

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 18, 2015****DEVELOPMENT NAME**

Maritech Marine Subdivision, Phase 2

SUBDIVISION NAME

Maritech Marine Subdivision, Phase 2

LOCATION915 South Lawrence Street
(West side of Lawrence Franklin Connector at the West
terminus of South Carolina Street)**CITY COUNCIL****DISTRICT**

District 3

AREA OF PROPERTY

1 Lot / 0.3 ± Acre

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site, and Subdivision
approval to create one legal lot of record.**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

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

- A. Delete the reference to the POB located at the southwest corner of LOT 1, Maritech Marine Subdivision, unless needed.
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- C. Add a note to the Plat stating that 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.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- F. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.

G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development:

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). Application and/or questions can be sent to rightofway.permits@cityofmobile.org.
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 proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

: *Site is limited to one curb cut for Lawrence Franklin Connector and one curb cut to South Lawrence Street, with 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

No comments.

The plat illustrates the proposed 0.3 acre +, 1 lot subdivision which is located on West side of Lawrence Franklin Connector at the West terminus of South Carolina Street, in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to amend a previously approved one-lot Subdivision to include four additional parcels which are the remnants of properties that were dissected by the construction of Interstate 10 and the Lawrence Franklin Connector, and create one legal lot of record.

The site fronts onto Lawrence Franklin Connector, a minor street with curb and gutter and an adequate right-of-way width. The site also has frontage onto Interstate 10, which has a right of way width in excess of the required 350 feet at this location, and onto deteriorating remnants of South Carolina Street and South Lawrence Street. The remnants of South Carolina and South Lawrence Streets were created by the construction of I-10, and it appears that these rights-of-way only provide access to a 378 + square foot parcel, again, a remnant parcel created by the construction of the Interstate. With the expansion the site would gain an additional 26.8 linear feet along Lawrence Franklin Connector, with the remainder of the street frontage gain along Interstate 10.

The proposed lot is located on a curve, and access management is a concern due to the site abutting Interstate 10. The lot should be denied access to Interstate 10, the remnant South Lawrence and South Carolina Streets, and limited to one curb-cut to the Lawrence Franklin Connector with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.

The 25' minimum building setback line, required in Section V.D.9. of the Subdivision Regulations is shown for the lot where it abuts the Lawrence Franklin Connector and South Carolina Street, but not where the lot abuts the remnant South Lawrence Street and Interstate 10. The applicant indicates a zero setback along the Interstate 10 right-of-way as on the previous approval. This was requested along the remnant South Lawrence Street and Interstate 10 due to the fact that providing a 25-foot setback from these two streets would essentially result in an unbuildable lot. Staff recommended that the normal 25' setback be waived and the previous Subdivision was allowed such. Therefore, staff recommends that the 25' setback along the Interstate 10 right-of-way be waived for the expanded portion as well.

As on the preliminary plat, the lot should be labeled with its size in both square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The entire site is zoned I-1, Light Industry, and being on a minor street, Section V.B.9. of the Subdivision Regulations requires that dedication be provided along the street frontage to provide an additional 15' of width to allow for vehicles entering or leaving parking areas. However, as that section was waived for the original Subdivision, it would also seem in order for Phase 2.

It should be noted that, following the original Subdivision recording, the applicant constructed two buildings on the site, one without an original permit, and a Planned Unit Development (PUD) application was required to correct the situation. However, during the review of that application, it was discovered that there were right-of-way encroachment problems associated with the site plan and the applicant was allowed to withdraw the application in order to re-submit after such problems were cleared. As those encroachment problems have yet to be resolved, this application for Subdivision should be heldover until such are resolved.

Based upon the preceding, this application is recommended for holdover to the June 18th meeting to allow the applicant to resolve issues associated with encroachments into the public right-of-way.

Revised for the June 18th meeting:

This application was heldover from the May 21st meeting in order to be heard in conjunction with a new Planned Unit Development application addressing the existing right-of-way encroachment issues.

