

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: April 17, 2008****DEVELOPMENT NAME**

Providence Hospital

**SUBDIVISION NAME**

Providence Park, P.O.B. West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1

**LOCATION**

Northeast corner of Cody Road and Providence Park Drive South, extending to the West side of Providence Park Drive East (private street), 890' + South of Airport Boulevard.

**CITY COUNCIL  
DISTRICT**

District 6

**AREA OF PROPERTY**

11 lots / 11.6 ± acres (Subdivision)

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development master plan for Providence Park to allow an 11-lot office complex private street subdivision, and Subdivision approval to create 11 lots.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**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. If using an existing detention facility, the existing detention facility shall be inspected and surveyed to verify capacity and functionality. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A traffic impact study will be required for this development.

**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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is seeking Planned Unit Development approval to amend a previously approved Planned Unit Development master plan for Providence Park to allow an 11-lot office complex private street subdivision, and Subdivision approval to create 11 lots. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer. The Subdivision aspect was heldover from the March 6th meeting of the Planning Commission to allow the applicant time to submit the PUD application.

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 applicant proposes to construct an eleven (11) lot commercial subdivision on a private cul-de-sac, which will access Providence Park Drive, a private street. Two of the proposed lots (3 and 4) will have frontage on a yet to be built street. Of the total site area of 11.6 ± acres, approximately 10.2 acres will be devoted to the lots. The site is zoned B-3, Community Business District, thus maximum development of the lots could result in approximately 1.78 million square feet of development (50% site coverage, 45-foot height limit – 4 stories assumed). While it is unlikely that the site will be developed to the maximum extent, no information regarding specific proposed developments was provided. As noted in the comments from Traffic Engineering, a Traffic Impact Study will be required for the overall development.

It should also be pointed out that the B-3 district allows a wide variety of uses, including offices, hotels, restaurants, retail and multi-family residential. This wide range of uses has a correspondingly wide range of parking requirements and trip-generation estimates, thus some parameters regarding these issues should be established prior to the required Traffic Impact Study.

As no specifics have been provided regarding proposed developments, Administrative PUD applications will be required for each lot within the development. The Administrative PUD

applications must be submitted and approved prior to any applications for land disturbance and building permits for individual sites.

Regarding the proposed Subdivision, each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards. Furthermore, development of proposed lots 3 and 4 should be prohibited until frontage on a public or private street is provided.

