

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 4, 2015****DEVELOPMENT NAME**

Bel Air Mall Subdivision

SUBDIVISION NAME

Bel Air Mall Subdivision

LOCATION

3201 Airport Boulevard, 801 East I-65 Service Road South and 410 and 450 Bel Air Boulevard
(South side of Airport Boulevard Service Road, 500'± East of East I-65 Service Road South extending South to International Drive and East to Bel Air Boulevard)

**CITY COUNCIL
DISTRICT**

District 5

AREA OF PROPERTY

4 Lots / 71.0 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between multiple lots, and Subdivision approval to create 4 lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**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 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.
- B. 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.
- C. 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.

- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development

- 1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for Lot 2.

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. Add a note to the PUD Site Plan 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. 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**

Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to

AASHTO standards. Any required 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

REMARKS

The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between multiple lots, and Subdivision approval to create 4 lots. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create four legal lots, and to amend an existing site plan to allow for modifications to the existing mall building and associated site improvements. The proposed construction will be on the front portion of the existing mall building, as well as the associated parking and access areas.

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 is zoned B-3, Community Business District, thus various mall uses are allowed by right.

The existing site contains 883,050 square feet of retail and restaurant uses within the mall building, and 74,132 square feet of vacant, retail and automotive-related uses in four other buildings. The overall site, which excludes the Target and Dillards stores (which are on separate

lots), has over 4,200 parking spaces, and the applicant states that they are required to provide 3,262 parking spaces based upon the tenant mix.

The site has frontage onto a public service road associated with Airport Boulevard and Interstate 65, Bel Air Boulevard, and the terminus of International Drive. There are multiple access points to the site from these bounding roads, and due to the site specific nature of PUD review, the site should be limited to these existing points of access. Any changes to the size, design or location must be approved by Traffic Engineering and, if necessary, ALDOT.

All proposed construction work will take place on the front of the existing mall building. Improvements will include façade modifications which will result in a minor enlargement of the building footprint. The existing sidewalks will be rebuilt and re-landscaped, and additional parking islands with landscaping and crosswalks will be provided. No significant changes to site circulation are proposed.

Dumpsters and trash compactors are depicted on the site plan. Many of these dumpsters are existing, however, any new or relocated dumpster must comply with the screening and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance.

Regarding the Subdivision request, proposed Lot 1 contains the existing vacant cinema, Lot 2 contains the majority of the mall building, Lot 3 contains the Tesla charging station, and Lot 4 contains the Sears department store. Two of the four lots have frontage on a public street, while Lots 1 (the vacant cinema) and 3 do not. Lot 1 accesses a public road via cross-access through adjacent properties, while Lot 3 is fully surrounded by Lot 2: Lot 3 is required due to its being a new "lease parcel," and all such parcels are required via state law to be legal lots. Lot 3 does not meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations, however, due to the non-habitable nature of the facility on this lot, this requirement should be waived.

The 25-foot minimum building setback line is depicted on the preliminary plat, but is not consistent shown on the site plan. Both the final plat and the site plan should depict the 25 foot minimum building setback line from all public streets.

Finally, each lot is labeled with its size in square feet and acres, which should be retained on the final plat, if approved.

RECOMMENDATION

Subdivision: Based upon the preceding, and with a waiver of Section V.D.2. of the Subdivision Regulations for Lot 3, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the plat stating that the lots are limited to their existing curb-cuts, with any changes to the size, design or location to be approved by Traffic Engineering and, if necessary, ALDOT;
- 2) 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 all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes,

