

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: January 21, 2016**

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| <u>NAME</u> | Asian Square 3 Subdivision |
| <u>SUBDIVISION NAME</u> | Asian Square 3 Subdivision |
| <u>LOCATION</u> | 472 and 476 Azalea Road (West side of Azalea Road, 420' ± North of Gaylark Road North) |
| <u>CITY COUNCIL DISTRICT</u> | District 5 |
| <u>PRESENT ZONING</u> | B-2, Neighborhood Business District |
| <u>AREA OF PROPERTY</u> | 2 lots / 0.6 ± acres |
| <u>CONTEMPLATED USE</u> | Planned Unit Development approval to allow shared parking between two building sites, and Subdivision approval to create two legal lots. |
| <u>TIME SCHEDULE FOR DEVELOPMENT</u> | Not specified. |
| <u>ENGINEERING COMMENTS</u> | |

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. Clarify the Azalea Road ROW width. Provide deed reference(s).
- C. Provide and label the monument set or found at each subdivision corner. Nothing is shown along the three (3) rear property corners.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Note #1 and #14 appear to be the same note. Clarify and show the required building setback line.
- F. Label the parcel referred to in the point of commencement description
- G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- H. 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. 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**

Lots 1 and 2 are limited to one shared curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning.

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 2015-116 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 shared parking between two building sites, and Subdivision approval to create two legal lots.

The applicant intends to utilize the front half of an existing 4,280 sf. commercial building as a proposed 1,800 sf. seafood market with the remaining portion of the building used as warehouse space for the adjacent 3,600 sf. commercial building which is divided into warehouse and retail space.

This site was most recently approved by the Planning Commission at its July 17, 2014 meeting. The previous application consisted of the following request: a Planned Unit Development to allow shared parking between two building sites, Planning Approval to allow a seafood store in a B-2, Neighborhood Business District, and a 2-lot subdivision to create 2 legal lots of record. The PUD and Subdivision approvals have expired; thus the reason for resubmission of these applications.

This site also appeared before the Planning Commission at its October 6, 2011 meeting for a similar request. At that time, the applicant proposed a 1,800 sf restaurant use which required more parking than could be accommodated on site. Also, Staff had concerns in regards to the proposed traffic circulation as the only access would have been via adjacent property - the application was subsequently withdrawn. The most recent request differs in that the parking ratio will not increase from the existing ratio as the applicant is now proposing a seafood market; thus allowing all proposed parking to be accommodated on site. The applicant is also proposing a new curb-cut for direct Azalea Road; however, existing cross access to adjacent sites will remain.

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 are site plan specific, thus the plan must be accurate at time of submittal, and 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.

In accordance with the Subdivision Regulations, the maximum depth of the proposed Lots 1 and 2 is more than 3.5 times the width at the minimum building setback line and, as such, a waiver of Section V.D.3. will be required for approval. Both proposed lots exceed the minimum size requirements. The lot size in square feet and acres should be depicted on the site plan and Final

Plat or there should be the provision of a table on the site plan and Final Plat depicting the same information.

The 25' minimum building setback line is depicted and should be retained on the site plan and Final Plat, if approved.

The site fronts Azalea Road, a planned major street, with a compliant 130' right-of-way and, as such, no dedication is required.

Parking and maneuvering areas appear to be compliant with Section 64-6. of the Zoning Ordinance as it relates to accessibility, bumper stops, stall and aisle dimensions, and quantity (for both retail and warehouse uses). Currently, the site does not have a curb-cut to Azalea Road as access is via adjacent property; however, the applicant is proposing to provide a curb-cut to Azalea Road so that the inclusion of the adjacent property to the south in the PUD is not required. As a means of access management, both proposed lots should be limited to proposed one (1) shared curb-cut, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards. Also, any future development should be limited to retail, office, and food uses with a parking ratio of 1 parking space per 300 square feet, or new applications will be required.

Trees and landscaping are illustrated on the site plan and does appear to be in compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance.

The site plan depicts a proposed dumpster pad with screening along the northern property line of the proposed Lot 1. If approved, a note should be placed on the Final Plat and site plan stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance.

The site is adjacent to R-1, Single-family Residential along the site's western lot line. The site plan depicts an existing 6' wooden privacy fence along said lot line, which should satisfy the buffer requirement of the Zoning Ordinance.

Any new 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. A note reflecting this requirement should appear on the site plan.

A sidewalk is depicted on the site plan and should be retained on any future site plans.

