

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: December 5, 2013****DEVELOPMENT NAME**

Airport-Providence Subdivision

**SUBDIVISION NAME**

Airport-Providence Subdivision

**LOCATION**6576 Airport Boulevard  
(North side of Airport Boulevard, 265'± East of Huntleigh Way)**CITY COUNCIL  
DISTRICT**

District 6

**AREA OF PROPERTY**

3 Lots / 1.9± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and Subdivision approval to create three legal lots of record from an existing metes and bounds parcel.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Site is developed.

**ENGINEERING  
COMMENTS**

**Subdivision:** The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Provide a vicinity map. e. Label each lot with its size in acres and square feet, or furnish a table on the Plat providing the same information; f. Provide bearing and distance labels that match the written legal description for the proposed subdivision. g. Provide and label the monument set or found at each subdivision corner. h. Add a signature block for the Owner, Notary Public, Planning Commission and Traffic Engineer. i. Provide the Surveyor's Certificate and Signature. j. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. k. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. l. Show and label the Airport Blvd and Service Road Right-Of-Way, and all existing easements.

**Planned Unit Development:** 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. Any and all proposed land disturbing activity 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. 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. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy letters.

## **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).

## **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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and Subdivision approval to create three legal lots of record from an existing metes and bounds parcel. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

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 was the subject of PUD and Subdivision applications approved by the Commission on July 5, 2012. The applicant has since decided to reconfigure the lot lines of the original approvals. The Subdivision plat for the 2012 approval was never signed or recorded.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The 25-foot minimum building setback lines are not depicted; therefore, the plat should be revised to depict the 25' minimum building setback line along all lots as measured from where they are at least 60' wide. The lot area sizes in square feet are depicted in a table on the plat; this should be revised to show the lots sizes in both square feet and acres, or each lot should be labeled with such on the Final Plat, if approved.

As proposed, Lots B and C would be flag lots which are generally not allowed under Section V.D.1. of the Subdivision Regulations; however, across Airport Boulevard, the Providence Hospital office complex site was allowed to be subdivided into irregularly shaped lots (also in conjunction with a PUD) and would stand as an example within the immediate area to justify a waiver of Section V.D.1., with the accompanying PUD. Also, Lots B and C would exceed the maximum depth-to-width ratio allowed under Section V.D.3. of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

The site fronts Airport Boulevard, a component of the Major Street Plan with a planned 100' right-of-way. As Airport Boulevard currently has a 225' right-of-way along the site (including a 40'-wide service road), no dedication would be required. The site currently has a 40'-wide driveway entrance off the service road and this is proposed to remain as the site's only access. As such, a note should be required on the Final Plat stating that the subdivision is limited to one curb cut to the Airport Boulevard Service Road, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

The site was originally developed via a PUD approved in 1986, and abuts properties zoned R-1, Single-Family Residential, to the East, North and West. A recommended condition of that approval was a 10' protection buffer and a 6' high fence or wall around the North, East and West sides of the site. The existing site plan indicates a 6'-high wooden privacy fences along the East and West sides. A vegetated protective buffer is indicated along the North side as well as a chain link fence, but no privacy fence or wall is indicated. A permit was issued for the construction of a wooden privacy fence along the North side and follow-up inspections indicate the fence was completed. Therefore, the site plan should be revised to indicate the 6' high wooden privacy fence along the North property line.

An existing city standard sidewalk is indicated along the Airport Boulevard Service Road; therefore, no further public sidewalks would be required. The site plan does not indicate a dumpster or contain a note stating how trash pick-up is proposed. Therefore, the site plan should be revised to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or a note should be placed on the site plan stating that trash collection will be curb-side pick-up or private pick-up service.

An adequate number of parking spaces are provided for the development which is in a B-1, Buffer Business District. Access ways and maneuvering areas comply with the requirements of the Ordinance, other than the 20'± wide drive to the rear parking area on Lot B. However, as this is how the site was originally developed and no room remains to expand this drive to a compliant 24' width, it should be allowed to remain as is.

It appears that the site was developed just prior to the adoption of the landscape ordinance or during its first year of implementation; however, the site plan does not depict existing landscaping areas or tree plantings. Full compliance with both landscaping area and tree plantings will not be required; however, frontage trees should be required for the site with the location to be coordinated with Urban Forestry. Also, the site plan and plat do not indicate a detention area. If a detention area is required, it should be labeled as a common area on both with a note stating that maintenance of the common area is the responsibility of the property owners.

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.

