

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: February 7, 2019**

**NAME**

Dennis D. McLeod

**LOCATION**

451 & 457 Dauphin Island Parkway, 1965 & 1967 Antoine Street and 1968 Duncan Street  
(Southeast corner of Dauphin Island Parkway and Antoine Street, extending to the North side of Duncan Street, 150'± East of Dauphin Island Parkway)

**CITY COUNCIL**

**DISTRICT**

District 2

**AREA OF PROPERTY**

3 Lots / 1.1± Acres

**CONTEMPLATED USE**

Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking between multiple building sites.

**TIME SCHEDULE**

**FOR DEVELOPMENT**

None given.

**ENGINEERING**

**COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE

PLAN:

1. Any work performed in the existing Antoine St. 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. Any work performed in the existing Dauphin Island Parkway ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from ALDOT and 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).
3. 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 and paving 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.
4. 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.

- 5. 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.
- 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING**

**COMMENTS**

Dauphin Island Parkway (AL Highway 163) is an ALDOT maintained roadway Site is limited to no more than its existing curb cuts, with any changes in size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site may require a tree removal permit.

**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).

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between multiple building sites.

The applicant submitted Subdivision, Planned Unit Development, Sidewalk Waiver, and Rezoning requests for consideration by the Planning Commission that were granted at the November 16, 2017 meeting. The Subdivision was recorded in Probate Court, and the Rezoning was approved by the City Council, but as no permits were obtained within one year of approval, the previous PUD approval has become null and void, hence the application at hand. The site also obtained variances at the Board of Zoning Adjustment’s December 4, 2017 meeting that were allowed to expire as no permits were obtained within 6 months of approval. The site has an application on the Board’s February 4, 2019 meeting to re-obtain those approvals.

The previous PUD was approved with the following conditions:

- 1) Depiction of the minimum building setback line to be 25-feet from each street;

- 2) Provision of trees and landscaping as proposed on the revised PUD site plan, with the exception that the northwesternmost tree in the northwest corner be eliminated to allow for a clearer line of site;
- 3) Provision of 14 trees to the Tree Bank prior to the completion of any site improvements;
- 4) Provision of a 6 to 8 foot wooden privacy fence as proposed, with the removal of barbed-wire from that portion of the PUD site that is within a residential district, or successful application to the Board of Zoning Adjustment to allow the barbed-wire in the residential district;
- 5) Compliance with Engineering comments (*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. 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.*);
- 6) Compliance with Traffic Engineering comments (*Dauphin Island Parkway (AL Highway 163) is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts, with any changes in size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) 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 2015-116 and City Code Chapters 57 and 64).*);
- 8) 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)*); and
- 9) Provision of a revised PUD site plan after the Board of Zoning Adjustment has rendered a decision regarding the aggregate surfacing, but prior to the signing of the final plat or request for permits associated with land disturbance.

The site plan submitted with the subject application shows compliance with these previous conditions of approval. It should be noted that the applicant has not donated the trees to the tree bank as required by condition #3.

The site appears to be split between a "Traditional Corridor" development area along Dauphin Island Parkway, and a "Mixed Density Residential" development area along Antoine and

Duncan Streets, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

The Traditional Corridor land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), Traditional Corridor designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

The Mixed Density Residential designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many case the designation of the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained or an extension granted.

The applicant states:

*Use Description:*

*The existing Coast Safe & Lock and associated companies will continue to operate on site. If approved, the owner will apply for a permit for paving the existing parking area along Dauphin Island Parkway.*

*Plan Consistency Analysis:*

*The property use is consistent with the Comprehensive Plan for Mobile for the Loop Area with businesses lining the major streets and residential property on the periphery.*

*Zoning:*

*The property along Dauphin Island Parkway is zoned 3-3. Planned Unit Development: The planned unit development will be owned by Mr. Dennis D. McLeod. Please reference the PUD-1 drawing for a detailed description of the PUD.*

*Site Improvements:*

*The parking along Dauphin Island Parkway will be repaved and landscaped as indicated. An 8 ft. privacy fence will be added to the existing chain link fencing where the parking and storage yard border the adjacent residential property.*

*Trees:*

*Trees will be added to the site as indicated for compliance with the landscape requirements. There are no existing heritage trees 24" or larger on site.*

There have been no changes in conditions in the surrounding area, nor have there been any changes to the Regulations that would affect the previously approved PUD.

