

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: February 19, 2009**

|   |   |
|---|---|
| <b><u>NAME</u></b>                          | 5600SIP LLC   |
| <b><u>LOCATION</u></b>                      | East side of Lakeside Drive at the East terminus of Joy Springs Drive   |
| <b><u>CITY COUNCIL DISTRICT</u></b>         | District 4  |
| <b><u>PRESENT ZONING</u></b>                | B-3, Community Business District  |
| <b><u>AREA OF PROPERTY</u></b>              | 1 Lot / 5.6 ± Acres   |
| <b><u>CONTEMPLATED USE</u></b>              | Planning Approval to allow a total of 50,000 square feet of warehousing in a B-3, Community Business District, and Planned Unit Development Approval to allow five buildings on a single building site.   |
| <b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b> | Immediate for Phase One<br>Subsequent phases will begin upon completion of the previous phase, with a total of four phases  |
| <b><u>ENGINEERING COMMENTS</u></b>          | Wetlands are shown of the NWI database. Need to provide a letter from a wetland biologist stating that there are no wetlands present or acquire the appropriate Corps of Engineer's Permit for working in wetlands. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. |
| <b><u>TRAFFIC ENGINEERING COMMENTS</u></b>  | Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.  |
| <b><u>URBAN FORESTRY COMMENTS</u></b>       | 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

**REMARKS**

The applicant is requesting Planning Approval to allow a total of 50,000 square feet of warehousing in a B-3, Community Business District, and Planned Unit Development Approval to allow five buildings on a single building site. Planning Approval is required for warehousing (heavy distribution) exceeding 40,000 square feet in B-3 districts.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, any future change of the scope of operations for the site may require a new application for Planning Approval.

The applicant proposes to construct five (5) office/warehouse buildings of 10,000 square feet each, in four (4) phases. Each building will contain approximately 2,400 to 3,000 square feet of office space, with the remainder being used for warehouse activities. Two buildings are proposed for phase one, with one building for each remaining phase.

The proposed use will generally be compatible with the other office/warehouse type businesses located in the Lakeside Drive area. It should be pointed out that Lakeside Drive is a curving road that experiences a relatively high volume of traffic due to its connecting Cottage Hill Road/Montlimar Drive with Government Boulevard/U.S. Highway 90. The curving nature of the road and the volume of traffic may not be conducive to tractor-trailer movements.

Parking for the site is calculated as follows: 1 space per 300 square feet office area, and 1 space per 3 warehouse employees. The applicant states that each building will require 15 spaces: 10 are required for the office area, thus 5 are being provided for warehouse employees. A total of 102 parking spaces will be provided within the overall development, exceeding the 75 that would

be required based upon the information provided. It should be pointed out that handicap accessible parking is not depicted on the site plan, but may be required: if required, the site plan should be revised to depict the parking. Curbing and bumper-stops should be depicted where necessary so that staff can ensure that required landscape areas and sidewalks will not be compromised.

The tree and landscape information shown on the site plan does not appear to meet all of the requirements of the Zoning Ordinance. The applicant must provide 3 overstory trees within 25-feet of the frontage property line, and 87 trees across the remainder of the site (9 of which may be credit for the 2 existing trees that will remain). Of the 87 trees, 41 must be overstory trees. The plan also depicts adequate overall landscape area, but does not indicate if the required "frontage" landscape area of 15,804 square feet can be provided between the buildings and the street frontage. The site plan should be revised to depict full compliance. It should also be pointed out that each phase must complete its respective landscape and tree requirements prior to final inspections for the respective phase.

Dumpsters are depicted on the site plan, and it appears that they will include the required screening and meet all applicable setbacks.

