

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: February 7, 2013****DEVELOPMENT NAME**

Small's Mortuary, Inc.

LOCATION953 Marine Street
(East side of Marine Street, 50'± South of Kentucky Street
extending to Broad Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONINGB-3, Community Business District
R-1, Single-Family Residential District**AREA OF PROPERTY**

2 Lots / 1.2± Acres

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

Immediate

**ENGINEERING
COMMENTS**

1. Add a note to the PUD drawing stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 2. The existing sidewalk panels on Kentucky Street (near Broad St) are damaged and are required to be replaced according to current standards. A ROW Permit from the Engineering Department will be required (208-6070). 3. Any work within the ROW will require a ROW Permit from the Engineering Department (208-6070).

**TRAFFIC ENGINEERING
COMMENTS**

Proposed asphalt driveway should either be signed as one-way due to the proposed 12' width, or be a minimum of 20' for two-way traffic.

**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 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 between two building sites.

The applicant obtained a variance at the Board of Zoning Adjustment's July 11, 2011 meeting to allow the use of an R-1, Single-Family Residential zoned property as a parking lot.

The access to connect both lots will cross an alley that has been vacated. It should be noted that the site plan submitted incorrectly illustrates this vacated alley as a separate parcel, when half of it should be illustrated as belonging to Parcel A and Parcel B respectively.

The applicant is proposing to connect the existing funeral home with the adjacent parking lot, with no new improvements proposed for either site. The site plan submitted illustrates the two sites being connected by a 12' wide asphalt driveway. Due to the narrow width of the driveway, either a one-way only sign should be placed, or the access should be widened to a minimum of 20' per Traffic Engineering.

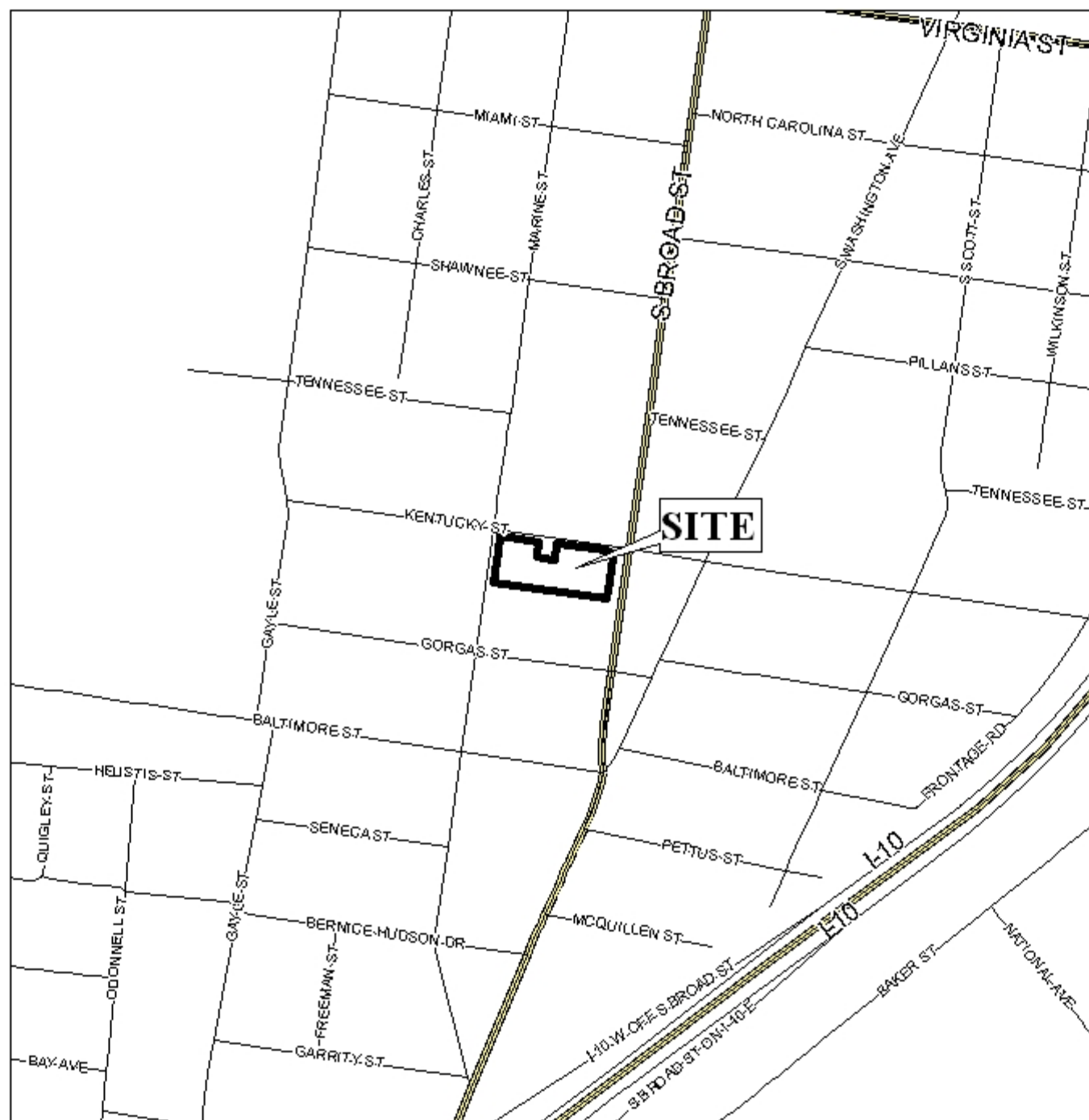
It appears that existing and proposed trees on the site plan will comply with tree planting and landscape requirements, making no additional tree plantings necessary.