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

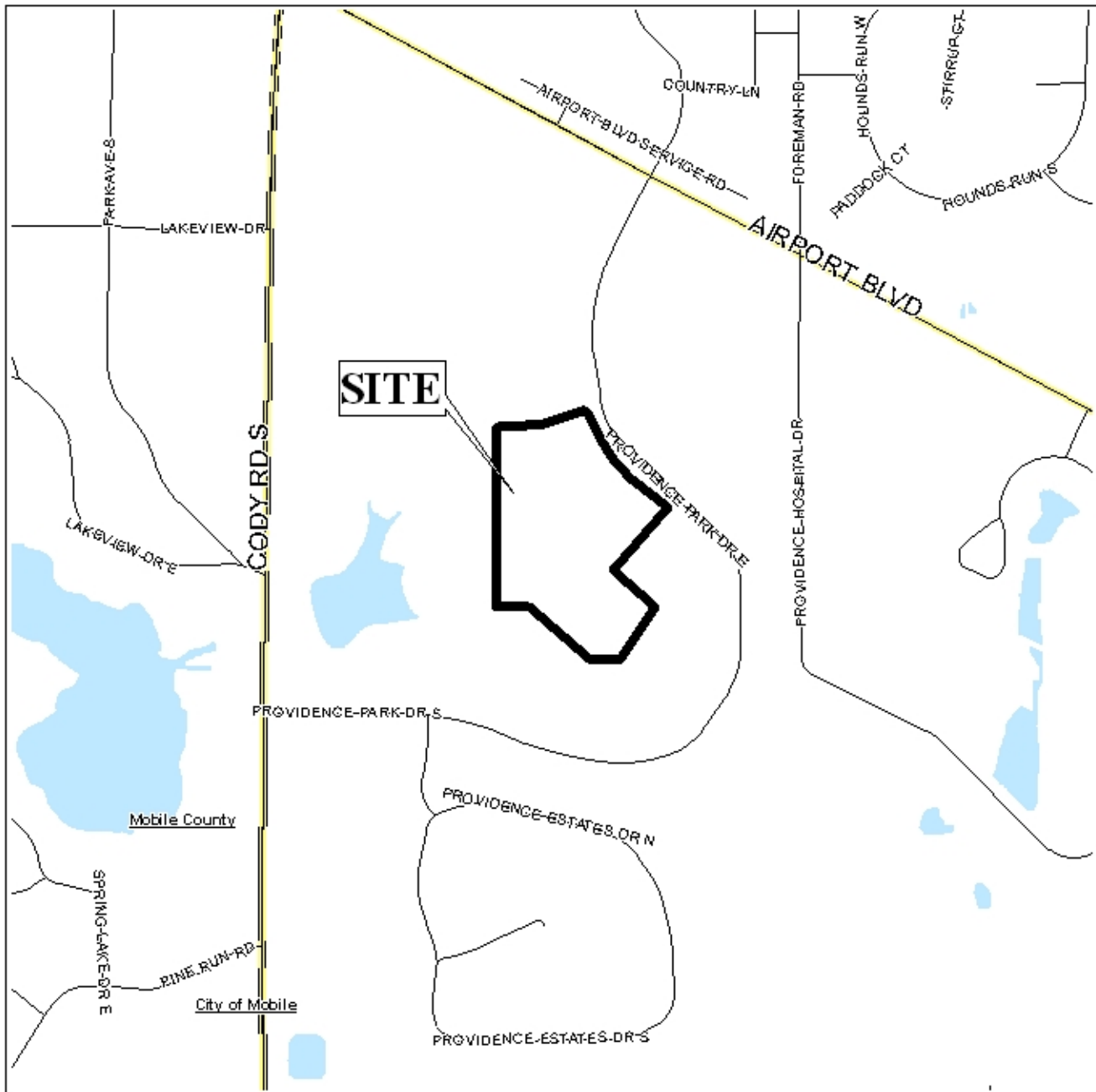
- 1) Provision of two (2) copies of a Traffic Impact Study to the Planning Section of Urban Development, and acceptance of the Traffic Impact Study by Traffic Engineering prior to the signing of the final plat;
- 2) Compliance with Engineering comments (*It is the responsibility of the applicant to look 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. If using an existing detention facility, the existing detention facility shall be inspected and surveyed to verify capacity and functionality. Any work performed in the right of way will require a right of way permit.*);
- 3) Placement of a note on the final plat stating that each lot is limited to one (1) curb-cut, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 4) Placement of a note on the final plat stating that lots 3 and 4 shall not be developed until frontage on a public or private street (meeting City requirements) is provided;
- 5) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 6) The labeling of the lots with their size in square feet;
- 7) The labeling of all private streets as private; and
- 8) Provision of a revised PUD site plan prior to the signing of the final Subdivision plat.

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

- 1) Provision of two (2) copies of a Traffic Impact Study to the Planning Section of Urban Development, and acceptance of the Traffic Impact Study by Traffic Engineering prior to the signing of the final plat;
- 2) Completion of the Subdivision process;

- 3) Provision and approval of Administrative PUD applications for each lot, prior to applications for land disturbance or building permits for individual lots;
- 4) 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. If using an existing detention facility, the existing detention facility shall be inspected and surveyed to verify capacity and functionality. Any work performed in the right of way will require a right of way permit.*);
- 5) Placement of a note on the site plan stating that each lot is limited to one (1) curb-cut, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 6) Placement of a note on the site plan stating that lots 3 and 4 shall not be developed until frontage on a public or private street (meeting City requirements) is provided;
- 7) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 8) The labeling of the lots with their size in square feet;
- 9) The labeling of all private streets as private; and
- 10) Provision of a revised PUD site plan prior to the signing of the final Subdivision plat.

