PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT **Date: February 2, 2012**

DEVELOPMENT NAME Hillwood Plaza Subdivision, Re-subdivision of Lots 1 & 3B

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LOCATION 2370 Hillcrest Road
(Northwest corner of Hillcrest Road and Cottage Hill Road)

CITY COUNCIL DISTRICT District 6

PRESENT ZONING B-3, Community Business District

AREA OF PROPERTY Subdivision 1 Lots/16.0± acres
Planned Unit Development 3 Lots/18.4± acres

CONTEMPLATED USE Planned Unit Development approval to allow multiple buildings on single building site and to allow shared access and parking between three building sites, and Subdivision approval to combine two legal lots into one legal lot of record.

TIME SCHEDULE FOR DEVELOPMENT Immediately

ENGINEERING COMMENTS Any existing sidewalk panels and/or driveway curb cuts damaged along Cottage Hill Road or Hillcrest Blvd. will need to be replaced. A C.O.M. ROW permit will be required before any work is done within the ROW. Any proposed revisions to any existing drainage easements will need to coordinate with the Engineering Department. According to the City of Mobile's 1984 Aerial photographs, there is some impervious area that can be claimed as historical credit for the determination of the need for detention. The engineer will need to quantify the amount of historical credit requested and any existing detention facilities. A complete set of construction plans and drainage calculations for any proposed site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Existing utility lines located underneath the proposed building will need to be relocated. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances.

TRAFFIC ENGINEERING COMMENTS The development intensity of the proposed site plan was compared to the existing site. Based on estimated trip generation, the proposed site is expected to generate traffic volumes equivalent to existing site build-out, therefore no traffic impact study is required. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The southern driveway on Hillcrest Road should be modified to a right-in, right-out only, with a raised island. Traffic striping for the northern driveway approaching the traffic signal at Hillcrest Road should be improved to delineate one inbound lane and two outbound lanes for approximately 150'. Traffic striping for the eastern driveway approaching Cottage Hill Road should be improved to delineate one inbound lane and one outbound lane for approximately 50'. Traffic striping includes thermoplastic lane lines, stop bars and arrow legends.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS The applicant is requesting Planned Unit Development approval to allow multiple buildings on single building site and to allow shared access and parking between three building sites, and Subdivision approval to combine two legal lots into one legal lot of record.

The Lot 1 is currently developed with one building of approximately 74,384 square feet of retail space; Lot 3B is currently undeveloped. The applicant proposes to combine the two lots, demolish a portion of the current building, and construct a commercial building. The proposed building would consist of a 46,031 square feet anchor with another 11,900 square feet of retail tenant spaces. Approximately 16,949 square feet would remain of the original building with the addition of a 1,500 square feet tenant space. The proposed development would increase the overall square footage to approximately 74,880 square feet a net increase of 496 square feet.

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 must be approved 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 site fronts onto Cottage Hill Road and Hillcrest Road, both are major streets with adequate rights-of-way. Access management would not be a concern, as the proposed development would not change the number or location of curb cuts. Additionally, as stated in Traffic Engineering comments, "the development intensity of the proposed site plan was compared to the existing site. Based on estimated trip generation, the proposed site is expected to generate traffic volumes equivalent to existing site build-out, therefore no traffic impact study is required." However, modifications to the site in relationship to the curb cuts mentioned in the Traffic Engineering comments, would be required.

It should be noted that Route 18 of the WAVE transit system is located along Hillcrest Road. It should also be pointed out that Hillcrest Road is a five-lane roadway at this location, without a median, and that it is likely the proposed development would generate residential foot traffic associated with the apartments to the West along Cottage Hill Road, as well as adjacent retail and food-related services along the Hillcrest Road and Cottage Hill Road corridors. However, the applicant proposes to provide sidewalks along the entire development to allow foot traffic to the development.

The preliminary plat illustrates a 25-feet building setback line along Cottage Hill Road and Hillcrest Road in compliance with the minimum building setback requirement of the Subdivision Regulations.

