

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: August 6, 2015****DEVELOPMENT NAME**

Trailways Subdivision

**SUBDIVISION NAME**

Trailways Subdivision

**LOCATION**2521 Halls Mill Road  
(Northeast corner of Halls Mill Road and Navco Road)**CITY COUNCIL  
DISTRICT**

District 3

**AREA OF PROPERTY**

1 Lot / 4.1 ± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create 1 lot.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Not specified

**ENGINEERING  
COMMENTS**

**Subdivision:** The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide a vicinity map for the subdivision location.
- B. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- C. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #83) the Lot will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- E. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.

- F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- G. Add/Correct the spelling of the street names in the vicinity map.
- H. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- I. Show and label each and every Right-Of-Way and easement.
- J. Provide and label the monument set or found at each subdivision corner.
- K. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- L. Provide the Surveyor's Certificate and Signature.
- M. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- N. The area along south and east property line contains an existing drainage ditch. If it is transporting surface runoff from a public ROW you will need to provide a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer.
- O. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- P. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

**Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

- 1. 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).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
- 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
- 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

The vicinity map does not accurately reflect the site location. Site is limited to its existing curb cut, with size, location and design of any modifications to be approved by Traffic Engineering and conform to AASHTO Standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

**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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

**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.

**REMARKS**

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create a single legal lot of record. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create one legal lot of record out of one existing metes-and-bounds parcel, and to create a Planned Unit Development for the proposed lot that contains multiple buildings. The site is developed, and the application is to allow the permitting of a proposed building to replace a previous building that was destroyed by a fire.

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 site has frontage on Halls Mill Road, a proposed collector street requiring a 70' right-of-way, and Navco Road, a minor street without curb or gutter requiring a 60' right-of-way. The existing right-of-way for the proposed lot along Navco Road is 60', therefore no dedication should be required; however the existing right-of-way for the proposed lot along Halls Mill Road is 50', thus requiring the dedication of 35' from the centerline. Furthermore, dedication of the corner radii at Halls Mill Road and Navco Road should be required per Section V.D.6. of the Subdivision Regulations.

As a means of access management, a note should be required on the Final Plat stating that the lot is limited to the existing curb cuts, with changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat indicates a 25' building setback line for the proposed lot as required by Section V.D.9. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat, revised for any right-of-way dedication.

The proposed lot meets the minimum size requirements of the Subdivision Regulations but is not labeled on the preliminary plat. If approved, the lot should be labeled with its respective size in square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

Regarding the PUD request, the proposed lot is already developed for use as a bus charter service. What the applicant refers to as the primary structure on the site was heavily damaged by fire and is therefore proposed to be demolished to prepare for the construction of a new primary structure. The proposed structure would be 1,900± s.f. less than the original structure, thus reducing site coverage to approximately 10%. No new construction is associated with the building replacement; instead, new landscaping would be provided to cover the space exposed by the reduced building footprint. All existing structures are to remain in their respective locations. If approved, the appropriate demolition and building permit(s) must be issued prior to construction, and the proposed building must comply with all applicable Building and Fire Code requirements.

The portion of the site on which the proposed and existing structures are situated is paved, as required by the Zoning Ordinance regarding B-3, Community Business Districts to facilitate access and parking. The site plan depicts thirteen (13) existing parking spaces, one of which is handicap accessible, and proposes an additional nine (9) parking spaces to comply with current parking requirements of the Zoning Ordinance for commercial office and warehouse space, including stall length and width, and the provision of bumper stops. It should be noted there are two existing structures on the site whose uses are not provided; therefore it is difficult for staff to determine if the site will have sufficient parking. The site on which busses utilized by the existing business are stored is surfaced with aggregate material. Aggregate surfacing is only allowed by right in I-1, Light Industry, and I-2, Heavy Industry districts. However upon review and as the applicant mentions, the property has been used in its current capacity since at least 1991; additionally, aggregate surfacing is verified by Staff to have been visible in aerial photos since at least 1997. As a result, the existing surfacing may be considered non-conforming and

would not, therefore, be required to have asphalt or concrete paving, so long as the purpose of such aggregate surfacing is not varied.