# LOCATOR MAP



APPLICATION NUMBER 33 & 34 DATE April 17, 2008

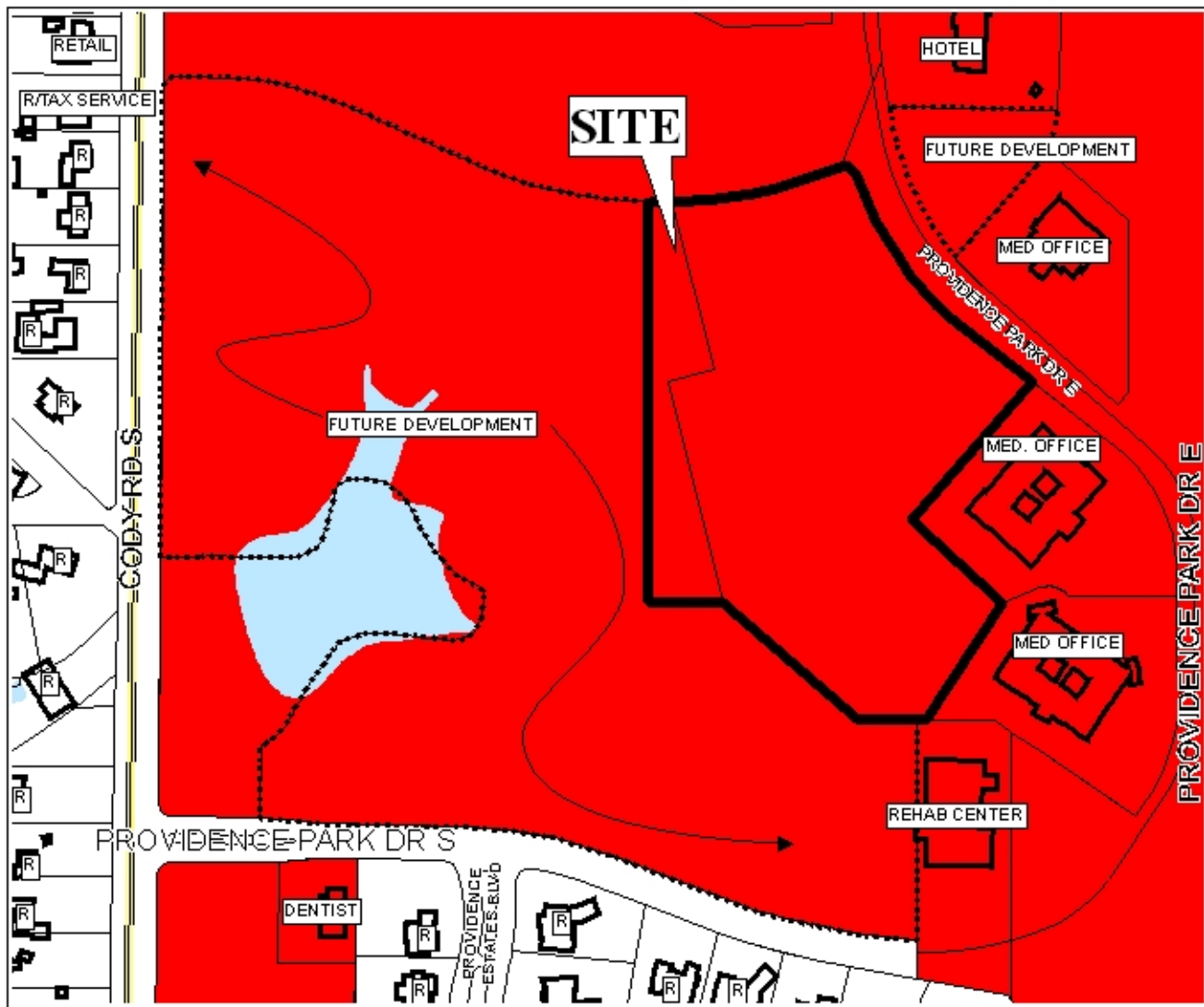
APPLICANT Providence Hospital

REQUEST Subdivision, Planned Unit Development



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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential units are located to the west of the site. The site is surrounded by commercial land use.

