

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 21, 2018****DEVELOPMENT NAME**

Rangeline Crossing III Subdivision, Resubdivision of Lot 4A of the Resubdivision of Lots 4 &amp; 5

**SUBDIVISION NAME**

Rangeline Crossing III Subdivision, Resubdivision of Lots 4 &amp; 5

**LOCATION**

(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of Demetropolis Road.)

**CITY COUNCIL  
DISTRICT**

District 4

**AREA OF PROPERTY**2 Lots / 1.6 ± acres (Subdivision)  
7 Lots / 78.3 ± acres (PUD)**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots and subdivision to create 2 lots from 1 existing lot.

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given.

**ENGINEERING  
COMMENTS****Subdivision****FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or 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 Rangeline Crossing Drive to the vicinity map.
- C. Show and label each and every Right-Of-Way and easement.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- G. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development**

RETAIN NOTES SHOWN ON PUD SITE PLAN III

**TRAFFIC ENGINEERING****COMMENTS**

A traffic impact study has been prepared for this site and is an ongoing effort given the dynamics of this development. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City.

Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required 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 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)

**REMARKS**

The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots, and Subdivision Approval to resubdivide one existing lot (Lot 4A) of the previously approved Rangeline Crossing Subdivision III to create two separate lots (Lot A and Lot B). The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The site has been given a District Center land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Based upon recent Planned Unit Development cases, all property owners within the PUD must consent to the amendment of the PUD. Thus, this request should be heldover until such consent documentation is received by the Planning & Zoning Department.

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 / Subdivision plat will require approval by the Planning Commission.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

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 site (or parts thereof), have been before the Planning Commission numerous times, most recently at the Commission's December 7, 2017 meeting where Subdivision and Planned Unit Development approval was granted. The most recent approval was to allow shared access between multiple lots, and Subdivision to shift an interior lot line to increase the acreage for Lot 4A and minimize acreage for Lot 5A. The applicant now wishes to resubdivide the previously approved Lot 4A and create Lot A and Lot B.

The site is zoned B-3, Community District, which allows a wide range of commercial and residential uses. The PUD will contain a total of nine lots, two large common areas, and several smaller common areas. The two larger common areas will be used for storm water detention for the overall development. A large medical clinic, fast-food restaurant, and paint shop. The medical clinic and the fast food restaurant both have access to a proposed private street. The paint shop and the newly proposed Lot A and Lot B will also have access to the private street as well as access to Rangeline Road. A public street is also proposed as part of the overall development, and will link Halls Mill Road to Demetropolis Road.

Label	Acre	Building SQ.FT	Phase	Usage
Lot 1 A	30.70	TBD	4	TBD
Lot 1	18.10	± 100,000	3	Retail
Lot 2	1.66	TBD	4	TBD
Lot 2/ A /2	13.20	± 80,000	1	Medical
Lot B/ 2	1.8	± 9,800	2	Fast Food/ Specialty Retail
Lot 3	1.67	± 3,500	2	Fast Food
Lot 4 A	0.6	± 4,000	2	Restaurant
Lot 4 B	1.0	± 11,000	2	Restaurant/Specialty Retail
Lot 5 A	0.5	± 4,000	2	Specialty Retail

Based on the site plan submitted, there appear to be no changes to the points of access or conditions proposed from the most recent December 2017 approval.

The PUD site plan depicts Lot A as being a 4,000 square foot "specialty retail store" and Lot B has having three tenant spaces totaling 4,700 square feet that will also be occupied as "specialty retail spaces"; however, on the above chart it is identified as restaurant and specialty retail. Lot B as proposed will have one 1,500 square foot tenant space, another tenant space will be 1,800

square feet, and the third tenant space will be 1,400 square feet. The site plan for Lot B depicts a drive thru lane, however no order station or stacking area are depicted. If a drive thru is proposed, it must comply with all requirements of Section 64-4.F. of the Zoning Ordinance.

It should be pointed out that there is no dumpster depicted on the site plan for Lot A or Lot B. The site plan should be revised to depict a dumpster or dumpster in compliance with Section 64-4.D.9., or note stating curb side pickup will be utilized.

The note stating “full tree planting and landscape requirements will be met and in compliance with Section 64-4.E of the Zoning Ordinance” should be retained on future site plans.

The 25’ minimum building setback lines are depicted on the site plan and should be retained on any future site plans.

Please note all proposed signage will require separate permits, reviews, and approvals.

As for the Subdivision, both lots will meet the minimum size and area requirements for lots with access to public water and sewer.

Several drainage, access and utility easements are depicted on the overall site and on the preliminary plat and the PUD site plan. The note stating “structures that are not associated with the purpose of the easement shall not be placed within any easement” should be retained on both the plat and site plan.

Sidewalks are depicted on the site plan and should be retained on any future plans.

It should also be pointed out that the PUD site plan depicts the proposed lots as Lot 4A and Lot 4B; however the preliminary plat depicts the lots as being Lot A and Lot B. The labeling of the lots should be revised to be the same on both the PUD site plan and the plat. The “site data table” and the site plan labels should also be revised to state the same proposed uses on the site plan table.

Based on the revisions to the PUD site plan, a revised Master Plan for the overall site will be required. The revised Master Plan site plan should reflect the new narrative which identifies the proposed tenants, square footage of each building/ tenant spaces, and the lot with the lot sizes in square feet and acres.

