

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 5, 2019****DEVELOPMENT NAME**

Russell Investments, LLC

LOCATION5500 Plantation Road
(South side of Plantation Road, 765' ± East of U.S
Highway 90 West).**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

1 Lots / 6.56 ± acres

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Completed by April 2020.

**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 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.
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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
5. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in

the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

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

TRAFFIC ENGINEERING

COMMENTS

Lot is limited to its existing curb cuts with any changes to size, location and design to be approved by 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 will 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. The site is located in Council District 4, and is served by public water and sanitary sewer.

The site has been given a Light Industry land use designation, per the 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.

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as "industrial business", where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advance research facilities, as well as stand-alone educational, scientific

and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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 cases the designation on 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 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.

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.

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 / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The applicant states:

#7 Project Description:

This project consists of construction of a 60' x 60' building to be used as a private boat storage facility for boats which belong to the owners of the business located on this property.

Time schedule is to start construction as soon as all permits have been obtained and finish approx. in April of 2020.

#8 Plan Consistency Analysis:

- 1. The proposal promotes the objective of Creative design (to encourage innovative and diversifies design in building form and site development), because it allows for an additional building to be located on an existing developed site and allows for privately owned boats to be stored in a building instead of being in the open and visible.*
- 2. 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 PUD will make the proposed construction comply with Zoning Ordinance requirements.*
- 3. The proposal promotes the objective of Efficient land use (to encourage this most efficient and sustainable use of land), because the site already contains an existing building and is located within a developed area.*
- 4. 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.*
- 5. The proposal promotes the objective if Open Space (to encourage the provision of common open space through efficient site design), because the project is within an existing developed area.*
- 6. 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 applicants needs."*

The submitted site plan illustrates the proposed 60' x 60' boat shed located to the rear of an existing 15,750 square foot metal building consisting of office and warehouse. The site indicates existing asphalt and limestone surfacing. Existing chain link and wooden fencing is also shown on the PUD site plan. The proposed boat shed will be enclosed by a chain link fence on its West and South sides. However, it should be noted that there is an existing privacy fence along the West property line where the site adjoins residentially zoned development.

There is one, new, proposed ADA compliant parking space proposed, resulting in a total of 26 parking spaces. A table has been provided indicating parking data; however, there appear to be

discrepancies in the number of spaces illustrated and the number of spaces indicated in the table. If approved, the parking data should be revised to reflect what is shown on the PUD site plan.

As a means of access management, a note should be placed on the PUD site plan stating the following Traffic Engineering comments. Lot is limited to its existing curb cuts with any changes to size, location and design to be approved by 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.

There is a 25' minimum building setback line illustrated along Plantation Road with one existing curb cut. The right-of-way width along Plantation Road is depicted as 50' and should be retained on the PUD site plan, if approved.

Lot size information is not provided. If approved, the lot size information should be depicted on the site plan, or provide in the form of a table in both square feet and acres.

A drainage easement is illustrated along the West property line; therefore, a note should be placed on the PUD site plan stating that not structure shall be erected in any easement.

An existing dumpster and enclosure are depicted on the PUD site plan. Details are not provided regarding the dumpster enclosure or connection to sanitary sewer. If approved, the PUD site plan should be revised to confirm compliance with Section 64-4.9 of the Zoning Ordinance.

Because the proposed structure will not increase the site coverage by more than 50 percent, there are no additional landscaping or tree planting requirements.

RECOMMENDATION

Staff recommends the following Findings of Fact for Approval for 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 is a developed lot that allows for additional construction on the existing site;
- 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 current site has land that is developable;
- 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 it is allowing the boat storage on a site that is primary used for warehousing;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

The Approval should be subject to the following conditions

- 1) Provision of the lot size in square feet and acres;
- 2) Retention of the minimum building setback along Plantation Road on the site plan;
- 3) Retention of the existing right-of-way width to Plantation Road on the site plan;
- 4) Revision of the parking data information to reflect 26 total parking spaces;
- 5) Placement of a note stating that no structure shall be erected in any easement;
- 6) Provision of lot size information in square feet and in acres;
- 7) Provision of dumpster enclosure height and materials as well as detail regarding sanitary sewer connection;
- 8) 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 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. 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 5. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;*
- 9) Placement of a note on the site plan stating the following Traffic Engineering comments: *“Lot is limited to its existing curb cuts with any changes to size, location and design to be approved by 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”;*
- 10) 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). 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 will require a tree removal permit.”;

- 11) 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
- 12) Full compliance with all other municipal codes and ordinances.

