

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT**

Date: May 18, 2017

NAME

Alexander Nicolson

LOCATION

1007 Spring Hill Avenue
(South side of Spring Hill Avenue, 80'± East of Pine Street).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

1 Lot / 1.6 ± Acres

CONTEMPLATED USE

Planning Approval to allow furniture manufacturer in a B-4, General Business District, and Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified.

**ENGINEERING
COMMENTS**

Planned Unit Development: 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.

Planned Unit Development: No Comments

TRAFFIC ENGINEERING
COMMENTS

Spring Hill Avenue (U.S. Highway 98) is an ALDOT maintained roadway. Upon redevelopment, the lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and ALDOT, 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. The handicap parking as shown does not meet minimum requirements as no adjacent aisles are illustrated. The parking illustrated that requires backing into the right-of-way is not recommended.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

REMARKS

The applicant is requesting Planning Approval to allow a furniture manufacturer in a B-4, General Business District, and Planned Unit Development Approval to allow multiple buildings on a single building site. Planning Approval is required for furniture manufacturing in B-4 districts.

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 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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the furniture manufacturing business or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required. Also, PUD approvals expire within one year, if no action is undertaken to implement the request.

The applicant, Alexander Nicolson, proposes to use the existing 4,620 square foot \pm structure at the rear of the subject site. The site is currently comprised of two (2) structures with a combined area of 6,137 square feet \pm . The applicant intends to use this location for a "small scale custom furniture and furniture repair shop". According to the narrative that was provided, the applicant intends to do the majority of his sales off site with very little customer visits on site. Though small scaled machinery will be used and some solvent based finishes will be used, the applicant states that the business would be quiet and discrete. The applicant would be the sole employee, plus a part time helper.

The applicant states that two separate businesses would operate at this location. Building "A" (to the North of the property) would be leased for a permitted B-4 use. The applicant intends to use building "B". Though GIS data does not show delineated parking currently on site, the site plan that has been provided indicates that there will be nine (9) parking spaces on site. The Zoning Ordinance requires one (1) space per three hundred (300) square feet of gross floor area devoted to office or commercial uses; plus one (1) space per three (3) warehouse employees. The applicant did not provide information regarding how much of the subject site would be devoted to commercial use. More information would be required to determine whether or not the total number of parking spaces provided on site are compliant for both buildings "A" and "B".

The parking depicted on the site plan is the appropriate 9' wide by 18' long; however, the access aisle is not the appropriate width. Section 64-6.A.2. of the Zoning Ordinance provides stall and aisle dimension requirements. The required aisle width for parking angled at 90 degrees is 24 feet. The site plan only provides 18 feet for access and maneuvering. Angled parking will allow for reduced access aisles. Furthermore, it should be noted that two of the illustrated parking spaces have associated maneuvering area in the right-of-way which is prohibited by the Zoning Ordinance. It should be noted, however, that the site has existed with this configuration since at least 1984, according to aerial photos.

It should be noted that the subject property abuts residentially zoned but commercially operated, property to the South. The site plan illustrates a fence along the East portion of the property but does not provide a buffer between the residentially zoned properties to the rear. If approved, the site plan should be revised to illustrate a 6' high privacy fence where adjacent to residentially zoned property.

Regarding the use of the site, a note should be placed on the site plans stating that Building "B" on the site shall be used for custom carpentry, and that any changes in use or site characteristics will require a new application for Planning Approval. Any changes to the site plan will additionally require new applications for Planning Approval and Planned Unit Development approval.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, the application is recommended for Holdover to the June 15 meeting, with revisions due by May 29 to address the following, subject to the following conditions:

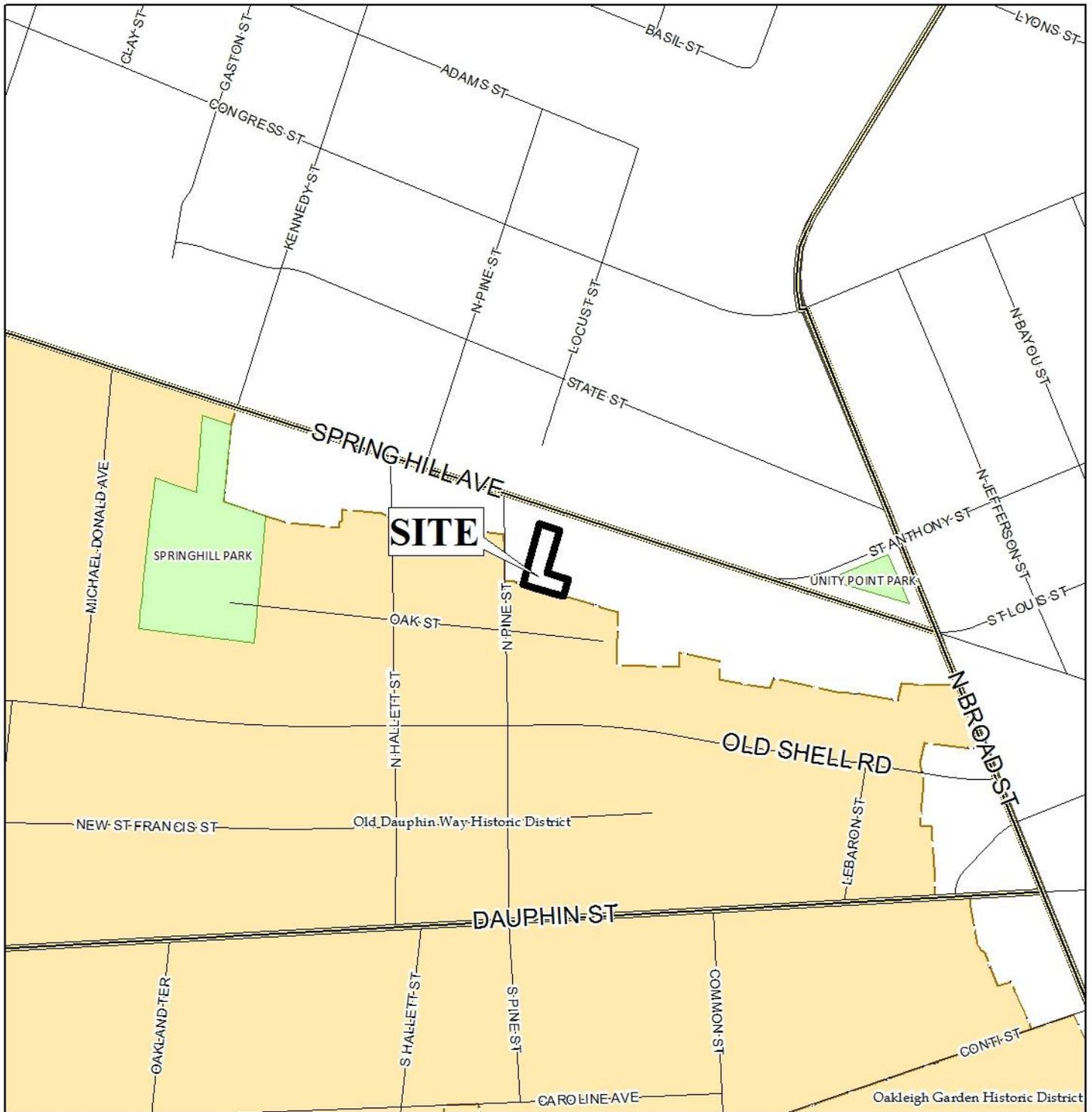
- 1) Revision of the site plan to depict adequate access aisles for vehicle maneuvering;
- 2) Revision of the site plan to provide a 6' high privacy fence in accordance to Section 64-4.D.1. of the Zoning Ordinance to the South of the subject property where it abuts residential property;
- 3) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development;
- 4) Placement of a note on the site plan stating that the site is limited to the existing curb-cut onto Springhill Avenue, with the size, design and location of the curb-cut to be approved by Traffic Engineering and ALDOT, and in compliance with AASHTO standards;
- 5) Provision of information regarding the amount of office space versus warehouse space;
- 6) 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.*)
- 7) Compliance with Traffic Engineering comments: (*Spring Hill Avenue (U.S. Highway 98) is an ALDOT maintained roadway. Upon redevelopment, the lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and ALDOT, 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. The handicap parking as shown does not meet minimum requirements as no adjacent aisles are illustrated. The parking illustrated that requires backing into the right-of-way is not recommended.*)

- 8) Compliance with Urban Forestry 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).)*
- 9) Compliance with Fire 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.)*

