

**SUBDIVISION,  
PLANNED UNIT DEVELOPMENT, &  
REZONING STAFF REPORT****Date: September 17, 2015**

<b><u>APPLICANT NAME</u></b>	Daniel Clark
<b><u>SUBDIVISION NAME</u></b>	Mack Manufacturing Subdivision, Resubdivision of
<b><u>DEVELOPMENT NAME</u></b>	Mack Manufacturing Subdivision, Resubdivision of
<b><u>LOCATION</u></b>	7205 Bellingrath Road (East side of Bellingrath Road at the East terminus of Will Casher Lane)
<b><u>CITY COUNCIL DISTRICT</u></b>	Council District 4
<b><u>PRESENT ZONING</u></b>	I-2, Heavy Industry District, and R-1, Single-Family Residential District
<b><u>PROPOSED ZONING</u></b>	I-2, Heavy Industry District
<b><u>AREA OF PROPERTY</u></b>	1 Lot/10.9± Acres
<b><u>CONTEMPLATED USE</u></b>	<p>Subdivision Approval to create one legal lot of record from an existing legal lot of record and two existing metes-and-bounds parcels; Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, accommodate existing and future businesses, and reduced front landscaping requirements, and Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to accommodate an existing and future businesses.</p> <p><b>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</b></p>
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None provided

**ENGINEERING****COMMENTS**

**Subdivision:** The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add the date of the FEMA flood map to note #10.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- E. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

**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.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, 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 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)

## **MAWSS**

### **COMMENTS**

MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

## **REMARKS**

The applicant is requesting Subdivision Approval to create one legal lot of record from an existing legal lot of record and two existing metes-and-bounds parcels; Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, accommodate existing and future businesses, and reduced front landscaping requirements, and Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to accommodate an existing and future businesses.

The site was the subject of a one-lot Subdivision, Planned Unit Development and Rezoning in 2013 in order to allow an expansion of the existing main building. Due to Fire Department requirements, a greater setback was required for the expansion which the site did not afford after the applications were approved by the Commission and the project was not pursued. The applicant has since acquired the properties to the South and East of the site to be used as buffers and to afford the increased setbacks required by the Fire Department for the proposed building expansion.

A review of the preliminary Subdivision plat and the site plans for the PUD and Rezoning indicates that one of the two parcels (R023802102000176) proposed to be added to the site is not included in its entirety. Only that portion directly adjacent to the East of the proposed new South line of the site is included. The applicant purchased this portion via a parceling sale without going through the proper Subdivision process. The complete parcel was land-locked and the sale produced a further smaller land-locked parcel not allowed by the Subdivision Regulations. In order to proceed with a detailed review of the applications presented, the entire parcel must either be included in all three applications, or it must be combined as a second lot in the Subdivision with a larger parcel (R023802103000001) to the South also owned by the seller which has access to two public streets (Ann Street and Helen Drive). However, this would require either the de-annexation of the remaining portion of Parcel R023802102000176, or the annexation of the larger parcel to prevent the creation of a lot partially in and partially out of the City limits.

**RECOMMENDATION**

**Subdivision:** Due to the fact that only a portion of an adjacent parcel is included, this application is recommended for holdover to the September 17<sup>th</sup> meeting to allow the applicant to include the remainder of Parcel R023802102000176 in the Subdivision, Planned Unit Development and Rezoning, or revise the Subdivision application to two lots to include that remainder with Parcel R023802103000001 as the second lot. Revisions, new labels and additional fees should be submitted no later than August 28<sup>th</sup>.

**Planned Unit Development:** Due to the fact that only a portion of an adjacent parcel is included, this application is recommended for holdover to the September 17<sup>th</sup> meeting to allow the applicant to include the remainder of Parcel R023802102000176 in the Planned Unit Development, Subdivision and Rezoning applications, or include that remainder with Parcel R023802103000001 as a second lot in a two-lot Subdivision. Revisions, new labels and additional fees should be submitted no later than August 28<sup>th</sup>.

**Rezoning:** Due to the fact that only a portion of an adjacent parcel is included, this application is recommended for holdover to the September 17<sup>th</sup> meeting to allow the applicant to include the remainder of Parcel R023802102000176 in the Rezoning, Planned Unit Development and Subdivision applications, or include that remainder with Parcel R023802103000001 as a second lot in a two-lot Subdivision. Revisions, new labels and additional fees should be submitted no later than August 28<sup>th</sup>.