## **RECOMMENDATION**

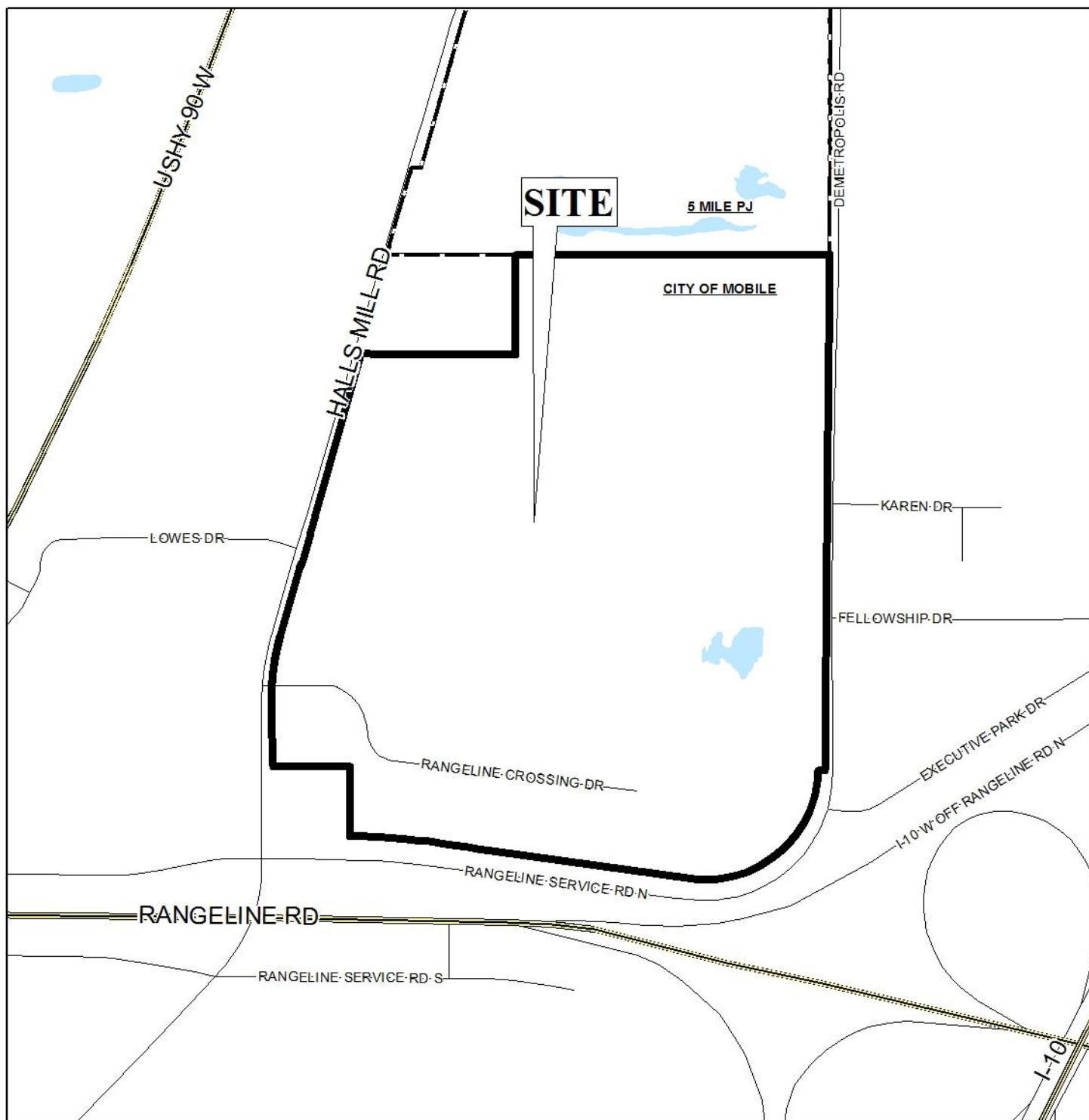
**Subdivision:** Based on the preceding, this application is recommended for Holdover until August 2<sup>nd</sup> meeting, with additional information provided by July 16<sup>th</sup> to address the following:

- 1) Authorization from all property owners in the original PUD, including additional labels and fees as appropriate.

**Planned Unit Development:** Based on the preceding, this application is recommended for Holdover until August 2<sup>nd</sup> meeting, with additional information provided by July 16<sup>th</sup> to address the following:

- 1) Authorization from all property owners in the original PUD, including additional labels and fees as appropriate.