The applicant has submitted a site plan illustrating the placement of the building, parking, dumpster location, and landscaping and tree plantings. The development illustrates 388 parking spaces, whereas the proposed development requires 250 spaces for retail services, the developer envisions to provide tenant spaces to food service tenant; therefore, planning to provide the parking spaces to meet the requirements of the parking ratio food services.

The site is adjacent to R-3, Multi-Family Residential uses to the; therefore, would be required to comply with the buffer requirements of the Ordinance. Lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance.

The plat illustrates the lot of adequate size and adequate public right-of-way access to meet the minimum requirements of the Subdivision Regulations. The lot size, in square feet, is shown on the preliminary plat and should be retained on the Final Plat, if approved.

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.

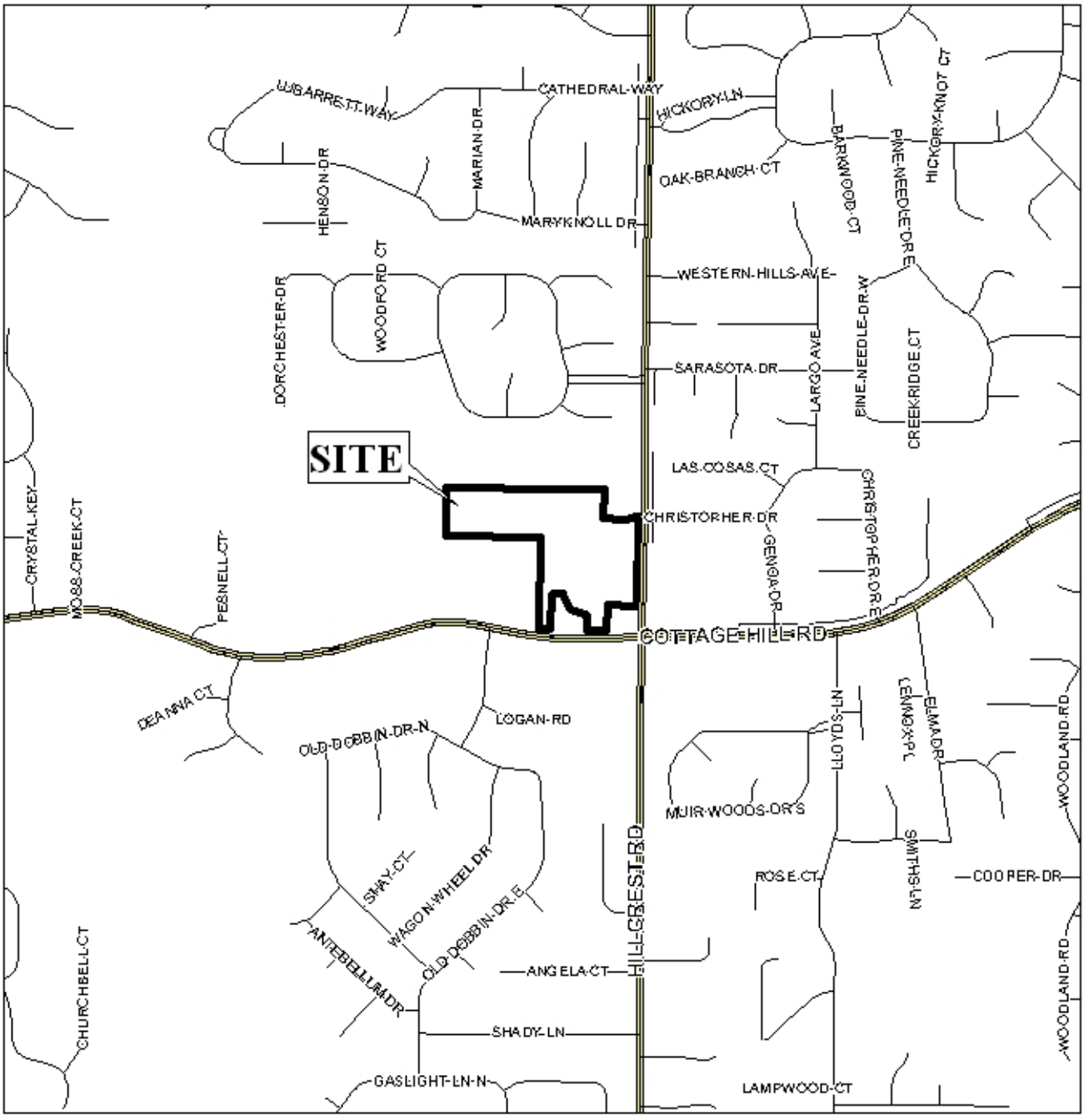
RECOMMENDATION **Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

