

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: June 1, 2006****NAME**

Mike & Daphne Sullivan and Delmas & Sue Whatley

LOCATION4161 Dauphin Island Parkway
(East side of Dauphin Island Parkway, 190'± North of Terrell Road).**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

9 ± Acres

CONTEMPLATED USE

Planning Approval to allow a recreational vehicle park in a B-3, Community Business district, and Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark all one-way drives to MUTCD 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 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 Planning Approval to allow a recreational vehicle park in a B-3, Community Business district, and Planned Unit Development Approval to allow multiple buildings on a single building site. Planning Approval is required for recreational vehicle parks in a B-3, Community Business districts.

The applicant is proposing a recreational vehicle park that will include an office/bath house, playground, gazebo, tennis court, golf driving range, walking/biking path, a small boat house (for kayaks/canoes) and a pier on Perch Creek. It appears, from the site plan, that the site will include 44 spaces for RVs and RV trailers, that will be served by a one-way paved loop. The RV spaces, which will be gravel, will either support one or two RVs, in either a single back-in space or "buddy" space configuration, thus allowing up to 88 RVs depending upon actual development of the site. Each RV space will additionally include a grass area that will be furnished with a picnic table, grill, bench swing, and awning.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development (PUD) 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 is very important to note that both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore *any* future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval and Planned Unit Development review. Thus any future proposed changes to parking, structure expansion, etc., must be reviewed and approved through the planning process.

As the reviews for Planning Approval and Planned Unit Development approval are similar, the analysis/remarks for both applications will be consolidated.

The site is bounded to the North by undeveloped property in a B-3 district, and to the East, South and West by residential properties, undeveloped land, and a church (across Dauphin Island

Parkway) in an R-1, Single-Family Residential District. The Eastern end of the property is bounded by Perch Creek, a tributary to Dog River.

The site fronts onto Dauphin Island Parkway, a state highway that has an existing right-of-way of 115 feet, and thus is in compliance with the right-of-way requirements of the Major Street Plan component of the Comprehensive Plan. As Dauphin Island Parkway is a proposed major street, access management is a concern. Due to the limited width of the frontage, the site should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and ALDOT.

There are several concerns regarding the proposed development: 1) on-site circulation – vehicular and non-vehicular; 2) drainage; 3) residential adjacency buffering; 4) lighting; 5) RV-specific services; 6) unpaved RV spaces; 7) tree and landscaping requirements; 8) storm-surge, floodplains and wetlands; 9) dumpster location, if anticipated; and 10) on-site fire suppression.

The proposed one-way circulation system, with a pavement width of 15-feet, seems inadequate for the movements that will be required for the larger RVs to turn or back-into proposed parking spaces. It would also appear that the turning radius may not be adequate to assure that the larger RVs will not cut the corners when making the turn to return to the front of the property. The circulation system also does not appear to be designed to allow a large RV to circle around the office structure if necessary to return into the RV parking area. Other circulation on the site is not depicted, specifically, how users of the various facilities on the property will get from place to place – no pedestrian paths to the boat house or other facilities are indicated. It is also assumed that the operators of the RV park would periodically need vehicular access to the boat house and pier area, thus some sort of drive or access route should be depicted on the site plan.

The site and the general area is relatively flat, thus on-site stormwater drainage may be a problem. Furthermore, the site is located in both the 100 and 500-year floodplains as defined by FEMA, and may also be subject to hurricane-related storm surges. The applicant's site plan and available mapping data indicates that portions of the site may drain southward towards the existing residences. No information regarding on-site stormwater control is provided on the site plan, however, stormwater detention may be required by the City's Storm Water Drainage Ordinance. If stormwater detention facilities are required, they must be depicted on the site plan. It should also be noted that stormwater detention facilities may not be located within the 100-year floodplain.

The site abuts existing residences to the South. Because the site is zoned commercially and abuts residential uses, a protection buffer in conformance with Section 64-4.D. is required. The required protection buffer may be a 10-foot wide planting strip or a six (6) feet high privacy fence (except for the portion of the fence within the 25-foot setback line, which can only be 3-feet tall). The site plan should be revised to depict the required protection buffer.

It is anticipated that lighting will be provided on the site. Any lighting provided must comply with Section 64-4.A.2. of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic. The site plan should be revised to depict any exterior lighting, and information provided to staff regarding selected lighting fixtures in order to ensure conformance with the lighting requirements of the Zoning Ordinance.

