

PLANNING APPROVAL**Date: May 2, 2019****NAME**

Eco-Site II, LLC

LOCATION431 Azalea Road
(East side of Azalea Road, 340'± South of Bourgeois Drive).**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

1 Lot / 1.67± Acres

CONTEMPLATED USE

Planning Approval to allow a 150' monopole cell tower to include a 10' lightning rod on top in a B-1, Buffer Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately after approval.

**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).
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. 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 No comments.

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 Planning Approval to allow a 150' monopole cell tower to include a 10' lightning rod on top in a B-1, Buffer Business District.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the recently 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 mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

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.

Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

In addition to the current application, the applicant has also submitted a one-lot Subdivision scheduled to be heard at the Commission's May 16th meeting, as well as variance applications to the Board of Zoning Adjustment. It should be noted that there is a discrepancy in the boundary dimensions between the Planning Approval site plan and the one-lot Subdivision preliminary plat. The site plan indicates an area along Azalea Road as being a part of the site; however, it was dedicated to the City for public right-of-way in 1970 as a condition of the 1969 rezoning of the site to its current B-1 classification. As the boundary dimensions and configuration must agree on all applications submitted, and as the applications should be heard together as a group application, it is recommended that this application be heldover to the May 16th meeting to be heard in conjunction with the Subdivision application.

RECOMMENDATION

Due to the fact that there is an associated one-lot Subdivision application scheduled for the May 16th Commission meeting, and as there are discrepancies between the boundary dimensions and configuration indicated on this Planning Approval site plan and the boundaries of the Subdivision, it is recommended that this application be heldover to the May 16th meeting to be heard in conjunction with the Subdivision application. This should allow the applicant sufficient time to address the following:

- 1) revision of the Planning Approval site plan so that the site boundary dimensions and configuration correspond to those on the submitted one-lot Subdivision; specifically, removing the area dedicated to the City in 1970 as public right-of-way by indicating the front property line for the site to be along the East side instead of the West side of the dedicated area. A revised site plan should be submitted to Planning and Zoning no later than May 6th.

