

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

Russell Yeckley

LOCATION2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road
[private street])**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 3.4 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site and shared
access.**TIME SCHEDULE
FOR DEVELOPMENT**

In use, with additional improvements within one year.

**ENGINEERING
COMMENTS**

1. 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).
2. 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.
3. 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.
4. 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 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).

Preservation status is to be given to the 48" Live Oak Tree located on the Lot along Wolf Ridge Road. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access.

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 property had been used as a single-family residence until 2006, when the applicant purchased it. At some time after the purchase, the applicant began to use the site for a plumbing business and obtained a home occupation business license in April, 2009. In February, 2011, it was discovered by Planning Staff that the site was not being used as a home occupation, but actually a full-scale commercial operation developed without any of the required plan reviews, permits, or Zoning approvals.

Subdivision, Zoning and PUD approvals were obtained at the December 15, 2011 Planning Commission meeting, and since that time the final plat has been recorded and the Zoning approved by City Council. During the permitting process for site improvements, however, it was discovered that the site plan submitted for permitting differed substantially enough from the plan approved by the Planning Commission that a new application for PUD review was required.

The PUD site plan appears to reflect the developed / to be developed portion of the overall 3.4 ± acre site. It should be noted, however, that aerials show that more of the site has been cleared, apparently without permits, since the original 2011 approval. Furthermore, it should be pointed out that the cleared area includes access to the adjacent private road, Feed Mill Road, and such access is not depicted on the site plan submitted for review.

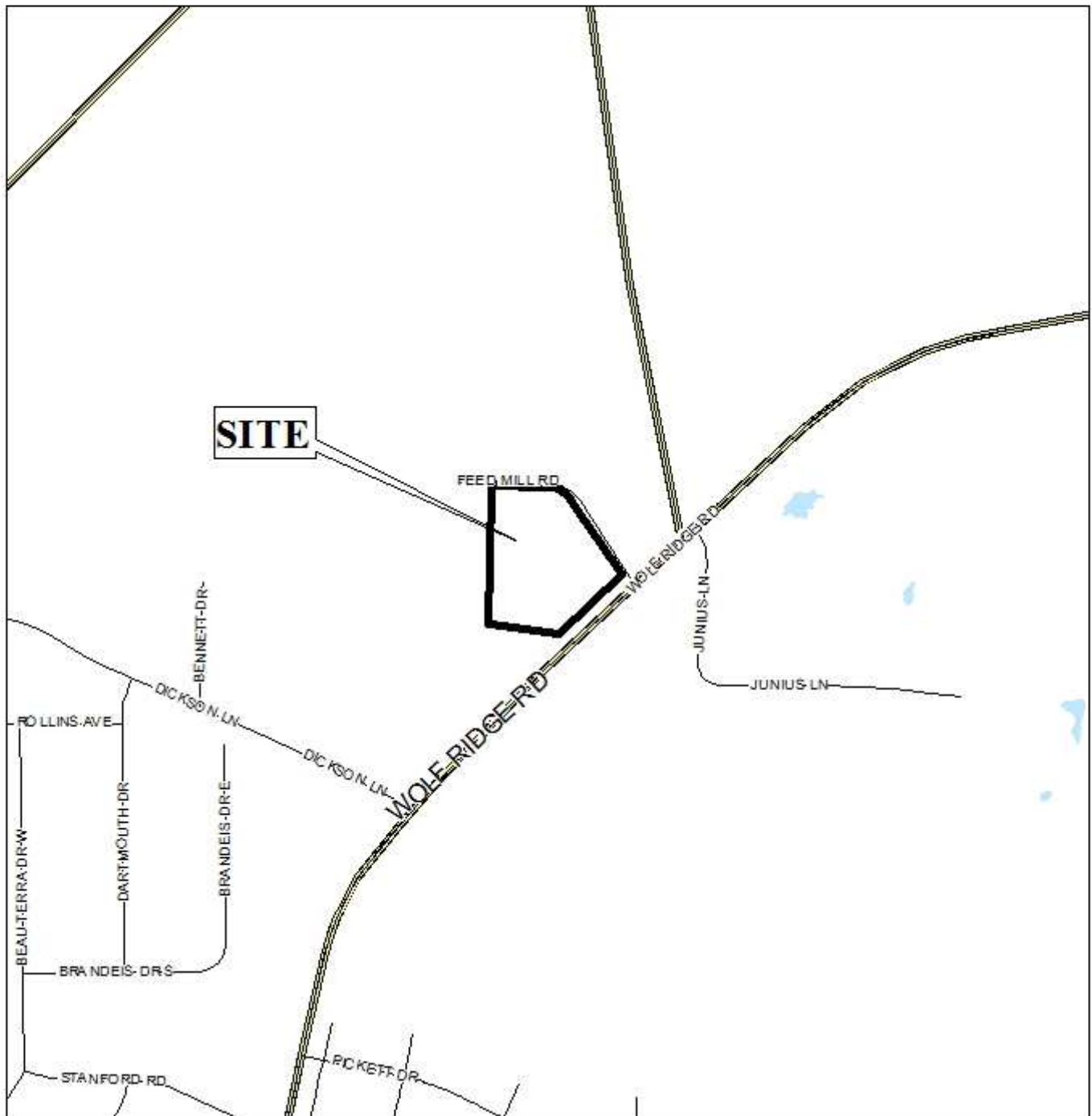
As the submitted site plan is inaccurate in that it does not reflect true existing conditions, staff recommends that the applicant revise the plan and resubmit for review. The applicant should also be advised that the new site plan should either depict full compliance with all of the requirements of the Zoning Ordinance, or should provide written justification in a revised narrative as to why certain aspects of the design will not comply (for example, providing adequate front landscape area).