# LOCATOR MAP



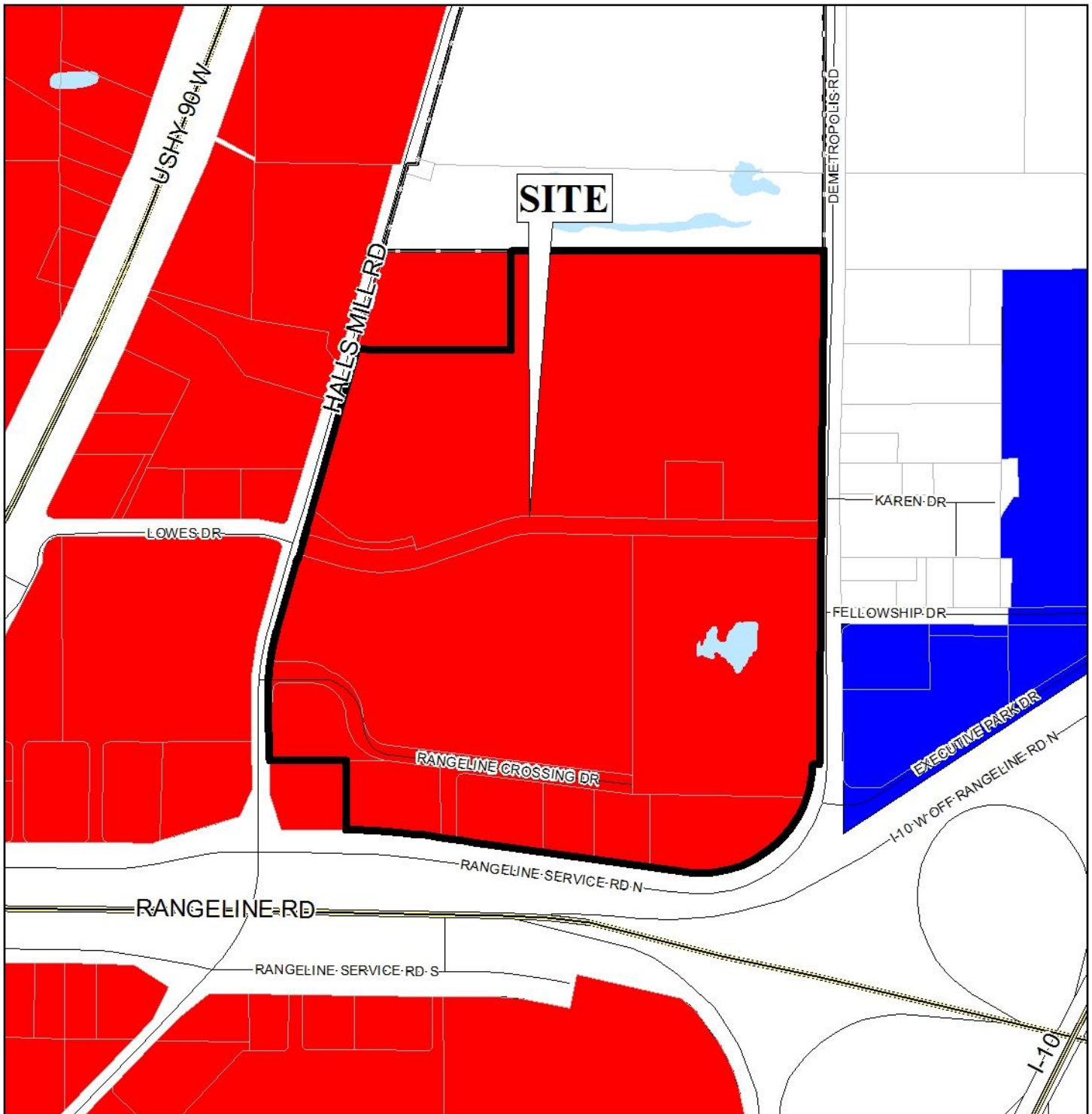
APPLICATION NUMBER 16 DATE June 21, 2018

APPLICANT Rangeline Crossing III Subdivision, Resubdivision of Lot 4A  
of the Resubdivision of Lots 4 & 5