LOCATOR MAP



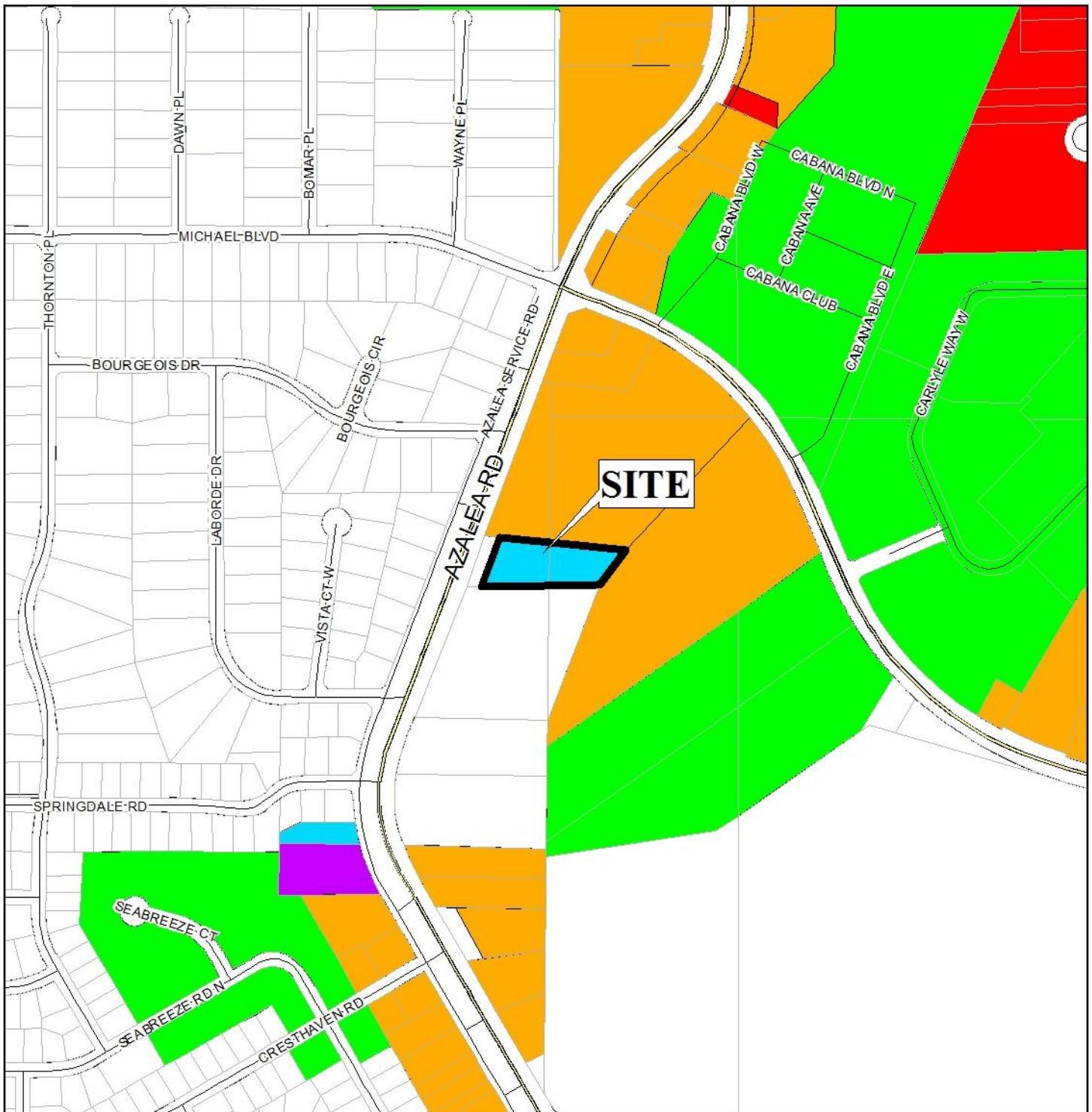
APPLICATION NUMBER 2 DATE May 2, 2019

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LOCATOR