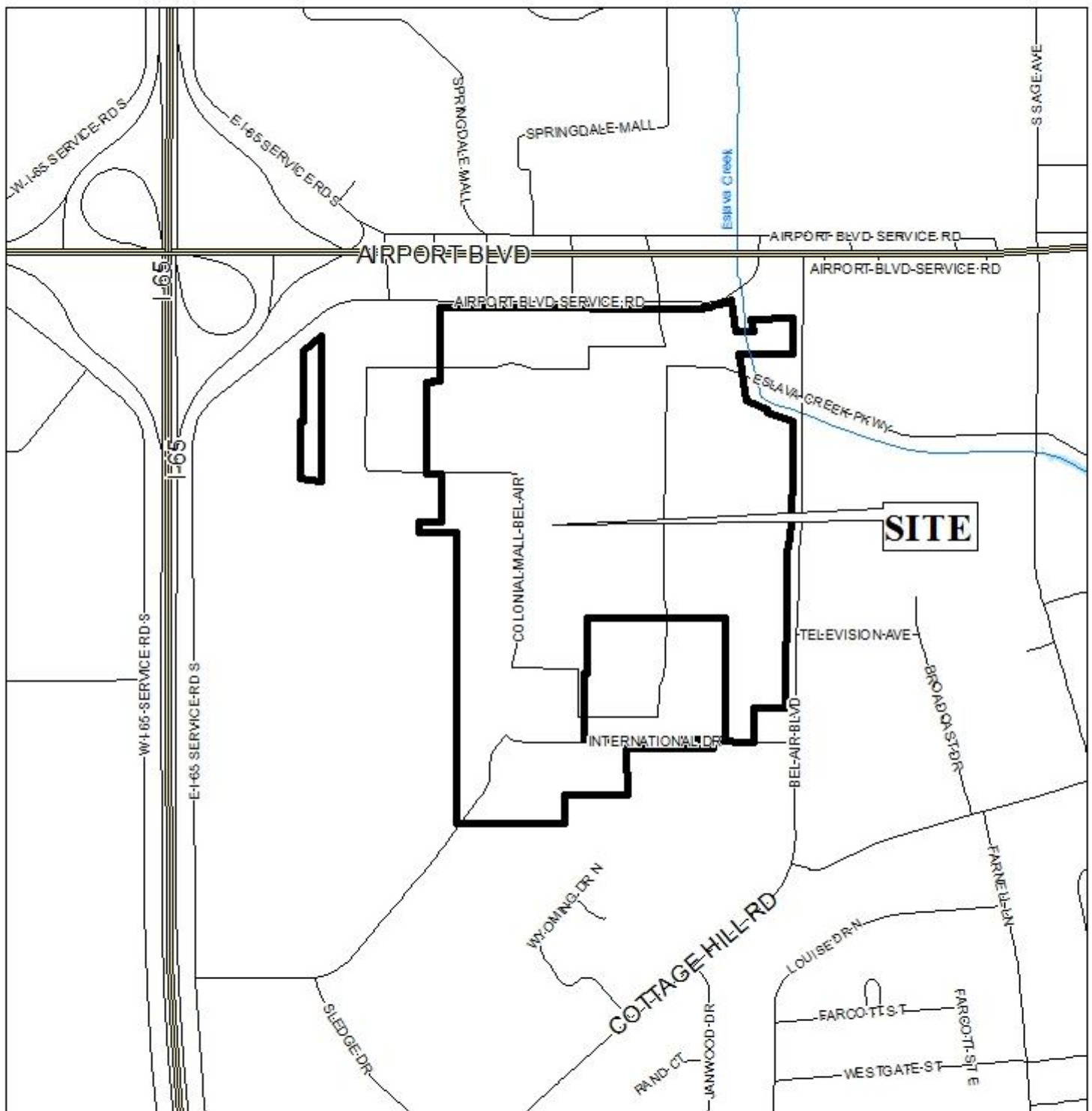
- legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile 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. C. 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. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 3) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
 - 4) Compliance 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).*);
 - 5) Compliance 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
 - 6) Provision of one revised PUD site plan to the Planning Division prior to the signing of 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 depict the depict the 25 foot minimum building setback line from all public streets;
- 2) Placement of a note on the site plan stating that any new or relocated dumpster or trash compactor must comply with the screening and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 3) Placement of a note on the site plan stating that the lots are limited to their existing curbs-cuts, with any changes to the size, design or location to be approved by Traffic Engineering and, if necessary, ALDOT;
- 4) Compliance with Engineering comments (*1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to*