1) illustration of a 25-feet minimum building setback along Cottage Hill Road and Hillcrest Road on the Final Plat;
2) placement of a note on the Final Plat stating the development is limited to the existing curb cuts to Hillcrest Road and Cottage Hill Road to include the modifications suggested by Traffic Engineering *(The southern driveway on Hillcrest Road should be modified to a right-in, right-out only, with a raised island. Traffic striping for the northern driveway approaching the traffic signal at Hillcrest Road should be improved to delineate one inbound lane and two outbound lanes for approximately 150'. Traffic striping for the eastern driveway approaching Cottage Hill Road should be improved to delineate one inbound lane and one outbound lane for approximately 50'. Traffic striping includes thermoplastic lane lines, stop bars and arrow legends)* and conform to AASHTO standards;
3) compliance with Engineering comments (*Any existing sidewalk panels and/or driveway curb cuts damaged along Cottage Hill Road or Hillcrest Blvd. will need to be replaced. A C.O.M. ROW permit will be required before any work is done within the ROW. Any proposed revisions to any existing drainage easements will need to coordinate with the Engineering Department. According to the City of Mobile's 1984 Aerial photographs, there is some impervious area that can be claimed as historical credit for the determination of the need for detention. The engineer will need to quantify the amount of historical credit requested and any existing detention facilities. A complete set of construction plans and drainage calculations for any proposed site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Existing utility lines located underneath the proposed building will need to be relocated. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances.*);
4) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the plat providing the same information;
5) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners;
6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
7) placement of a note on the Final Plat stating that any lots, which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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

1) the submission of two copies of the revised Planned Unit Development site plans prior to the signing of the Final Plat;
2) placement of a note on the Planned Unit Development site plan stating the development is limited to the existing curb cuts to Hillcrest Road and Cottage Hill Road to include the modifications suggested by Traffic Engineering *(The southern driveway on Hillcrest Road should be modified to a right-in, right-out only, with a raised island. Traffic striping for the northern driveway approaching the traffic signal at Hillcrest Road should be improved to delineate one inbound lane and two outbound lanes for approximately 150'. Traffic striping for the eastern driveway approaching Cottage Hill Road should be improved to delineate one inbound lane and one outbound lane for approximately 50'. Traffic striping includes thermoplastic lane lines, stop bars and arrow legends)* and conform to AASHTO standards;
3) placement of a note on the Planned Unit Development site plan stating the development will comply with Engineering comments (*Any existing sidewalk panels and/or driveway curb cuts damaged along Cottage Hill Road or Hillcrest Blvd. will need to be replaced. A C.O.M. ROW permit will be required before any work is done within the ROW. Any proposed revisions to any existing drainage easements will need to coordinate with the Engineering Department. According to the City of Mobile's 1984 Aerial photographs, there is some impervious area that can be claimed as historical credit for the determination of the need for detention. The engineer will need to quantify the amount of historical credit requested and any existing detention facilities. A complete set of construction plans and drainage calculations for any proposed site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Existing utility lines located underneath the proposed building will need to be relocated. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances.*); and
4) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 2 & 3 DATE February 2, 2012

