

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: September 5, 2013**

<b><u>NAME</u></b>	Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
<b><u>SUBDIVISION NAME</u></b>	Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
<b><u>LOCATION</u></b>	3290 Dauphin Street (Northeast corner of Dauphin Street and East I-65 Service Road North)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 1
<b><u>PRESENT ZONING</u></b>	B-3, Community Business District
<b><u>AREA OF PROPERTY</u></b>	3.3± Acres
<b><u>TIME SCHEDULE</u></b>	Immediate

**ENGINEERING****COMMENTS**

**Subdivision:** The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat (i.e. signatures, required notes). Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.

**Planned Unit Development:** 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). 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. 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. Must comply with all Engineering Department Policy Letters: 5-13-2009 Policy Letter(Car wash

drains and dumpster pads to drain to Sanitary Sewer System), 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping), and 3-18-2004 Policy Letter (Additional subdivision street requirements)

**Subdivision:** *The following comments should be addressed prior to review, acceptance and signature by the City Engineer:* a. Provide all of the required information on the Final Plat (i.e. signatures, required notes) including the Professional Land Surveyor seal and signature. b. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. c. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). d. Add a note to the Plat that 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). e. Show and label the existing, interior Lot 1 & 2 lot lines. The description under the proposed Lot 1 indicates that it is already a Lot of Record as drawn. f. Sidewalk is required to be installed along the Public ROW frontage, unless a sidewalk variance is approved. g. Show the Minimum Finished Floor Elevation (MFFE) for Lot 1 that is located within the AE and X-shaded flood zones. h. Provide a drainage easement for the existing Milkhouse Creek. Size and location to be approved by the City Engineer. i. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.

**Planned Unit Development:** a. Add a note to the PUD drawing stating that any work performed in the existing Grelot Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). b. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Add a note to the PUD drawing stating that any proposed dumpster pad(s) must be designed to collect storm water in a separate surface drain that is connected to the Sanitary Sewer system. d. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

I-65 East Service Road is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Please include signage on site plan provided for the Land Disturbance permit indicating one-way circulation around the drive-thru area. The change to the site layout has decreased the drive-thru queuing width from 36' to 29.2' for three lanes of

stacking. The illustrated striping does not provide a full lane width for the outermost drive-thru lane. A width of less than 12' per lane through the curve is not recommended. Exact dimensions could not be verified as the provided site plan was not printed to scale.

## **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).

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

## **MAWSS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

## **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 seeking Planned Unit Development Approval to allow multiple buildings on a single building site with shared drives, access, and parking; and Subdivision approval to create a single legal lot of record. The site is located in Council District 1, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create a single legal lot of record from two legal lots of record, and to create a PUD to allow multiple buildings on a single building site with shared drives, access, and parking. The site is currently developed with a single structure.

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.

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 preliminary plat illustrates a 25' minimum building setback line, which is a reduction from 50' when the original Dauphin-65 Subdivision was approved by the Planning Commission at its January 5, 1978 meeting, but which meets the minimum requirements of section V.D.9. of the Subdivision Regulations. If approved, the minimum building setback should be retained on the Final Plat.

There are water and sanitary sewer easements as well as gas line and power easements located on the site. If approved, the Final Plat should be revised to include a note stating that no structures will be allowed in any easements.

The preliminary plat provides the size of the proposed Lot A, which exceeds the minimum lot size set forth in Section V.D.2. of the Subdivision Regulations. If approved, the lots size should be given in square feet and acres on the Final Plat.

The proposed Lot A has one curb cut to East I-65 Service Road North, as well as one curb cut which provides access to an adjacent parcel via a non-exclusive ingress/egress easement. This easement was also illustrated on the Subdivision plat approved by the Planning Commission in 1978, therefore the adjacent property should not be required to be included in the current Planned Unit Development application.

The site fronts onto East I-65 Service Road North. Interstate 65 is a major street, with a right-of-way of 300', and the preliminary plat illustrates the right-of-way as varying. If approved, the Final Plat should be revised to illustrate the right-of-way of 300', with any necessary dedications to provide 150' from the centerline.

The site plan submitted for the Planned Unit Development does not give the size of either the existing or proposed building, and only refers to the existing building as an office building without giving the proposed use for the new structure, therefore it is difficult for staff to determine if there will be adequate parking. The site plan should be revised to provide this information to determine if the site will meet the minimum requirements of Section 64-6.6. of the Zoning Ordinance.