RECOMMENDATION

Subdivision: With a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) depiction of lot sizes in square feet and acres or the provision of a table on the site plan and Final Plat depicting the same information;
- 2) retention of the 25' minimum building setback line;
- 3) retention of the right-of-way widths on the Final Plat;

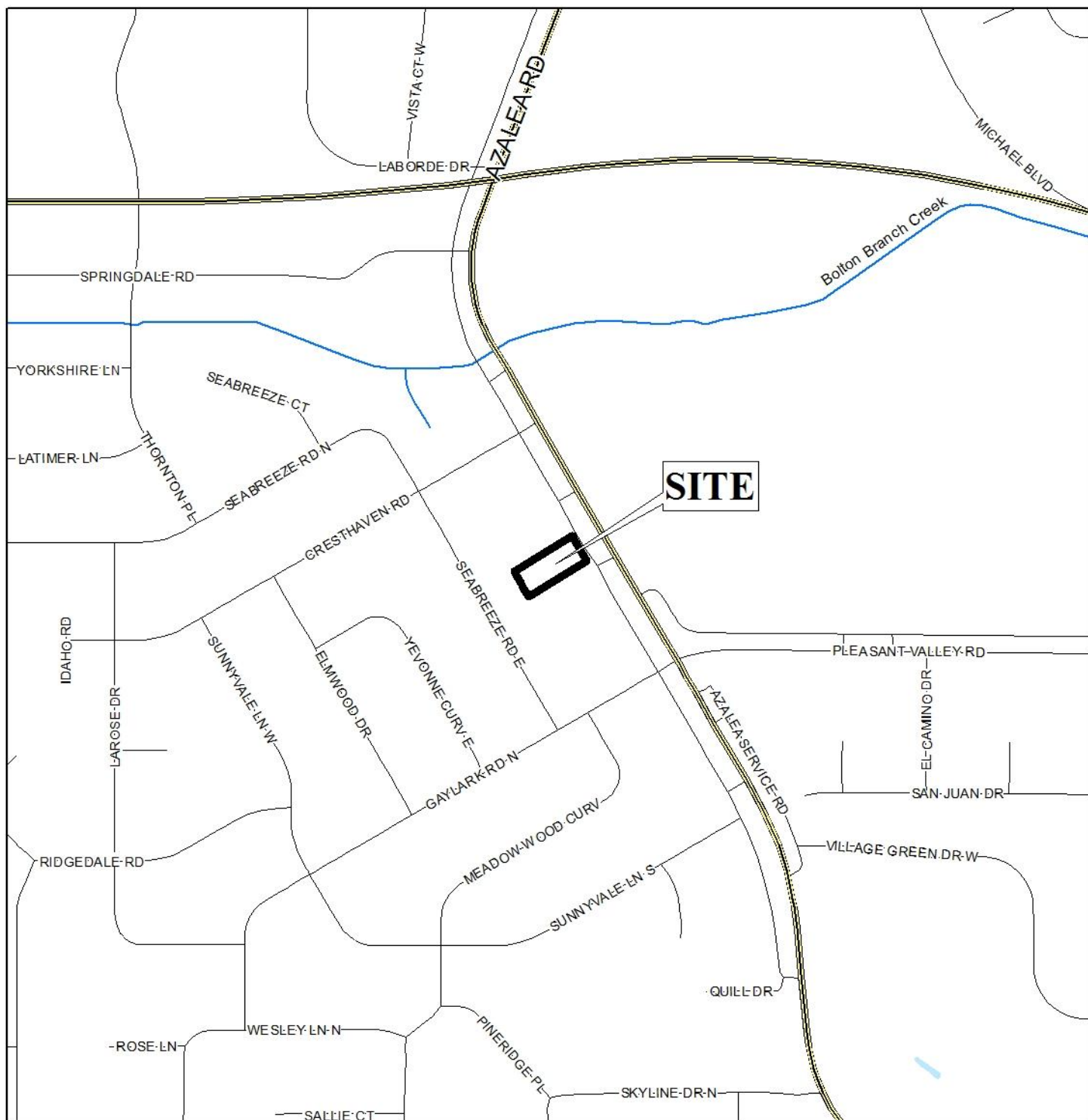
- 4) placement of a note on the Final Plat stating both proposed Lots 1 and 2 are limited to one (1) shared curb-cut, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Traffic Engineering Comments: *“Lots 1 and 2 are limited to one shared curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning.”*;
- 6) 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. Clarify the Azalea Road ROW width. Provide deed reference(s). C. Provide and label the monument set or found at each subdivision corner. Nothing is shown along the three (3) rear property corners. D. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. E. Note #1 and #14 appear to be the same note. Clarify and show the required building setback line. F. Label the parcel referred to in the point of commencement description G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”*;
- 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 2015-116 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 a revised PUD site plan prior to the signing of the Final Plat.