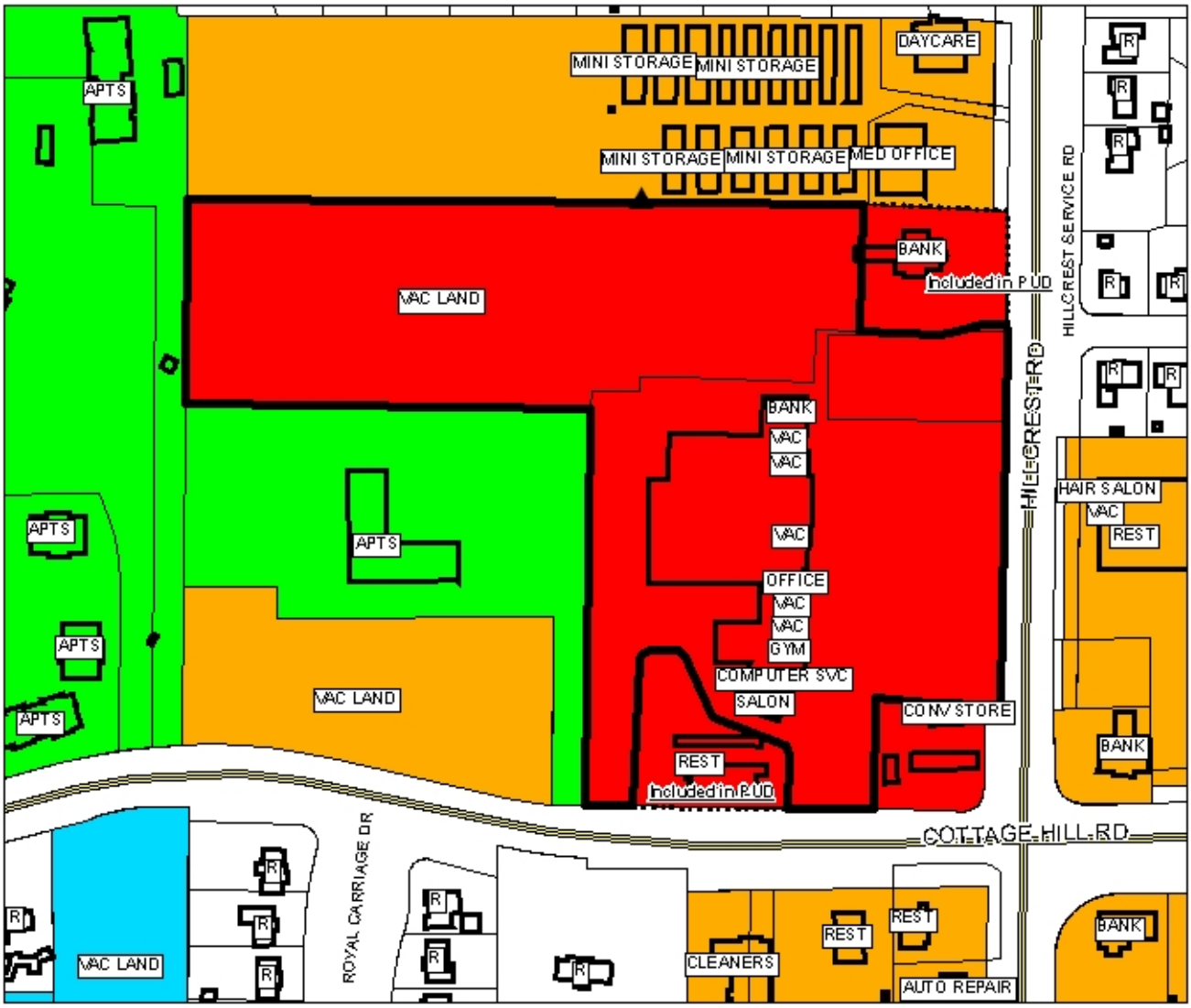
APPLICANT Hillwood Plaza Subdivision, Resubdivision of Lots 1 & 3B

REQUEST Subdivision, Planned Unit Development

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



Commercial land use is located to the north, east, and south of the site. Apartments are located to the west of the site.

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

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

Commercial land use is located to the north, east, and south of the site. Apartments are located to the west of the site.

