

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: December 1, 2005****DEVELOPMENT NAME**

St. Emanuel Street Subdivision

SUBDIVISION NAME

St. Emanuel Street Subdivision

LOCATION350 St. Emanuel Street
(Southwest corner of St. Emanuel Street and Canal Street)**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

I-1, Light Industry District

AREA OF PROPERTY

7,260 ± square feet

CONTEMPLATED USE

2-lot, commercial subdivision in an I-1, Light Industry District, with shared access and parking between multiple building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

90 days after approval

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. 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.

**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 to be coordinated with Urban Forestry.

FIRE DEPARTMENT**COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting Subdivision approval to create two lots from one existing metes and bounds parcel, and Planned Unit Development approval to allow shared parking and access between the two lots created by the Subdivision. Planned Unit Development approval is required to allow parking to be shared across lots, as well as to permit shared access to the parking area.

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.

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 located at the Southwest corner of Canal and St Emanuel Streets, which are minor streets with adequate rights-of-way. Surrounding the site are office, warehouse and other light industrial and correctional facility uses, in a mixture of building types, including warehouses, commercial structures, and residential structures that have been converted to commercial uses. The area is zoned I-1, Light Industry, which according to the Zoning Ordinance has a minimum building site area requirement of 10,000 square feet, a minimum front yard setback of 25-feet, and no side or rear yard setback requirements. As the site is located in an older section of Mobile, many of the existing parcels do not meet the minimum building site requirements, including the site in question.

The applicant proposes to subdivide an existing 7,260 square foot metes and bounds parcel into two lots: Lot 1 will be 4,730 square feet, and Lot 2 will be 2,530 square feet. The site contains two buildings and a grass parking area. A 1,450 square foot building located on the proposed Lot 1 will be retained, while the second building will be demolished to make way for a paved parking area, and a new 900 square foot building to be constructed on the proposed Lot 2. Due to the small size of the site, the applicant is proposing a PUD to allow shared parking and access for the two buildings.

The proposed subdivision does not meet the minimum lot size requirements of Section V.D.2. of the Subdivision Regulations, nor would the proposed lots meet the minimum size requirements of 10,000 square feet for I-1 zoned properties, according to the Zoning Ordinance.

While a PUD to allow shared parking between two lots is appropriate for this application, it is suggested that the applicant consider using a PUD instead to permit multiple buildings on a single site, and request a reduced minimum lot size to the existing size of the parcel. This suggestion is due to the fact that the existing parcel and the two proposed lots do not meet minimum size requirements for either the Subdivision Regulations or the Zoning Ordinance.

Finally, it should be noted that the site appears to be located within the 100-year floodplain, as delineated by FEMA, for Mobile River/Mobile Bay, and is also potentially subject to hurricane-related storm surges. Thus the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

RECOMMENDATION: **Planned Unit Development:** Based on the preceding, the PUD application is recommended for Holdover until the January 5th, 2006 meeting, so that the applicant can amend the PUD to request multiple buildings on one lot, and request a reduction in allowed minimum lot size to the size of the existing parcel.

Subdivision: Based on the preceding, the plat is recommended for Holdover until the January 5th, 2006 meeting, so that the applicant can revise the Subdivision to request the creation of a single lot.

Revised for the December 15th meeting:

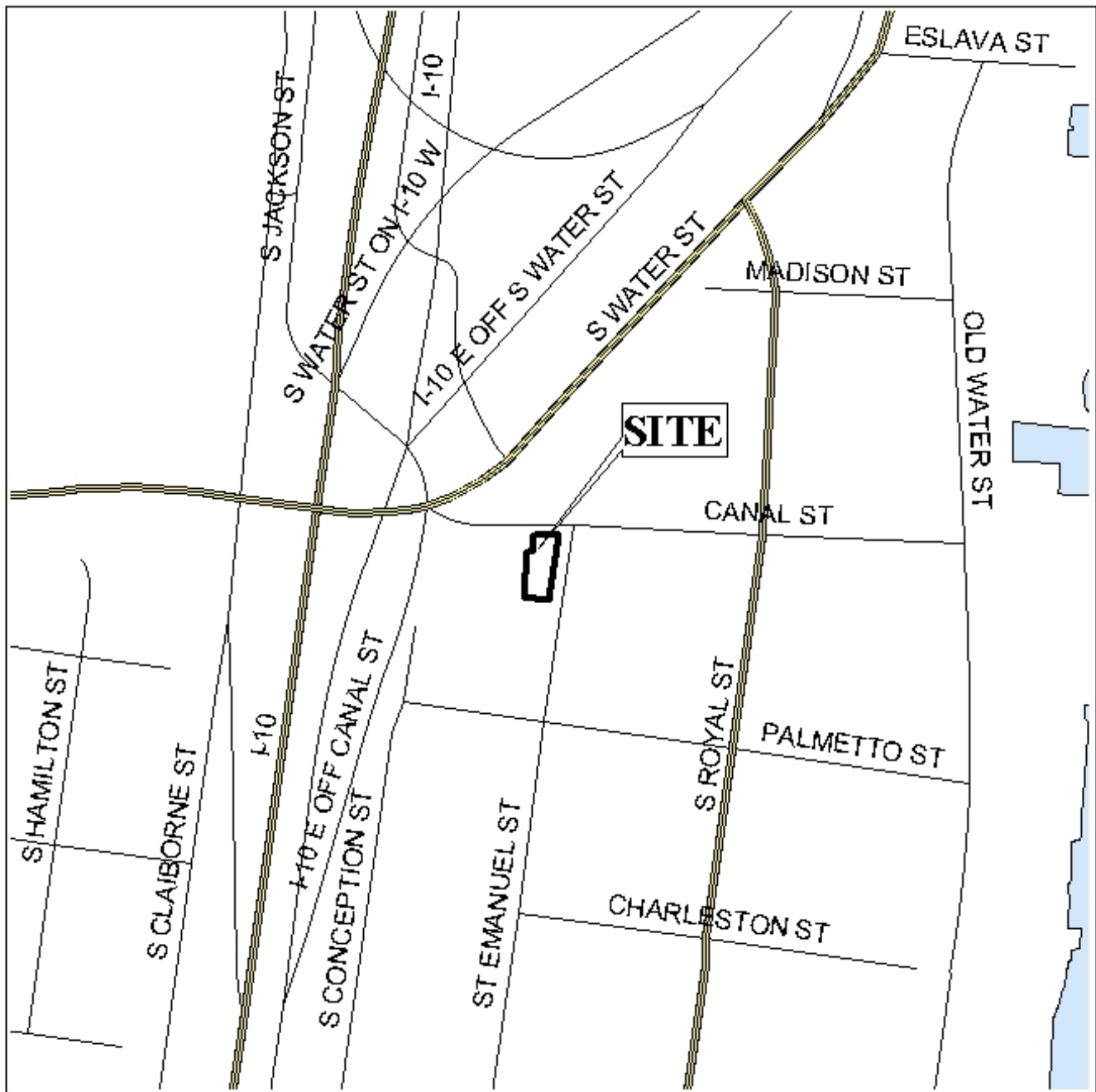
Per discussion and recommendations by the Planning Commission at its December 1st meeting, the applicant has submitted a revised plat to reflect the adjustment of the common property line between the two proposed lots to more equitably divide the proposed parking area that will be shared between the two lots.

As revised, the subdivision will create two lots: Lot 1 will be 3,300 square feet, and Lot 2 will be 3,960 square feet. The applicant's accompanying explanation of the history of the area and the resulting residentially scaled parcel sizes provides the context for the proposed PUD and Subdivision applications. The use of a PUD to provide shared parking for two lots that are less than the minimum required lot size for an I-1 district should be considered as qualifying the proposal as an innovative subdivision under Section VIII.C. of the Subdivision Regulations. Furthermore, the establishment of the jail facility changed the dynamics of the immediate area by creating a demand for commercial uses serving the jail that do not require industrial zoning or lot sizes. Thus the applicant's proposal is a unique solution to a problem created by the combination of residentially scaled parcels and industrial zoning.