Landscaping is proposed on the site plan, specifically, the provision of frontage trees, landscape area, and a new sidewalk. Since the site was developed prior to 1992, and the total gross floor area of existing and proposed structures on the site is neither increasing nor decreasing by fifty (50) percent, full compliance with landscaping is not required. However, the Commission does typically request frontage trees for Planned Unit Developments.

It should be noted that the site abuts an R-1, Single-Family Residential District to the East and, as a B-3, Community Business District, a protection buffer is required per Chapter 64-4. D.1. of the Zoning Ordinance. A chain-link fence is confirmed to have enclosed the site since at least 2007, facilitating what appears to be a vegetative buffer between the two zoning districts. However it does not appear to be 10' wide, as required; therefore an appropriate protection buffer in the form of a wall, wooden privacy fence, or the inclusion of a screen planting strip is recommended to ensure compliance with the aforementioned protection buffer requirements and should be illustrated on any revised site plan(s).

A photometric plan is not required due to the limited scope of the project, however any new site lighting is to comply with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

A dumpster is not depicted on the site plan and one is not visible in recent aerial photos. Any dumpster placed on the property must be in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance and must be illustrated on any revised site plan(s), or placement of a note on the site plan stating that curbside pickup will be utilized, if approved.

It should be noted that the vicinity map on both the preliminary plat and site plan are not accurate and should be corrected.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication to provide 35' from the centerline of Halls Mill Road;
- 2) dedication of the corner radii at Halls Mill Road and Navco Road, per Section V.D.6. of the Subdivision Regulations;
- 3) correction of the vicinity map to show the subject site;
- 4) compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide a vicinity map for the subdivision location. B) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. C) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in*

*accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. D) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #83) the Lot will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. E) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. F) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G) Add/Correct the spelling of the street names in the vicinity map. H) Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. I) Show and label each and every Right-Of-Way and easement. J) Provide and label the monument set or found at each subdivision corner. K) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. L) Provide the Surveyor's Certificate and Signature. M) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N) The area along south and east property line contains an existing drainage ditch. If it is transporting surface runoff from a public ROW you will need to provide a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. O) Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. P) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)*

- 5) *compliance with Traffic Engineering Comments (The vicinity map does not accurately reflect the site location. Site is limited to its existing curb cut, with size, location and design of any modifications to be approved by Traffic Engineering and conform to AASHTO Standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*
- 6) *placement of a note on the Final Plat to comply with 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).);*
- 7) *placement of a note on the Final Plat to comply with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code));*
- 8) *placement of a note on the Final Plat stating that the Lot is limited to the existing curb-cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 9) *illustration of the building setback line on the Final Plat, adjusted for any right-of-way dedication;*

- 10) placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for any right-of-way dedication; and
- 11) submission of two revised PUD site plans prior to the signing of the Final Plat.