Many RV parks provide additional facilities such as sanitary dump stations, power and water hookups, and in some cases propane. The detailed plan depicting the two proposed types of sites indicates that sewer, water and electrical hookups will be provided. Additional information should be provided regarding the proposed sewer hookup facilities, specifically, if these facilities will be connected to public sewer facilities, or if they will be connected to a centralized on-site collection facility which is periodically serviced. If a centralized facility is provided, it should be depicted on the site plan.

The unpaved RV parking is of concern as Section 64-6.3.a. of the Zoning Ordinance, with few exceptions, requires paved parking areas. While use of gravel at a campsite may be compatible with the natural surroundings, the fact that modern RVs (Class A motorhomes) can exceed 30,000 pounds (15 tons) gross vehicular weight is of concern as it relates to the longevity and appropriateness of gravel parking areas. Furthermore, any other “by-right” uses allowed within a B-3 district would be required to provide paved parking. Therefore, it is recommended that all RV parking areas be paved, in conformance with the Zoning Ordinance.

As the site is commercially zoned, full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance will be necessary as part of the site development process. Consultation with Urban Forestry is strongly recommended regarding the tree and landscaping requirements.

The site is located in an area subject to storm-surge related flooding, as well as within the FEMA identified 100 and 500-year floodplains for Perch Creek. Furthermore, the adjacency to Perch Creek and the relatively flat nature of the site may mean that the site contains wetlands. The presence of floodplains and potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

There is no 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 IV.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

The depth of the lot may require the provision of on-site fire hydrants. The applicant should contact the Mobile Fire and Rescue Department for a determination.

Finally, the legal description should be revised to reflect the existing recorded plat for the site.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for Holdover until the July 6th meeting to allow for the provision by June 14th of the following items: 1) documentation that the vehicular circulation system is adequate for a Class A motorhome and/or fire apparatus, or revision of the site plan to provide adequate turning radius as needed, including return circulation around the office/bath building; 2) depiction of any other on-site circulation systems, including pedestrian paths or service roads for access to the rear of the property; 3) depiction on the site plan of any required stormwater

detention facility; 4) depiction of the protection buffer required by Section 64-4.D. of the Zoning Ordinance; 5) depiction of any proposed outdoor lighting on the site plan, and provision of information to staff adequate to determine compliance with Section 64-4.A.2. of the Zoning Ordinance; 6) depiction of any centralized sanitary waste storage facility on the site plan, or confirmation that all sewage will be removed from the property via public sanitary sewer; 7) revision of the site plan to depict all RV parking areas as paved areas, designed in conformance with Section 64-6. of the Zoning Ordinance; 8) depiction of any dumpster storage facilities on the site plan; and 9) revision of the legal description to reflect the existing recorded plat.

Planned Unit Development: Based upon the preceding, this request is recommended for Holdover until the July 6th meeting to allow for the provision by June 14th of the following items: 1) documentation that the vehicular circulation system is adequate for a Class A motorhome and/or fire apparatus, or revision of the site plan to provide adequate turning radius as needed, including return circulation around the office/bath building; 2) depiction of any other on-site circulation systems, including pedestrian paths or service roads for access to the rear of the property; 3) depiction on the site plan of any required stormwater detention facility; 4) depiction of the protection buffer required by Section 64-4.D. of the Zoning Ordinance; 5) depiction of any proposed outdoor lighting on the site plan, and provision of information to staff adequate to determine compliance with Section 64-4.A.2. of the Zoning Ordinance; 6) depiction of any centralized sanitary waste storage facility on the site plan, or confirmation that all sewage will be removed from the property via public sanitary sewer; 7) revision of the site plan to depict all RV parking areas as paved areas, designed in conformance with Section 64-6. of the Zoning Ordinance; 8) depiction of any dumpster storage facilities on the site plan; and 9) revision of the legal description to reflect the existing recorded plat.

Revised for the July 6th meeting:

A revised site plan was provided by the applicant's representative. As revised, all RV circulation and parking areas will be paved, and the circulation area has been redesigned to accommodate emergency vehicles, according to the applicant's representative. Access to the rear of the property has been depicted. Stormwater detention facilities have not been indicated on the site plan, however, the Engineering Department will ensure that the site complies with the City's regulations regarding stormwater detention prior to development of the site.