ZONING MAP



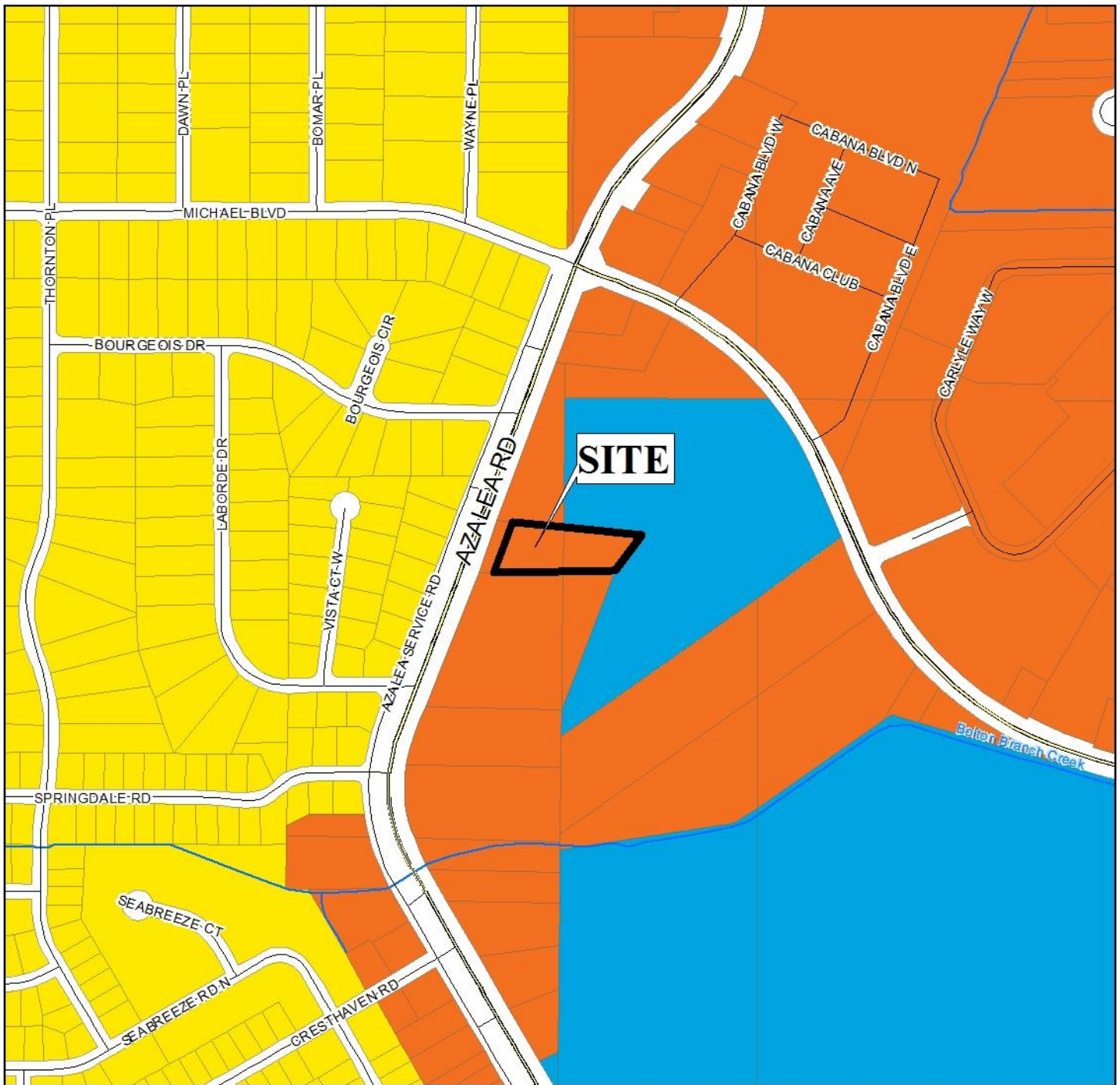
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FLUM LOCATOR MAP