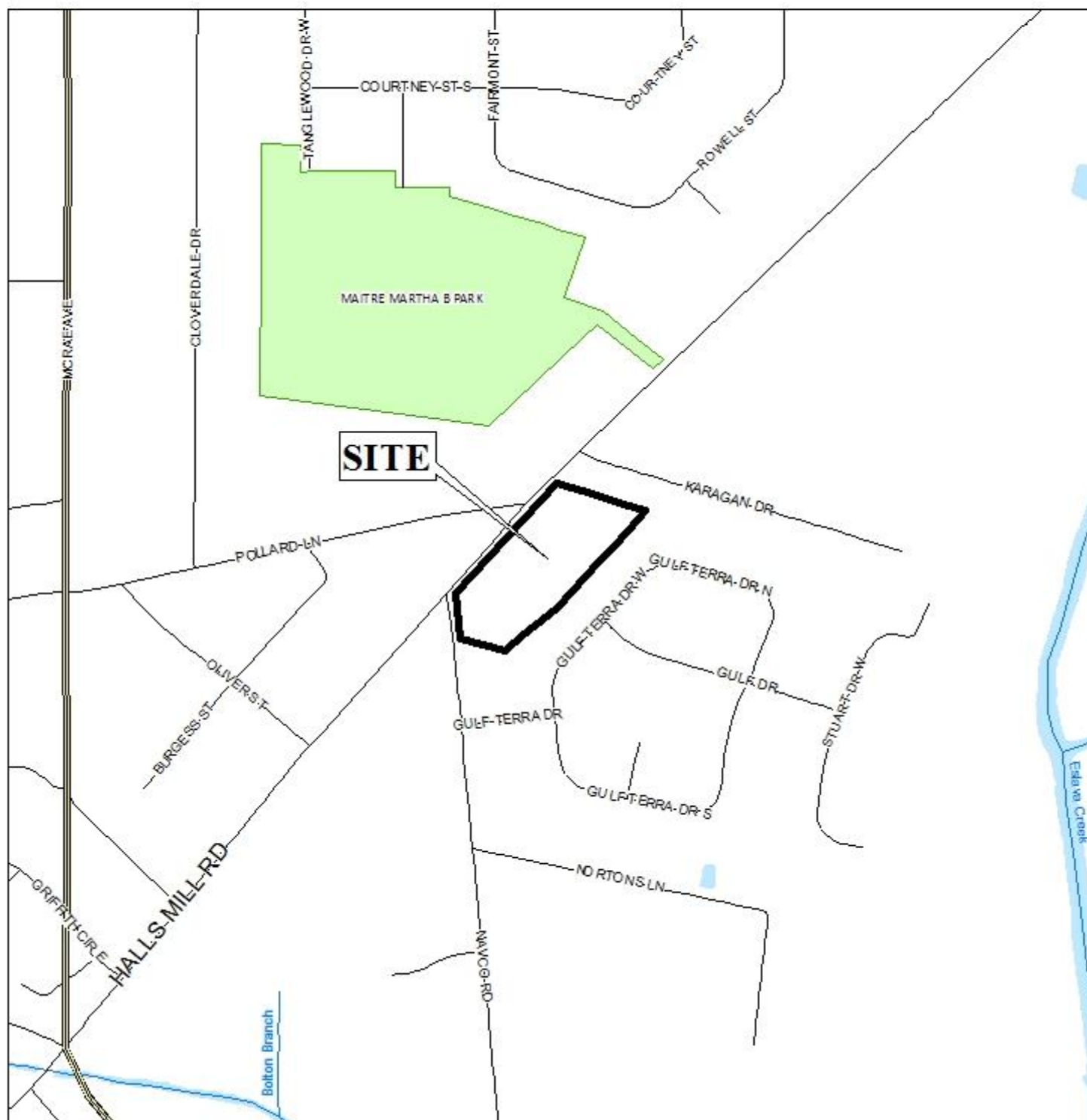
**Planned Unit Development:** Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) 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). 2) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4) The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
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- 3) placement of a note on the site plan to comply with 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).*);
- 4) placement of a note on the site plan to comply with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)*);
- 5) placement of a note on the site plan stating that the Lot is limited to the existing curb-cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) depiction of the building setback line for the Lot on the site plan, adjusted for any right-of-way dedication;

- 7) placement of a note stating the lot sizes in square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information, adjusted for any right-of-way dedication;
- 8) revision of the site plan to illustrate compliance with Section 64-4.D.1. of the Zoning Ordinance regarding a required buffer between the site and the Single-Family Residential District to which the site abuts;
- 9) revision of the site plan to illustrate compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster requirements, or a note stating curb-side pickup will be used;
- 10) revision of the vicinity map to show the subject site;
- 11) any new site lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance (photometric plan is not required);
- 12) submission of two copies of the revised PUD site plan prior to the signing of the final plat; and
- 13) compliance with all other applicable Building Codes and Zoning Ordinances.