Planning Approval: Based upon the preceding, the application is recommended for Holdover to the June 15 meeting, with revisions due by May 29 to address the following, subject to the following conditions:

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LOCATOR MAP



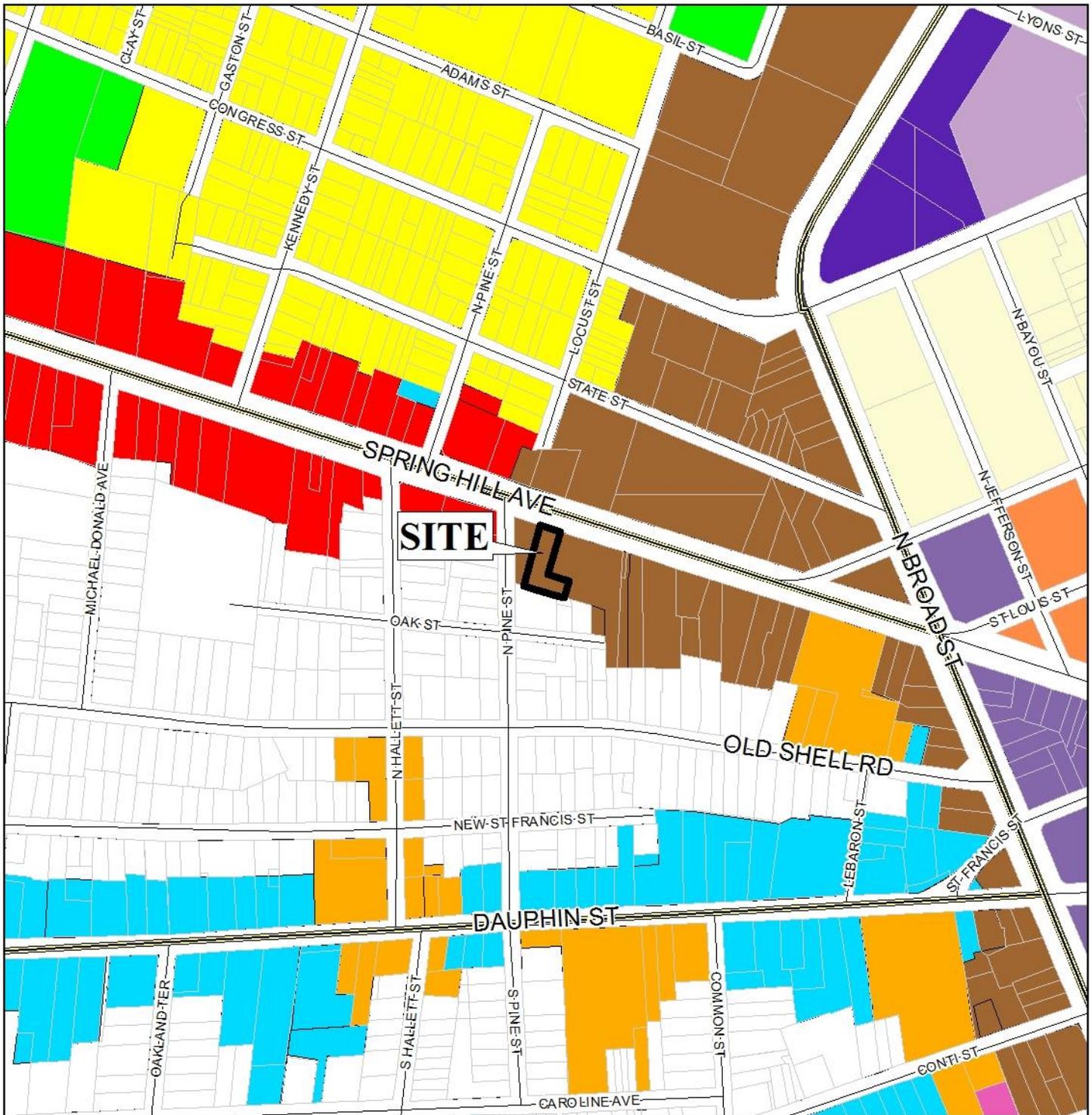
APPLICATION NUMBER 18 DATE May 18, 2017

APPLICANT Alexander Nicolson

REQUEST Planning Approval, Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 18 DATE May 18, 2017

