

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 5, 2008**

**DEVELOPMENT NAME** South Schillinger Commercial Park Subdivision, Phase Two

**SUBDIVISION NAME** South Schillinger Commercial Park Subdivision, Phase Two

**LOCATION** 880 and 930 Schillinger Road South  
(West side of Schillinger Road South, 835'+ North of the West terminus of Hitt Road)

**CITY COUNCIL  
DISTRICT** District 7

**AREA OF PROPERTY** 4-lot/ 30.5 ± acres

**CONTEMPLATED USE** Subdivision approval to create two legal lots from one legal lot of record and Planned Unit Development Approval to allow a private street commercial subdivision.

**TIME SCHEDULE  
FOR DEVELOPMENT** Immediately

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Need to verify that there is sufficient capacity for the receiving drainage system and any downstream drainage structures to accept drainage from this property. Need to show tops of banks for the drainage areas on property and provide sufficient width for drainage easements through the property. The engineer shall coordinate with the City Engineering Department concerning the required widths of the drainage easements prior to plat approval. Only drainage areas accepting drainage from streets maintained by the City of Mobile will be maintained by the City of Mobile. All existing disturbed areas shall be permanently stabilized to prevent further erosion and sedimentation.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

**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).

**FIRE DEPARTMENT****COMMENTS**

Shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is seeking Subdivision Approval to create two lots from one existing legal lot of record, and Planned Unit Development Approval to allow a private street commercial subdivision.

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 plat illustrates the proposed 30.5± Acre, 4-Lot subdivision which is located on the West side of Schillinger Road South, 835'+ North of the West terminus of Hitt Road and is located within the newly annexed portion of Council District 7. The site is served by public water and sanitary facilities.

The purpose of this application is to create two legal lots of record from one legal lot of record. The private road however, would serve four lots-two existing and two within the subdivision. The preliminary plat illustrates the creation of two lots providing a 50-foot private street access to Schillinger Road.

The site fronts Schillinger Road, a major street as illustrated on the Major Street Plan, which is illustrated on the preliminary plat as having variable right-of-way; however,, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Schillinger Road, was provided on the final Plat of South Schillinger Commercial Park and South Schillinger Commercial Park, Resubdivision of Lot 3. Therefore, sufficient right-of-way to provide the standards for the major street has been provided.

Due to a note on the South Schillinger Commercial Park Final Plat (Map Book 79, Map Page 50), there shall be no further resubdivision of Lot. 2. The plat should be revised to dedicate 50-foot of right-of-way to provide access by means of a public street to Lots 2A and 3A. However, as proposed the preliminary subdivision provides access to Lots 2A and 3A by way of a private

street to Schillinger Road. Additionally, as this is a commercial subdivision, access to the street stub (Aztec Drive) should be denied and barricaded.

As illustrated on the preliminary plat the proposed subdivision would provide Lot 2A and 3A ample right-of-way furnished by the 50-foot wide private street to Schillinger Road. As mentioned previously access management is a concern. Due to the uncertain development of these undeveloped 25± acres, a Traffic Impact Study should be provided to Traffic Engineering and Urban Development to access existing and future traffic patterns within the area. It should be noted that within the proposed private street is an existing extensive freestanding sign. As proposed, the location of this sign may cause undue safety concerns with vehicles entering and exiting the site.

Another concern is with the development of Lots 2A and 3A, and that the access to Schillinger Road is in close proximity of the existing curb cut to Lot 1A. As illustrated on the aerial map, the existing curb cut is approximately 55'± North of the access provided to Lots 2A and 3A. While this access is existing, the increase in vehicular traffic and the traffic situation on Schillinger Road further warrants the submittal of a Traffic Impact Study.

As the site abuts a residential subdivision, the provision of a buffer, in compliance with Section 64-4 of the Zoning Ordinance, where the site abuts residential property, would be required.

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.

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.

The site is zoned B-3, Community Business District, and the uses are listed in the chart of permitted uses is allowed by right. Furthermore, this district allows up to 50% site coverage and a 25-foot front yard setback and zero-foot side and rear yard setbacks.