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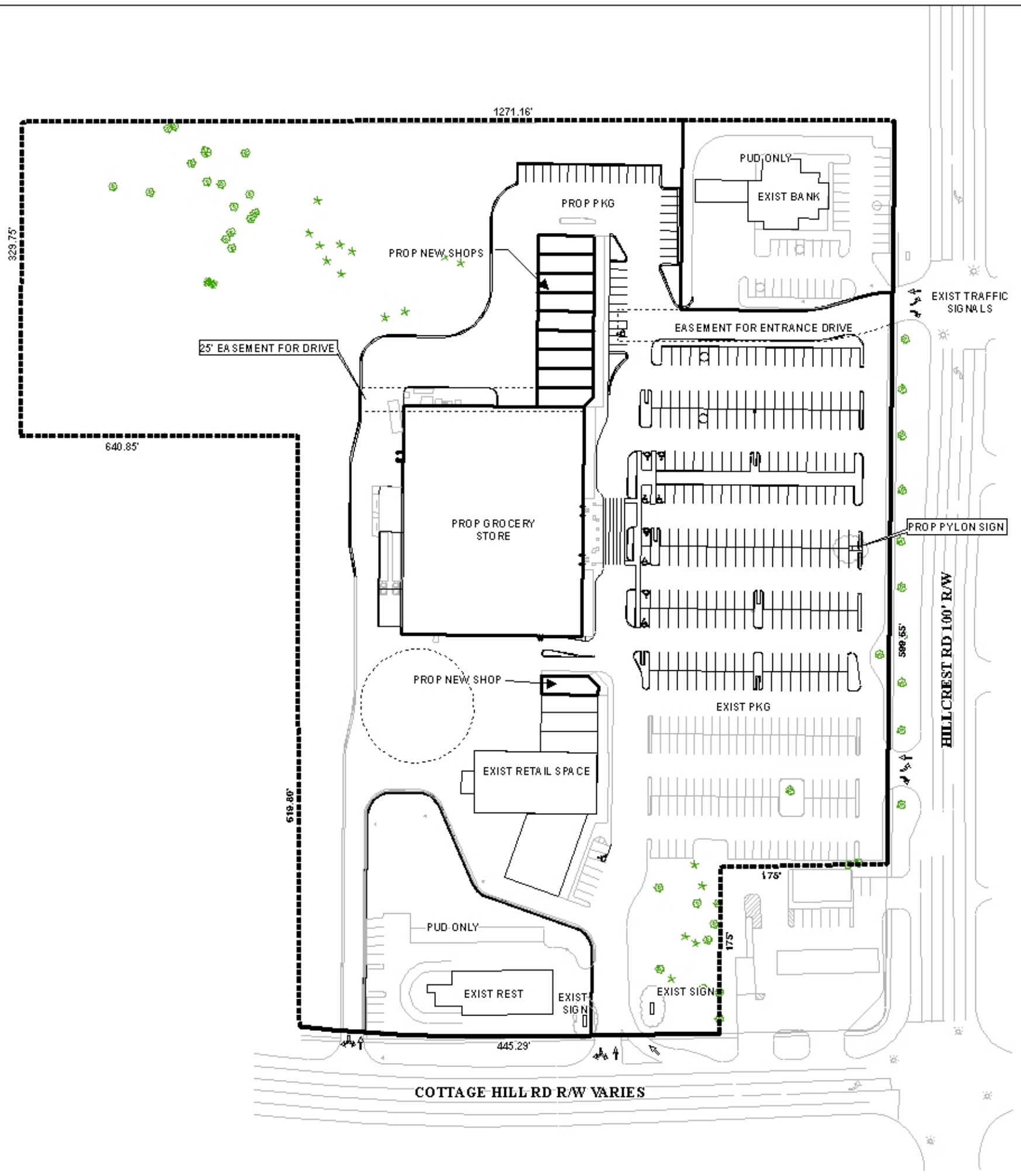
NTS

SITE PLAN



The site plan illustrates the proposed grocery store, retail shops, and parking.

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