***Revised for the September 17<sup>th</sup> meeting:***

*These applications were heldover from the August 20<sup>th</sup> meeting to allow the applicant to include the remainder of Parcel R023802102000176 in the Subdivision, Planned Unit Development and Rezoning, or revise the Subdivision application to two lots to include that remainder with Parcel R023802103000001 as a second lot. Revisions, new labels and additional fees should have been submitted no later than August 28<sup>th</sup>.*

*As the applicant failed to submit any revisions and all applications remain the same as previously reviewed, these applications are recommended for denial.*

**RECOMMENDATION**

**Subdivision:** *This application is recommended for denial for the following reasons:*

- 1) the remainder of Parcel R023802102000176 was not included in the one-lot Subdivision nor was it combined with Parcel R023802103000001 as a second lot in a two-lot Subdivision.*

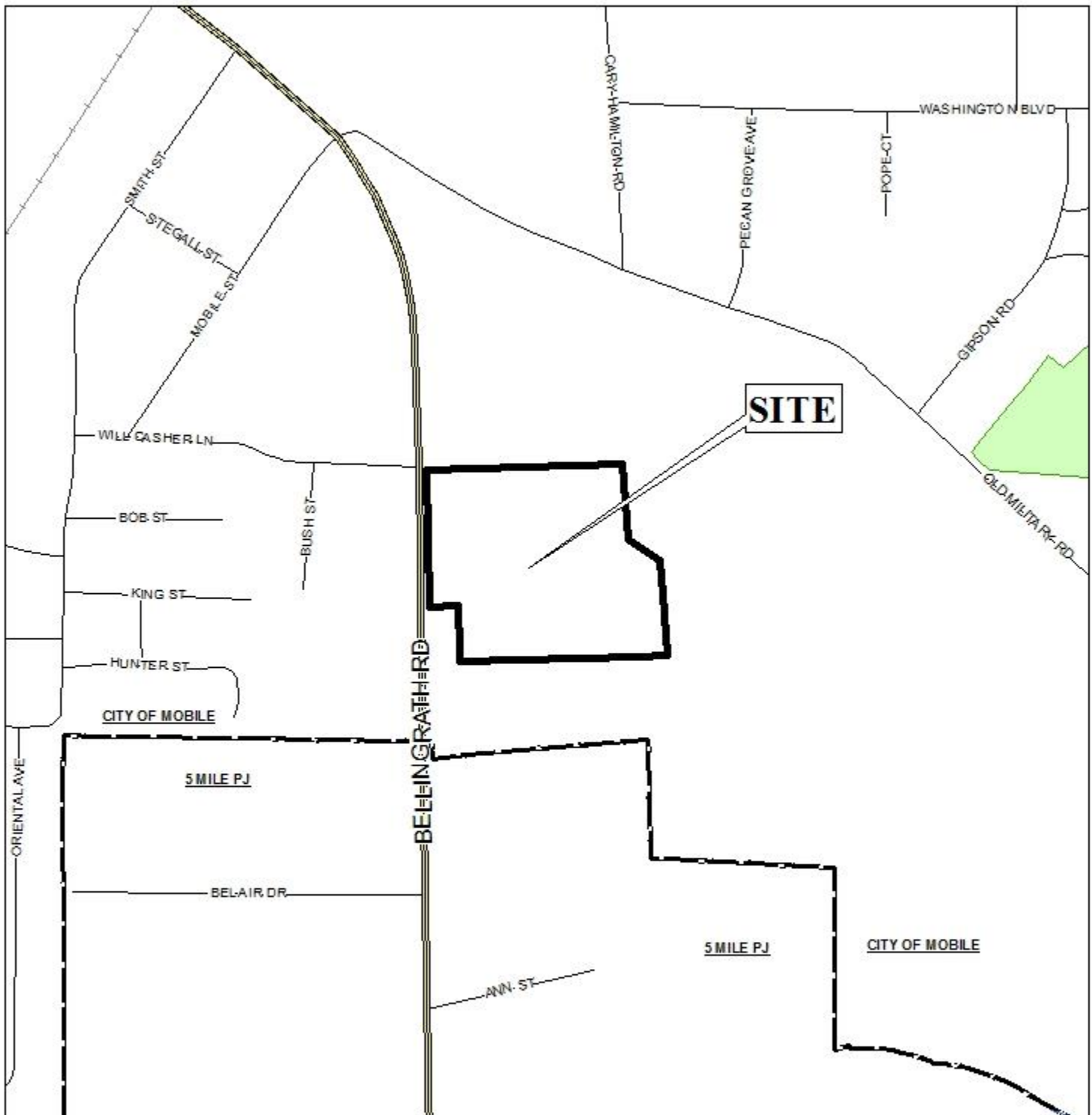
**Planned Unit Development:** *This application is recommended for denial for the following reason:*