Revised for the October 3rd meeting:

The application was heldover from the September 5th meeting at the applicant’s request. The applicant has since submitted a revised site plan depicting the previously proposed structure relocated approximately 42 feet to the West, with new limestone paving, and a minor expansion of an existing chain link fence. It should be noted that limestone surfacing is allowed in I-1 districts as long as it is not utilized for parking. The revised site plan shows compliance with setbacks, residential buffers, parking, etc.

RECOMMENDATION

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

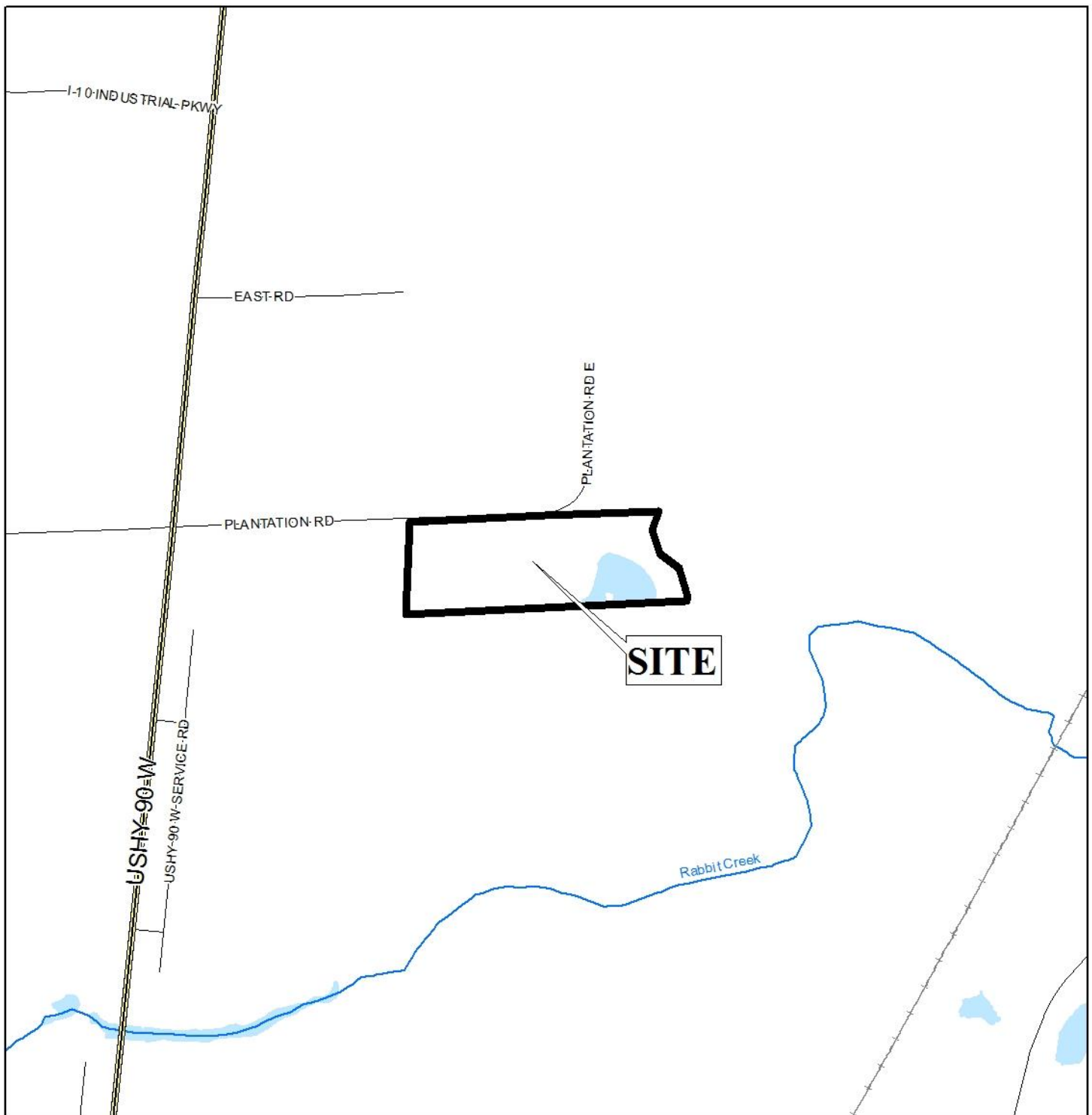
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it is a developed lot that allows for additional construction on the existing site;*
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the current site has land that is developable;*
- 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 it is allowing the boat storage on a site that is primarily used for warehousing;*
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.*