REQUEST Subdivision, Planned Unit Development



# LOCATOR ZONING MAP



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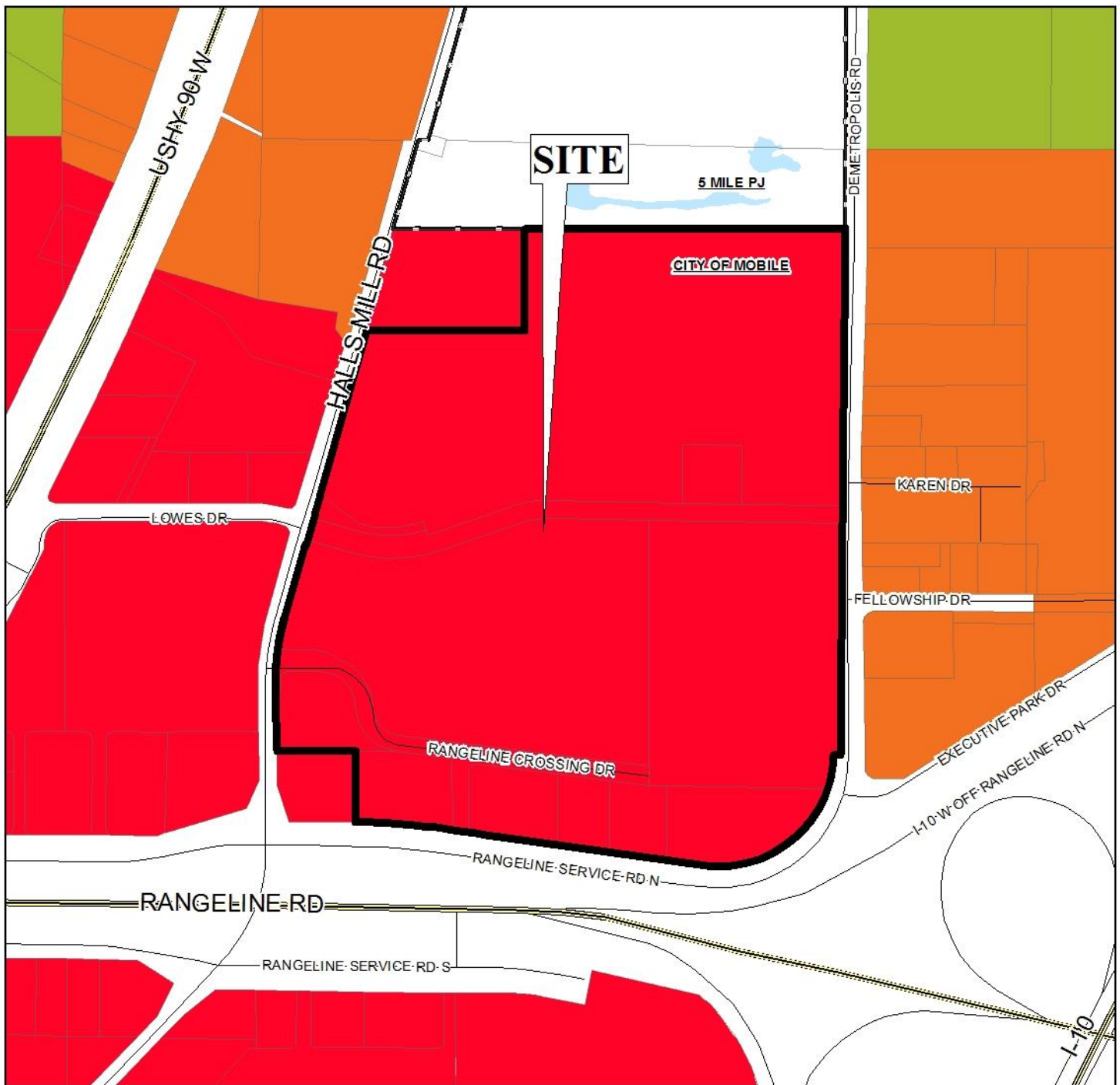
REQUEST Subdivision, Planned Unit Development



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# FLUM LOCATOR MAP



APPLICATION NUMBER 16 DATE June 21, 2018

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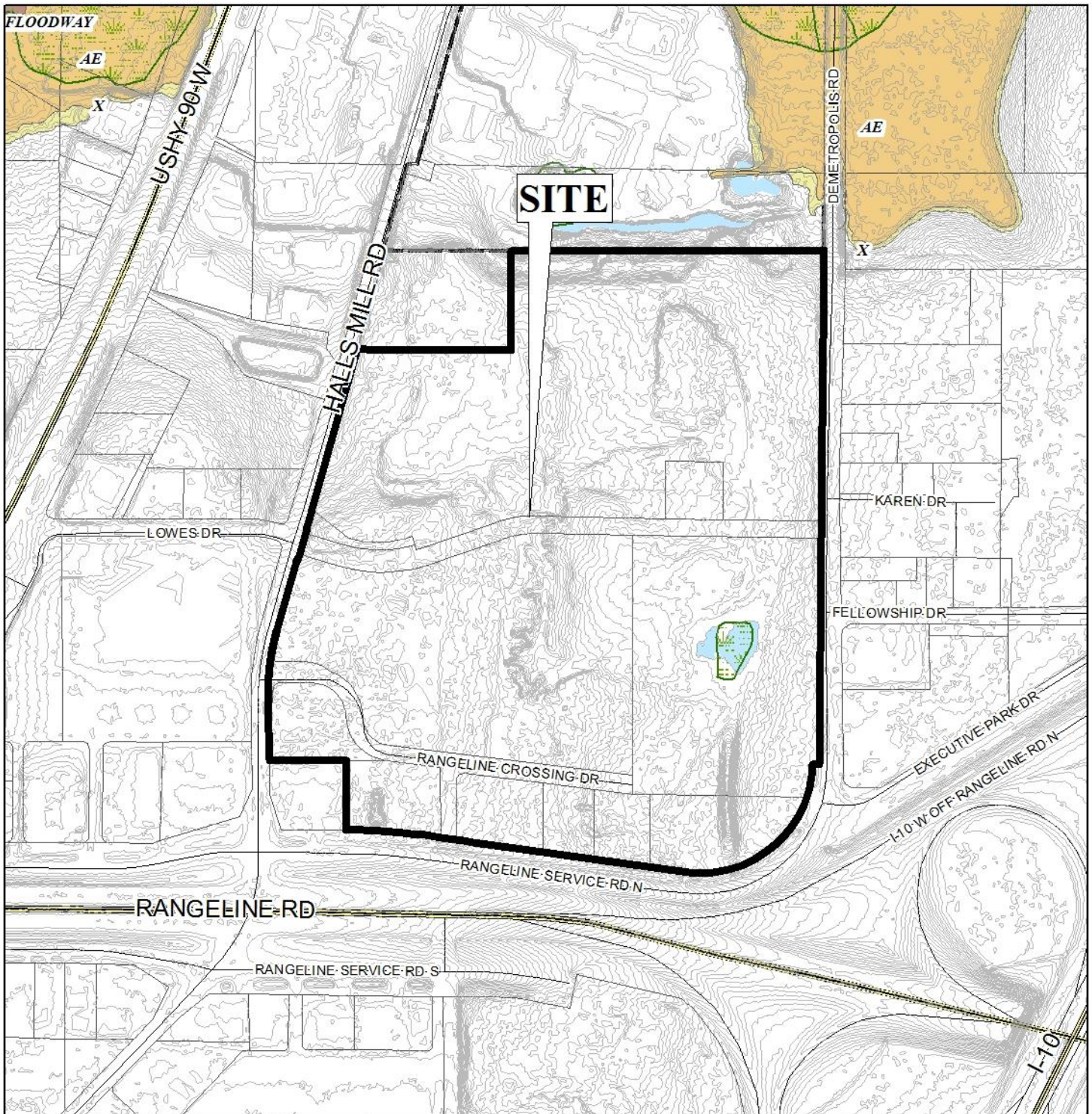
REQUEST Subdivision, Planned Unit Development

