

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: September 6, 2012**

<u>DEVELOPMENT NAME</u>	Westwood Plaza Subdivision, Resubdivision of Lot 1
<u>SUBDIVISION NAME</u>	Westwood Plaza Subdivision, Resubdivision of Lot 1
<u>LOCATION</u>	7765 Airport Boulevard (Southeast corner of Airport Boulevard and Schillinger Road South, extending to the Northeast corner of Schillinger Road South and Thomas Road)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	B-3, Community Business District
<u>AREA OF PROPERTY</u>	Subdivision 4 Lots / 19.1± Acres Planned Unit Development 5 Lots / 19.6± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to allow shared access and parking between multiple building sites, and Subdivision approval to create four legal lots from one existing legal lot of record.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Subdivision: The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Planned Unit Development: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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. Any and all proposed development within the property lines 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. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) 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.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Curb-cuts should be limited to the existing curb-cuts on Schillinger Road and Thomas Road. Taking into consideration an upcoming safety project on this section of the Schillinger Road corridor, the three driveways on Schillinger Road should be limited to right-in, right-out only driveways. The two driveways on Airport Boulevard already function as right-in, right-out only driveways and are closely spaced (approximately 75 feet apart). These driveways should either be combined into one, or narrowed to two-lane driveways.

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 planting requirements of the Zoning Ordinance.

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 requesting Planned Unit Development approval to allow shared access and parking between multiple building sites, and Subdivision approval to create four legal lots from one existing legal lot of record.

The entire site was approved by the Commission and recorded in 1986 as Westwood Plaza Subdivision, a two-lot subdivision. Lot One is now proposed to be re-subdivided into four lots, and Lot Two is proposed to be incorporated into the PUD along with the other four new lots. All proposed lots currently contain buildings, other than the proposed Lot B which currently contains parking. The existing Lot 2 of Westwood Plaza subdivision is also developed with a building. All existing buildings on the site currently share access and parking and all were developed prior to annexation into the City.

The applicant now wishes to develop a bank at the corner of Airport Boulevard and Schillinger Road on proposed Lot B and create two other separate lots for two of the existing fast-food restaurants on the site. The existing strip shopping center will be on the fourth proposed lot. A third fast-food restaurant (Wendy's) occupies existing Lot 2 which is the fifth lot to be incorporated into the PUD. The only new development proposed is the bank but all buildings will share access and parking.

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.

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 fronts onto Airport Boulevard, Schillinger Road South, and Thomas Road, all with compliant rights-of-way; therefore, no dedication would be required. As a means of access management, the site should be limited to the existing curb cuts to these streets, other than the changes recommended by Traffic Engineering. The site plan does not completely illustrate any of the curb cut configurations and should be revised to do such for a complete review of the site's access management. The site plan and plat should also be revised to illustrate the 25' minimum building setback line along all street frontages. It appears that drive-through teller lanes at the proposed bank site are within such required setback and, if a canopy is proposed over such, a setback encroachment would occur.

Urban Forestry has required full compliance with the landscaping and tree planting requirements of the Zoning Ordinance; therefore the site plan should be revised to indicate such.

Parking calculations submitted for the site do not take into consideration the existing eat-in restaurants within the strip center and should be revised for such. Although the site probably currently has enough parking for the existing uses and the proposed bank, revisions required to include landscaping and tree plantings and a possible front setback encroachment of the drive-through tellers canopy at the bank site could result in a significant loss of parking spaces.

The dimensions of the drive-through lanes for the bank are not indicated; therefore, the bank site should be included as a detail drawing indicating compliant lanes at 9' width curb-to-curb, and meeting all other compliance standards for new construction.

No public sidewalks are indicated with the right-of-way; therefore, sidewalks should be indicated, or a Sidewalk Waiver application should be submitted.

No compliant dumpster locations are illustrated, and no compliant buffering with the adjacent residential apartments to the East is indicated.

The owner of existing Lot 2, currently occupied by Wendy's, has not given authorization to be included in the PUD. Lot 2 must be authorized to be included in the PUD, and its legal description included in the PUD legal description, or that lot should be excluded from participating in the shared access and parking with the rest of the site.

The site is adjacent to R-3, Multi-Family Residential, use to the East; therefore, it would be required to comply with the buffer requirements of the Ordinance. Lighting of the parking area

and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance. No buffering is indicated on the site plan adjacent to the R-3 use and zoning to the East.

As numerous revisions are required for a complete review of the proposed project, both the Subdivision and PUD should be heldover to the October meeting to allow the applicant to make such revisions and also get authorization from the owner of Lot 2, Westwood Plaza Subdivision, to be included in the PUD.