The Approval should be subject to the following conditions

- 1) Provision of the lot size in square feet and acres;*
- 2) Retention of the minimum building setback along Plantation Road on the site plan;*
- 3) Retention of the existing right-of-way width to Plantation Road on the site plan;*
- 4) Revision of the parking data information to reflect 26 total parking spaces;*
- 5) Placement of a note stating that no structure shall be erected in any easement;*

- 6) *Either provision of dumpster enclosure height and materials as well as detail regarding sanitary sewer connection or placement of a note stating that curb side pickup will be utilized;*
- 7) *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 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. 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 5. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;*
- 8) *Placement of a note on the site plan stating the following Traffic Engineering comments: “Lot is limited to its existing curb cuts with any changes to size, location and design to be approved by 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”;*
- 9) *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). 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 will require a tree removal permit.”;*
- 10) *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*
- 11) *Full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



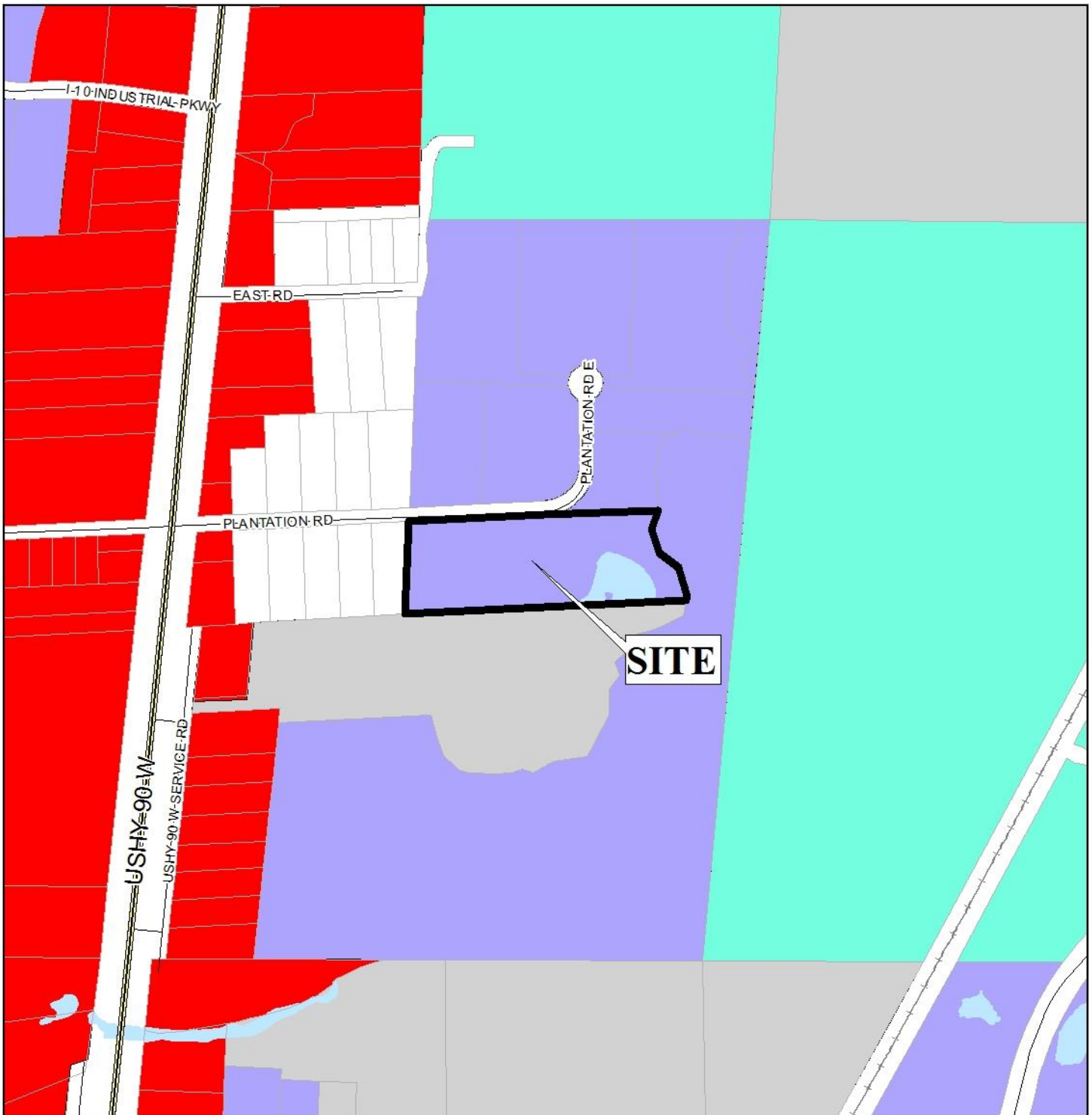
APPLICATION NUMBER 1 DATE October 3, 2019