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP



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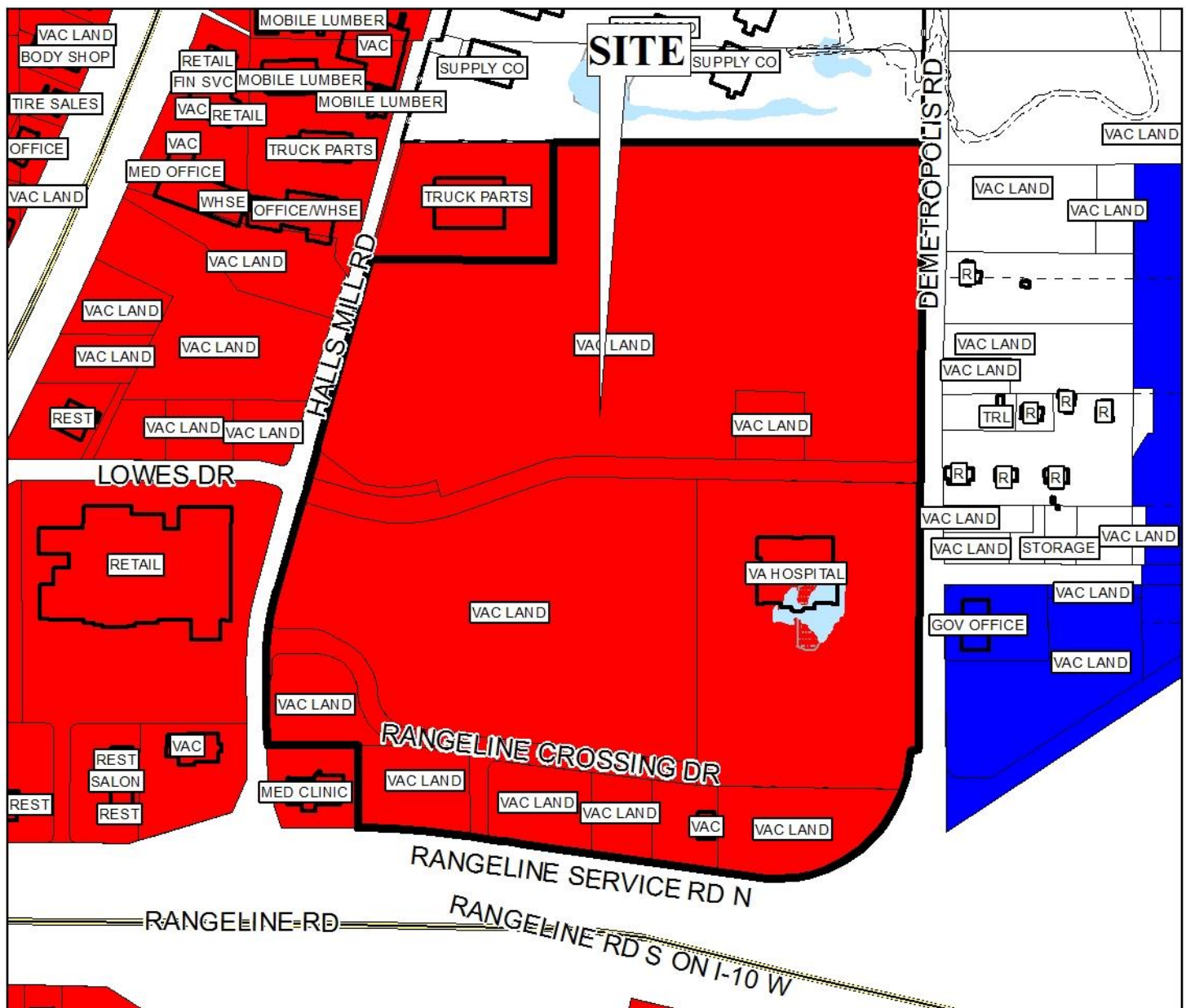
REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residential units are located to the northeast.