## **RECOMMENDATION**

**Planned Unit Development:** Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for an existing business to expand without relocating;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the applicant is expanding onto an adjacent site;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the site is within a developed area;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project is within an existing developed area; and
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

Based upon the preceding, the PUD application is recommended for Approval, subject to the following conditions:

- 1) Depiction of the minimum building setback line to be 25-feet from each street;
- 2) Provision of 14 trees to the Tree Bank prior to the completion of any site improvements;
- 3) Provision of a 6 to 8 foot wooden privacy fence as proposed, with the removal of barbed-wire from that portion of the PUD site that is within a residential district, or successful application to the Board of Zoning Adjustment to allow the barbed-wire in the residential district;
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- 7) *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)).*

# LOCATOR MAP



APPLICATION NUMBER 4 DATE February 7, 2019

APPLICANT Dennis McLeod

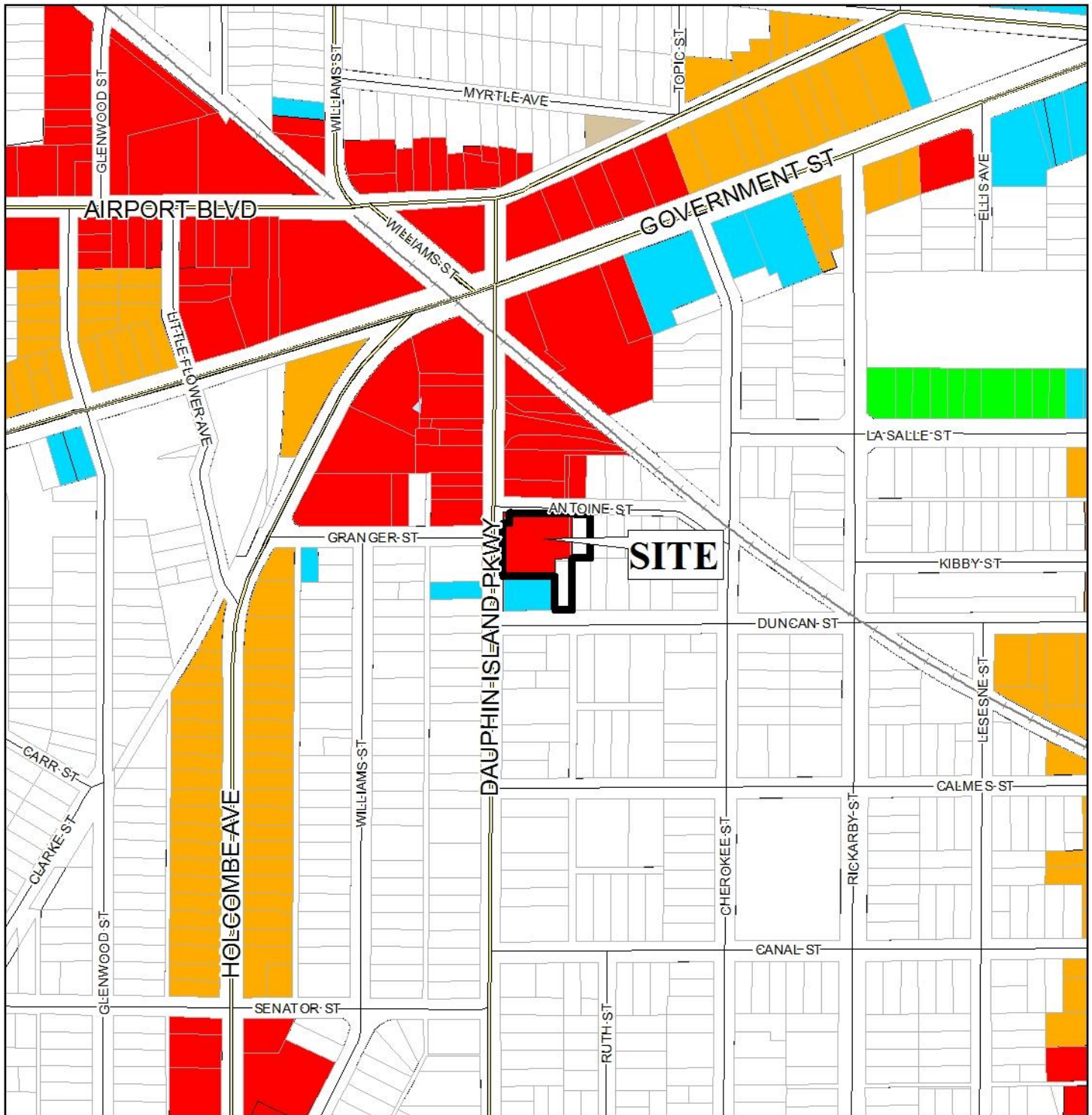
REQUEST Planned Unit Development



NTS



# LOCATOR ZONING MAP



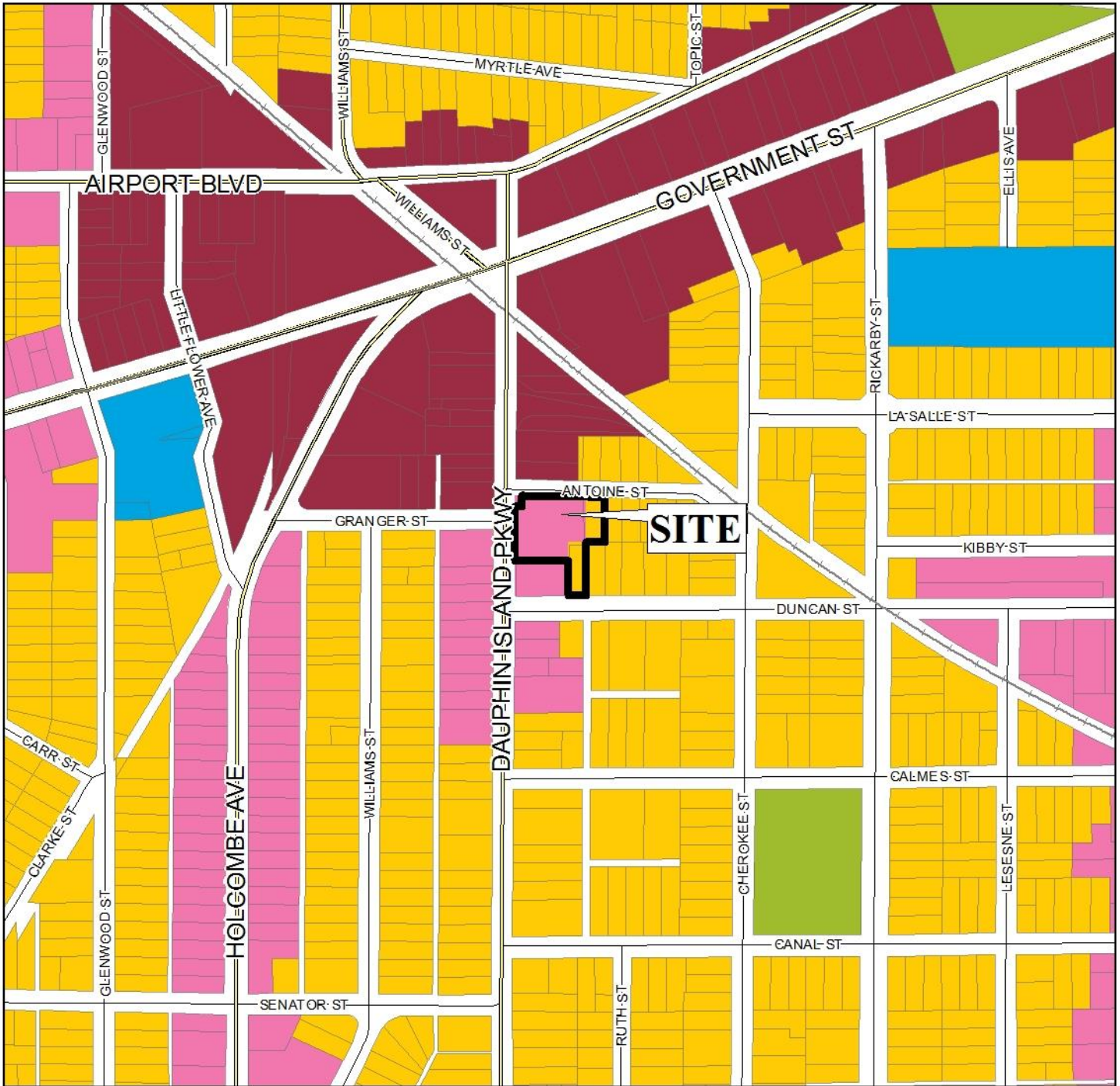
APPLICATION NUMBER 4 DATE February 7, 2019