## **RECOMMENDATION**

**Subdivision:** With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat is recommended for tentative approval subject to the following conditions:

- 1) revision of the plat to illustrate the 25' minimum building setback along all lots as measured from where the lots are at least 60' wide;
- 2) revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that the subdivision is limited to one curb cut to Airport Boulevard Service Road, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) compliance with Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity. c. Add a note to the Plat stating that the approval of all applicable*

*federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Provide a vicinity map. e. Label each lot with its size in acres and square feet, or furnish a table on the Plat providing the same information; f. Provide bearing and distance labels that match the written legal description for the proposed subdivision. g. Provide and label the monument set or found at each subdivision corner. h. Add a signature block for the Owner, Notary Public, Planning Commission and Traffic Engineer. i. Provide the Surveyor's Certificate and Signature. j. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. k. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. l. Show and label the Airport Blvd and Service Road Right-Of-Way, and all existing easements.)*

- 7) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) compliance with the 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).);*
- 9) compliance with 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);*
- 10) verification that the rear privacy fence or wall, as required by the PUD, has been installed, with permits, prior to signing the Final Plat; and
- 11) submittal of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

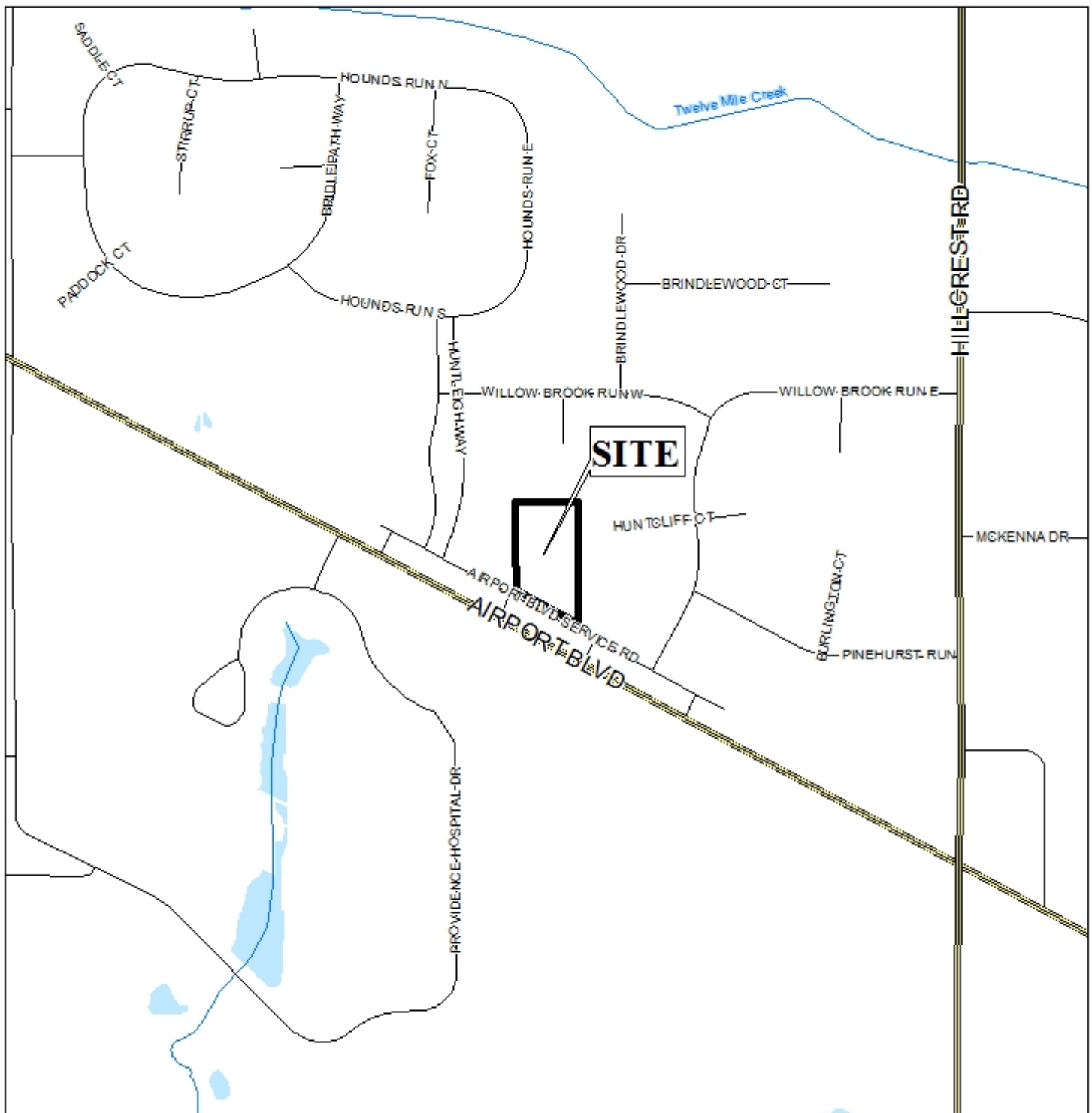
**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following conditions:

- 1) revision of the site plan to illustrate the 25' minimum building setback line along all lots as measured from where the lots are at least 60' wide;
- 2) revision of the site plan to illustrate the existing 6' high wooden privacy fence along the rear (North) property line;
- 3) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;
- 4) revision of the site plan to depict compliance with frontage trees, to be coordinated with Urban Forestry;
- 5) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;
- 6) subject to the Engineering comments: *(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. Any and all proposed land disturbing activity 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. 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. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy letters.);*

- 7) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) subject to the 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).);*
- 9) subject to 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);*
- 10) verification that the required rear privacy fence or wall has been installed, with permits, prior to signing the Final Plat for the Subdivision; and
- 11) submittal of two (2) copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

# LOCATOR MAP



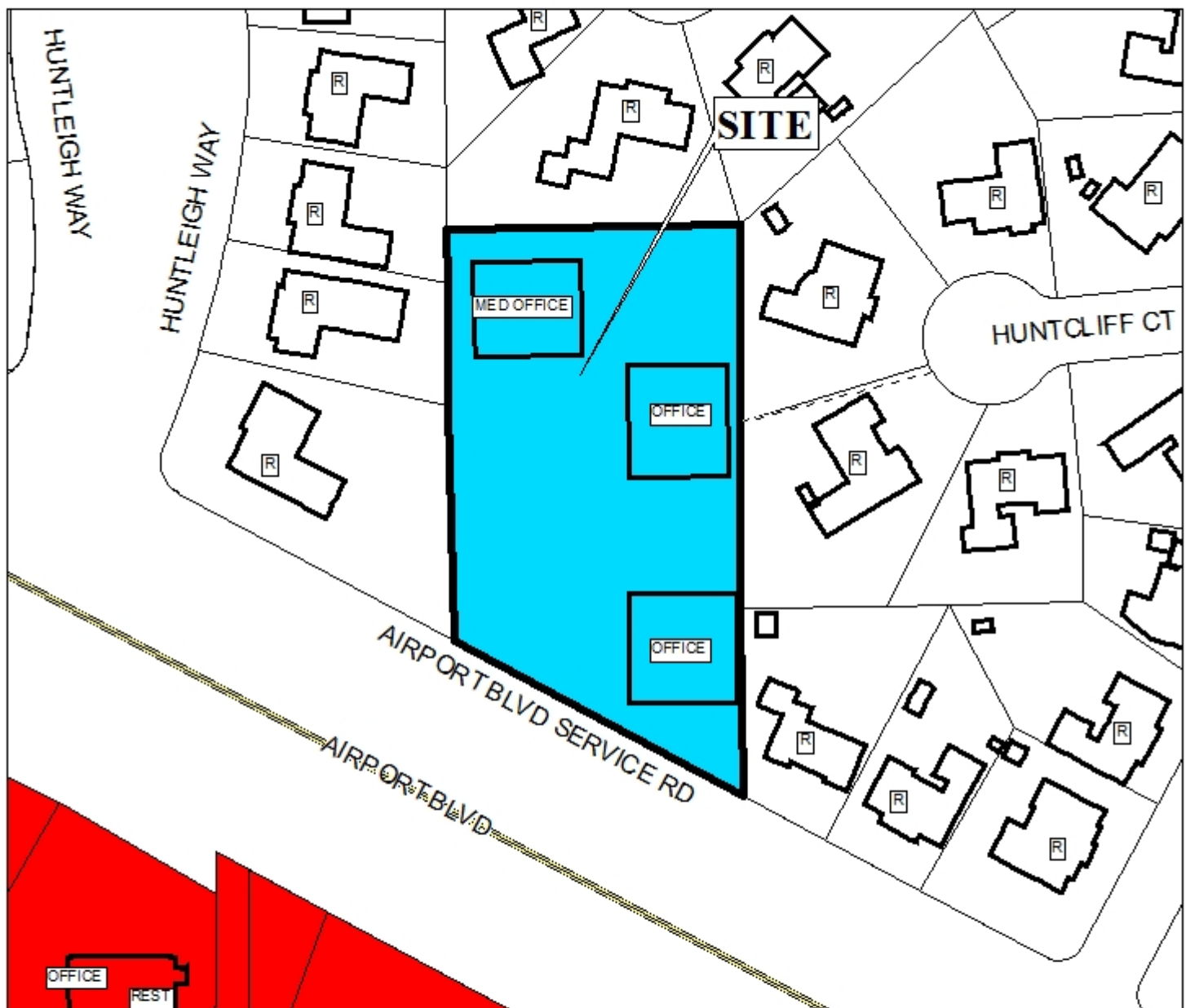
APPLICATION NUMBER 24 & 25 DATE December 5, 2013

APPLICANT Airport-Providence Subdivision

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units. An office and restaurant lie to the southwest.