Regarding the PUD, the site plan submitted indicates an existing commercial building with extensive parking located on Lot 2A and a large undeveloped Lot 3A. No narrative was submitted giving a detailed description of use for the proposed building; however, the application states that the construction will begin immediately following approvals. The site plan submitted does not indicate all property line setbacks to be compliant, and site coverage is determined to be compliant graphically, however, no site coverage calculations are given. Internal circulation and

parking is indicated, and no indication of truck loading/unloading, if any, is indicated. There are no parking calculations provided based on internal square footage uses of the buildings, and no landscaping areas and tree plantings are shown or calculations provided. No storm water detention area is indicated, but no verification is furnished that such would not be required. No dumpster is depicted on the site plan. If a dumpster is proposed, it should be depicted on the site plan, or a statement should be provided indicating that no dumpster will be included as part of the development.

**RECOMMENDATION**

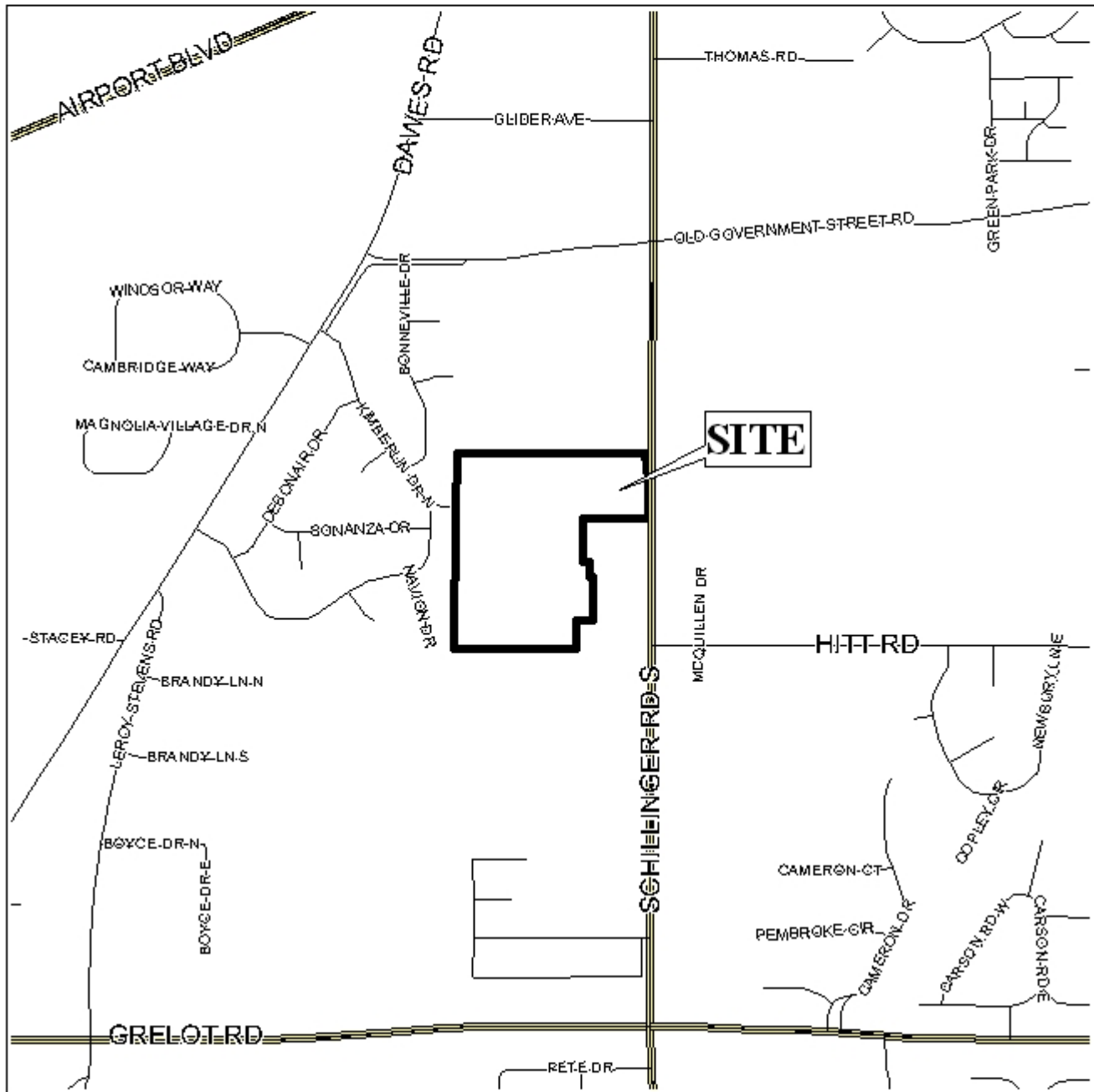
**Subdivision:** Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat requiring a Traffic Impact Study prior to additional development of Lots 2A and 3A

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

- 1) inclusion of a narrative giving a detailed description of the use of the existing building;
- 2) inclusion of calculations for site coverage, parking ratios based on internal uses of buildings, and for landscaping and trees of the existing development on Lot 2A;
- 3) depiction of parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any);
- 4) the placement of a note on the site plan requiring a Traffic Impact Study prior to the additional development of Lots 2A and 3A;
- 5) compliance with the Sign Regulations of the Zoning Ordinance for any signs located on the existing freestanding sign within the private street; and
- 6) submittal of two copies of the revised site plan to indicate all improvements based on the preceding conditions.