- 1) *the remainder of Parcel R023802102000176 was not included in the PUD nor was it combined with Parcel R023802103000001 as a second lot in a two-lot Subdivision.*

**Rezoning:** *This application is recommended for denial for the following reason:*

- 1) *the remainder of Parcel R023802102000176 was not included in the Rezoning nor was it combined with Parcel R023802103000001 as a second lot in a two-lot Subdivision.*

# LOCATOR MAP



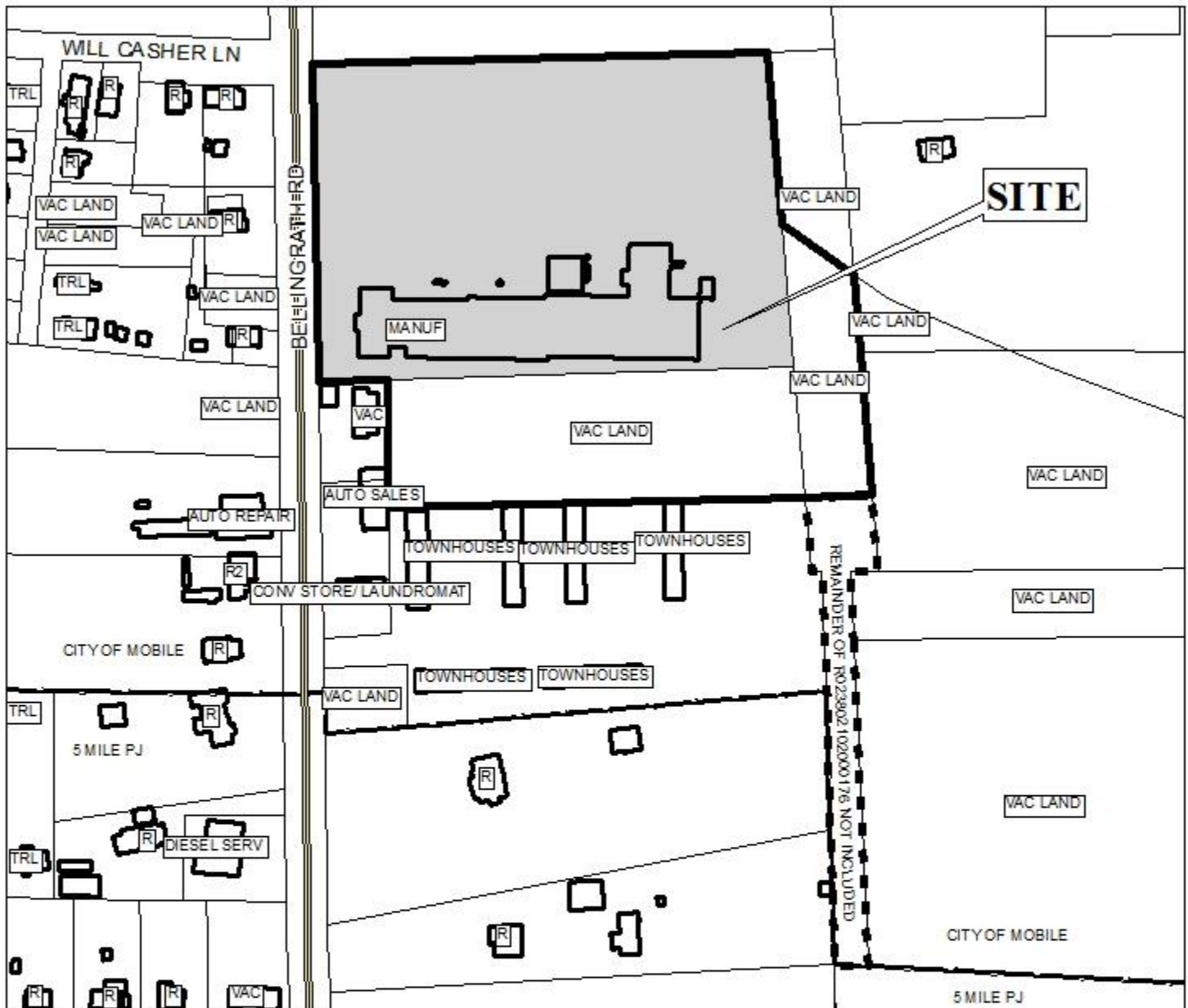
APPLICATION NUMBER 1 DATE September 17, 2015

APPLICANT Resubdivision of Mack Manufacturing Subdivision

REQUEST Subdivision, Rezoning from R-1 to I-2, PUD



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial and residential units.