APPLICANT Dennis McLeod

REQUEST Planned Unit Development



# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE February 7, 2019

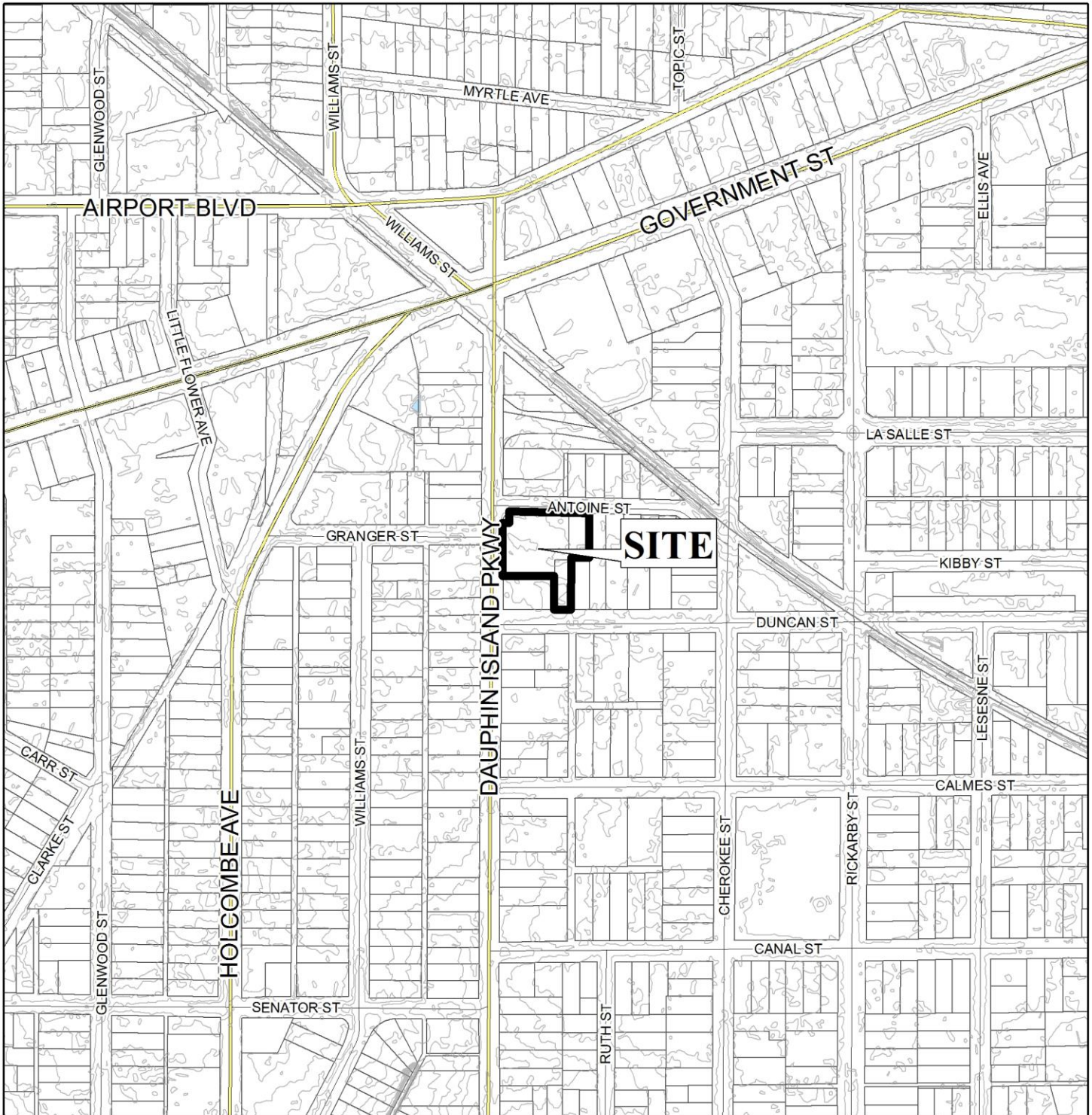
APPLICANT Dennis McLeod

REQUEST Planned Unit Development

- |  |  |  |   |
|--|--|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential   | <span style="display: inline-block; width: 15px; height: 10px; background-color: maroon; border: 1px solid black;"></span> Neighborhood Center - Traditional | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> Downtown Waterfront  | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Parks & Open Space |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Neighborhood Center - Suburban      | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightpurple; border: 1px solid black;"></span> Light Industry | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Downtown                    | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightpink; border: 1px solid black;"></span> Traditional Corridor           | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Heavy Industry      |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> District Center              | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor         | <span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> Institutional         |   |



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE February 7, 2019

APPLICANT Dennis McLeod

REQUEST Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the northwest, and residential units to the south and northeast.