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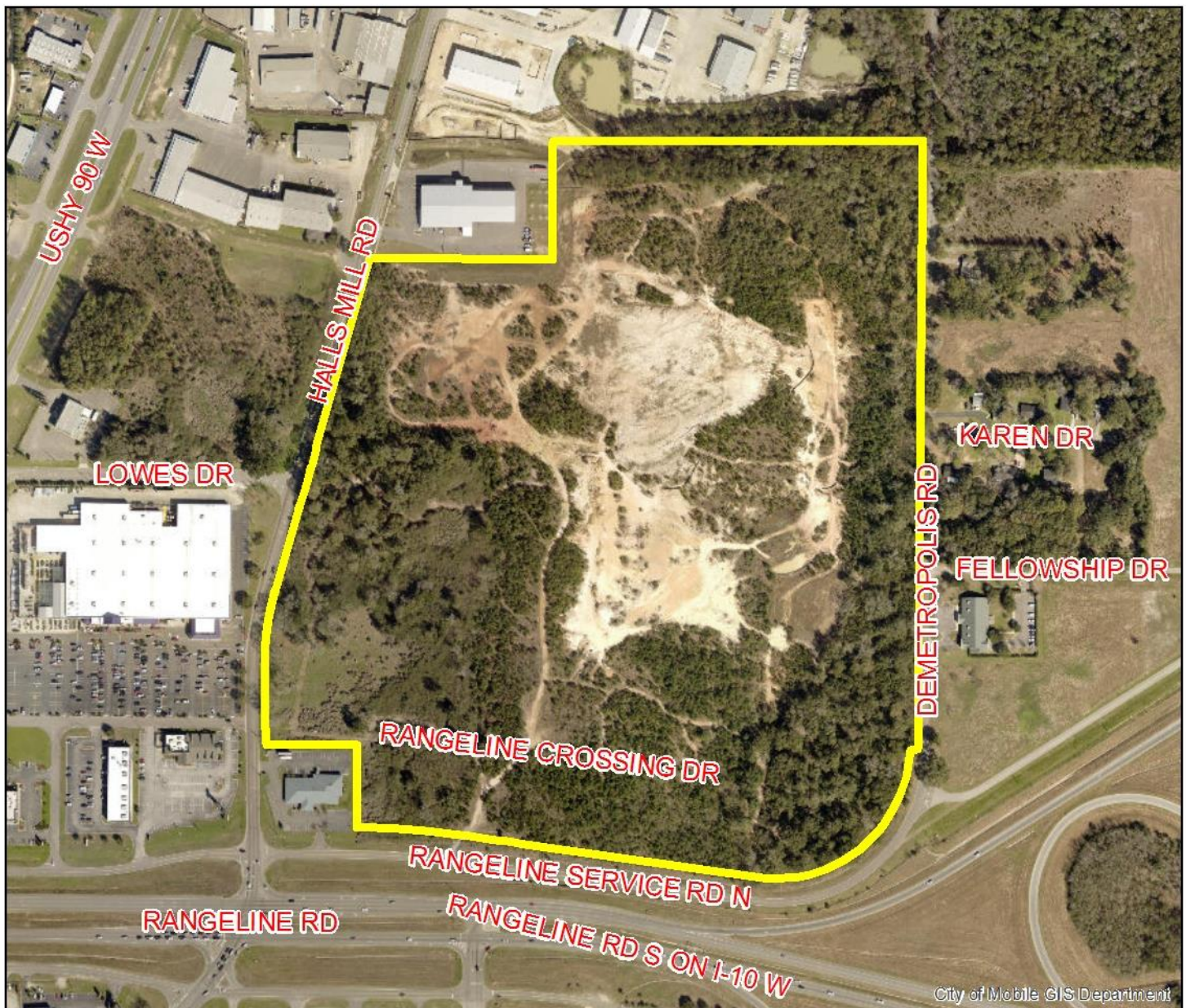
REQUEST Subdivision, Planned Unit Development

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 AERIAL



The site is surrounded by commercial units. Residential units are located to the northeast.