The proposed structure is illustrated as having three drive-thru lanes, however, queuing space is only provided for two lanes which may lead to traffic issues. The site plan should be revised to provide adequate queuing for all proposed drive-thru lanes, or the number of drive-thru lanes should be reduced to two.

A dumpster slab is illustrated on the site plan, however there is no note regarding if the dumpster will be screened in compliance with Section 64- 4.D.9. of the Zoning Ordinance. The site plan should be revised to illustrate compliant screening.

The site plan illustrates the location of four freestanding signs, one of which is located in the right-of-way, as well as several "patient parking" signs. It should be noted that as a multi-business site with 789'± of street frontage, that two freestanding signs would be allowed by right. However, upon review of City of Mobile aerial photographs, it appears the existing freestanding signs may have existed prior to 1992, which was when the sign regulations were

adopted limiting the number of allowable signs at a location. It should be noted that the existing signs may remain, but no additional freestanding signs will be allowed.

Also of note, there is no illustration or information provided regarding compliance with tree and landscaping requirements. The site plan should be revised to include this information to determine if the site will be in compliance with Section 64-4.E. of the Zoning Regulations.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

### **RECOMMENDATION**

**Subdivision:** Based on the preceding, the application is recommended for Holdover to the October 3, 2013 meeting, with revision due by September 16, 2013 to address the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) revision of the plat to illustrate Interstate 65 with a right-of-way of 300', with any dedications necessary;
- 3) placement of a note stating that no structures will be allowed in any easement;
- 4) placement of a note stating that the development is limited to the existing curb cuts;
- 5) compliance with 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.);
- 6) compliance with Engineering comments, *"The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat (i.e. signatures, required notes). Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity"*; and
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

**Planned Unit Development:** Based on the preceding, the application is recommended for Holdover to the October 3, 2013 meeting, with revision due by September 16, 2013 to address the following:

- 1) revision of the site plan to provide the total gross square feet of both structures;
- 2) revision of the plat to provide the use of the proposed building;
- 3) revision of the site plan to provide adequate queuing for three drive-thru lanes, or revision of the site plan to only provide two drive-thru lanes;

- 4) revision of the site plan to illustrate dumpster screening compliant with Section 64-4.D.9. of the Zoning Ordinance; and
- 5) revision of the site plan to illustrate compliance with tree and landscaping requirements, including information about landscape area and number of trees.

***Revised for the October 3, 2013 meeting:***

*The application was heldover at the September 5, 2013 meeting to allow the applicant time to submit revised information to staff for review.*

*A revised preliminary plat was submitted addressing most of the requests staff made, including the placement of several notes. However, the plat still does not state the right-of-way for Interstate 65. If approved, the Final Plat should be revised to illustrate the minimum existing right-of-way for Interstate 65, and if less than 300', with any dedications necessary.*

*A revised site plan was submitted which states the size of the newly proposed building as 2,149 square feet and in addition, is intended to be utilized as a bank. No information was provided about the total gross square footage of the existing office. Therefore, while staff is able to determine that adequate parking is provided for the proposed bank, it is difficult to determine if adequate parking will be provided for all uses on the site to meet the minimum requirements of Section 64-6.6. of the Zoning Ordinance.*

*The site plan was revised to illustrate queuing spaces of appropriate width to accommodate three drive-thru lanes.*

*A note was placed on the site plan stating that the bank will not use a dumpster; however there is an existing "dumpster slab" on the Northeast portion of the lot. The site plan should be revised to illustrate screening in compliance with Section 64- 4.D.9. of the Zoning Ordinance.*

*The revised site plan does have a note indicating the amount of landscaped area and trees for the portion of the site the bank will occupy, however, the locations of the trees are not illustrated, and landscaping information should be provided for the entire site to ensure compliance with Section 64-4.E. of the Zoning Regulations.*

**RECOMMENDATION**

***Subdivision:*** Based on the preceding, the application is recommended for Holdover to the November 21, 2013 meeting, with revisions due by October 21, 2013 to address the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) revision of the plat to illustrate Interstate 65 with the minimum existing right-of-way, and if less than 300', with any dedications necessary;
- 3) retention of the note stating that no structures will be allowed in any easement;
- 4) retention of the note stating that the development is limited to the existing curb cuts;
- 5) compliance with 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.);
- 6) compliance with Engineering comments, "The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a. Provide all of the