To address the encroachment issues, the site plan indicates the existing building in the Southwest portion of the site which encroaches into the Interstate 10 right-of-way will be removed, including the concrete foundation. A replacement building of the same size is proposed further to the Northeast on the expanded site which mirrors the new Subdivision boundaries.

The applicant states "A PUD for this property was previously submitted and withdrawn. The owner has recently purchased property to the North of this site and has applied for a subdivision to combine all property into one legal lot of record. This application will be heard at the May 21, 2015 hearing. Therefore, a PUD is required to allow two buildings on the new legal lot of record."

The site plan indicates the proposed building as scaling at approximately 3' from the rear property line. As I-1 districts require either a zero setback or 5'+ setback, and as the site provides sufficient area to meet a 5' setback, the site plan should be revised to indicate such. Parking calculations provided are for the office area only and do not include the warehouse area. Therefore, the warehouse parking required should also be calculated and provided on the site plan, and the parking area should be revised to provide additional parking spaces, if necessary. Within the parking area, no indication is made of bumper stops or curbing and the site plan should be revised to indicate one or the other.

A public sidewalk is indicated along a portion of the Lawrence Franklin Connector and South Carolina Street frontages. A Sidewalk Waiver application was previously submitted to waive construction of sidewalks, and it was determined by City Engineering that such should not be required along the unopened rights-of-way to the West along South Lawrence Street and to the South along South Carolina Street. But that application was withdrawn at the April 16, 2015, Commission meeting, along with an accompanying PUD. Since the site plan has been expanded to include properties to the North of the original site, a public sidewalk should be indicated along the expanded street frontage along the Lawrence Franklin Connector.

No dumpster is indicated on the site plan, nor is there any note pertaining to refuse collection. Therefore, the site plan should be revised to indicate a compliant dumpster or a note should be placed on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or via private can collection services.

RECOMMENDATION

Subdivision: Based on the preceding, and with waivers of Sections V.B.9. and V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is denied access to the remnant South Lawrence and South Carolina Streets and Interstate 10;
- 2) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to the Lawrence Franklin Connector, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform with AASHTO standards;
- 3) retention of the 25-foot minimum building setback line from the Lawrence Franklin Connector and South Carolina Street only (setback waived along Interstate 10 and the remnant of South Lawrence Street on the western boundary of the lot);
- 4) retention of the labeling of the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with the Engineering comments: (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Delete the reference to the POB located at the southwest corner of LOT 1, Maritech Marine Subdivision, unless needed. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. C. Add a note to the Plat stating that 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 6) compliance with the revised Traffic Engineering comments (Site is limited to one curb cut for Lawrence Franklin Connector and one curb cut to South Lawrence Street, with 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.);
- 7) compliance with the 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).);
- 8) compliance with the Fire-Rescue 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).] and
- 9) submission to the Planning Division and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

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

- 1) *revision of the site plan to indicate a zero or 5'+ rear setback for the proposed new building;*
- 2) *revision of the site plan to provide parking calculations for the warehouse use;*
- 3) *if necessary, revision of the site plan to provide any additional parking required by the inclusion of the warehouse parking calculations;*
- 4) *revision of the site plan to include bumper stops and/or curbing for the parking area;*
- 5) *revision of the site plan to include a public sidewalk along the expanded Lawrence Franklin Connector street frontage of the site;*
- 6) *revision of the site plan to indicate a compliant dumpster or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or via private can collection services;*
- 7) *subject to the Engineering comments: [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). Application and/or questions can be sent to rightofway.permits@cityofmobile.org. 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 proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 8) *subject to the revised Traffic Engineering comments: (Site is limited to one curb cut for Lawrence Franklin Connector and one curb cut to South Lawrence Street, with 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) *subject to the 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).];*
- 10) *compliance with the Fire-Rescue 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).];*
- 11) *submission to the Planning Division and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat; and*
- 12) *full compliance with all municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 1 DATE June 18, 2015