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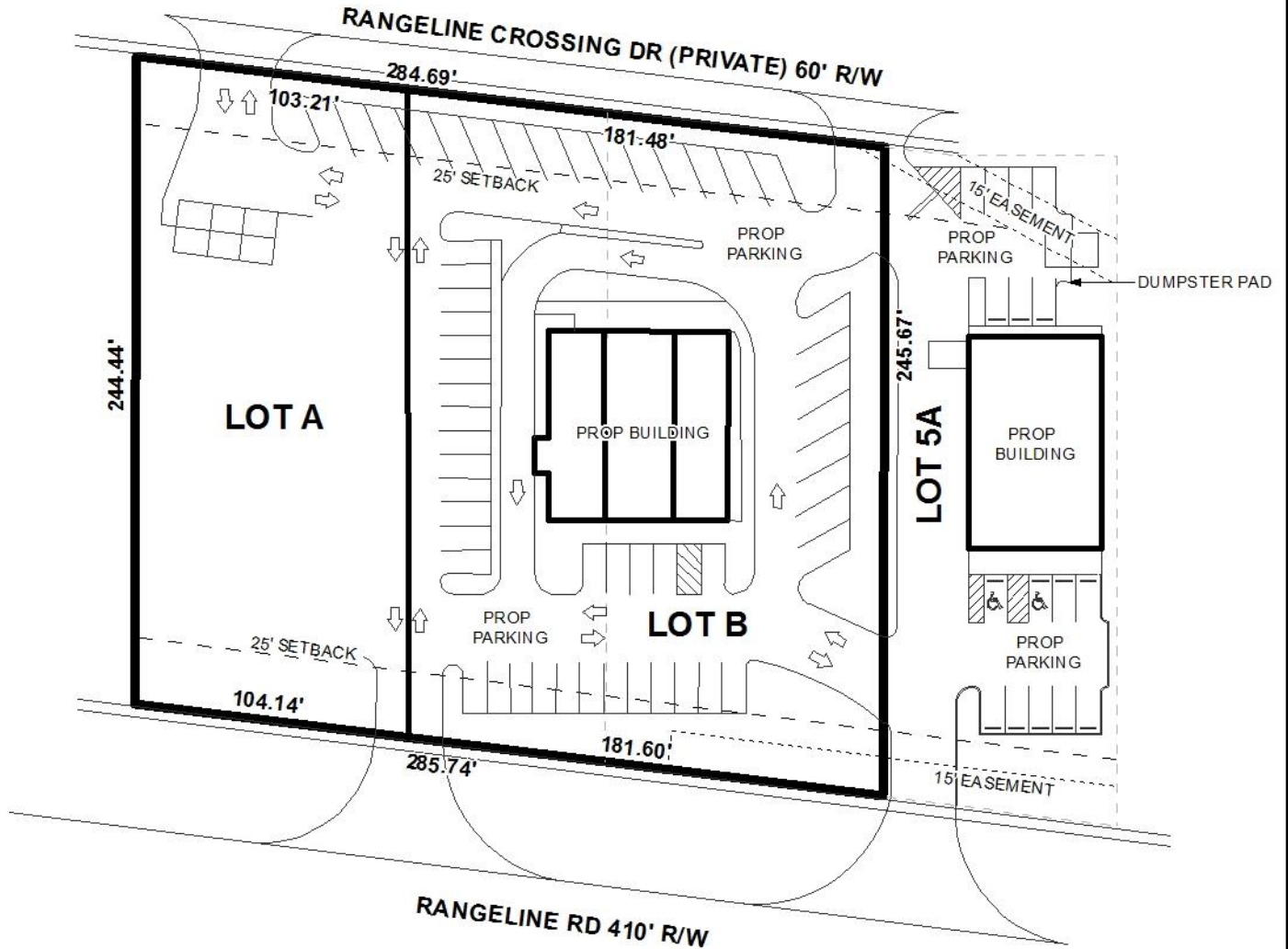
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REQUEST Subdivision, Planned Unit Development





# SITE PLAN



The site plan illustrates the proposed lots, proposed building, proposed parking, easements, and setbacks.

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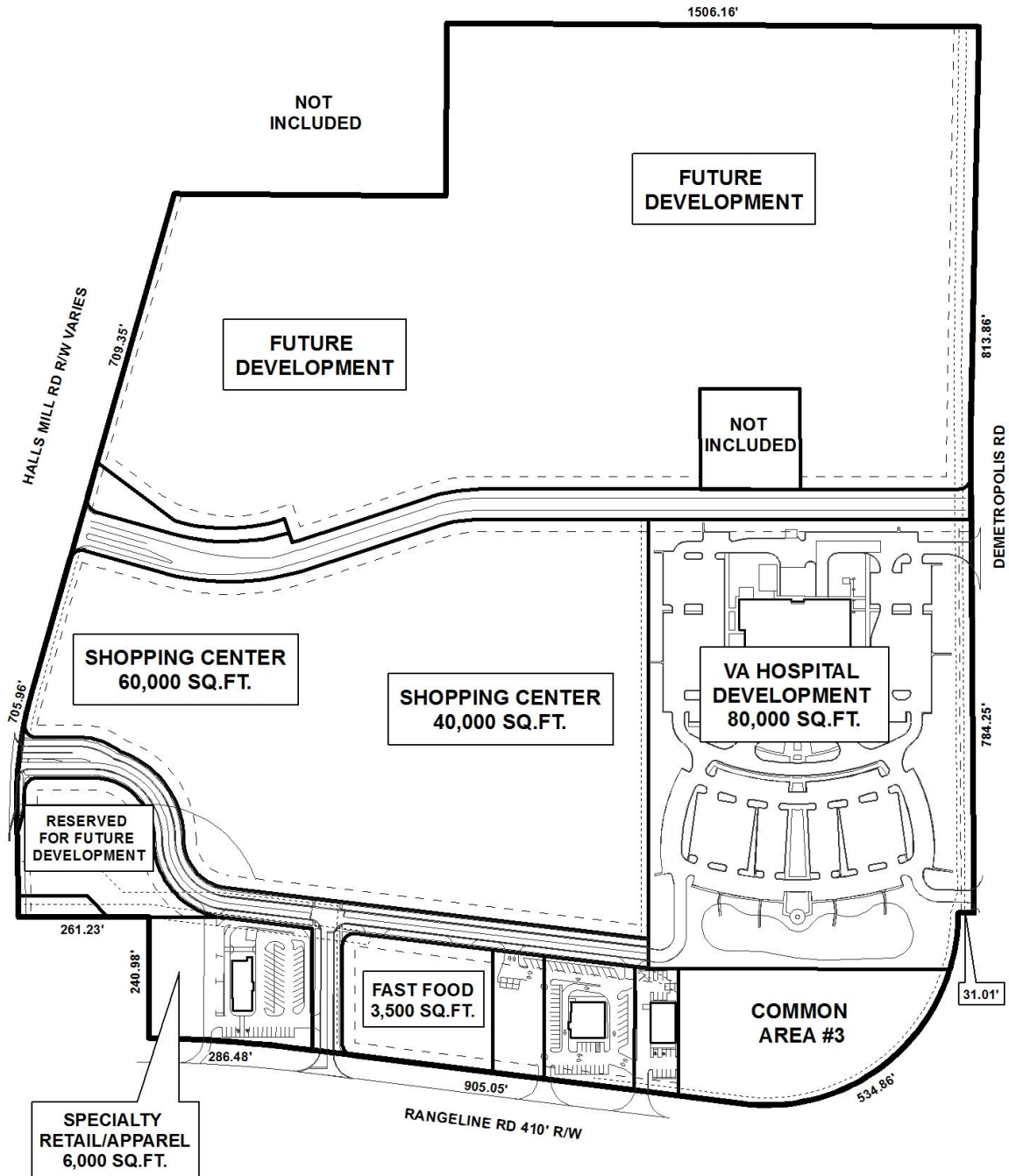
APPLICANT Rangeline Crossing III Subdivision, Resubdivision of Lot 4A  
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# DETAIL SITE PLAN



