application by July 6th to alter the lot lines to accommodate the proposed building addition.

Revised for the August 6th meeting:

This application was heldover from the June 18th meeting to allow the applicant an opportunity to revise the site plan in order to provide clarity and to ensure compliance with the Zoning Ordinance. In addition to providing a revised site plan, the applicant was also required to submit a subdivision application to alter the lot lines to accommodate the proposed building addition.

As previously mentioned, the applicant desires to expand the footprint of the building located on Lot 2 of the site, as well as a providing an additional parking area for the proposed building addition. The site plan outlines an area for the proposed building and parking additions; however, the site plan needs to be revised further to reflect Zoning Ordinance compliance.

The revised site plan provides the square footages for the existing office building on Lot 1 and the existing warehouse/office building on Lot 2; however, the plat does not indicate the use and total square footage for each of the buildings sited on Lots 3 and 4, or the one-story concrete building to the North of the masonry building on Lot 1. The site plan should be revised to depict the square footage and uses of all buildings on site. Based on the square footage of office space and warehouse employees provided on the revised site plan, the site should have 446 parking spaces, whereas only 356 are provided. It should be noted that once the total square footage for all office spaces have been obtained, adjustments to the landscaping, parking, and tree calculations will need to be revised as well.

The revised site plan indicates the location of existing heritage and understory trees, each tree's species, the size of the tree, and the trees to be removed on the proposed building addition site; however, the calculations need to be revised to depict the provided total landscape area and the provided total frontage landscape area. In addition to revising the provided total landscape and frontage landscape areas, the landscaping calculations should also address the item noted as "required landscaping calculations (front setback)" by providing the correct square footage calculation.

The revision illustrates the proposed parking area for the new building addition; however, it appears that the proposed parking addition already exists and that the applicant is only proposing an integrated curb and walk area along the perimeter of the parking spaces located at the rear of the existing building. The site plan should be revised to clearly delineate the parking spaces that are being added and/or removed from the site, and any other parking area improvements.

The addition of the new curb and walk will appear to position the parking spaces back from their original location; therefore, the site plan should ensure that the required access and maneuverability in the proposed parking area addition is being constructed in accordance with Section 64-6 of the Zoning Ordinance.

The site currently consists of an existing building with two curb cuts to Dauphin Street. As a means of access management, note twelve should be revised on the site plan stating that the lot is

limited to the existing curb cuts to Dauphin Street, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The revised site plan indicates the removal and relocation of an existing fire hydrant and light pole in the proposed parking area; however, the new location of the fire hydrant and light pole must be indicated on the site plan. It also appears that the proposed building addition site area will require the removal of a secondary light pole. The site plan should also be revised to indicate that light pole's removal and new location. In addition to addressing the relocation of the existing light poles and fire hydrant, the applicant needs to provide information regarding the relocation or removal of the existing gazebo. If the gazebo will be removed, a demolition permit will be required before demolishing the structure.

As previously noted, the building space for a warehouse in a B-3, Community Business District should not exceed 40,000 square feet. The revised site plan indicates that the proposed warehouse addition will be comprised of 15,240 square feet, and the existing warehouse space is depicted as 18,000 square feet. The total combined square footage for the proposed and existing warehouse spaces is 33,240 square feet; therefore, Planning Approval will not be required, so long as the unidentified structures do not consist of more than 6,760 square feet of the warehouse space.

The site will utilize an existing trash compactor for garbage collection as indicated in the note provided on the site plan; however, the trash compactor is not clearly illustrated on the site plan.

It should be pointed out that the applicant was informed at the June 18th meeting and a prior conversation with Staff in February 2015 that the proposed building addition will cross a lot line and that a Subdivision application was required in order to move the lot line to accommodate the addition. Currently, no Subdivision application has been received to alter the existing lot line.

Although the applicant has provided a revised site plan, further refinements to the site plan, as well as the required Subdivision application to move the lot line are needed for full consideration of the request.

Planned Unit Development: Based on the preceding, it is recommended that this application be held over to the September 17th meeting and that the applicant submit revisions by August 17th in order to address the following:

- 1) Revision of the site plan to provide the square footage of all existing and proposed structures with their uses identified, specifically the buildings on Lots 3 and 4, and the concrete building sited north of the existing office building on Lot 1;
- 2) Revision for all landscaping, parking, and tree calculations provided on the site plan;
- 3) Provision of the calculations for the total landscape area and the total frontage landscape area and indicated on the site plan;
- 4) Revision of the "required landscaping (front setback)" calculations;
- 5) Revision of the site plan to clearly delineate the parking spaces that are being added and/or removed from the site, and any other parking area improvements;