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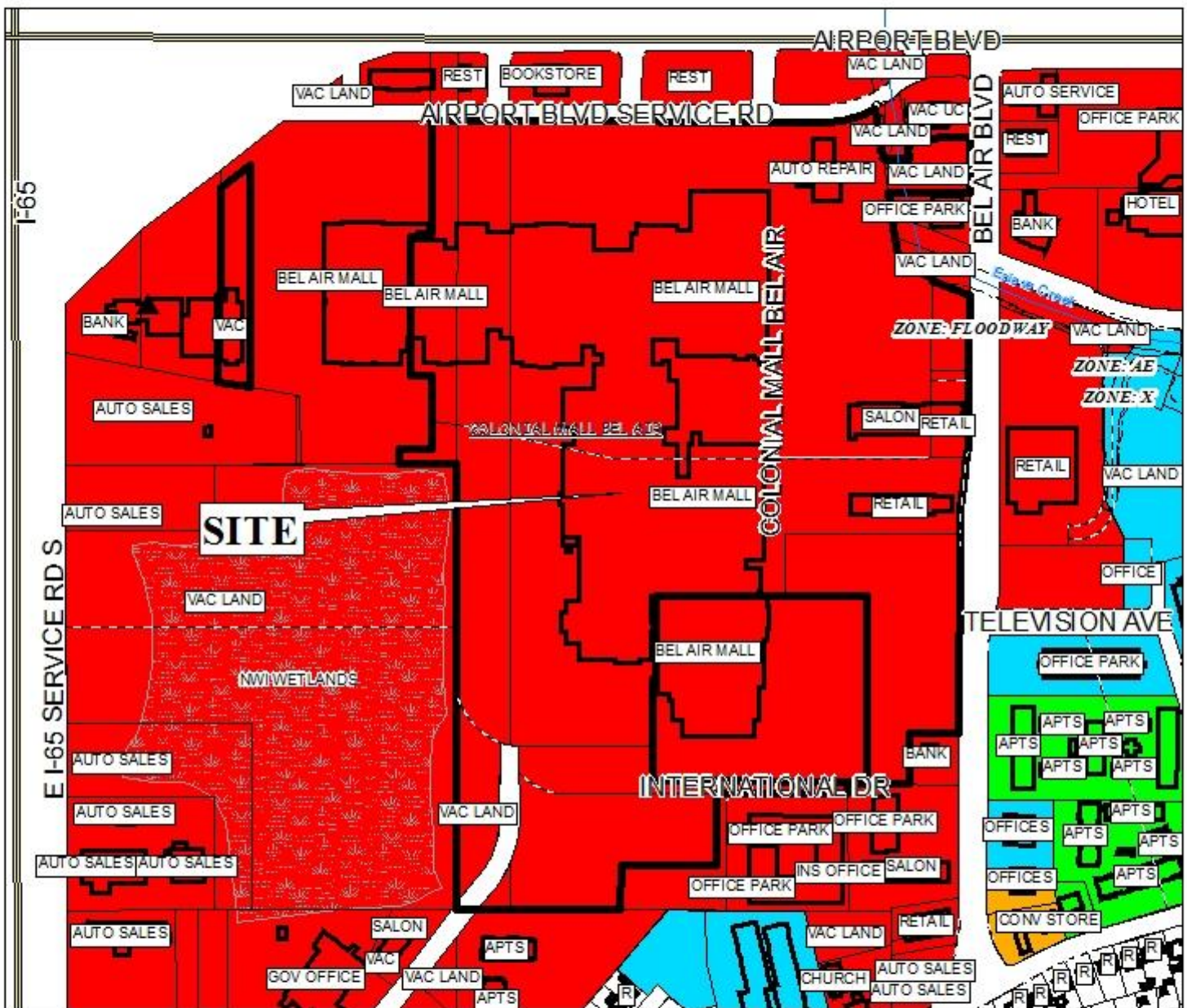
LOCATOR MAP



APPLICATION NUMBER 24 DATE June 4, 2015
APPLICANT Bel Air Mall Subdivision
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residential units lie southeast of the site.