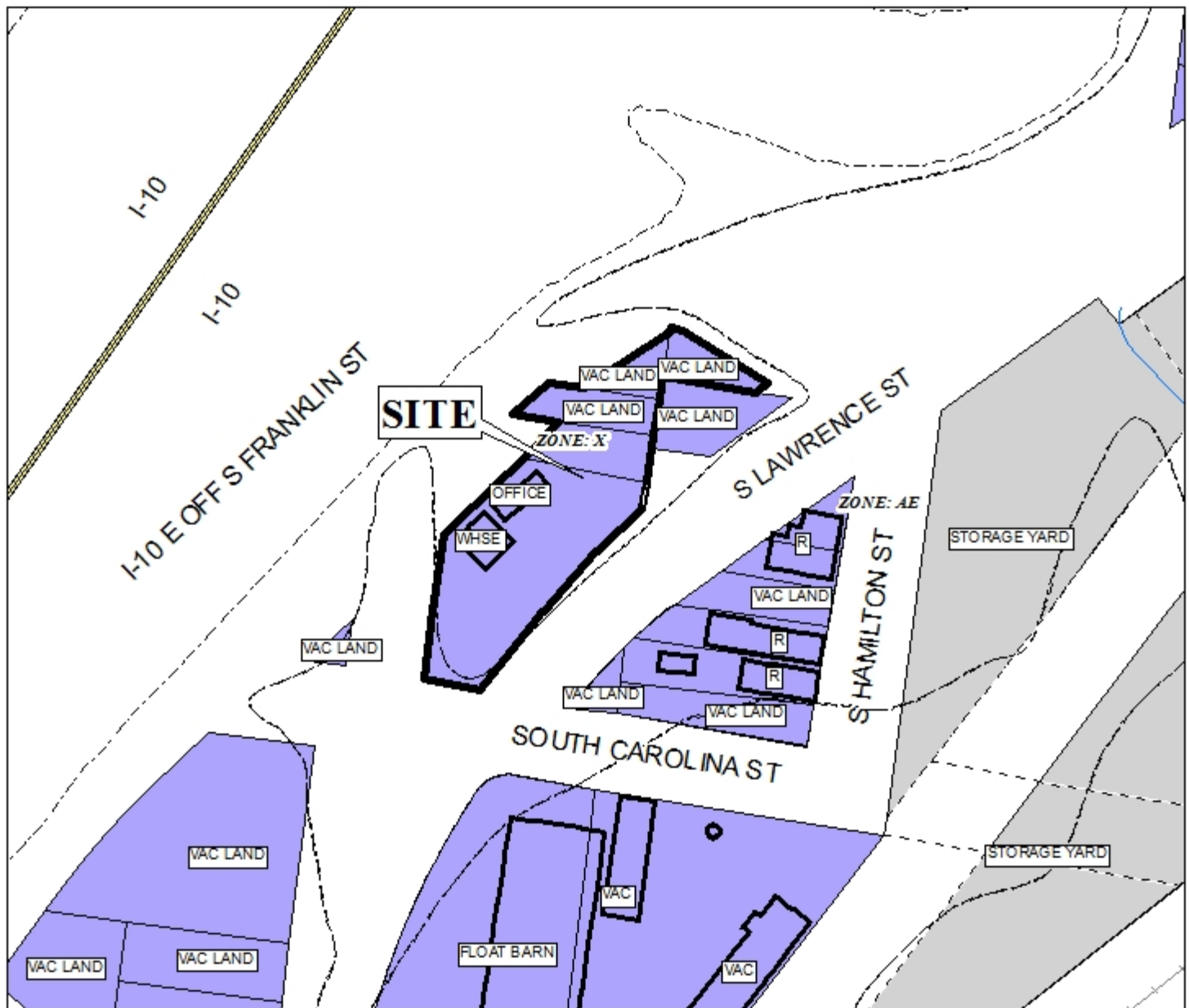
APPLICANT Maritech Marine Subdivision, Phase 2