RECOMMENDATION

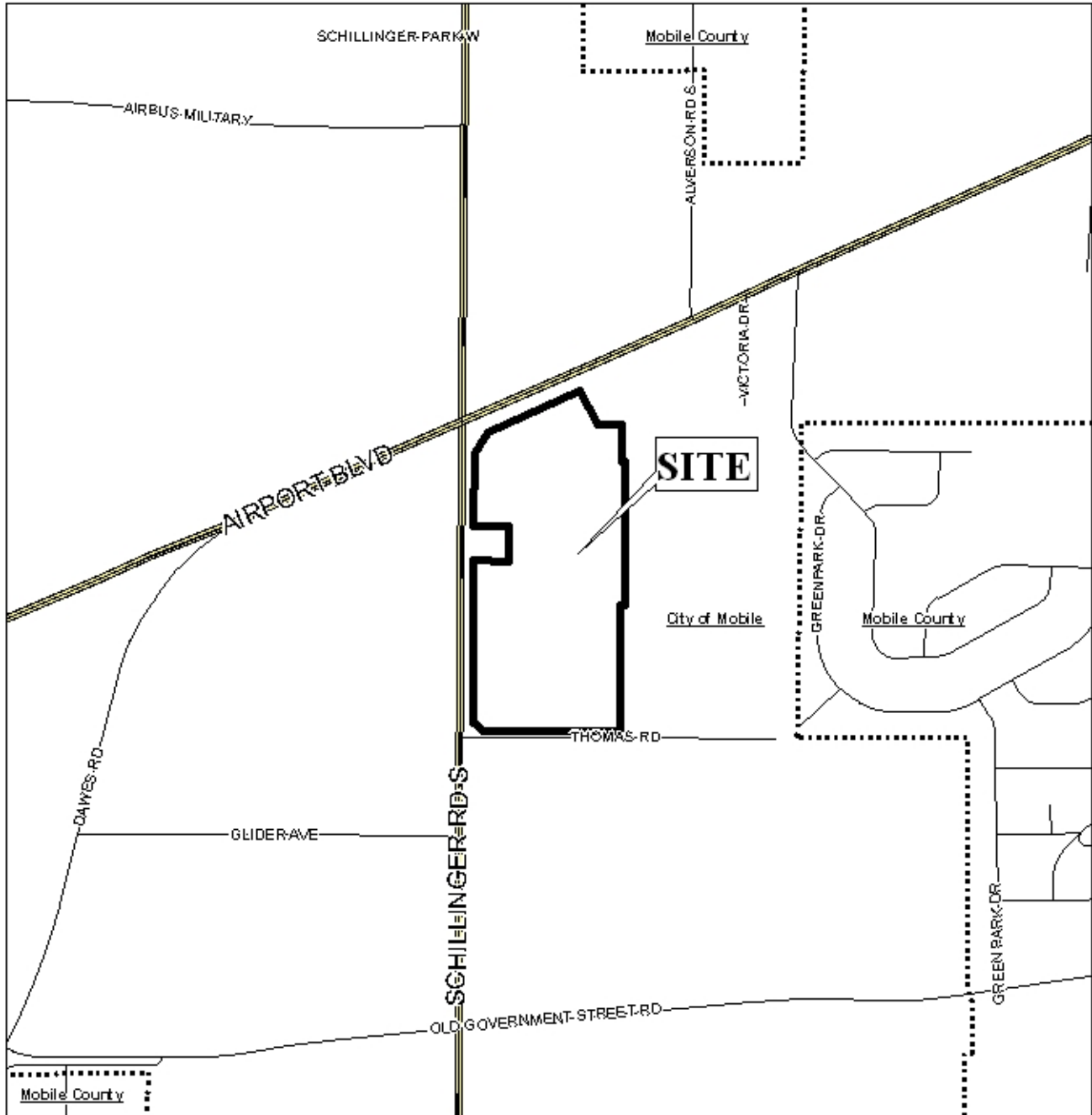
Subdivision: Based upon the preceding, this application is recommended for holdover to the October 4th meeting in order to be heard in conjunction with a revised PUD.

Planned Unit Development: Based upon the preceding, this application is recommended for holdover to the October 4th meeting, with revisions due by September 17th, to allow the applicant to address the following items:

- 1) revision of the site plan to comply with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Curb-cuts should be limited to the existing curb-cuts on Schillinger Road and Thomas Road. Taking into consideration an upcoming safety project on this section of the Schillinger Road corridor, the three driveways on Schillinger Road should be limited to right-in, right-out only driveways. The two driveways on Airport Boulevard already function as right-in, right-out only driveways and are closely spaced (approximately 75 feet apart). These driveways should either be combined into one, or narrowed to two-lane driveways);*
- 2) revision of the site plan to show all curb cuts within the rights-of-way and their connections to existing streets;
- 3) illustration of the 25' minimum building setback line along all street frontages;
- 4) revision of the site plan to eliminate a front setback encroachment of the drive-through tellers canopy, if such is proposed, at the bank site;
- 5) revision of the site plan to indicate full compliance with the landscaping and tree planting requirements of the Zoning Ordinance, as per the Urban Forestry comments;
- 6) revision of the site plan to include parking calculations for all existing and proposed uses on the site, to include eat-in restaurants within the strip center;
- 7) revision of the site plan to include a larger-scale, more detailed bank site, to show full compliance for new construction;
- 8) revision of the site plan to indicate compliant public sidewalks within all rights-of-way, or the submission of a Sidewalk Waiver application;
- 9) revision of the site plan to indicate dumpster compliance for both existing and proposed dumpsters for each proposed lot, or the inclusion of a note on the site plan identifying which lot(s) will not utilize dumpsters;
- 10) revision of the site plan to include a compliant buffer along the East side of the site where it adjoins R-3, Multi-Family Residential zoning and use; and
- 11) submission of authorization from the owner of existing Lot 2, Westwood Plaza Subdivision, to be included in the PUD, with inclusion of that legal description in the

PUD legal description, or revision of the site plan to exclude that lot from the PUD and deny any shared access and parking with the remainder of the PUD site.

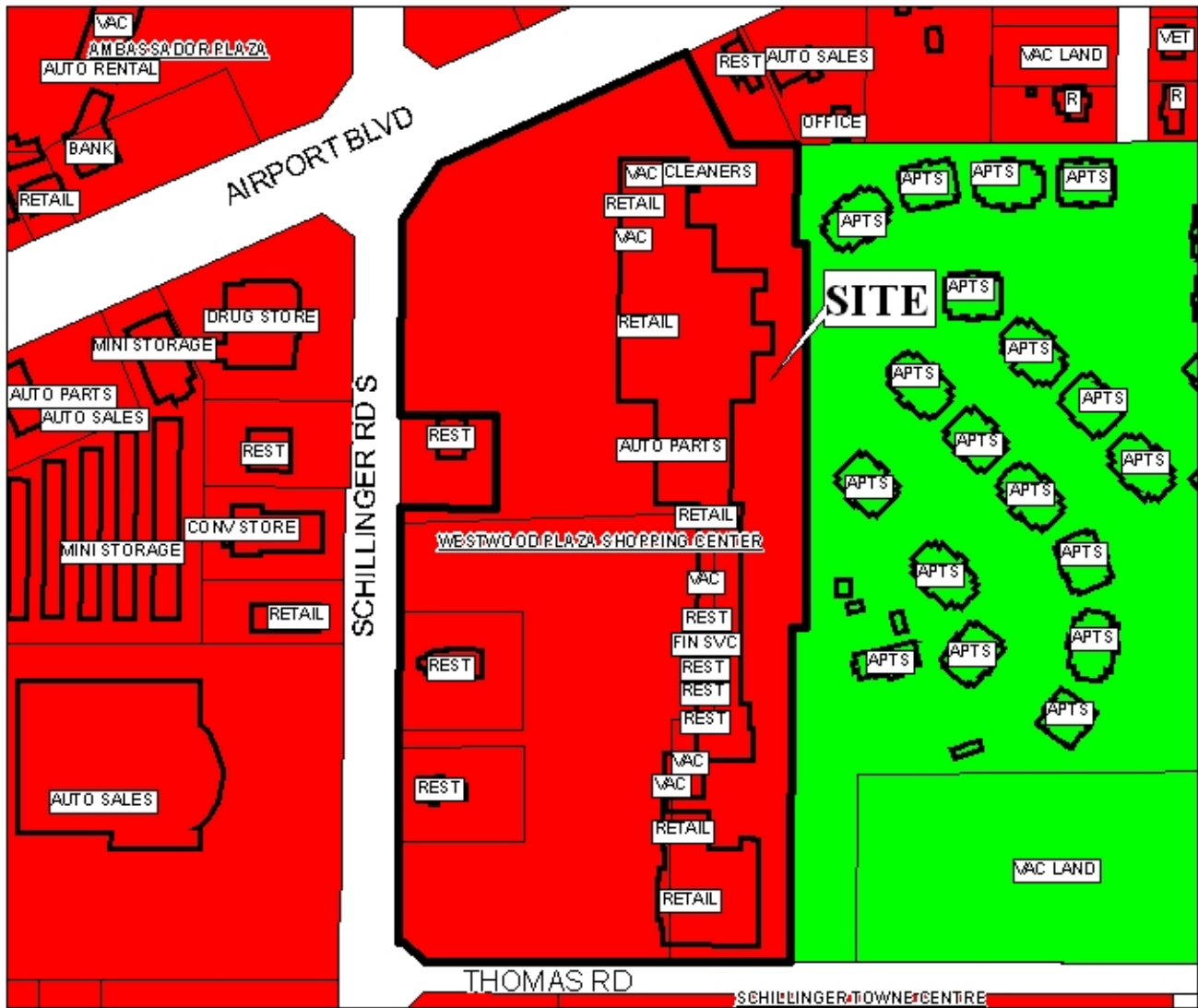
LOCATOR MAP



APPLICATION NUMBER 27 & 28 DATE September 6, 2012
APPLICANT Westwood Plaza Subdivision, Resubdivision of Lot 1
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Apartments are located to the east of the site. Businesses are located to the west, north, and south of the site.