# LOCATOR MAP



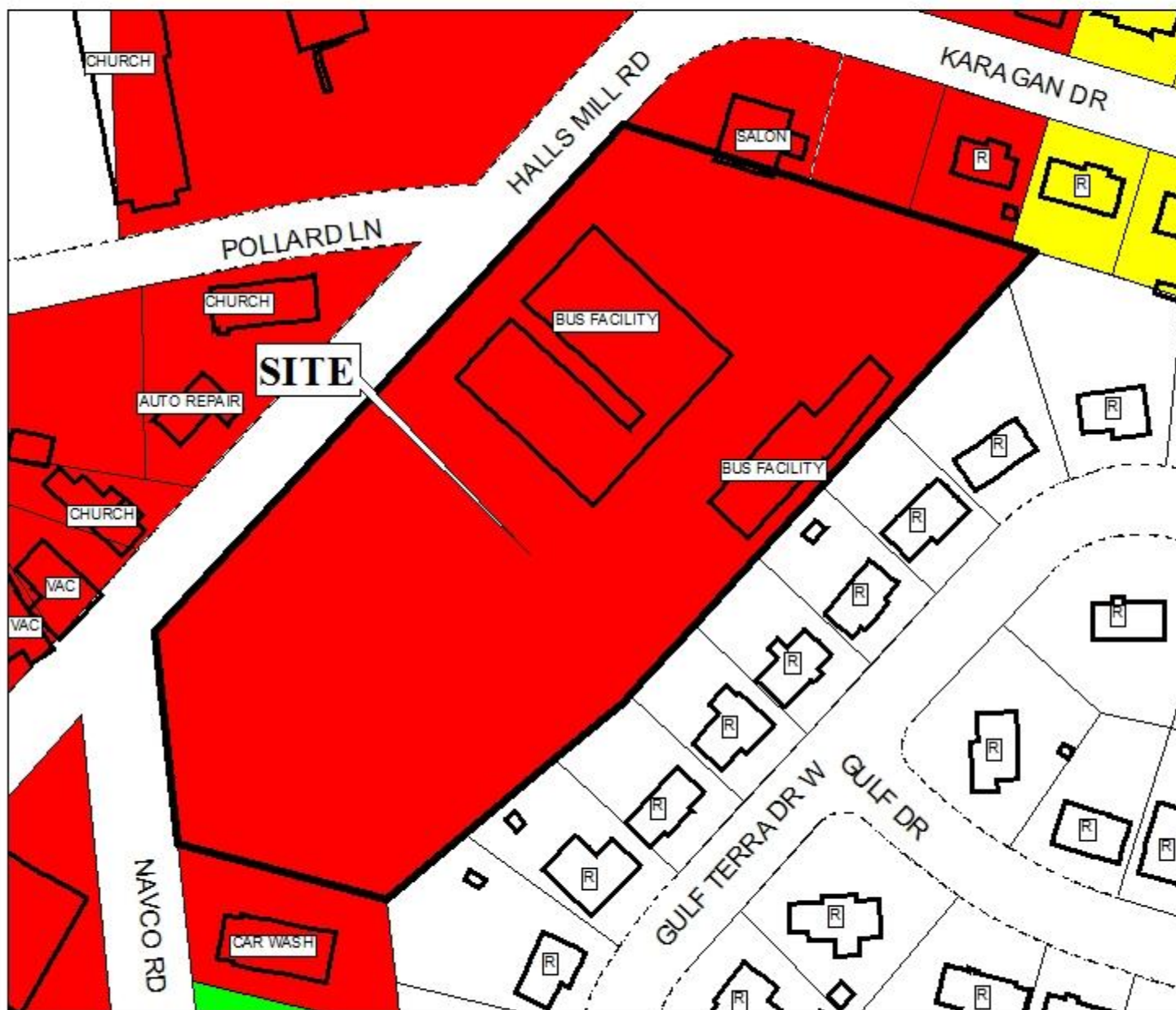
APPLICATION NUMBER 21 DATE August 6, 2015

APPLICANT Trailways Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east and business units to the west.