APPLICANT Russell Investments, LLC

REQUEST Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE October 3, 2019

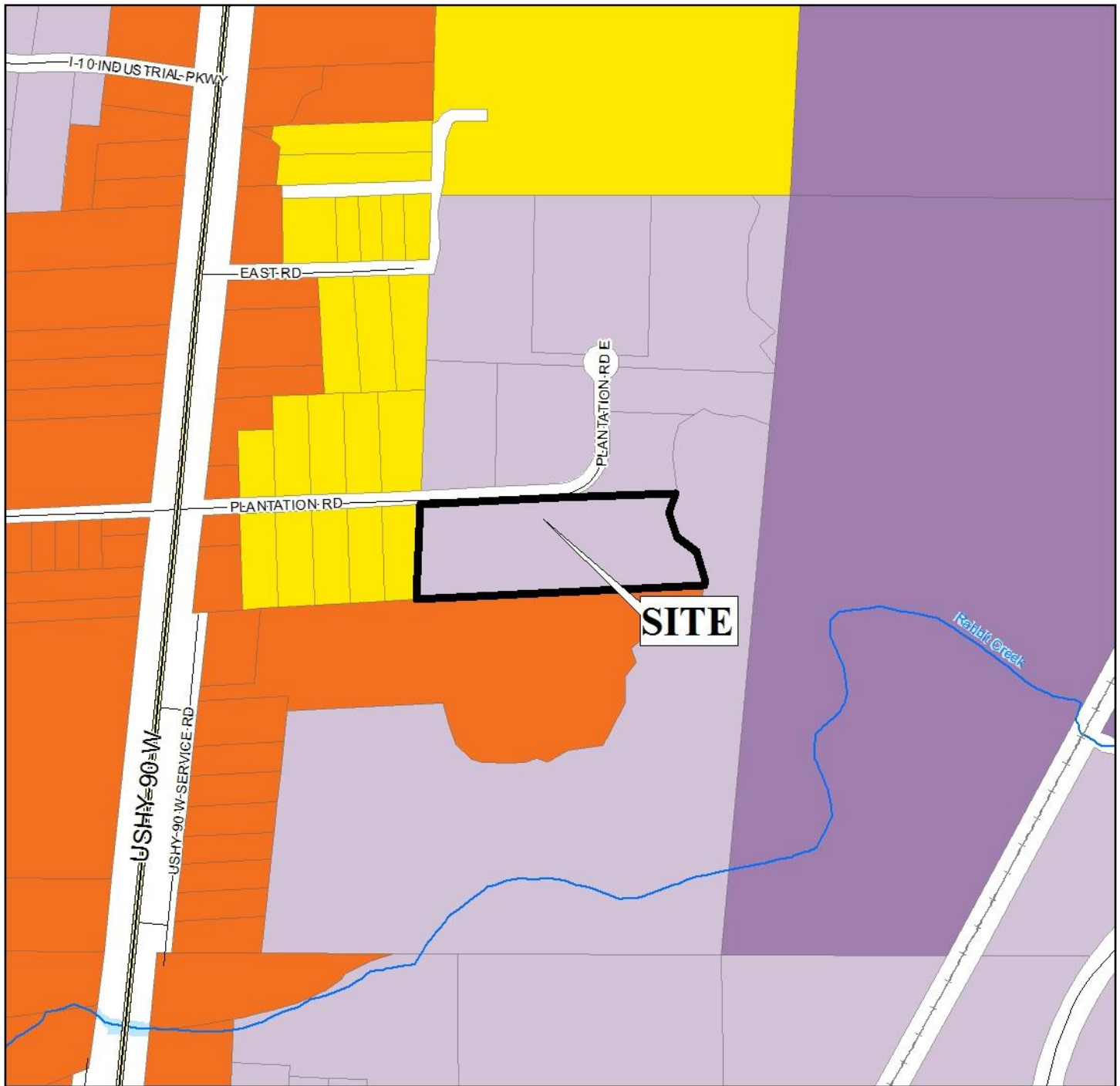
APPLICANT Russell Investments, LLC

REQUEST Planned Unit Development