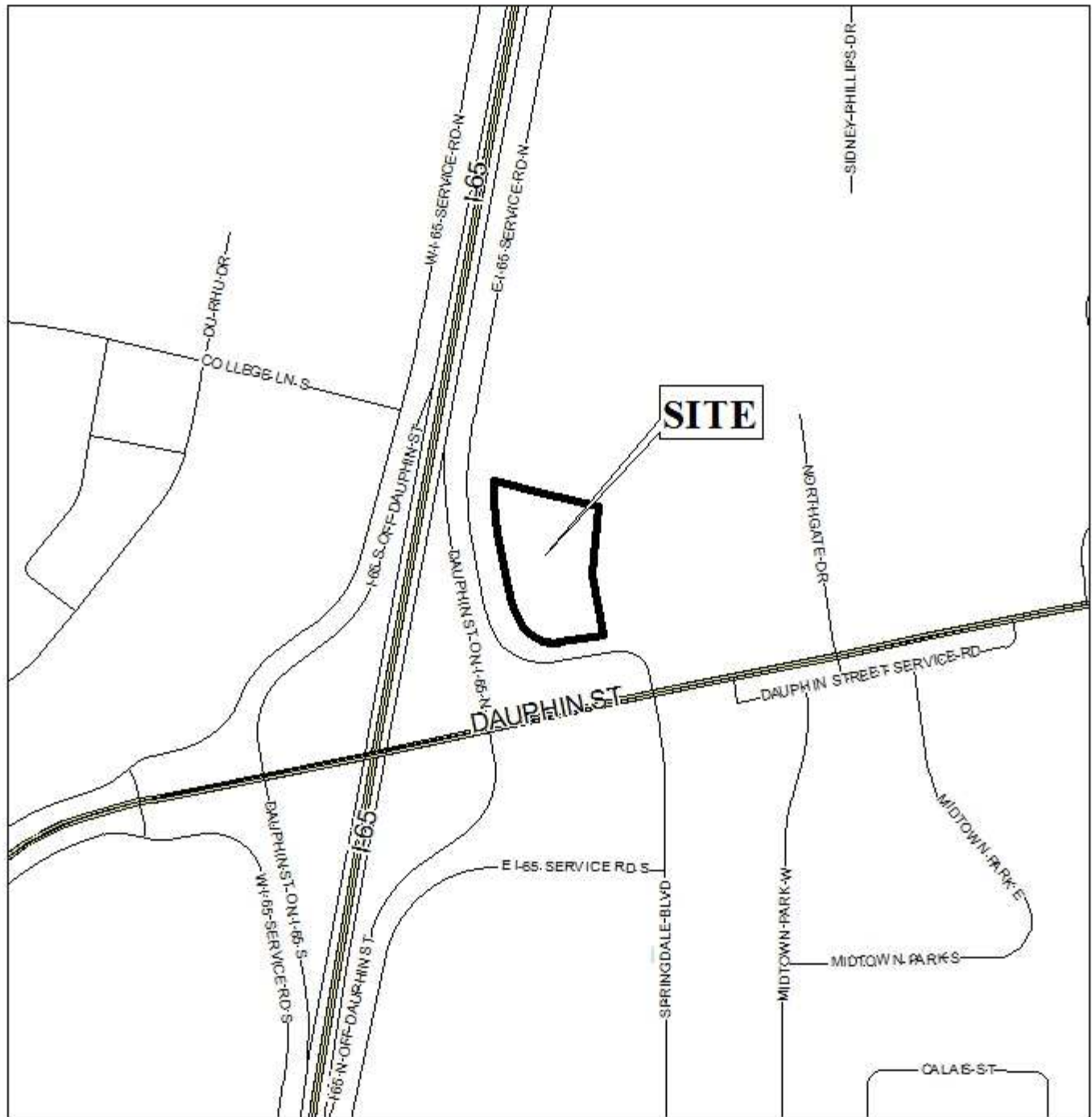
*required information on the Final Plat (i.e. signatures, required notes) including the Professional Land Surveyor seal and signature. b. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. c. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). d. Add a note to the Plat that 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). e. Show and label the existing, interior Lot 1 & 2 lot lines. The description under the proposed Lot 1 indicates that it is already a Lot of Record as drawn. f. Sidewalk is required to be installed along the Public ROW frontage, unless a sidewalk variance is approved. g. Show the Minimum Finished Floor Elevation (MFFE) for Lot 1 that is located within the AE and X-shaded flood zones. h. Provide a drainage easement for the existing Milkhouse Creek. Size and location to be approved by the City Engineer. i. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity”; and*

- 7) retention of the note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*

***Planned Unit Development:*** *Based on the preceding, the application is recommended for Holdover to the November 21, 2013 meeting, with revisions due by October 21, 2013 to address the following:*

- 1) revision of the site plan to provide the total gross square feet of both structures;*
- 2) revision of the site plan to illustrate dumpster screening compliant with Section 64-4.D.9. of the Zoning Ordinance; and*
- 3) revision of the site plan to illustrate compliance with tree and landscaping requirements, including information about landscape area and number and species of trees.*

# LOCATOR MAP



APPLICATION NUMBER 8 & 9 DATE October 3, 2013  
APPLICANT Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3  
REQUEST Subdivision, Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by businesses.