- 6) *Placement of a note stating that the required access and maneuverability in the proposed parking area addition will be constructed in accordance with Section 64-6 of the Zoning Ordinance;*
- 7) *Revision of note 12 on the site plan to include that the lot is limited to the existing curb cuts to Dauphin Street, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 8) *Revision of the site plan to indicate the new location of the fire hydrant and light poles;*
- 9) *Provision of information regarding the relocation or removal of the existing gazebo;*
- 10) *Submission of a Subdivision application by August 17th to alter the lot lines to accommodate the proposed building addition;*
- 11) *Placement of a note 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. 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 12) *Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 13) *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).; and*
- 14) *Compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

Revised for the August 20th meeting:

This application was heldover from the August 6th meeting to allow the applicant an opportunity to revise the site plan in order to reflect compliance with the Zoning Ordinance. In addition to providing a revised site plan, the applicant was also required to submit a subdivision application to Staff by August 17th to alter a lot line to accommodate the proposed building addition.

The site plan has been revised to account for all of the square footages and to identify the uses of the existing office buildings on the PUD site. The building on Lot 3 is currently being used as an office and is comprised of 1,794 square feet; however, the building on Lot 4 and the one-story concrete building to the North of the masonry building on Lot 1 are being used for purposes other than office or warehouse space. The building on Lot 4 is currently being used as a residence and is comprised 1,760 square feet of living space. Due to the fact that this is a commercial building site, the square footage of the residence is not required in the total office/warehouse calculations. The small, one-story concrete building located in the rear parking area on Lot 1 houses an existing generator and consists of 1,394 square feet; thus, the building is not being occupied. Based on the newly revised office space square footage and the number of warehouse employees provided on site, 356 parking spaces are required for office use and 4 parking spaces will be required for warehouse employees. The revised site plan illustrates the required figures for the office space square footage and the number of warehouse employees provided and reflects compliance with Zoning Ordinance; however, it should be noted that the square footage for the existing office/warehouse building on Lot 2 has changed from 56,250 square feet of office space and 18,000 square feet of warehouse space to 28,250 square feet of office space and 28,000 square feet of warehouse space.

Furthermore, due to the newly recalculated office space square footage as well as the change in the number of warehouse employees that will be present on site during business hours, adjustments were made to the landscape, parking, and tree calculations.

The latest site plan revisions indicate compliant parking and landscaping; however, the tree calculations appear to need further refinement. The revised site plan must ensure that there are enough trees provided for compliance with parking area requirements per Section 64-4.E. of the Zoning Ordinance.

The revised site plan provides further clarity regarding the proposed parking addition. The site plan indicates that five spaces will be removed 65'± east of the existing warehouse building to redesign the curbing in order to provide compliant accessibility and maneuvering within the new parking area. The parking spaces directly adjacent to the existing warehouse building will be configured to include two new parking spaces and an integrated curb and sidewalk. The access aisle is depicted as 24' wide. The proposed parking area redesign appears to be in compliance with Section 64-6 of the Zoning Ordinance.

As a means of access management, note twelve has been revised on the site plan to state that the lot is limited to the existing curb cuts to Dauphin Street, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

Per the revised site plan, the existing fire hydrant and light pole will be relocated within the new curbing area located 65'± east of the existing warehouse building. A second light pole located within the area of the proposed warehouse addition will be removed and a wall pack will be placed on the exterior of the proposed building addition to serve as an additional light source within the proposed parking area. The gazebo will not be demolished, but will be relocated to another area of the site to be determined by the owner. However, it should be noted that a permit will be required before relocating the gazebo.

As previously mentioned, the building space for a warehouse in a B-3, Community Business District should not exceed 40,000 square feet. The revised site plan indicates that the proposed warehouse addition will be comprised of 15,240 square feet, and the existing warehouse space has been revised to be depicted as 28,000 square feet. The total combined square footage for the proposed and existing warehouse spaces is 43,240 square feet; therefore, Planning Approval will be required.

It should be mentioned that the applicant was informed at the previous Planning Commission meetings that the proposed building addition will cross a lot line and that a Subdivision application is required in order to move the lot line to accommodate the proposed addition. Currently, no Subdivision application has been received to alter the existing lot line.

Although the applicant has provided a newly revised site plan, there are other items that need to be addressed regarding the site before a final determination can be given.