APPLICATION NUMBER 27 & 28 DATE September 6, 2012

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

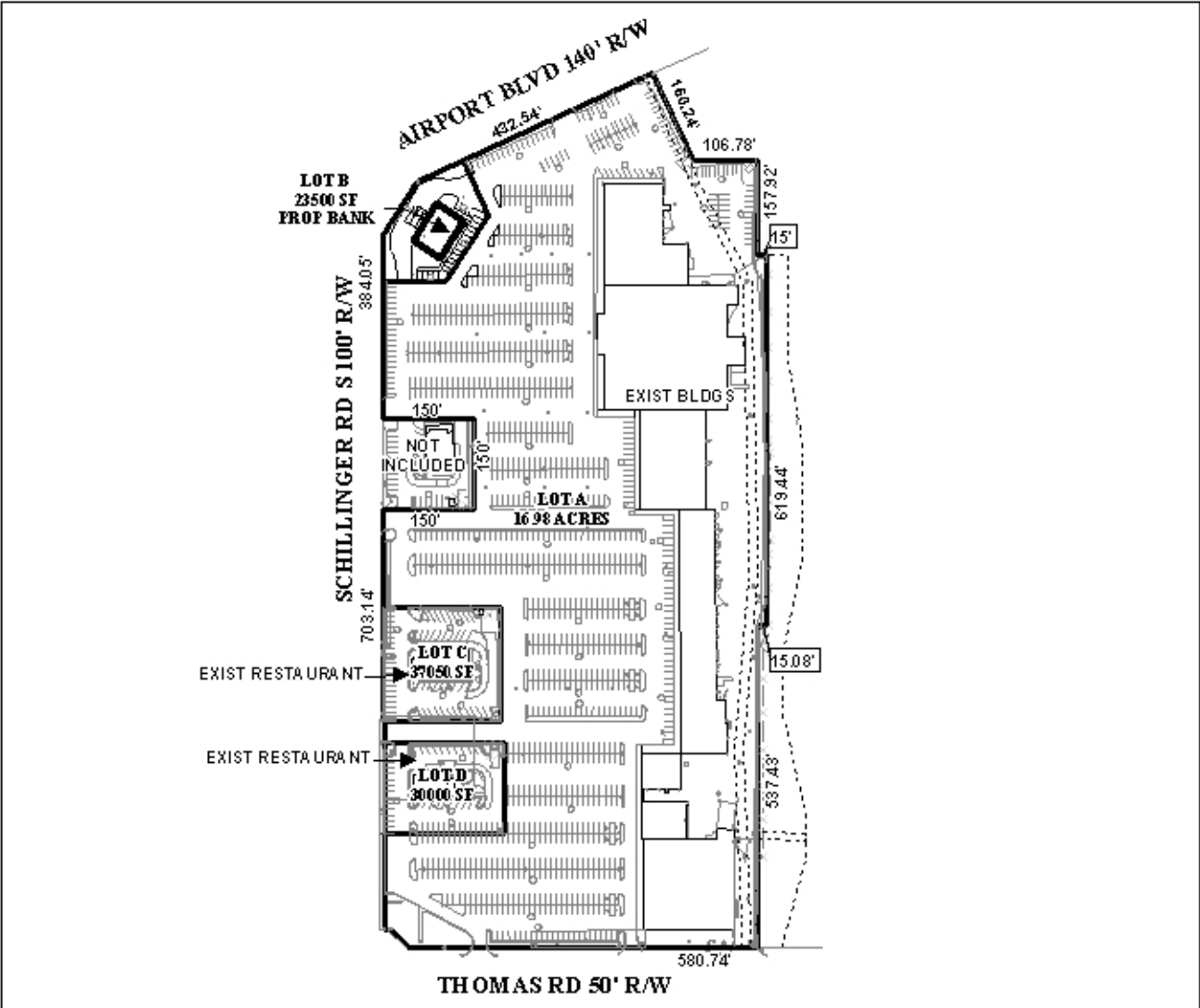


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SITE PLAN



The site plan illustrates the proposed bank, parking, and lot configuration.

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