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Times New Roman 14

APPLICATION NUMBER 1 DATE June 18, 2015

APPLICANT Maritech Marine Subdivision, Phase 2

REQUEST Subdivision, 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

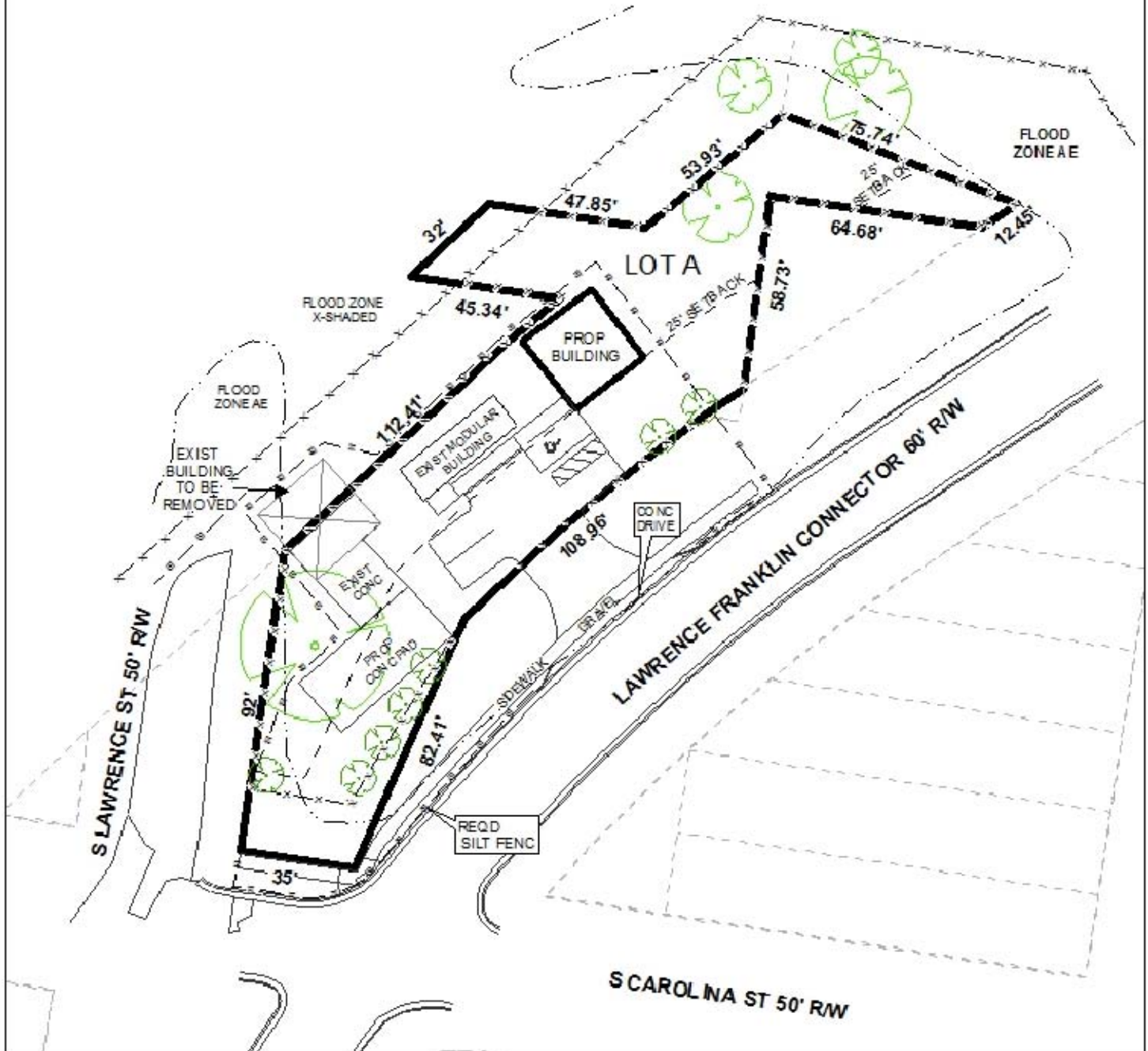


Times New Roman 14

APPLICATION NUMBER 1 DATE June 18, 2015
APPLICANT Maritech Marine Subdivision, Phase 2
REQUEST Subdivision, Planned Unit Development



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE June 18, 2015

APPLICANT Maritech Marine Subdivision, Phase 2

REQUEST Subdivision, Planned Unit Development