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the September 5th meeting, with revisions due by August 12th:

- 1) Revision of the site plan to depict the entirety of the site;
- 2) Revision of the site plan to depict true conditions of the site and proposed improvements to the site; and
- 3) Revision of the site plan to depict full compliance with all aspects of the Zoning Ordinance, or submission of a revised narrative providing justification for any non-compliance issues.

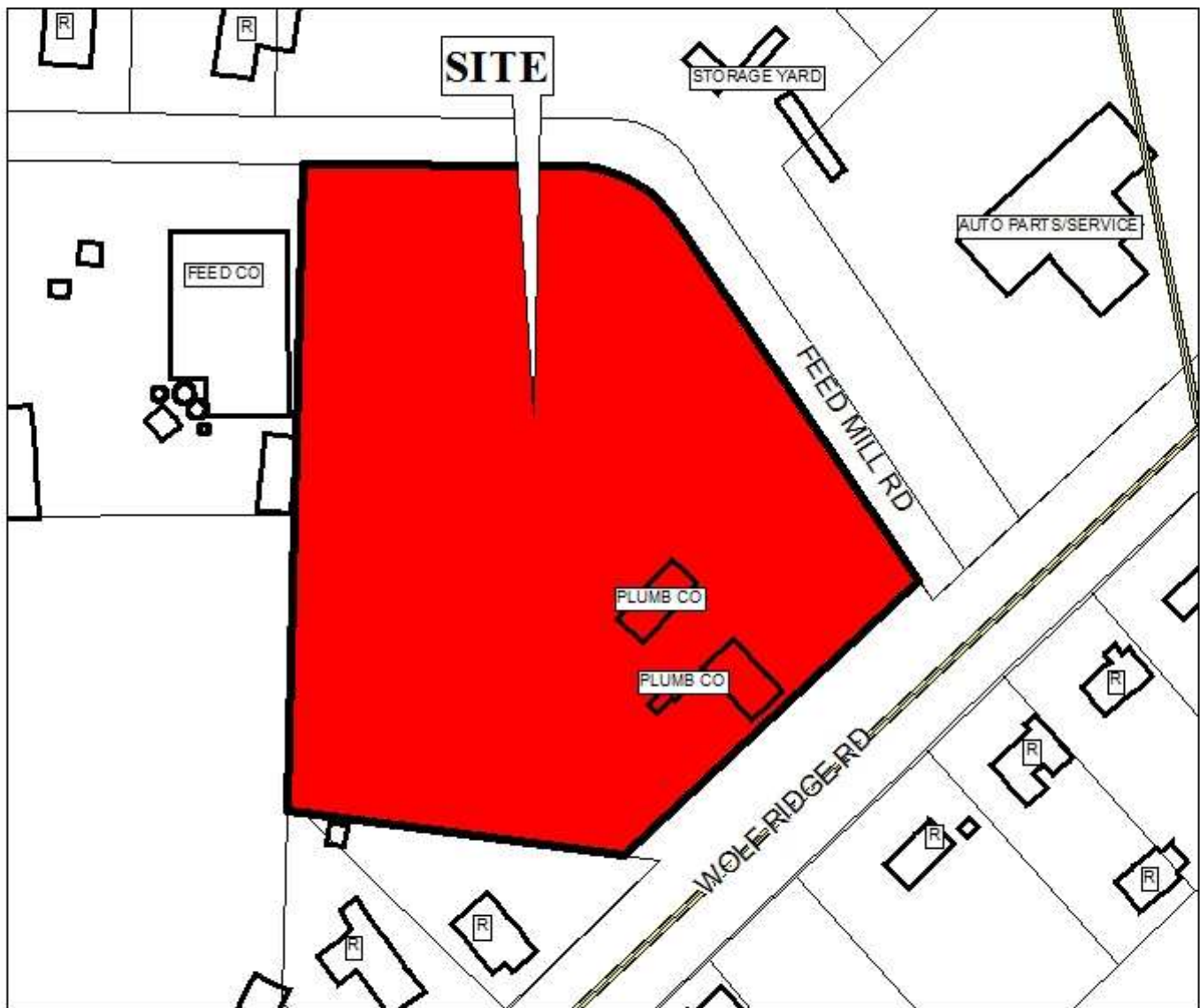
LOCATOR MAP



APPLICATION NUMBER 22 DATE July 11, 2013
APPLICANT Russell Yeckley
REQUEST Planned Unit Development