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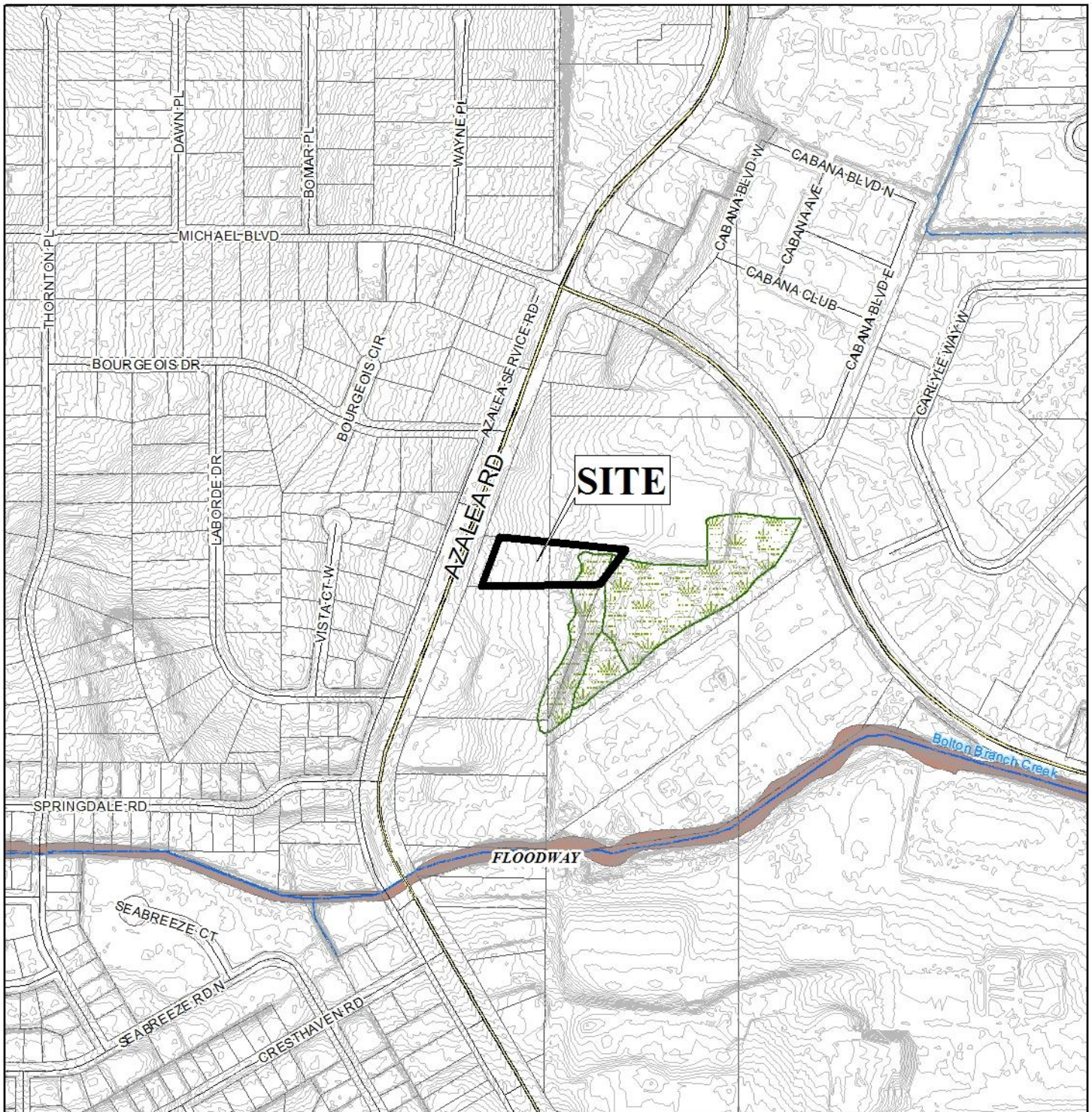
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