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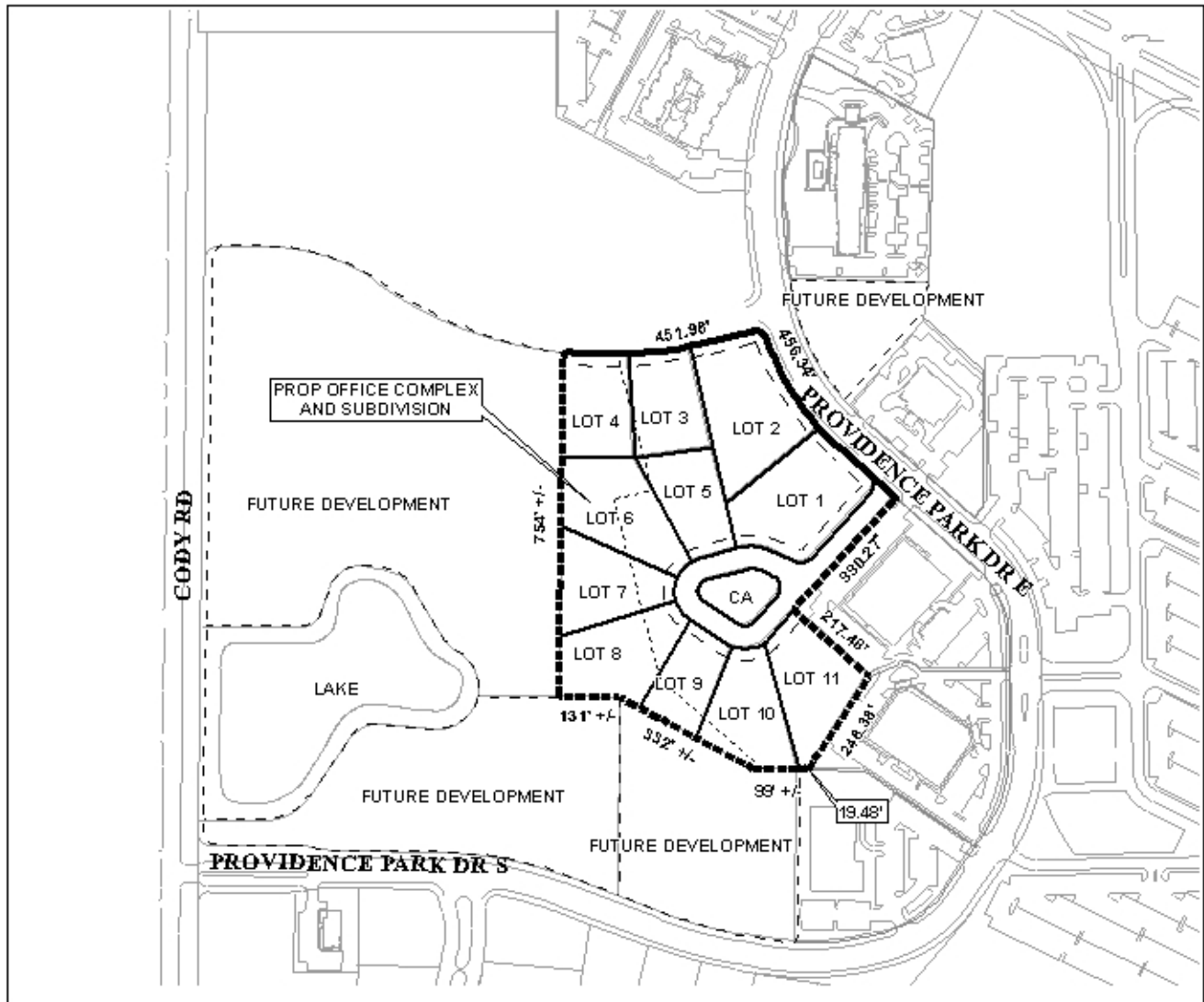
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LEGEND  R-1  R-2  R-3  R-4  R-B  H-B  T-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2 NTS

NTS

# SITE PLAN



The site plan illustrates the existing improvements and proposed office complex

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