APPLICATION NUMBER 24 DATE June 4, 2015

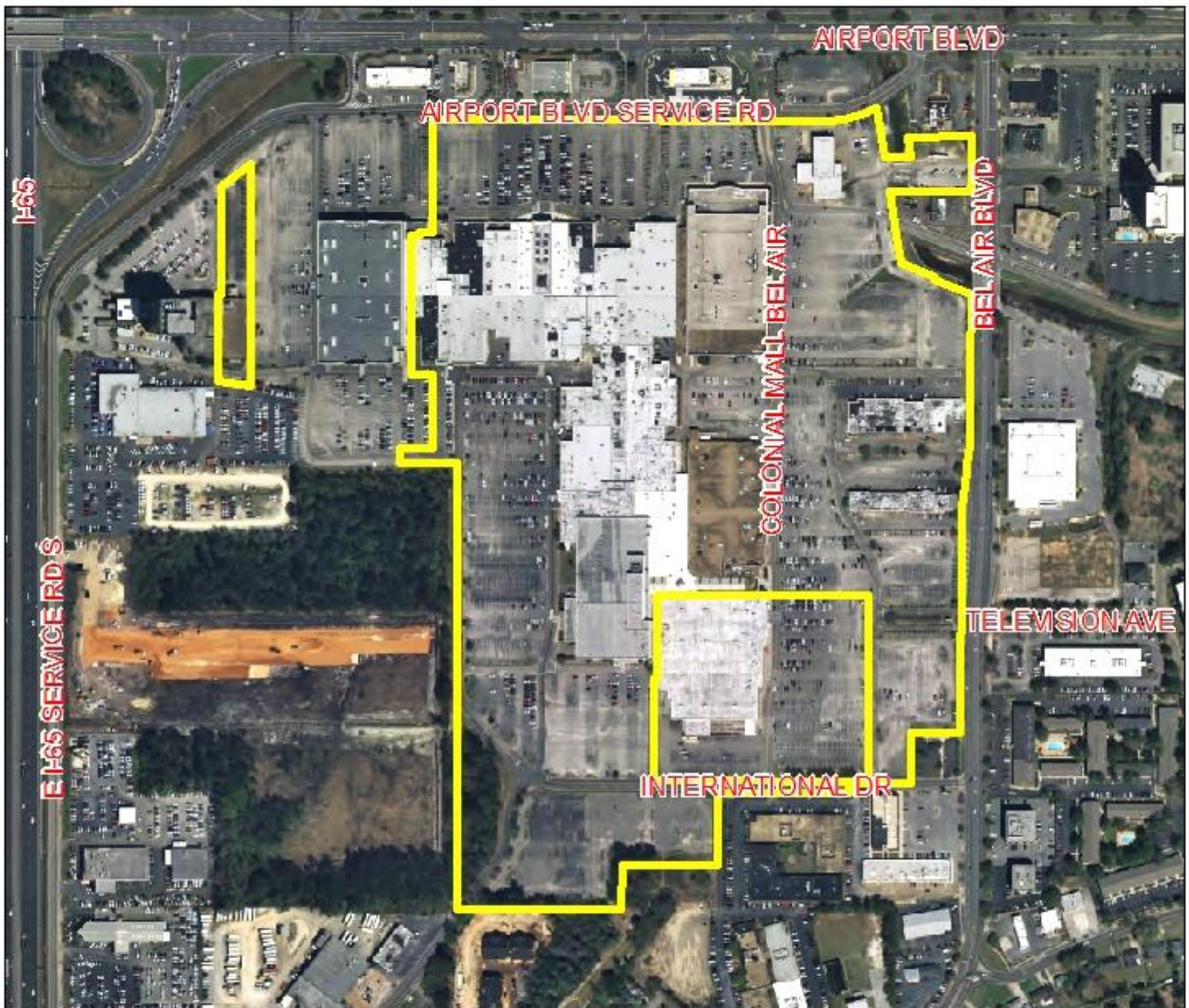
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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The site is surrounded by commercial units. Residential units lie southeast of the site.