# LOCATOR MAP



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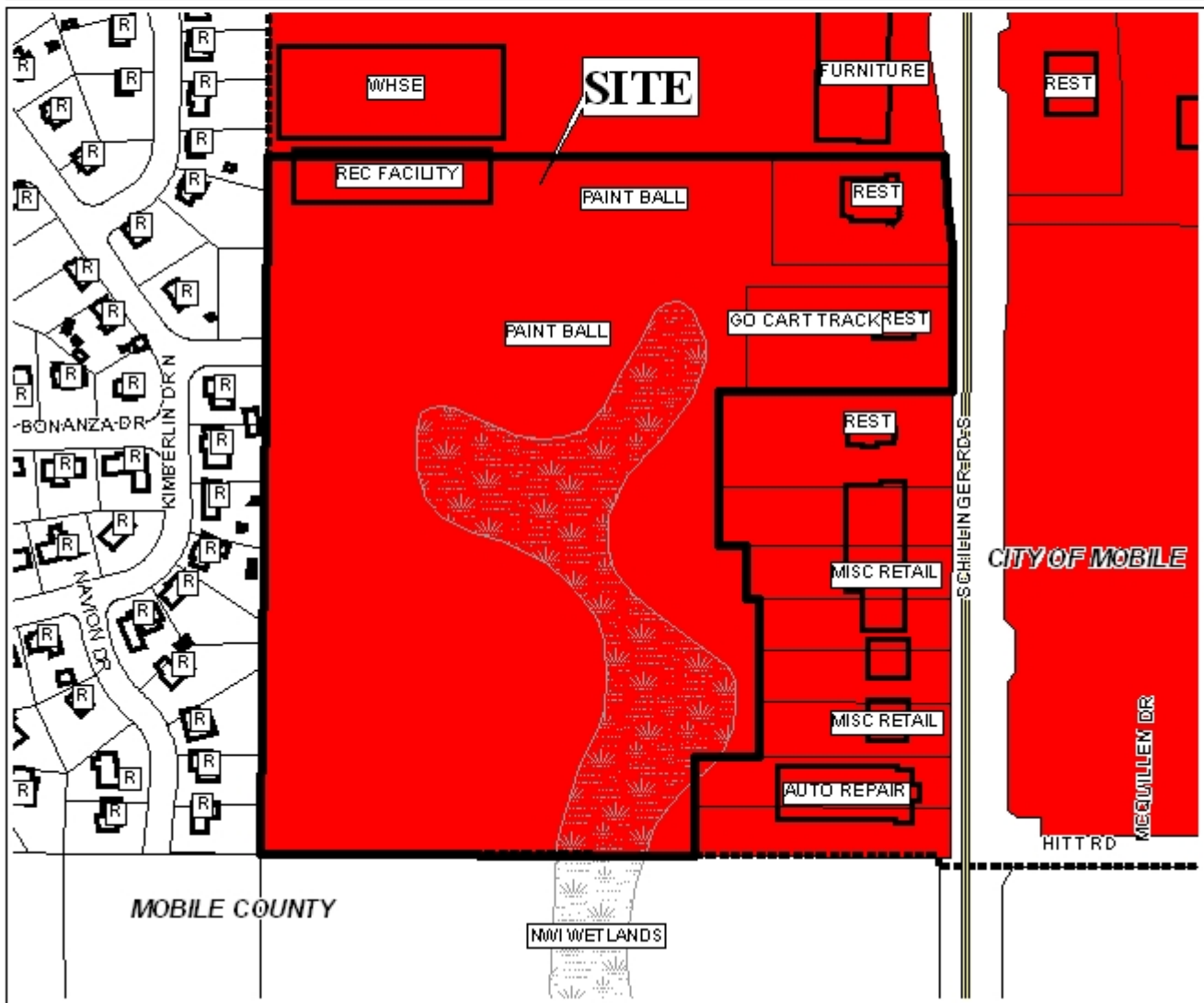
APPLICANT South Schillinger Commercial Park Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential landuse to the west and commercial landuse to the north and east.