A note should be placed on the site plan stating that the site and the parking area will be illuminated per the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

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**

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

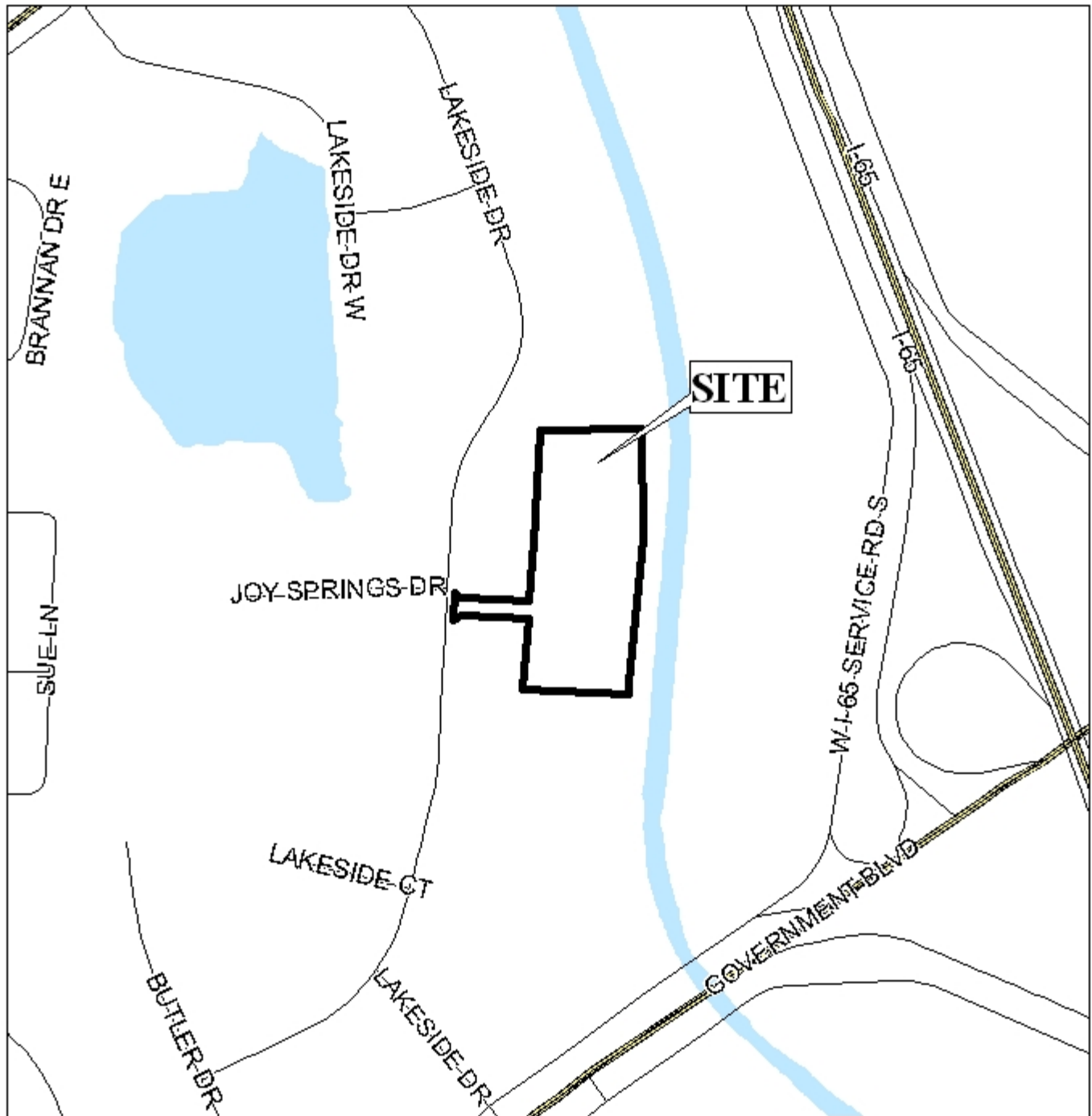
- 1) Compliance with Engineering comments (*Wetlands are shown of the NWI database. Need to provide a letter from a wetland biologist stating that there are no wetlands present or acquire the appropriate Corps of Engineer's Permit for working in wetlands. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)
- 2) Revision of the site plan to depict/label curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
- 3) Revision of the site plan to depict handicap-accessible parking spaces, if required;
- 4) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 5) Revision of the site plan and the notes on the plan to clearly delineate required trees and landscape areas and depict full compliance with the requirements of the Zoning Ordinance;

- 6) Placement of a note on the site plan stating that the site and parking areas will be illuminated in accordance with the requirements of Section 64-6.A.3.c. and 64-6.A.3.c. of the Zoning Ordinance;
- 7) Placement of a note on the site plan 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;
- 8) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the application for land disturbance or building permits; and
- 9) Full compliance with all municipal codes and ordinances.