APPLICATION NUMBER 8 & 9 DATE October 3, 2013  
 APPLICANT Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3  
 REQUEST Subdivision, 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
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



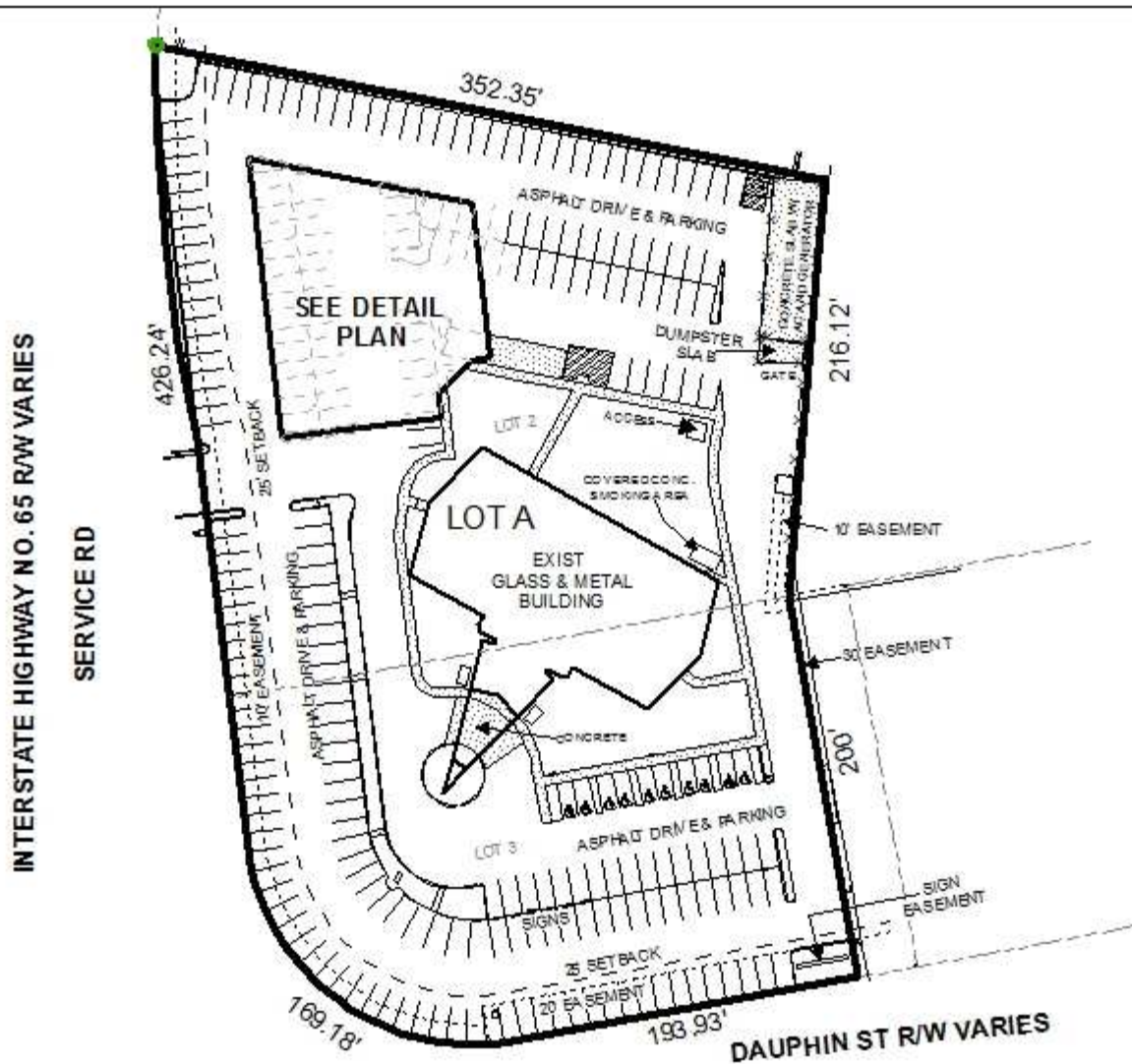
The site is surrounded by businesses.