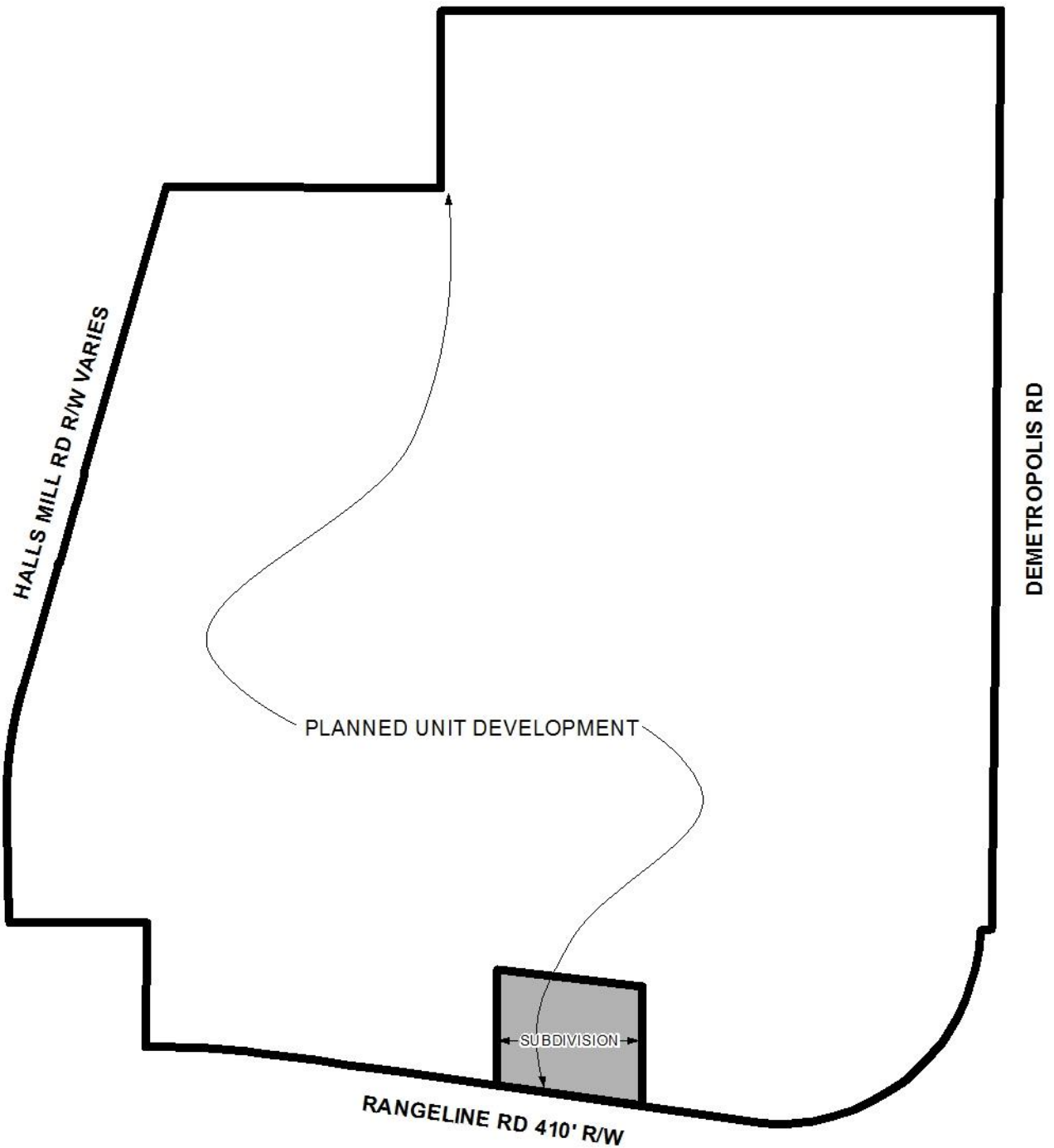
APPLICATION NUMBER 16 DATE June 21, 2018

APPLICANT Rangeline Crossing III Subdivision, Resubdivision of Lot 4A of the Resubdivision of Lots 4 & 5

REQUEST Subdivision, Planned Unit Development



# DETAIL SITE PLAN



APPLICATION NUMBER 16 DATE June 21, 2018

APPLICANT Rangeline Crossing III Subdivision, Resubdivision of Lot 4A  
of the Resubdivision of Lots 4 & 5

REQUEST Subdivision, Planned Unit Development



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