

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 11, 2013****DEVELOPMENT NAME**

Joco 2928, LLC

LOCATION2928 McVay Drive
(East side of McVay Drive North, 470' ± North of Halls
Mill Road).**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2± Acres

CONTEMPLATED USEPlanned Unit Development Approval to allow shared
access and parking between two building sites.**TIME SCHEDULE
FOR DEVELOPMENT**

Fall 2013

**ENGINEERING
COMMENTS**

1. Extend the sidewalk to the southern boundary of Lot 2.
Any portion of the existing sidewalk that is broken or uneven will also need to be repaired.
2. Add a note to the PUD drawing that states: 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).
3. Add a note to the PUD drawing that states: 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. The existing detention facility will need to have its volume capacity and functionality verified by a licensed PE.
4. 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.
5. Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping).

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

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**

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 two building sites.

The subject site was included in an approved Subdivision and recommended to be rezoned from R-1, Single-Family Residential to B-3, Community Business District by the Planning Commission at its December 19, 2002 meeting, and the City Council approved the rezoning on February 11, 2003. The site was also included in a Subdivision approved by the Planning Commission at its December 4, 2003 meeting. A condition of the previous Subdivision and Rezoning applications limited the number of curb cuts allowed, making shared access between sites necessary.

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.

The Western lot (Lot 3) is currently developed as an office with warehouse space. A 2,400 square foot addition and elimination of the warehouse use is proposed, with additional parking to be provided. The Eastern lot (Lot 2) is currently undeveloped, and an 8,400 square foot building is proposed. However, it should be noted that there are two notes on the proposed site plan regarding parking for Lot 2 that identify the usage of the proposed building differently. One note identifies the building as office only, while the other indicates it will be occupied by an office and warehouse. It appears that between the two lots, adequate parking will be provided regardless of which of these two proposed uses is correct, however, the site plan should be revised to clearly and accurately indicate the use of the building on Lot 2. Also, it appears that

while handicapped parking spaces are proposed for both sites, neither illustrates a van accessible handicapped parking space as required by the Americans with Disabilities Act.

A condition of the Subdivision and Rezoning requires a uniform 6' high privacy fence to be provided at the rear of each lot due to the adjacent residentially zoned property. Such a fence is therefore illustrated for Lot 3, no such fence is indicated for Lot 2; the site plan should be revised to indicate the required fence as either existing or proposed. The site plan does illustrate a 20' vegetation buffer at the rear of both lots as required by Subdivision and Rezoning requirements, which should be retained on the site plan.

The site plan illustrates several existing and proposed trees; however, the site appears to be short 1 frontage tree. Also, the site plan submitted states the landscaping data for Lot 2, but does not give the same information for Lot 3. While Lot 3 was reviewed for tree and landscaping compliance when the site was initially developed in 2003, the currently proposed addition will remove some landscaped area. Therefore, landscape calculations should be provided for Lot 3 to insure compliance is maintained.

A sidewalk is illustrated along McVay Drive for Lot 3, but not Lot 2. Either a sidewalk should be illustrated for both lots, or a sidewalk waiver should be submitted.

A note is on the site plan indicating that both lots will use curbside trash pickup, making a dumpster unnecessary. This note should be retained on the site plan.

It should be noted that the legal description provided on the site plan only identifies one of the two lots included with this application. If approved, the site plan should be revised to include the legal descriptions for both lots.