Planned Unit Development: The application is recommended for approval, subject to the following conditions:

- 1) retention of a sidewalk along Azalea Road;
- 2) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;
- 3) retention of the 25’ minimum building setback line;
- 4) retention of the onsite traffic circulation on the site plan;
- 5) retention of the placement of a note on the site plan stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;
- 6) placement of a note on the site plan stating: *(any new 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.)*;

- 7) compliance with Traffic Engineering Comments: *“Lots 1 and 2 are limited to one shared curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning.”*;
- 8) 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”*;
- 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 2015-116 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).”*;
- 11) submission of a revised, approved PUD site plan prior to the signing of the Final Plat;
- 12) development limited to retail, office, and food uses with a parking ratio of 1 parking space per 300 square feet, or new applications will be required; and
- 13) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 8 DATE January 21, 2016

APPLICANT Asian Square 3 Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west and commercial units to the north and south.

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REQUEST Subdivision, Planned Unit Development

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|-----|-----|------|-----|-----|------|-------|------|
| 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 residential units to the west and commercial units to the north and south.

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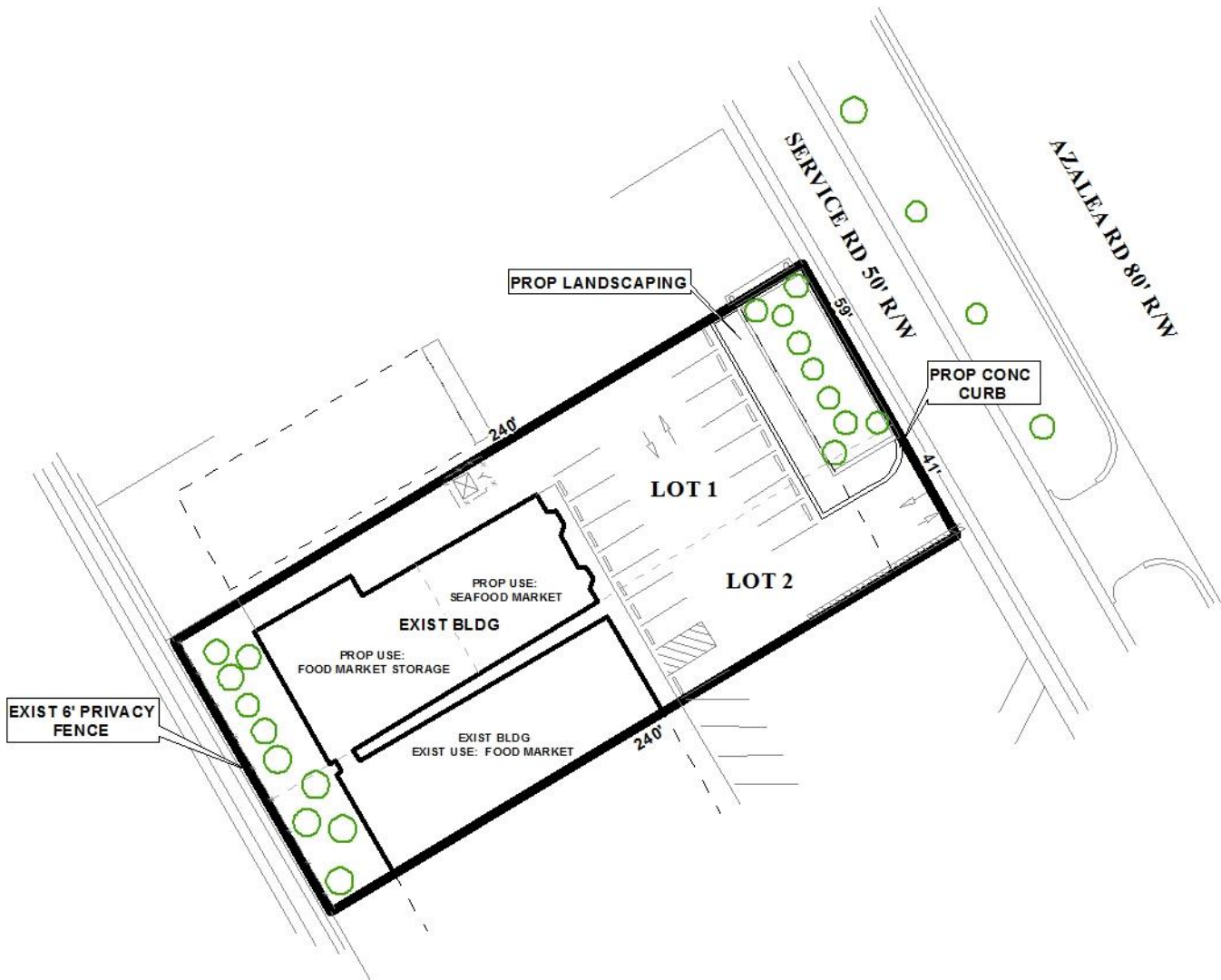
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SITE PLAN



The site plan illustrates the existing buildings, proposed lot configuration, and proposed landscaping area.

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