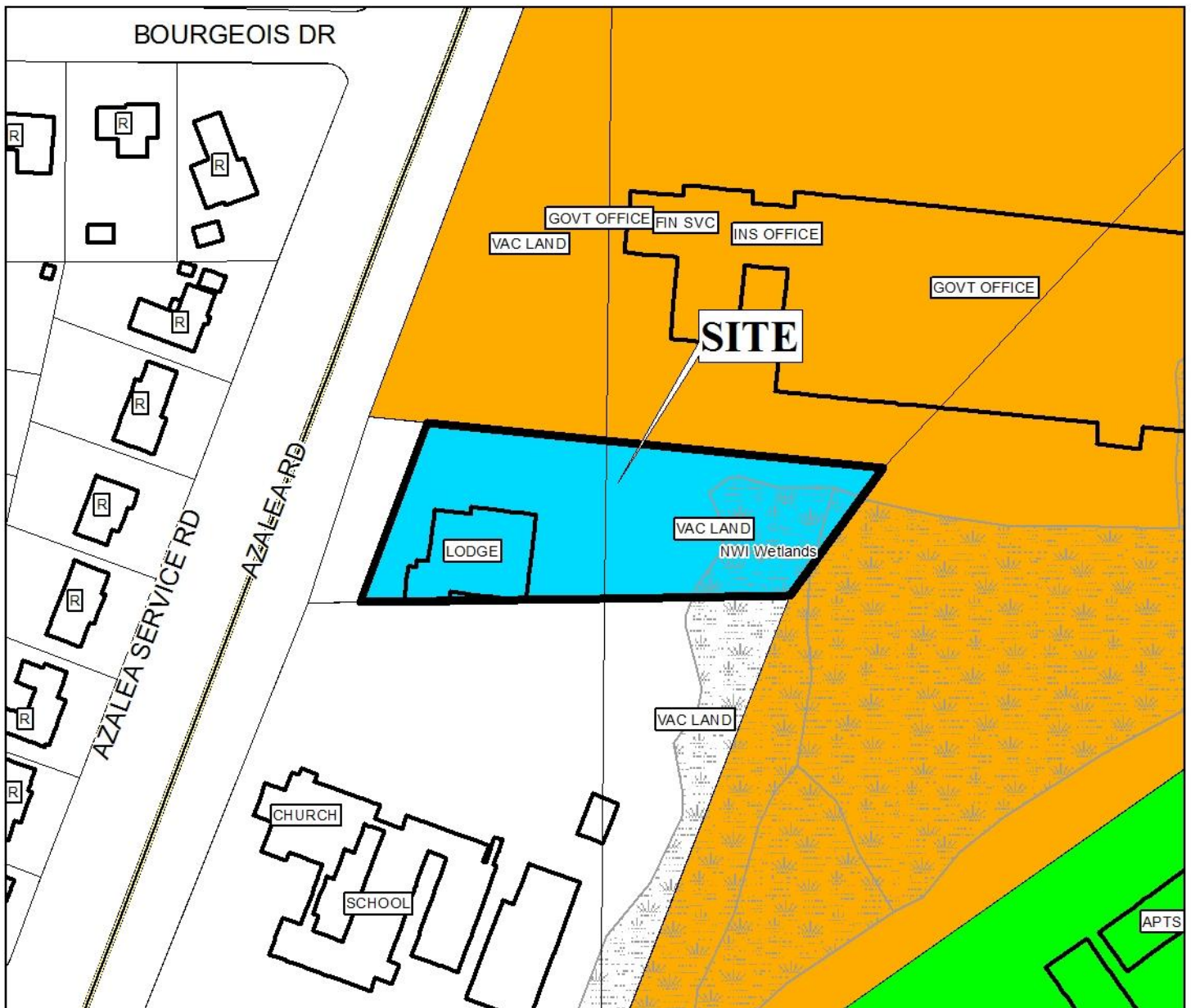
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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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

