

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 5, 2008****DEVELOPMENT NAME**

Dulari J. Smith

**LOCATION**88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North of Cedar Bend Court)**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

LB-2, Limited Neighborhood Business

**AREA OF PROPERTY**

0.96 ± Acres

**CONTEMPLATED USE**

Single building on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. Minimum driveway and parking aisle widths are twenty-four feet. Changes should be made to accommodate this standard.

**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**

Shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow one building on a single building site.

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. It should be pointed out that PUD approval is site plan specific, so significant changes to an approved plan will require new PUD approval.

The applicant states that the anticipated use is “speculative retail building.” The reason for the Planned Unit Development application is due to one of the conditions of the previous PUD application.

- 1) **compliance with Engineering comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit*)**;
- 2) **placement of a note on the site plan stating that any changes to the site plan, that would normally require a building or land disturbance permit, will require a new application for Planned Unit Development approval prior to the issuance of any permits**;
- 3) **depiction of a fence or protection buffer strip along the North, West and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance**;
- 4) **that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night**;
- 5) **the site is limited to one curb-cut onto Hillcrest Road, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards**;
- 6) **provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat**;
- 7) **the submission and completion of the Subdivision process**; and
- 8) **full compliance with all municipal codes and ordinances.**

The PUD site plans provided for the current application depicts one-story buildings, a 4,534 square foot retail building along the North side of the site and 15 parking spaces. The site plan does depict landscaping and tree compliance. It appears that the proposed driveway would not meet the width requirements of the Zoning Ordinance.

Whereas, the proposed development exceeds the minimum parking requirements (45 provided, 17 required); however, there is adequate parking on site to allow for any type of food or beverage establishment. While this “discrepancy” should not have a direct bearing on whether the site should be rezoned, it should be noted as a condition if the request is recommended for approval.

The proposed parking areas contain more than 10 spaces. Lighting for the parking areas must comply with Section 64-6.A.3.c. of the Zoning Ordinance, *Lighting*, which states that “*if they contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.*”

There is an indication on the site plan as to the proposed location of any dumpster or other waste storage facility. If the applicant utilizes a dumpster, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

The site will have adequate area to meet the minimum requirements for landscape area, as required by the Zoning Ordinance. The site plan does not, however, show specific compliance with the tree requirements of the Ordinance.

### **RECOMMENDATION**

Based on the preceding, the Planned Unit Development request is recommended for Approval subject to the following conditions:

1. revision of the site plan to depict a dumpster or waste storage facilities, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
2. placement of a note on the site plan stating that any changes to the site plan, that would normally require a building or land disturbance permit, will require a new application for Planned Unit Development approval prior to the issuance of any permits;
3. revision of the site plan to clearly depict a fence or protection buffer strip along the North, West and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;
4. placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;
5. placement of a note on the site plan stating that the site is limited to one curb-cut onto Hillcrest Road, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards;
6. provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;
7. completion of the Subdivision process; and
8. full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 27 DATE June 5, 2008