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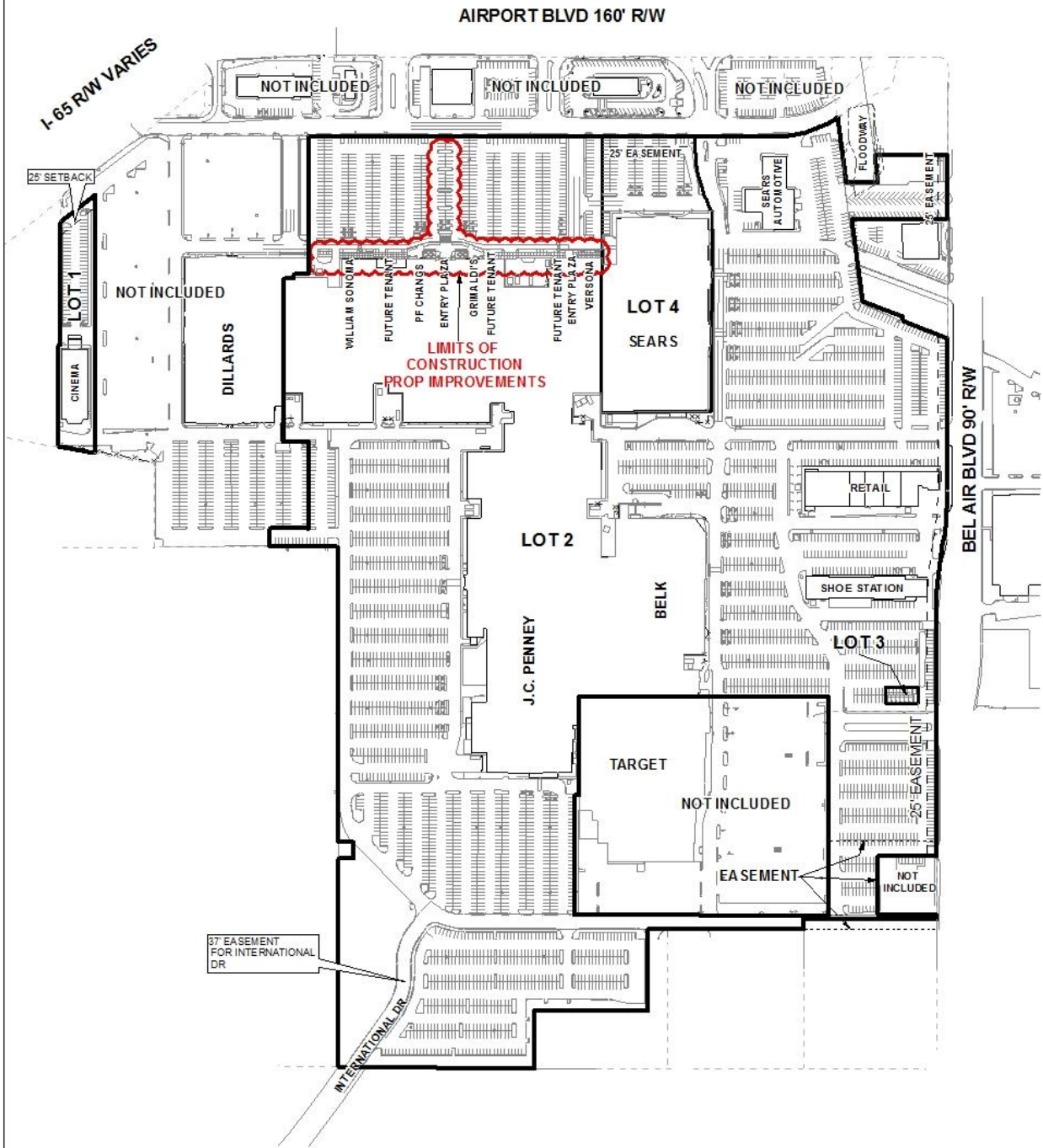
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NTS

SITE PLAN



The site illustrates the existing buildings, proposed improvements, setbacks, easements, and parking.

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NTS