APPLICATION NUMBER 4 DATE February 7, 2019

APPLICANT Dennis Mcleod

REQUEST Planned Unit Development

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



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the northwest, and residential units to the south and northeast.

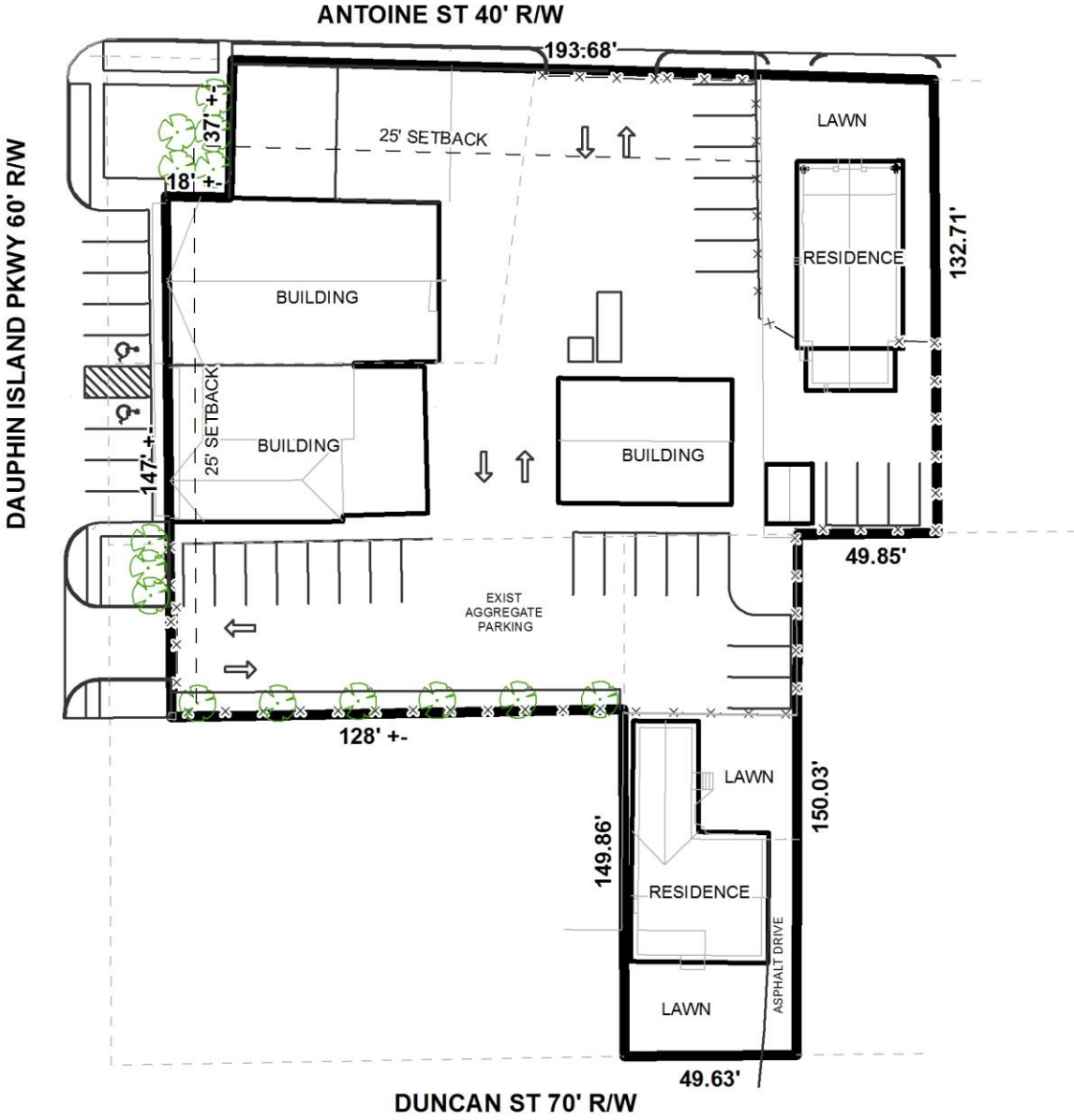
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# SITE PLAN



The site plan illustrates the existing buildings, residences, setback, and parking.

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