Buffering of the site from adjacent residential uses has been depicted on the site plan, and includes a 6-foot privacy fence, and a 4-foot wide landscape strip. Due to the size of the site and approximately 100 feet of property available North of the proposed RV parking area, the area that will be developed for RV parking should be moved North, away from the residences along the Southern property boundary in order to minimize noise, visual and lighting conflicts. Unless there are constraints on the site, the entire RV parking area should be moved North 50 feet.

The site appears to be served by public water and sanitary sewer. The site plan has also been revised to depict a proposed sewer dump station that will be provided on the property for RVs.

The proposed dumpster with the required screening is shown on the revised site plan. It appears that it is within the required front yard setback, which is prohibited by Section IV.D.9. of the Zoning Ordinance. Therefore, the dumpster location should be moved so that it will be in full compliance with the requirements.

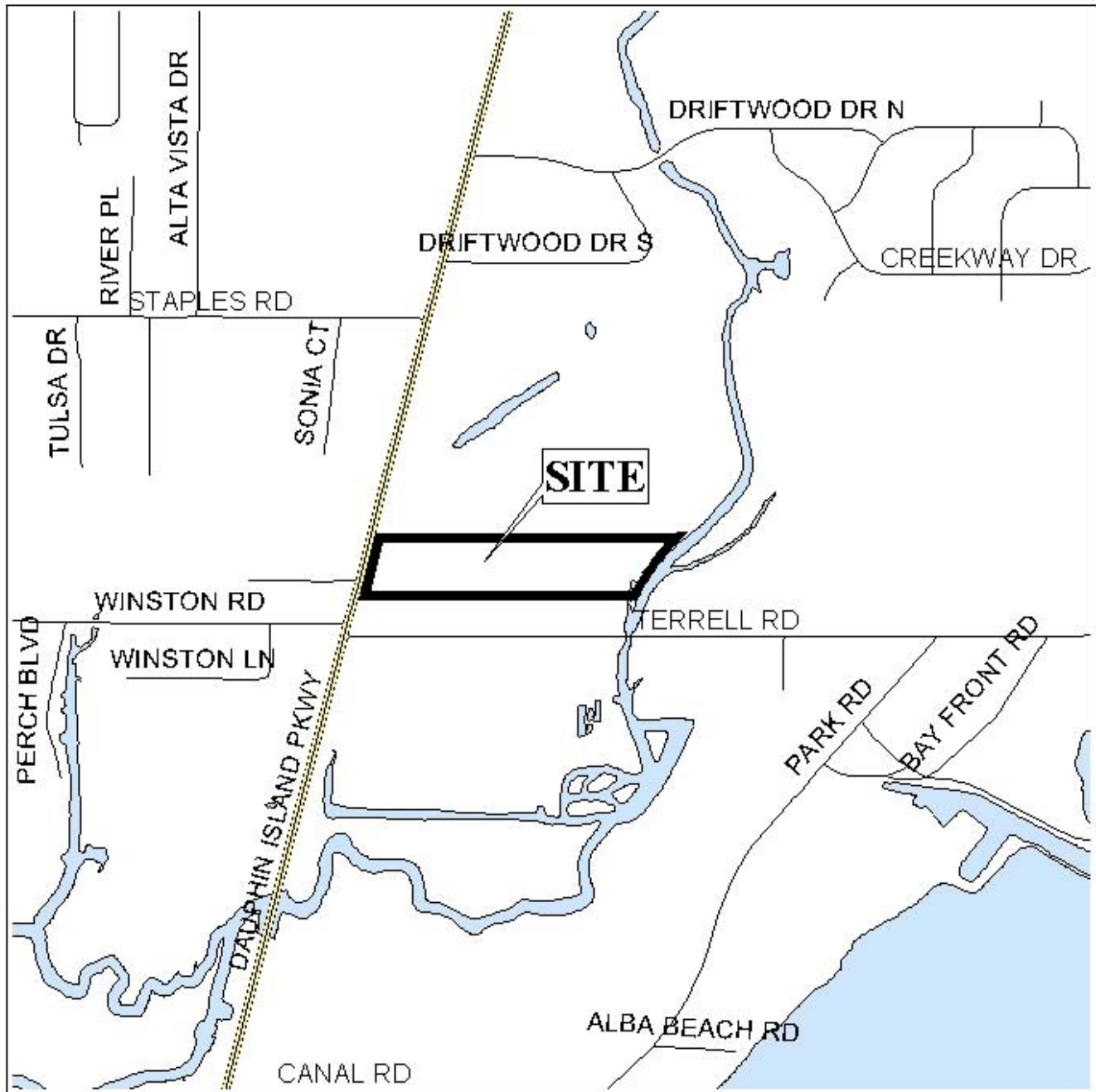
Proposed lighting is depicted on the revised site plan, and generally appears to be located so as to minimize overflow onto adjacent residential uses. Lighting for the proposed tennis courts should be designed to ensure that lighting is confined to the site.