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## LOCATOR MAP



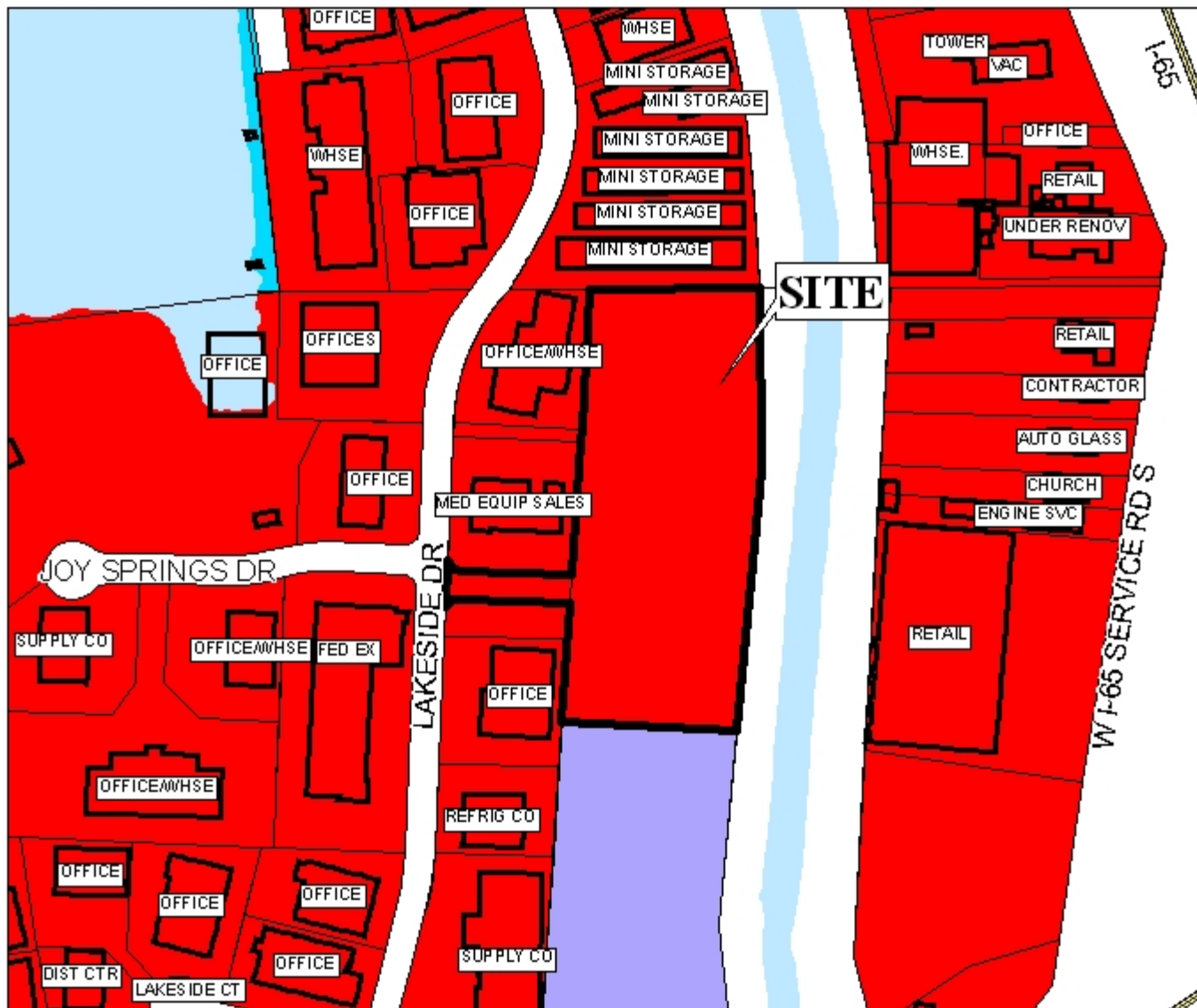
APPLICATION NUMBER 25 & 26 DATE February 19, 2009