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE October 3, 2019

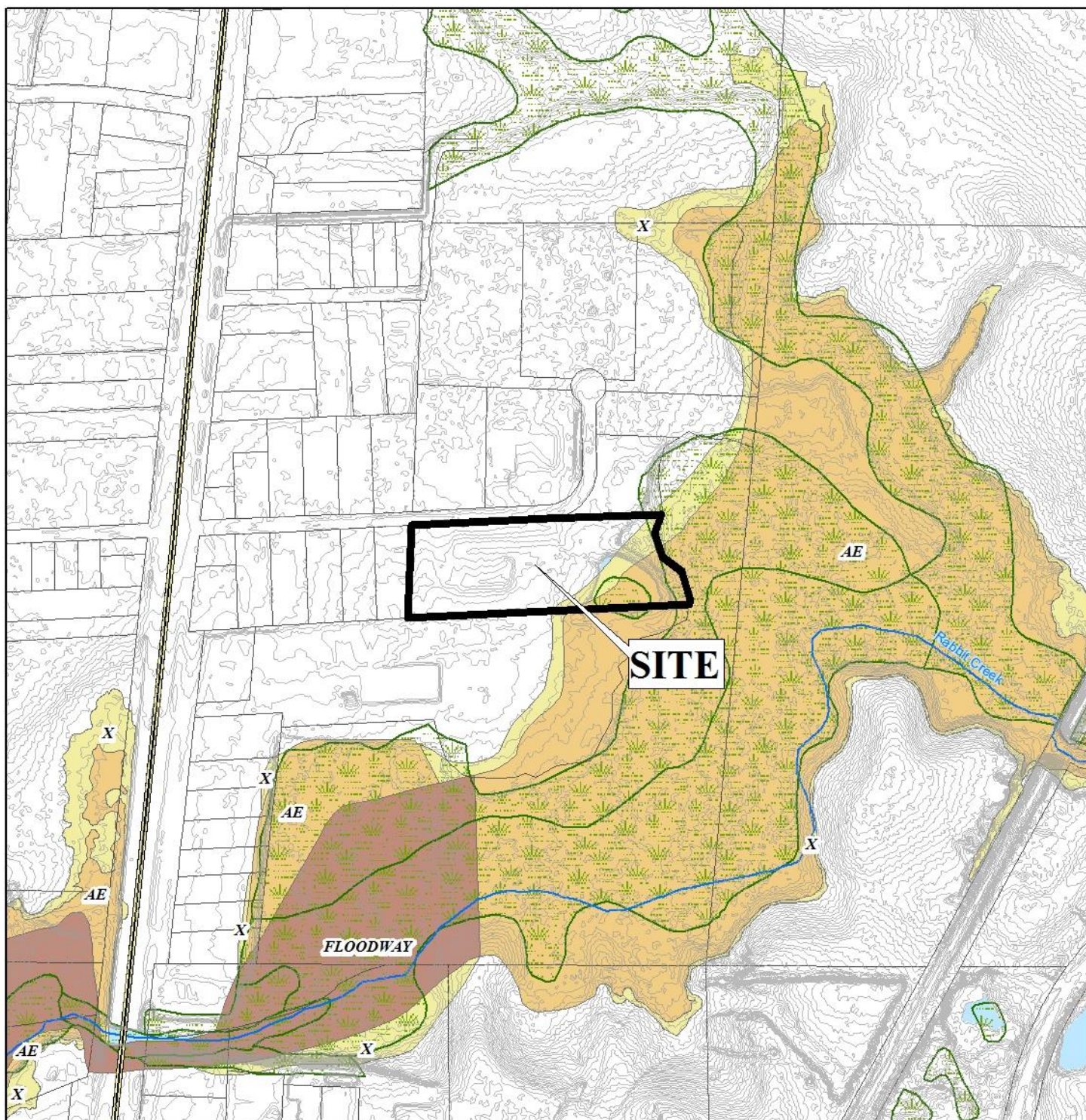
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REQUEST Planned Unit Development