APPLICATION NUMBER 1 DATE September 17, 2015

APPLICANT Resubdivision of Mack Manufacturing Subdivision

REQUEST Subdivision, Rezoning from R-1 to I-2, PUD

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



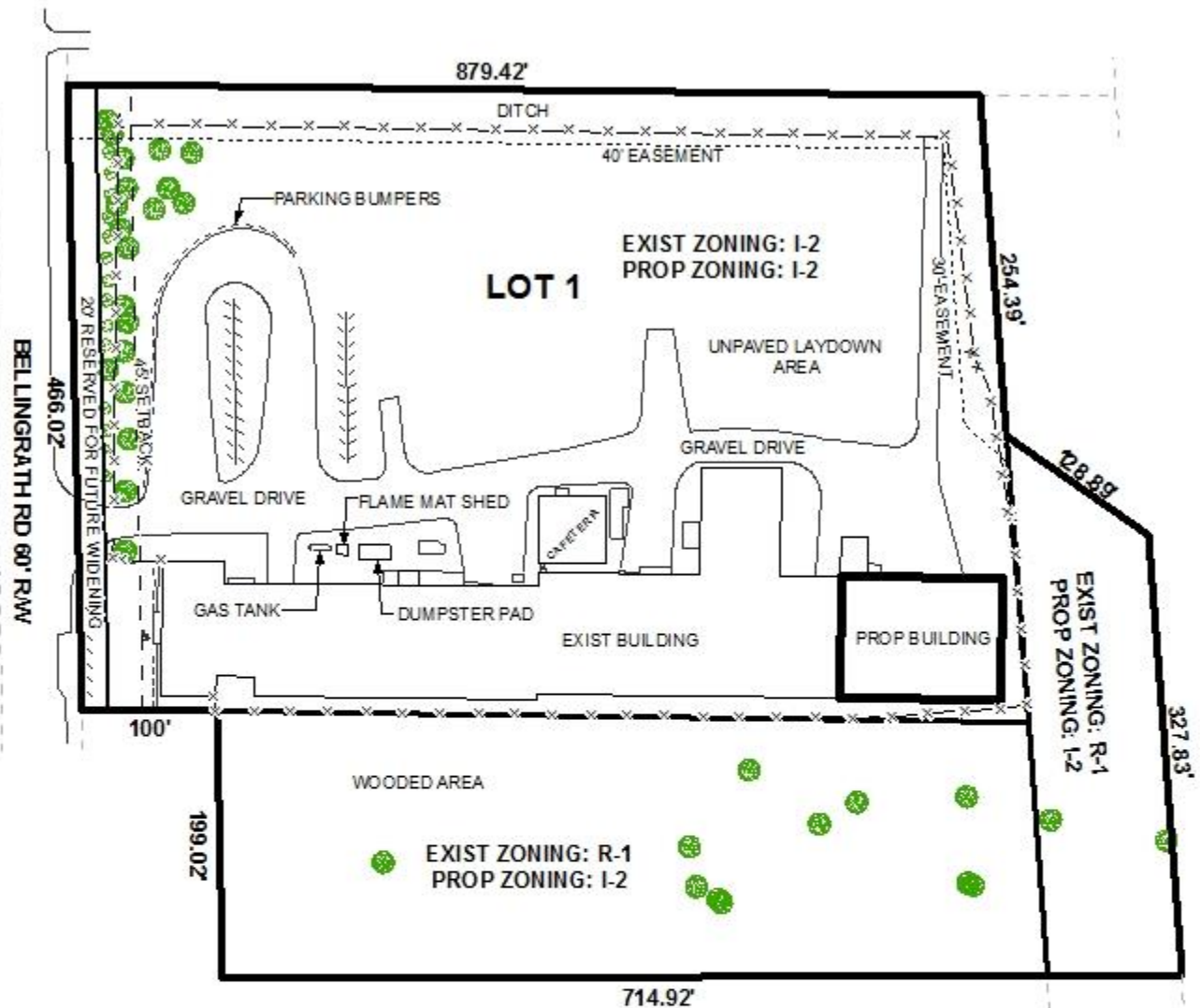
The site is surrounded by miscellaneous commercial and residential units.