APPLICANT 5600SIP LLC

REQUEST Planning Approval, Planned Unit Development

N  
NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

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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 |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|

N  
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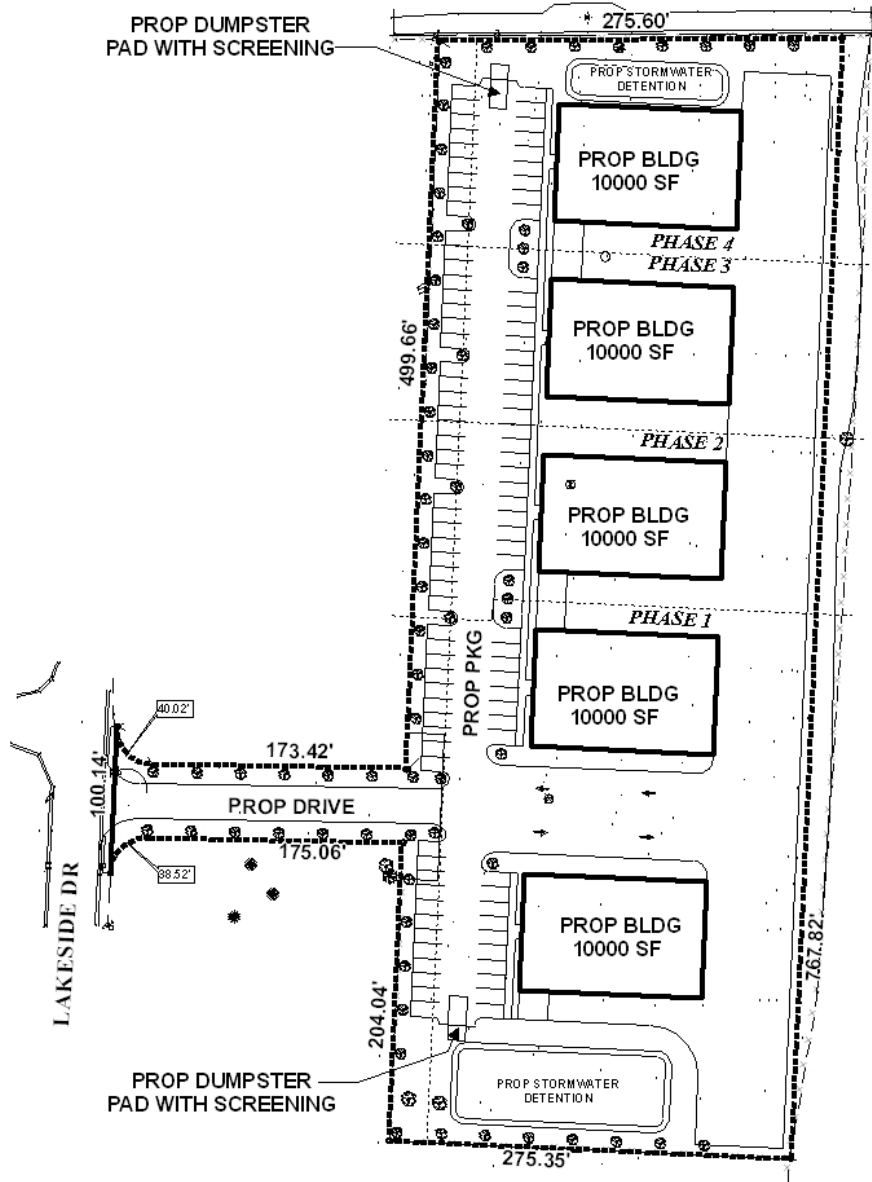


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## SITE PLAN



The site plan illustrates the proposed development

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