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



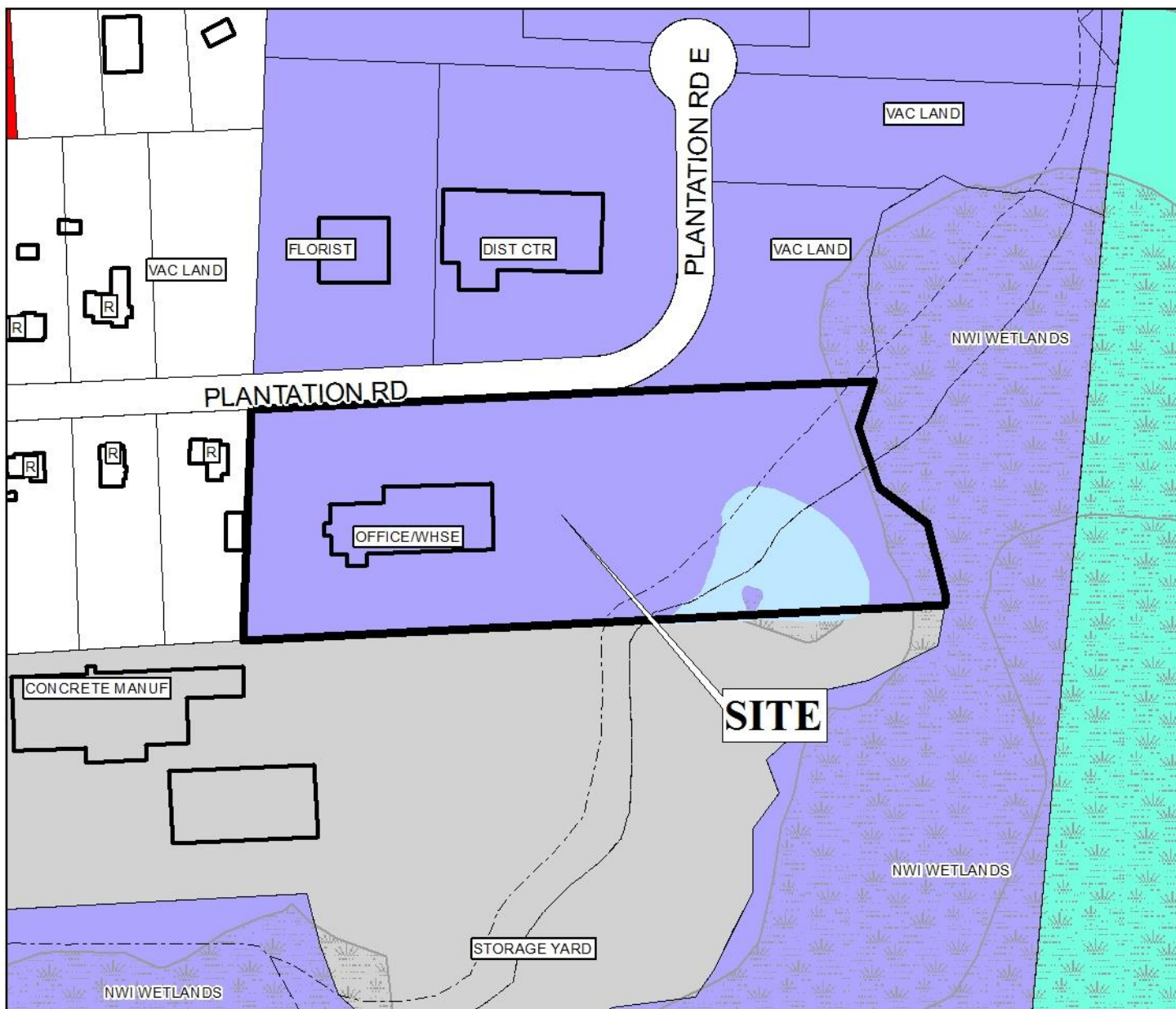
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REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 1 DATE October 3, 2019