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REQUEST Subdivision, Planned Unit Development

LEGEND 

|     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
|     |     |     |     |     |     |     |     |      |     |     |     |     |     | NTS |
| 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 |



## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



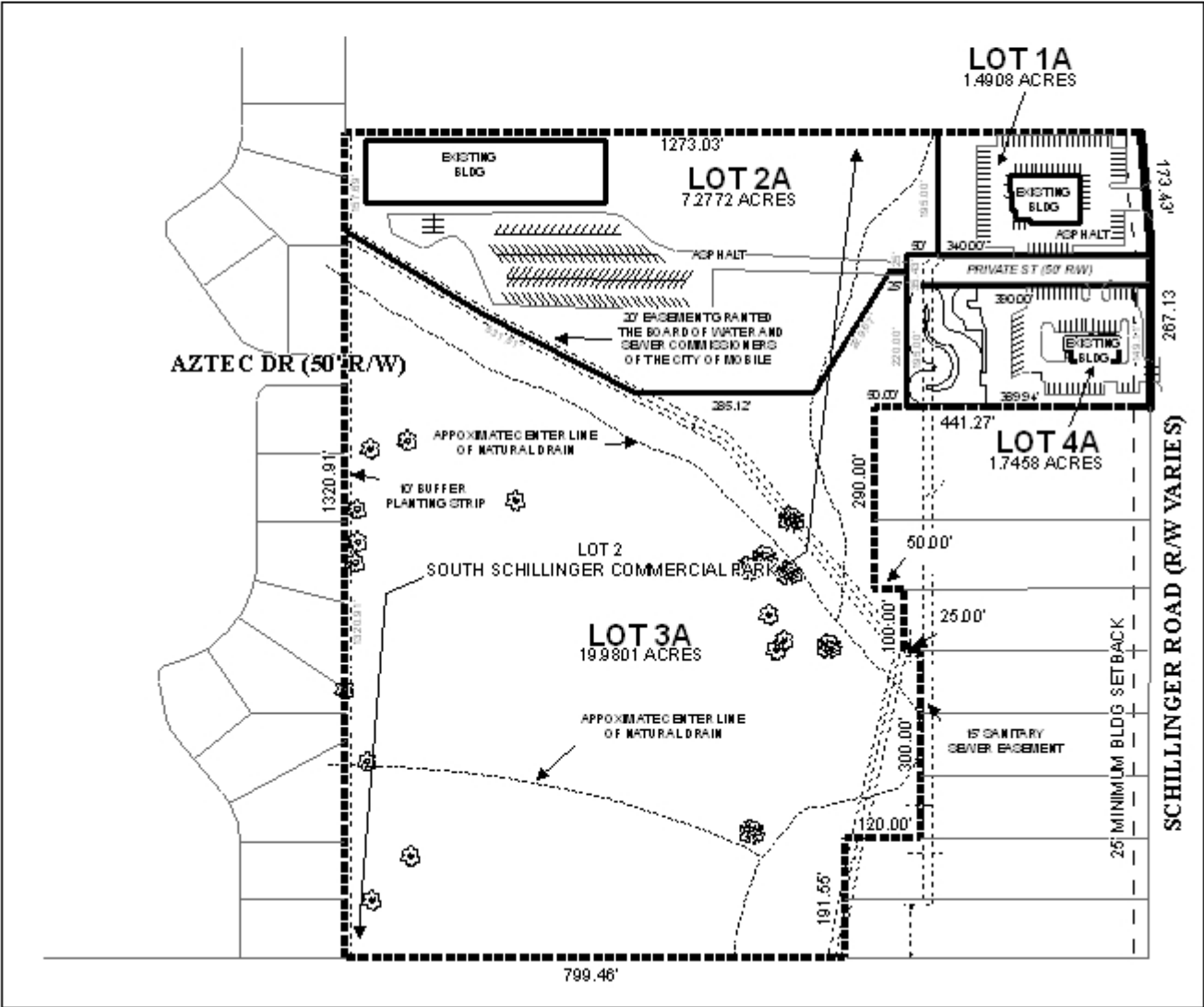
This site is surrounded by residential landuse to the west and commercial landuse to the north and east. The site is located within the City of Mobile limits.

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## SITE PLAN



This site plan illustrates existing and proposed structures with lot configuration.

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REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_

NTS