RECOMMENDATION

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

- 1) revision of the site plan to accurately illustrate the vacated alley as part of Parcel A and Parcel B respectively;
- 2) placement of a one-way sign at the accessway or widening of the accessway to a minimum of 20' per Traffic Engineering; and
- 3) provision of two revised site plans.

LOCATOR MAP



APPLICATION NUMBER 23 DATE February 7, 2013
 APPLICANT Small's Mortuary, Inc.
 REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residences are located to the west of the site. Residences and businesses are located to the north and south of the site.

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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	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

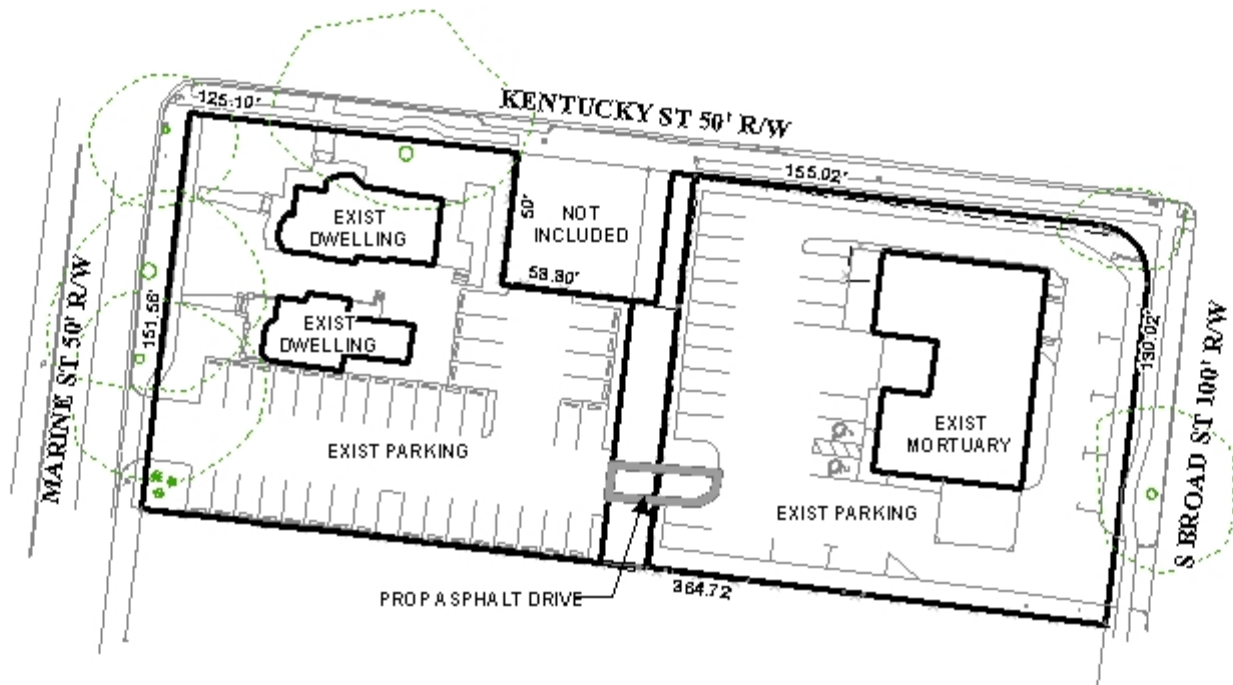


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N
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SITE PLAN



The site plan illustrates the proposed drive and existing improvements.

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