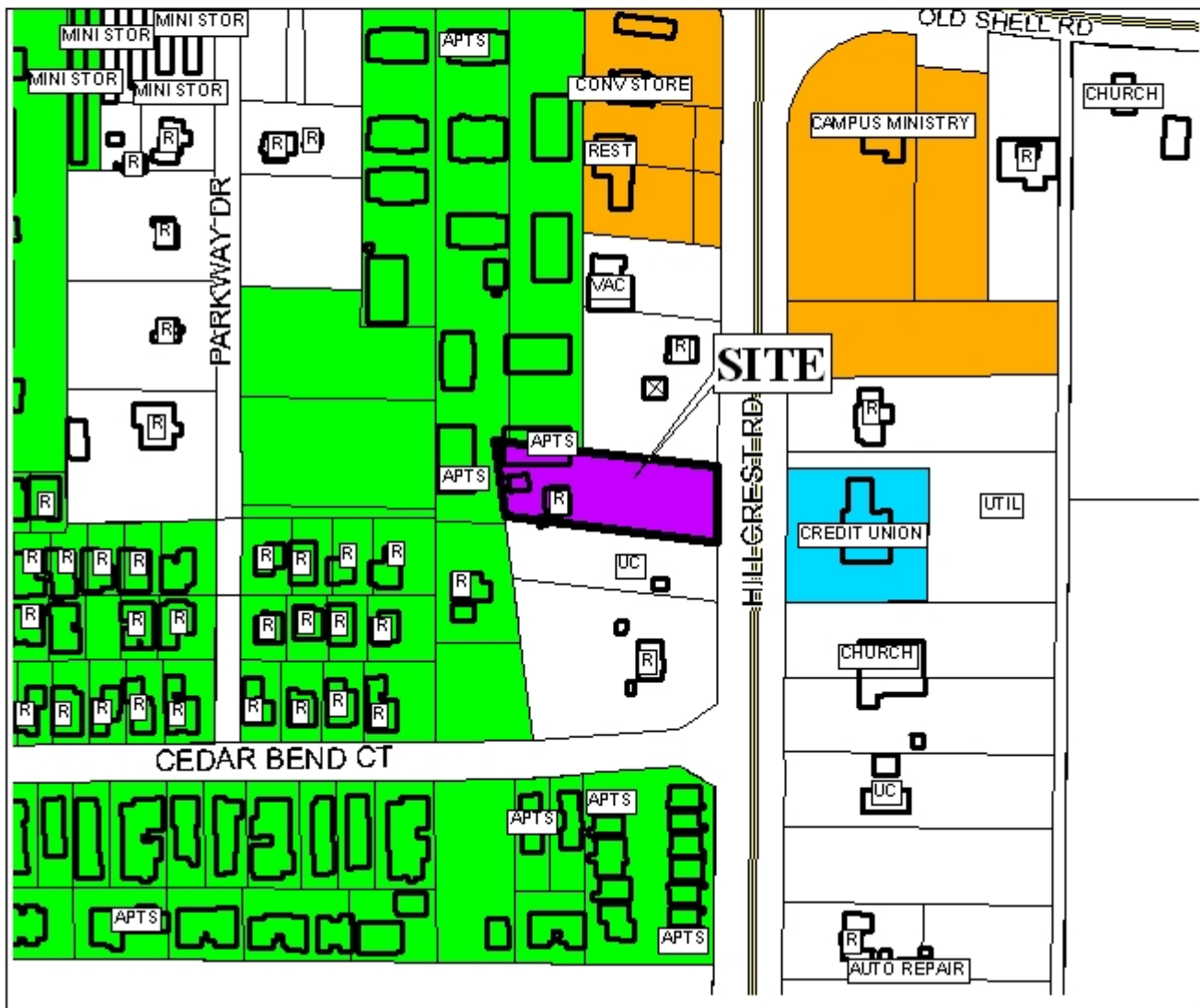
APPLICANT Dulari J. Smith

REQUEST Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are apartments to the west of the site, a single family residential unit to the south, a credit union to the east, and single family residential units to the north.

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LEGEND 

R-1	R-2	R-3	R-4	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



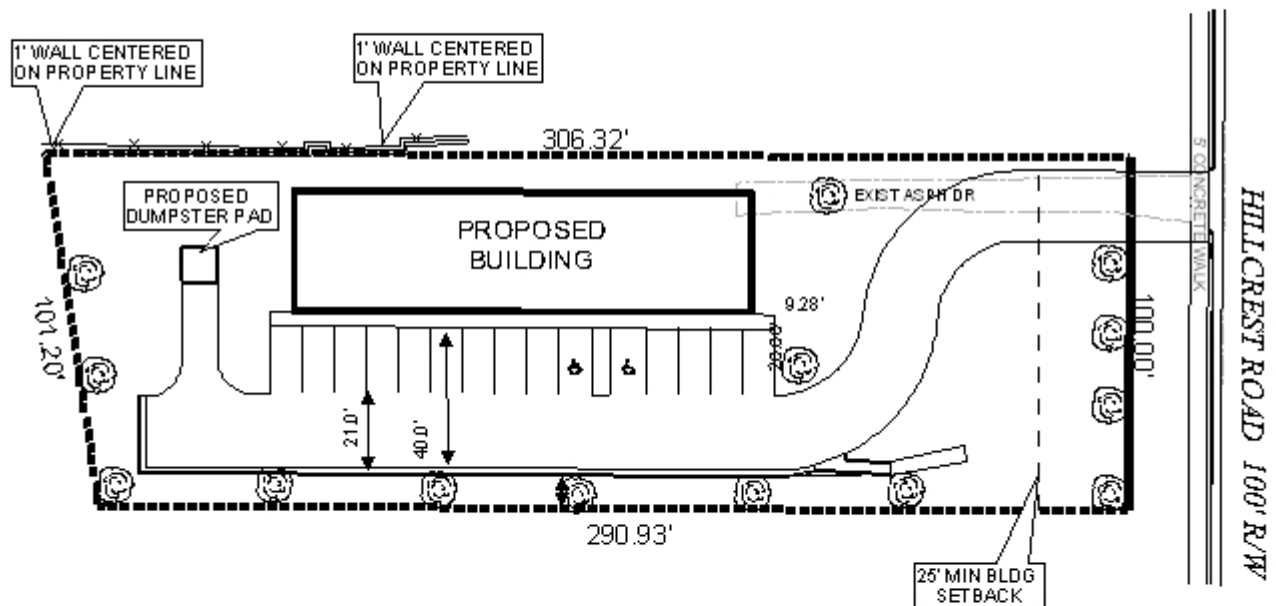
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# SITE PLAN



The site plan illustrates the proposed parking, proposed building, setback, and proposed dumpster pad.

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