APPLICATION NUMBER 21 DATE August 6, 2015

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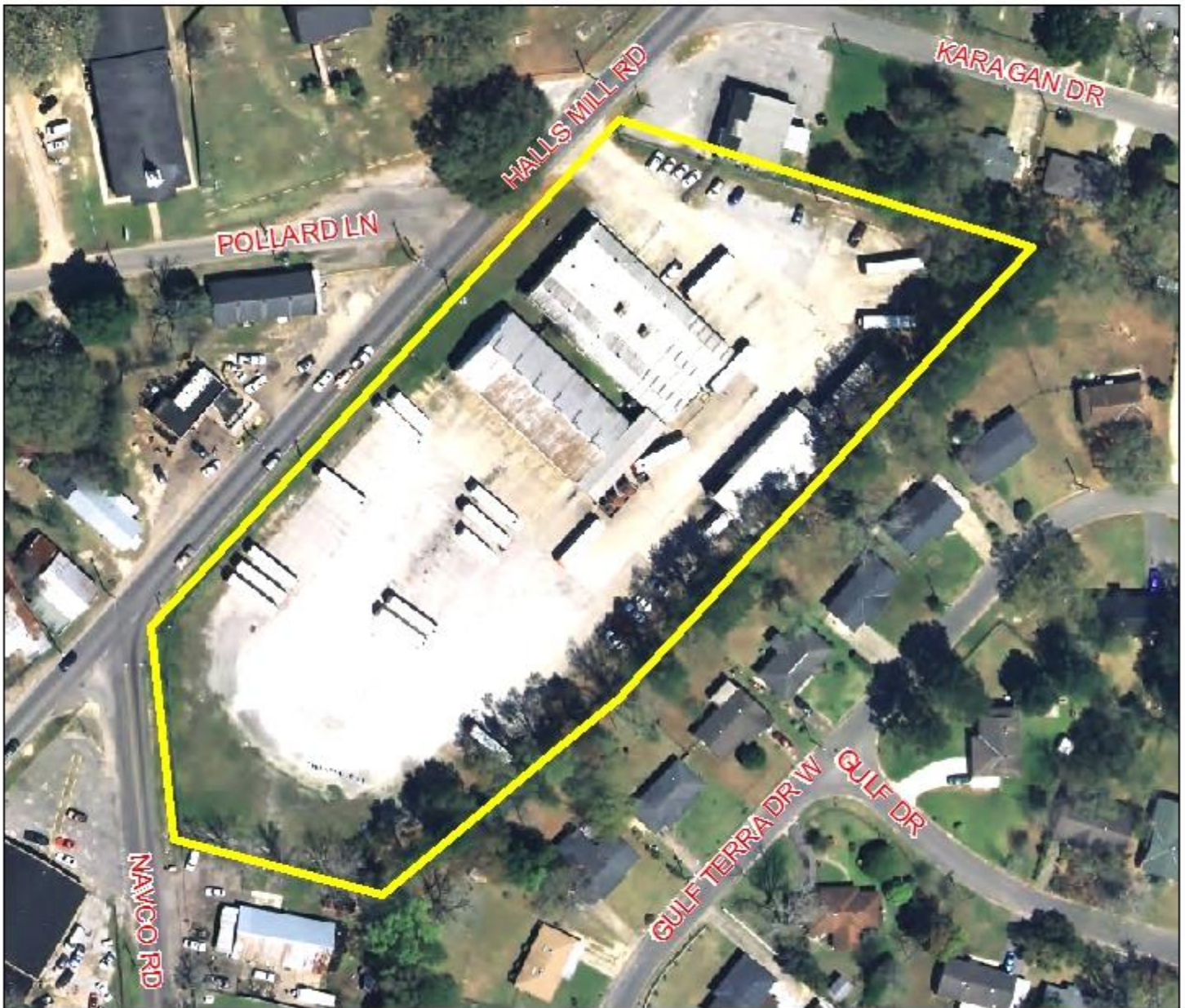
REQUEST Subdivision, Planned Unit Development

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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The site is surrounded by residential units to the east and business units to the west.