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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 AERIAL



The site is surrounded by residential and commercial units.

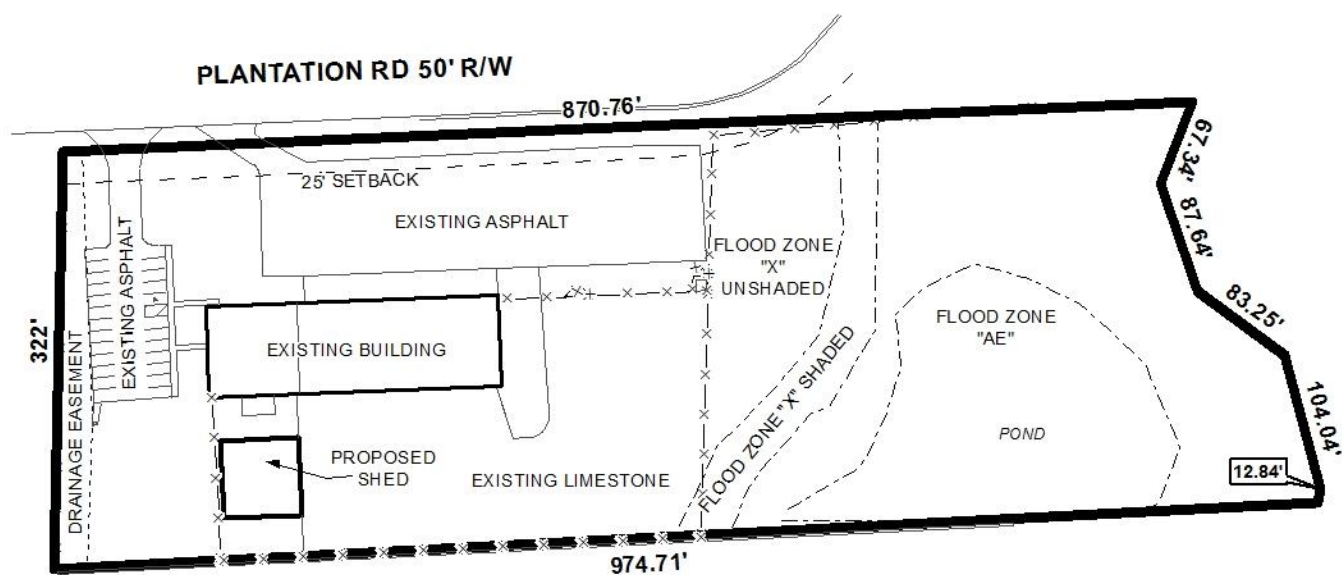
APPLICATION NUMBER 1 DATE October 3, 2019

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REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing building, proposed shed, setbacks and easements.

APPLICATION NUMBER 1 DATE October 3, 2019
APPLICANT Russell Investments, LLC
REQUEST Planned Unit Development