N
↑
S
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

APPLICATION NUMBER 22 DATE July 11, 2013

APPLICANT Russell Yeckley

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

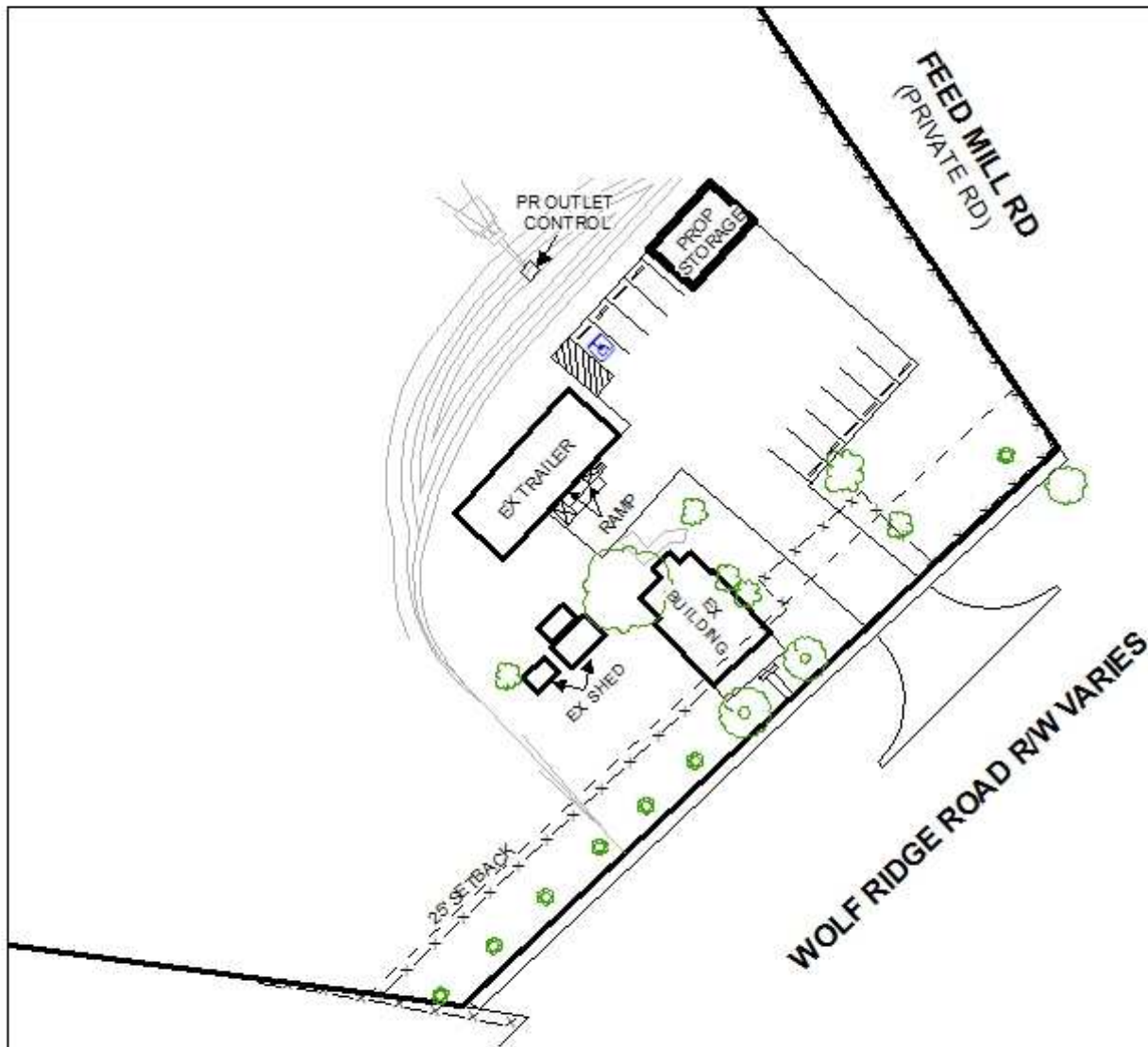


The site is surrounded by miscellaneous land use.

APPLICATION NUMBER 22 DATE July 11, 2013
APPLICANT Russell Yeckley
REQUEST Planned Unit Development

N
NTS

SITE PLAN



The site illustrates the existing building, trailer, sheds, proposed building, and power outlet control.

APPLICATION NUMBER 22 DATE July 11, 2013
APPLICANT Russell Yeckley
REQUEST Planned Unit Development