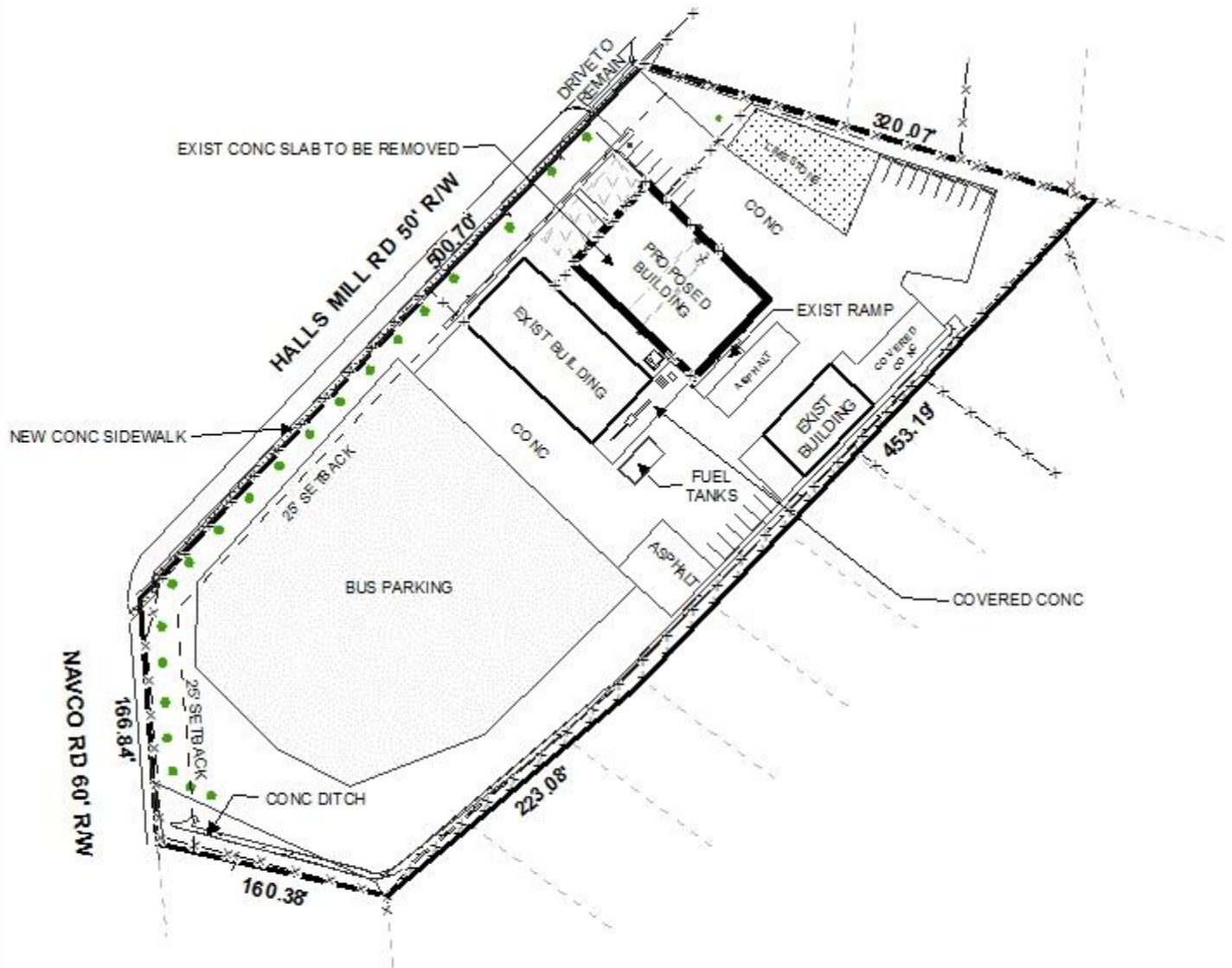
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# SITE PLAN



The site plan illustrates the existing parking areas, fuel tank location, existing buildings, and the proposed building.

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