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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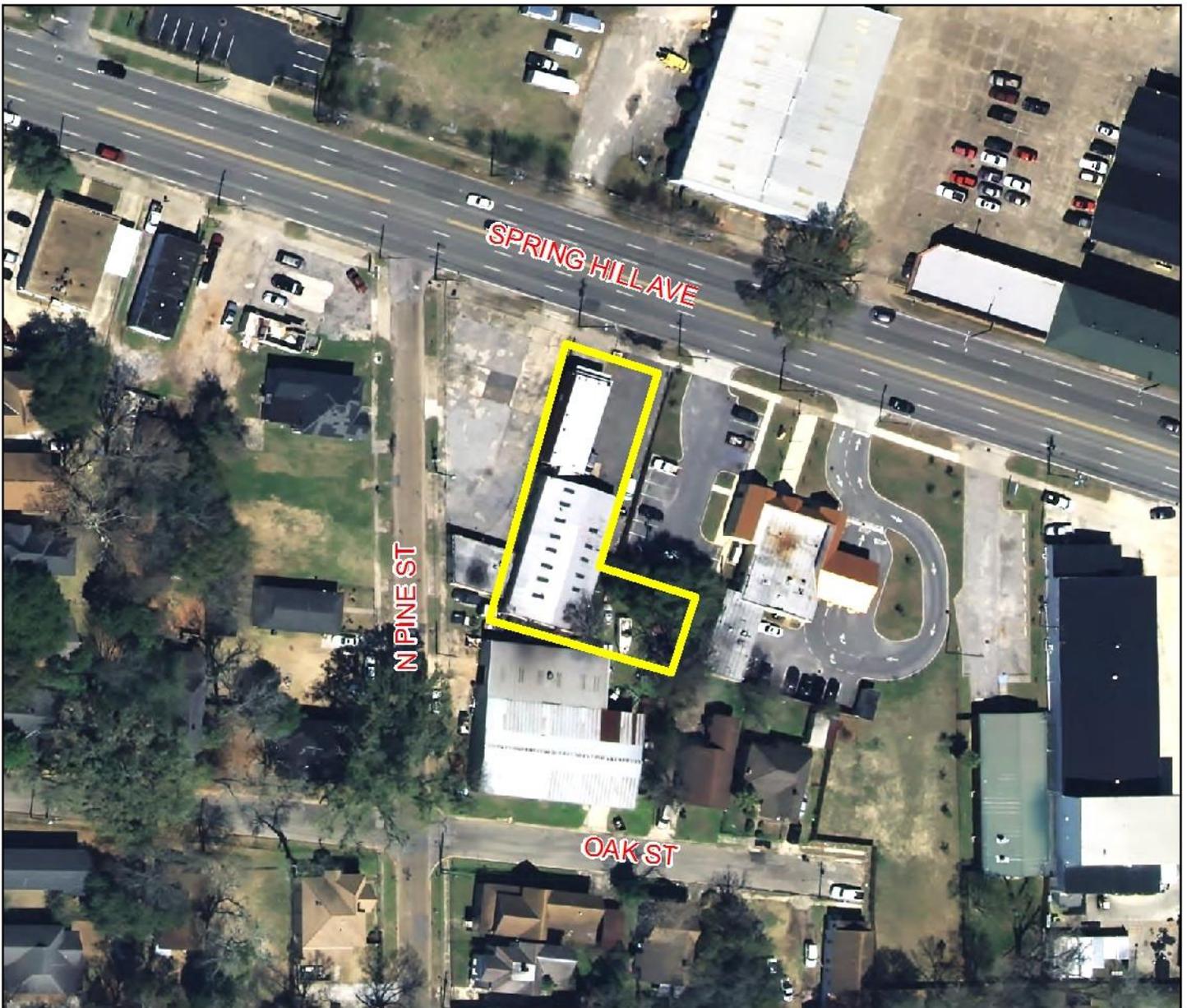
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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 18 DATE May 18, 2017

APPLICANT Alexander Nicolson

REQUEST Planning Approval, Planned Unit Development



SITE PLAN



The site plan illustrates the existing buildings, parking, fence, and trees.

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APPLICANT <u>Alexander Nicolson</u>	
REQUEST <u>Planning Approval, Planned Unit Development</u>	