Planned Unit Development: *Based on the preceding, it is recommended that this application be Approved, subject to the following conditions:*

- 1) Revision of the tree calculations to reflect compliance with the Zoning Ordinance;*
- 2) Obtain Planning Approval for an allowance of increased warehouse space;*
- 3) Obtain approval of a Subdivision application to alter the lot lines to accommodate the proposed building addition;*
- 4) Obtainment of a permit to relocate the gazebo prior to the issuance of any land disturbance or building permits associated with the proposed addition;*
- 5) Placement of a note 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. 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) 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).);*
- 8) Compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and*
- 9) Provision of two (2) revised PUD plans to the Planning Division prior to the issuance of permits.*

LOCATOR MAP



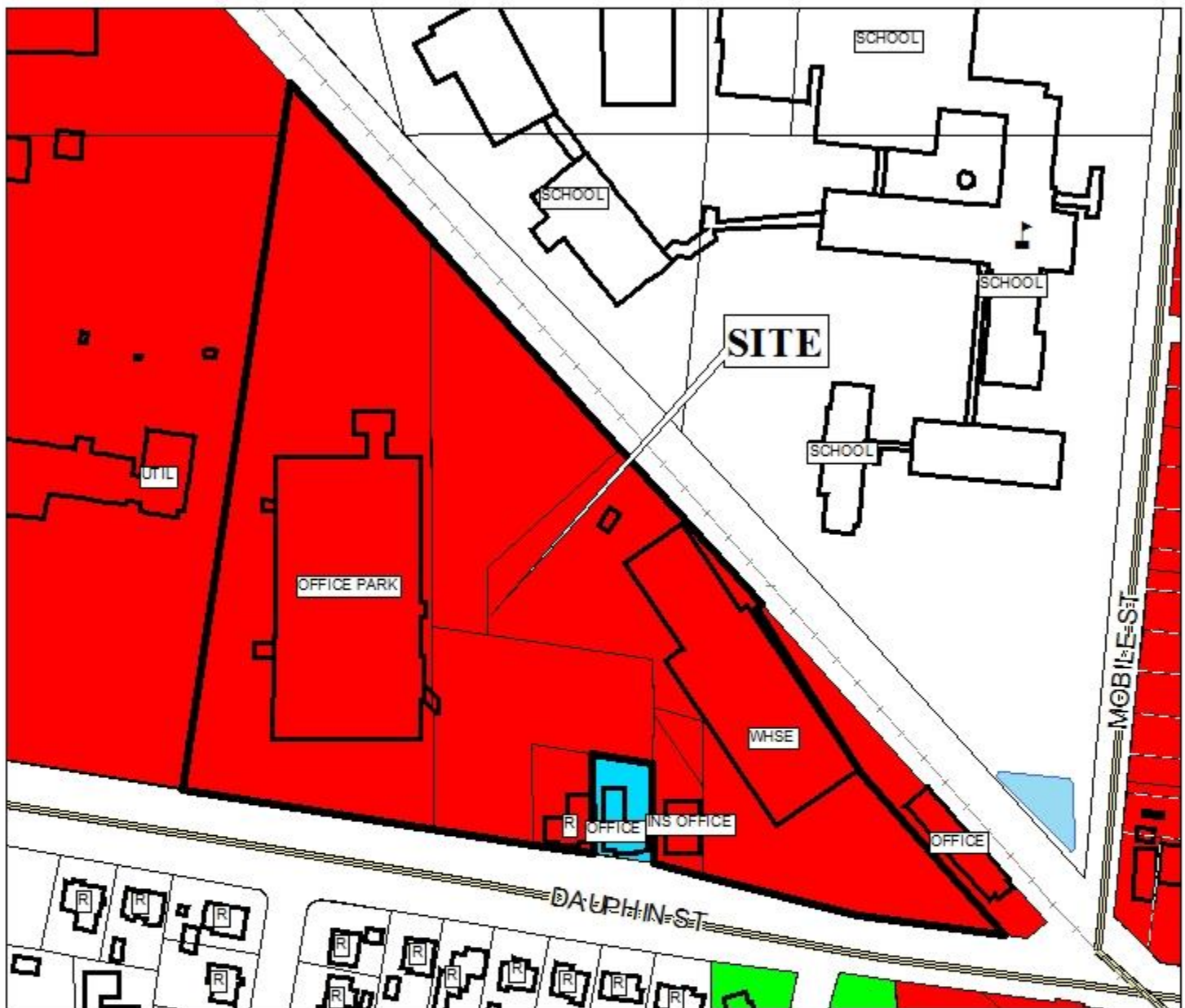
APPLICATION NUMBER 1 DATE August 20, 2015

APPLICANT Xante Corporation

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units. A school lies northeast of the site.

APPLICATION NUMBER 1 DATE August 20, 2015

APPLICANT Xante Corporation

REQUEST 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



The site is surrounded by commercial and residential units. A school lies northeast of the site.

APPLICATION NUMBER 1 DATE August 20, 2015

APPLICANT Xante Corporation

REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing buildings, proposed addition and parking, existing parking, trees, and setback.

APPLICATION NUMBER 1 DATE August 20, 2015

APPLICANT Xante Corporation

REQUEST Planned Unit Development



NTS