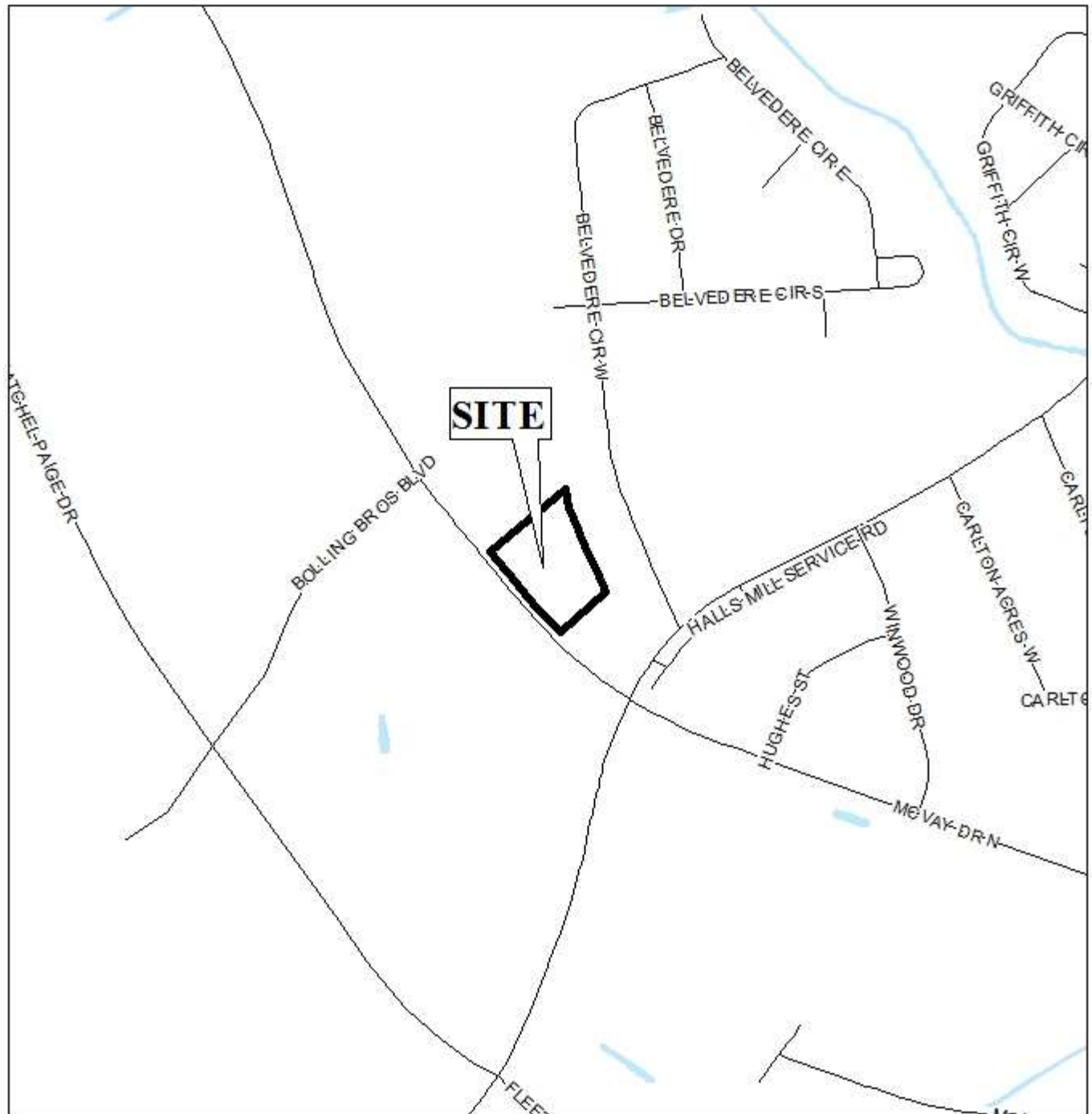
RECOMMENDATION **Planned Unit Development:** Based upon the preceding, this application is recommended for Approval, subject to the following:

- 1) clearly and accurately indicate the usage for the proposed building on Lot 2;
- 2) revision of the site plan to indicate a 6' high privacy fence at the rear of Lot 2;
- 3) retention of the 20' vegetation buffer at the rear of both lots;
- 4) revision of the site plan to illustrate full compliance with tree and landscaping requirements for both lots;
- 5) compliance with Engineering comments: *(1. Extend the sidewalk to the southern boundary of Lot 2. Any portion of the existing sidewalk that is broken or uneven will also need to be repaired. 2. Add a note to the PUD drawing that states: 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). 3. Add a note to the PUD drawing that states: 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. The existing detention facility will need to have its volume capacity and functionality verified by a licensed PE. 4. 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. 5. Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping).;

- 6) illustration of a sidewalk along McVay Drive for Lot 2, or the submission of a sidewalk waiver;
- 7) revision of the site plan to include the legal descriptions of both lots included in this application;
- 8) submission of two copies of the revised Planned Unit Development site plans to Urban Development.

LOCATOR MAP



APPLICATION NUMBER 20 DATE July 11, 2013
APPLICANT Joco 2928, LLC
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential units lie to the east of the site. Businesses lie to the north.

APPLICATION NUMBER 20 DATE July 11, 2013

APPLICANT Joco 2928, LLC

REQUEST 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	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east of it. An office and ice cream company lie to the north.

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N
NTS

SITE PLAN



The site illustrates the proposed building, new addition, and existing building.

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