The City of Mobile will require an access agreement from the property owner for placement of the proposed pier / walkway across the City's drainage easement along Perch Creek. Furthermore, wetlands must be depicted on the site plan, and approvals will be required from the U.S. Army Corps of Engineers regarding work on the site due to wetlands before any building permits can be obtained or land disturbance activities undertaken.

RECOMMENDATION: **Planning Approval:** *Based upon the preceding, this request is recommended for Approval, subject to the following conditions: 1) revision of the site plan to depict the RV parking area 50 feet North of the location depicted on the revised site plan; 2) relocation of the proposed dumpster so that it fully complies with Section IV.D.9. of the Zoning Ordinance; 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; 4) placement of a note on the site plan stating that the site is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards; 5) full compliance with the tree and landscaping requirements of the Zoning Ordinance; 6) provision of a 6-foot high privacy fence along the South boundary of the property, except for that portion within 25-feet of the right-of-way of Dauphin Island Parkway; 7) full compliance with all other municipal codes and ordinances; and 8) submission and approval of the revised site plan to Urban Development – Planning Section, prior to submission for building or land disturbance permits.*

Planned Unit Development: *Based upon the preceding, this request is recommended for Approval, subject to the following conditions: 1) revision of the site plan to depict the RV parking area 50 feet North of the location depicted on the revised site plan; 2) relocation of the proposed dumpster so that it fully complies with Section IV.D.9. of the Zoning Ordinance; 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; 4) placement of a note on the site plan stating that the site is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards; 5) full compliance with the tree and landscaping requirements of the Zoning Ordinance; 6) provision of a 6-foot high privacy fence along the South boundary of the property, except for that portion within 25-feet of the right-of-way of Dauphin Island Parkway; 7) full compliance with all other municipal codes and ordinances; and 8) submission and approval of the revised site plan to Urban Development – Planning Section, prior to submission for building or land disturbance permits.*

LOCATOR MAP



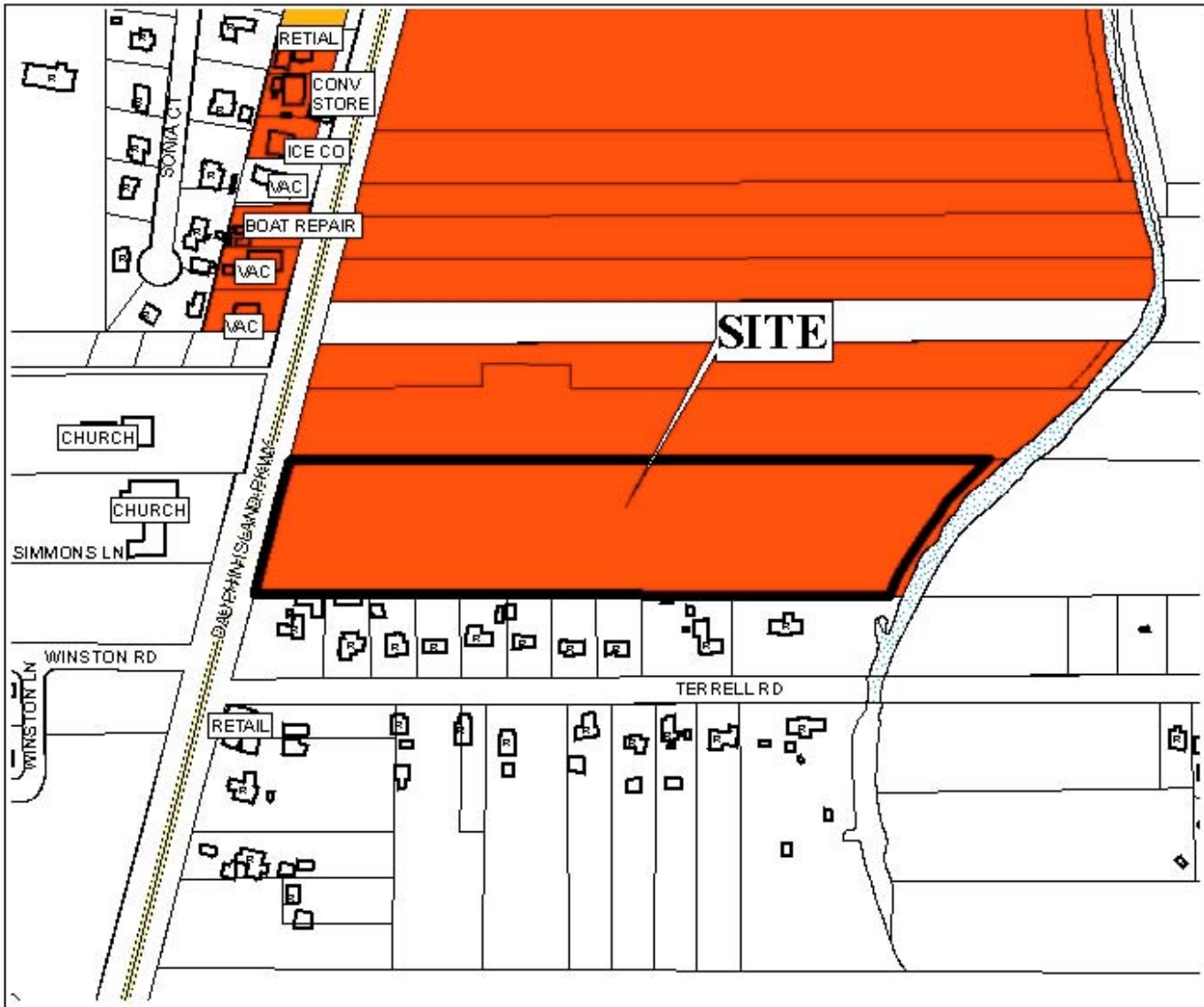
APPLICATION NUMBER Holdover DATE July 6, 2006