RECOMMENDATION: ***Planned Unit Development:*** *Based on the preceding, the PUD application is recommended for Approval, subject to the following conditions: 1) provision of a legal covenant to run with the land, providing for shared access, use and maintenance of the common parking area, to be properly executed and recorded simultaneously with the subdivision plat in the Probate Records of Mobile County, Alabama; 2) depiction of an easement for the shared parking area on the subdivision final plat; 3) Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; 4) Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit; 5) All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004; 6) 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 to be coordinated with Urban Forestry, and; 7) full compliance with all other applicable municipal codes and ordinances.*

Subdivision: *Based on the preceding, the plat is recommended for Approval, subject to the following conditions: 1) provision of a legal covenant to run with the land, providing for shared access, use and maintenance of the common parking area, to be properly executed and recorded simultaneously with the subdivision plat in the Probate Records of Mobile County, Alabama; 2) depiction of an easement for the shared parking area on the subdivision final plat; 3) Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; 4) Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit; 5) All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004; 6) 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 to be coordinated with Urban Forestry, and; 7) full compliance with all other applicable municipal codes and ordinances.*

LOCATOR MAP



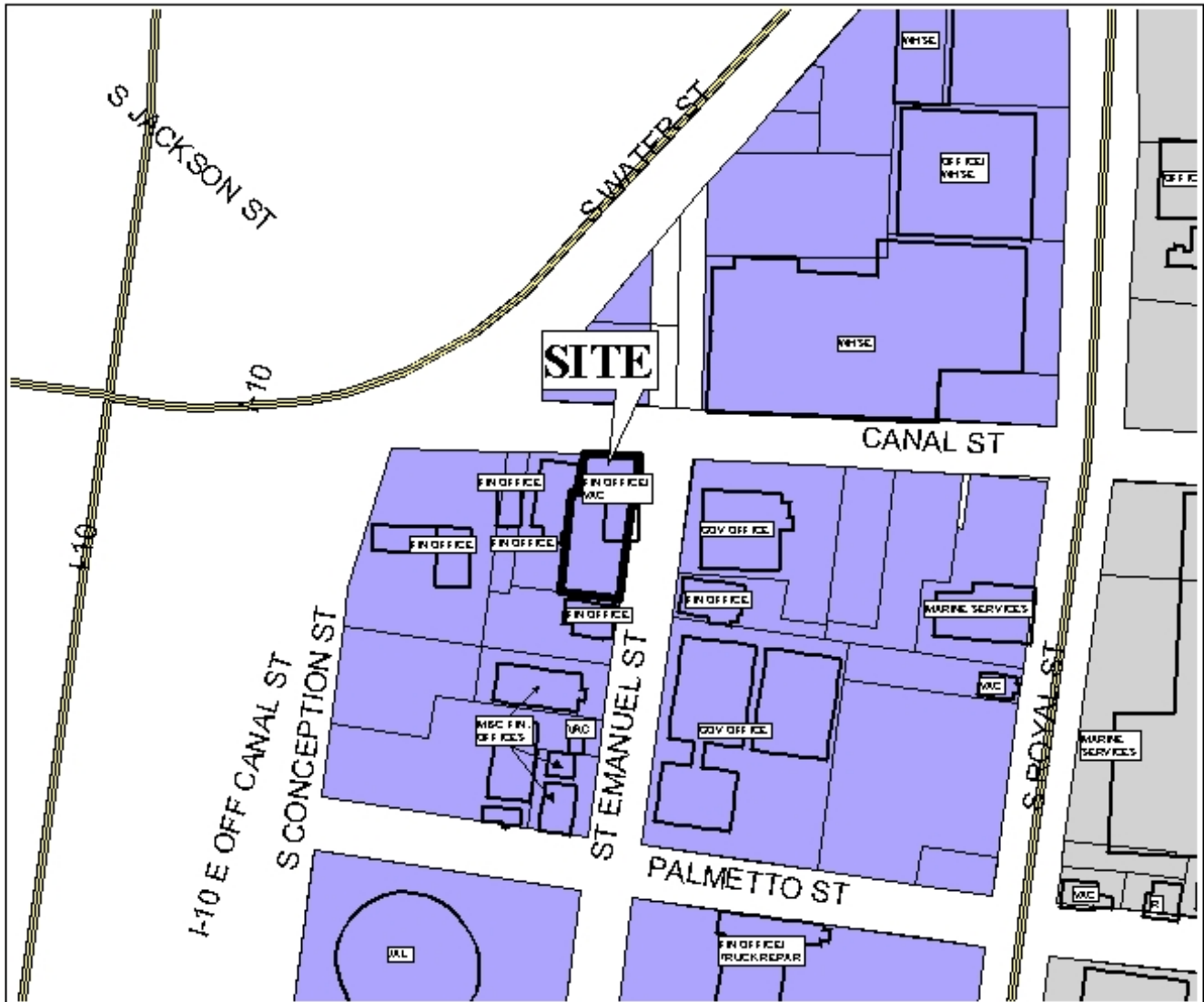
APPLICATION NUMBER Holdover DATE December 15, 2005