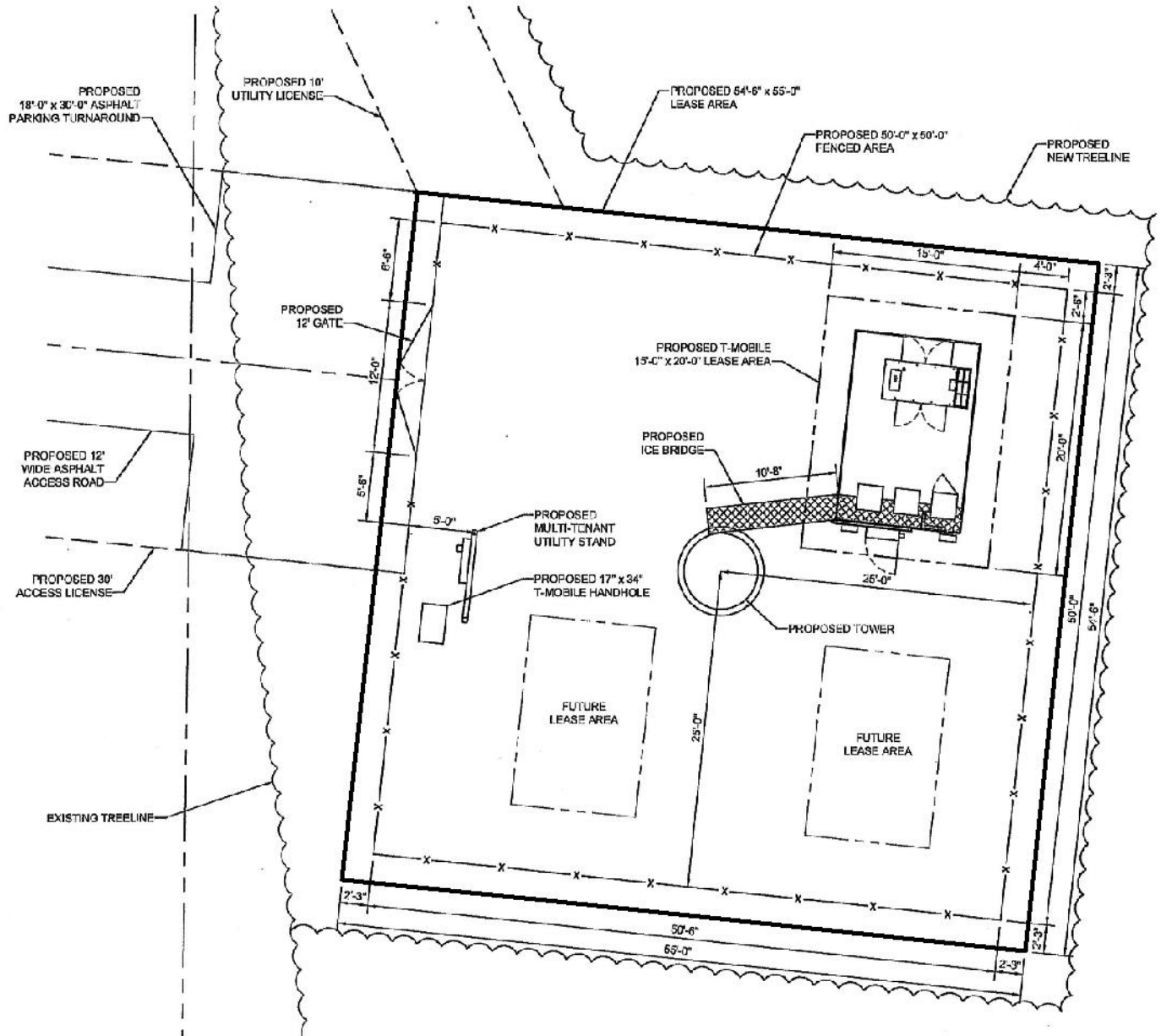


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DETAIL SITE PLAN



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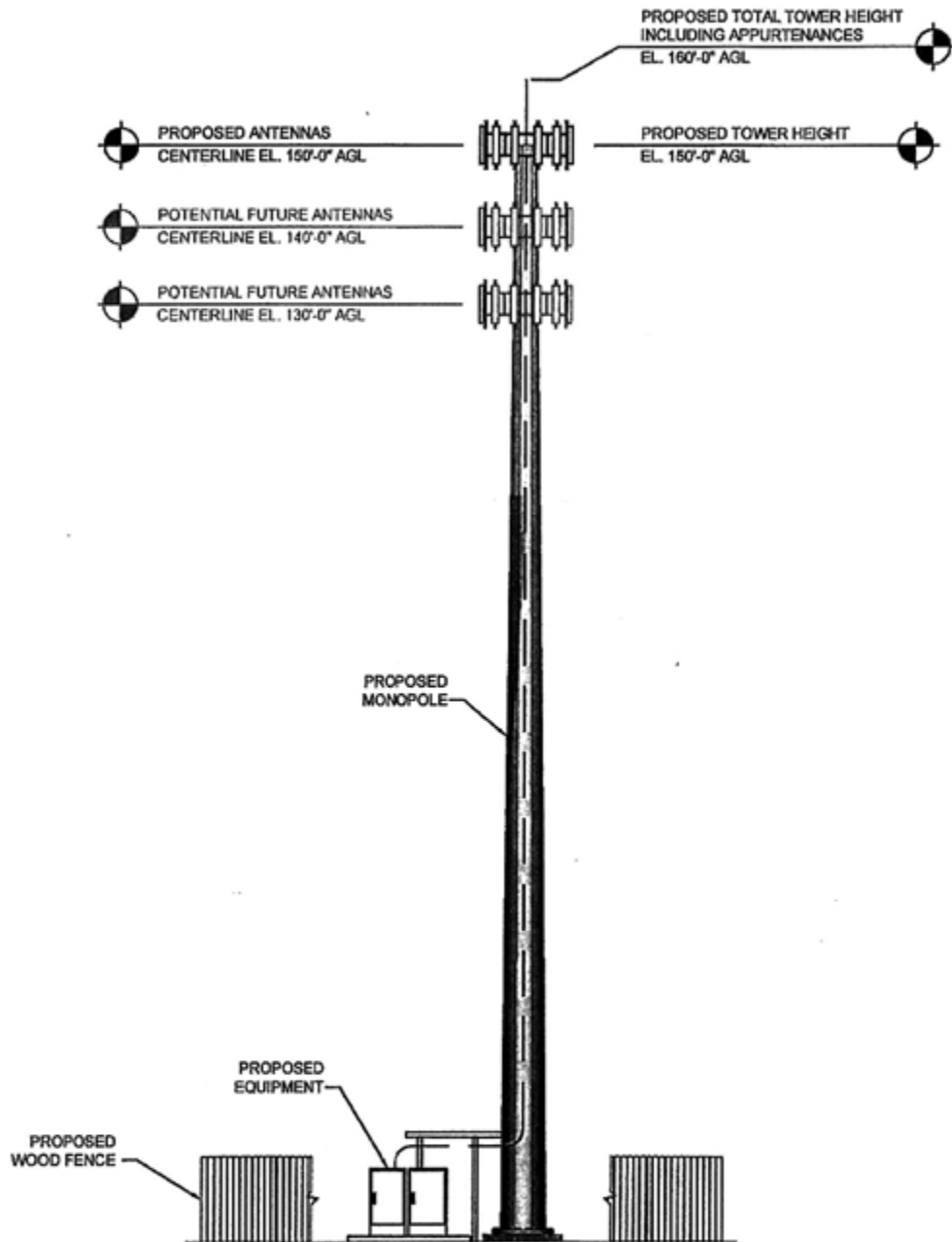
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NTS

DETAIL SITE PLAN



1
C5

MONOPOLE TOWER ELEVATION

NOT TO SCALE

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