APPLICANT Mike and Daphne Sullivan and Delmas and Sue Whatley

REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and East of the site is vacant property; to the South are single family residential dwellings. Located to the West is a church.

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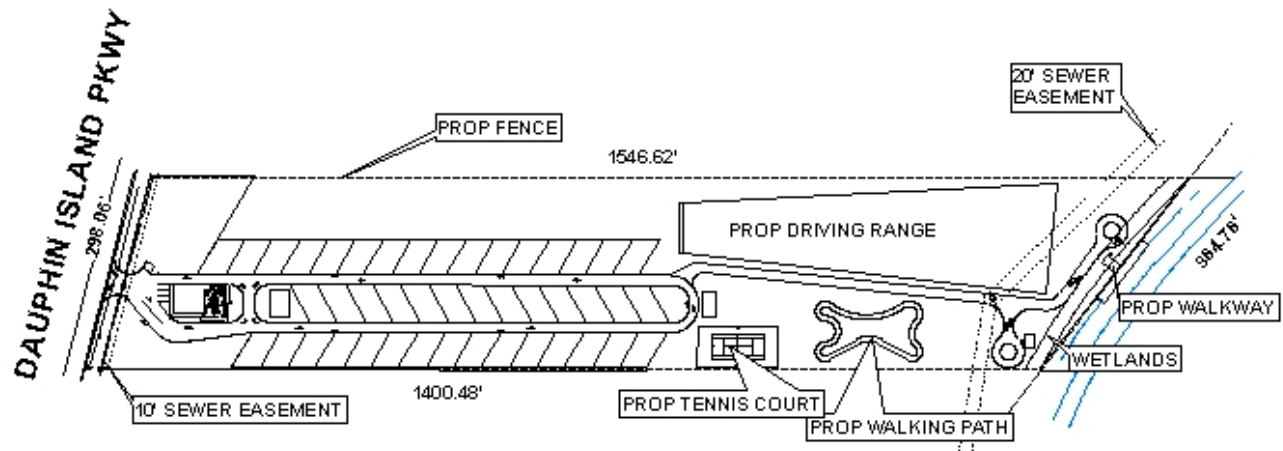
REQUEST Planning Approval, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site is located on the East side of Dauphin Island Parkway, 190' North of Terrell Road. The plan illustrates the proposed buildings, drives, and parking.

APPLICATION NUMBER Holdover DATE July 6, 2006
 APPLICANT Mike & Daphne Sullivan and Delmas & Sue Whatley
 REQUEST Planning Approval, Planned Unit Development



NTS