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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





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The site is surrounded by single family residential units. An office and restaurant lie to the southwest.

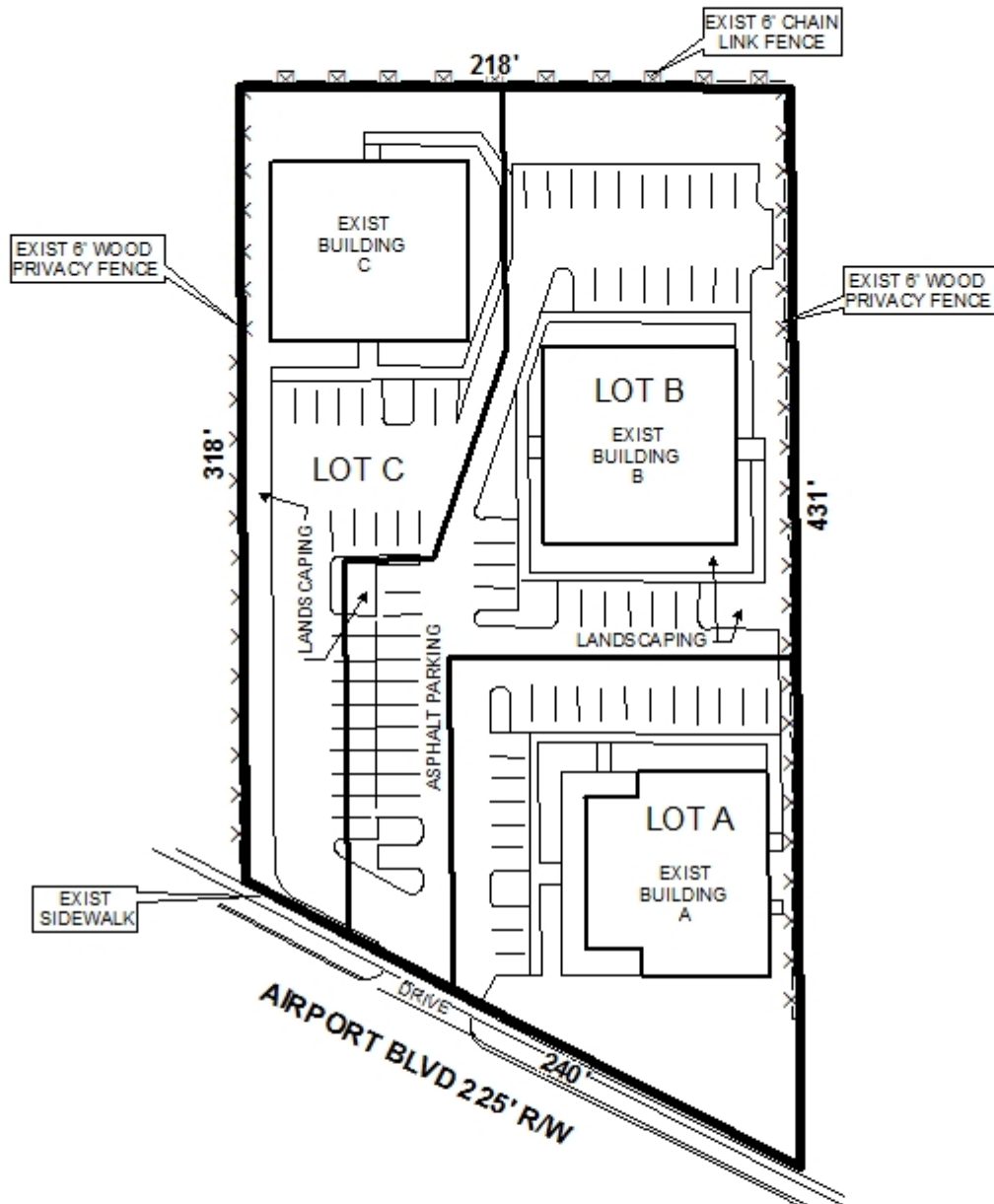
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# SITE PLAN



The site plan illustrates the existing buildings, and proposed lots.

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