APPLICATION NUMBER 8 & 9 DATE October 3, 2013  
APPLICANT Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3  
REQUEST Subdivision, Planned Unit Development

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# SITE PLAN

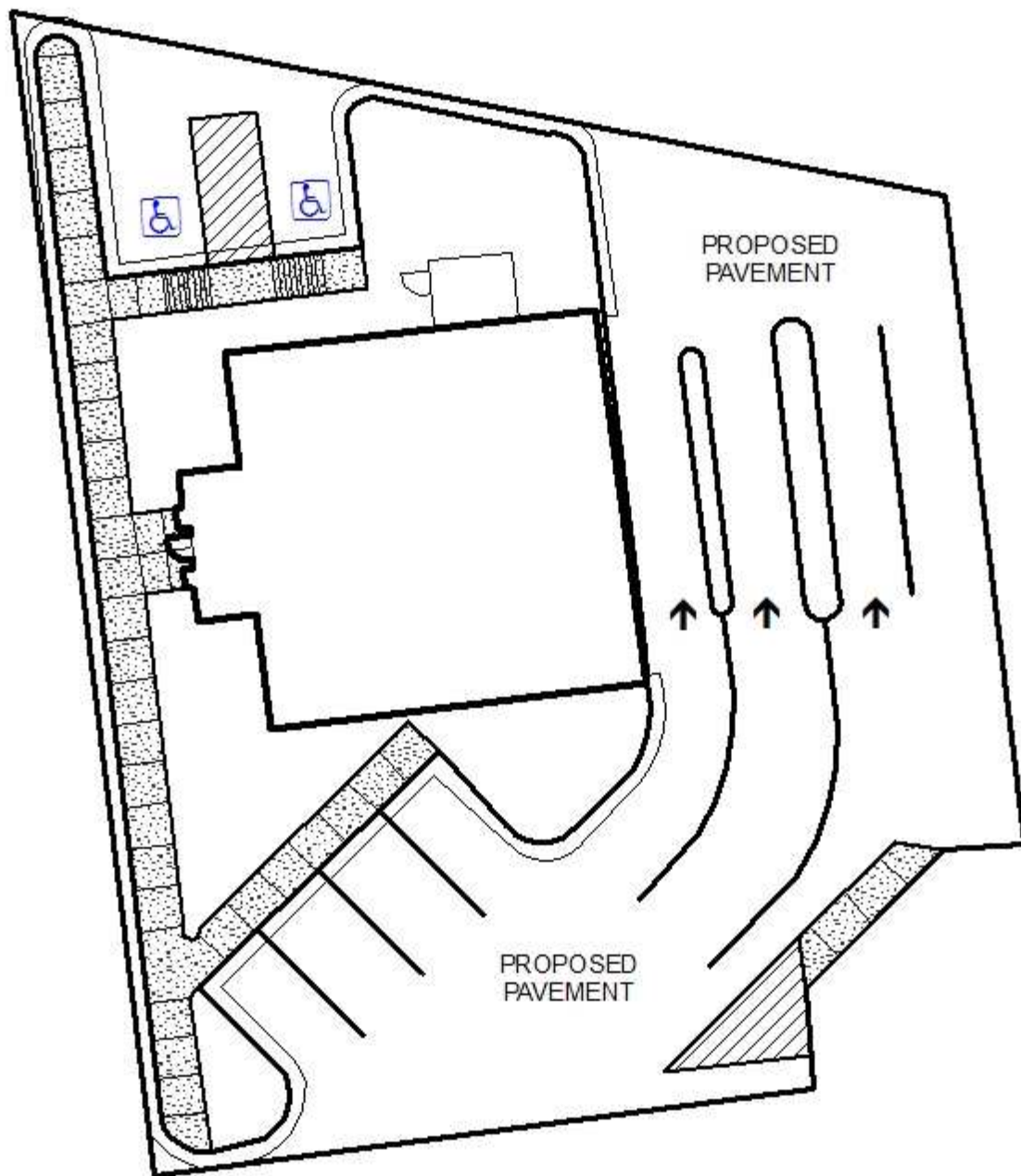


The site illustrates the existing building, parking spaces, setbacks, easements, and the area for the proposed building.

APPLICATION NUMBER 8 & 9 DATE October 3, 2013  
 APPLICANT Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3  
 REQUEST Subdivision, Planned Unit Development

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## DETAIL SITE PLAN



APPLICATION NUMBER 8 & 9 DATE October 3, 2013  
APPLICANT Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3  
REQUEST Subdivision, Planned Unit Development

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