APPLICANT St. Emanuel Street Subdivision

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



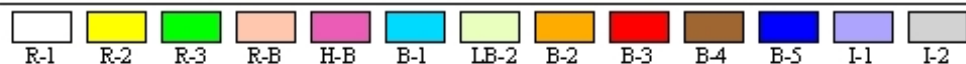
Located to the North of the site is vacant properties; to the East is a government office. Located to the South and West of the site are miscellaneous financial offices and retail.

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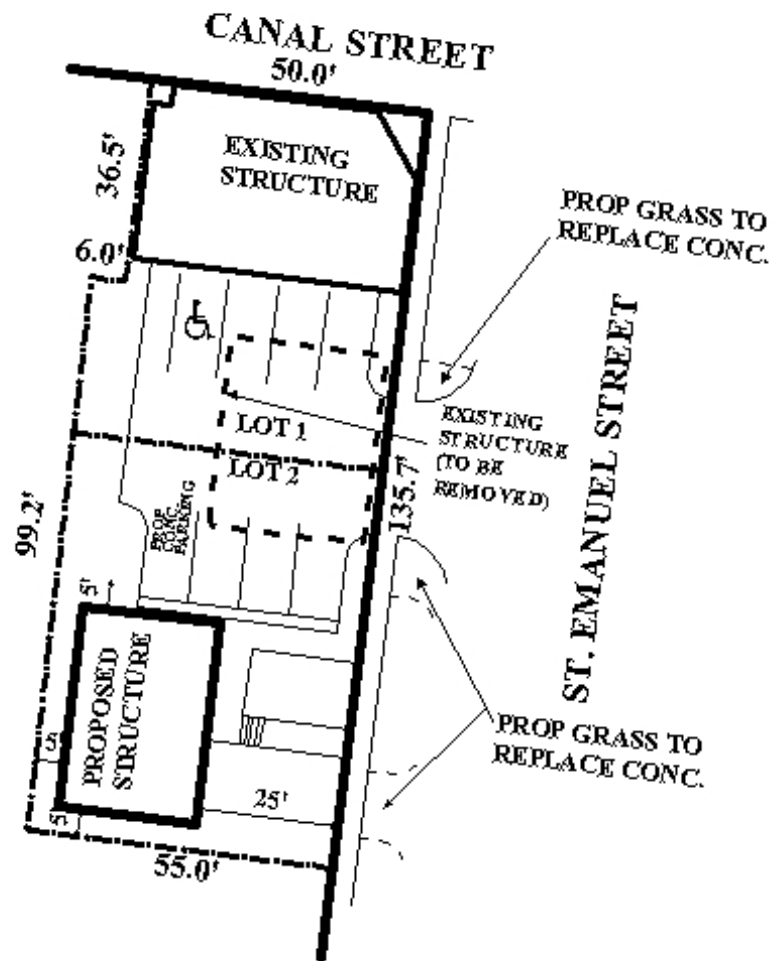
LEGEND



NTS



SITE PLAN



The site is located on the Southwest corner of St. Emanuel Street and Canal Street. The plan illustrates the existing structures, along with the proposed structure and parking.

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