APPLICATION NUMBER 1 DATE September 17, 2015  
APPLICANT Resubdivision of Mack Manufacturing Subdivision  
REQUEST Subdivision, Rezoning from R-1 to I-2, PUD





# SITE PLAN



The site plan illustrates the existing building, existing gravel drive, proposed expansion, the existing zoning, and proposed zoning.

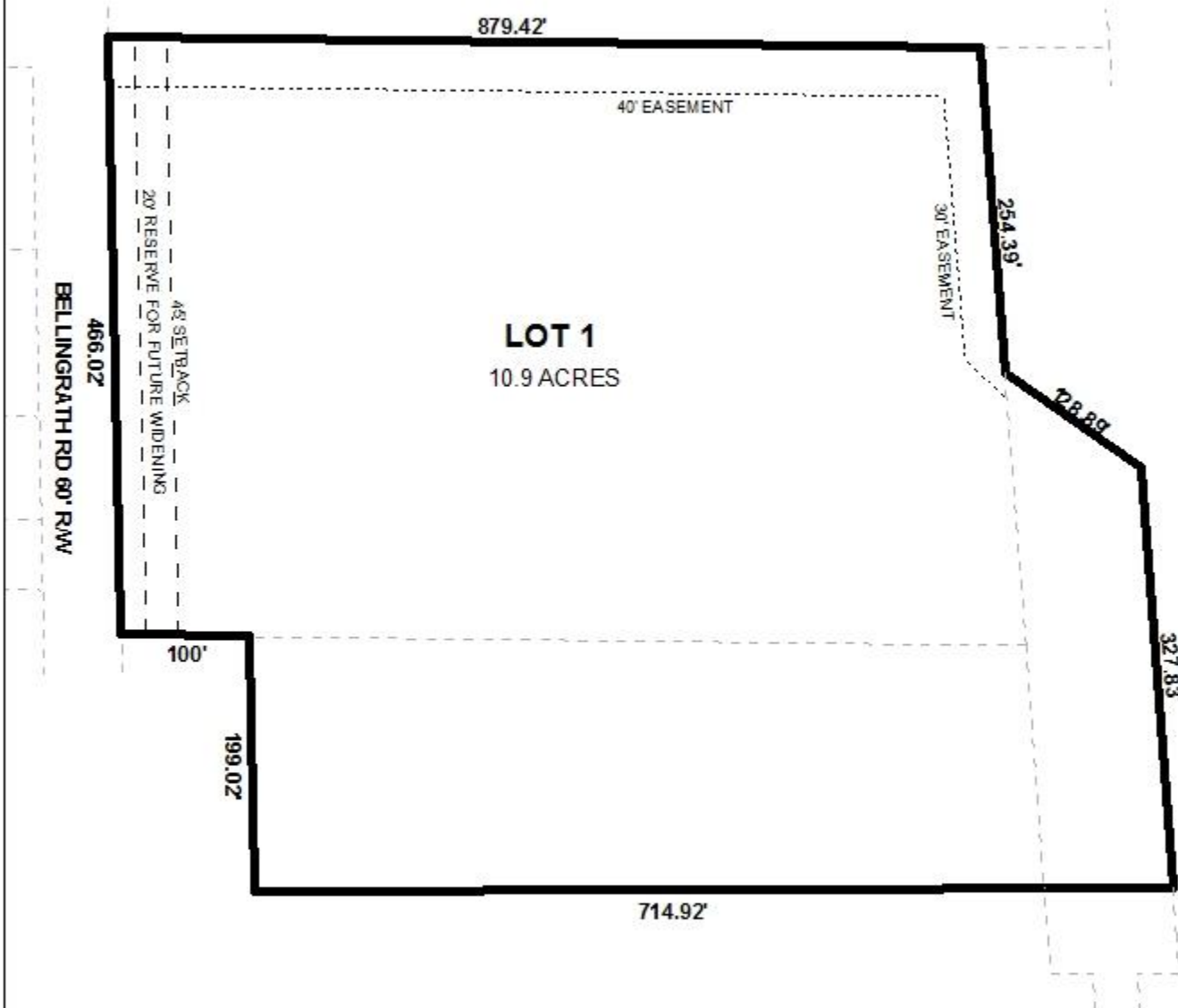
APPLICATION NUMBER 1 DATE September 17, 2015

APPLICANT Resubdivision of Mack Manufacturing Subdivision

REQUEST Subdivision, Rezoning, Planned Unit Development



# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE September 17, 2015

APPLICANT Resubdivision of Mack Manufacturing Subdivision

REQUEST Subdivision, Rezoning from R-1 to I-2, PUD

