

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT, &
ZONING AMENDMENT STAFF REPORT****Date: February 3, 2022**

<u>NAME</u>	United Rentals (Brent Johnson, Agent)
<u>SUBDIVISION NAME</u>	United Rentals - 2 Subdivision
<u>LOCATION</u>	4230 Halls Mill Road (West side of Halls Mill Road, 135'± North of the West terminus of Alden Drive).
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	B-3, Community Business District
<u>PROPOSED ZONING</u>	I-1, Light Industry District
<u>AREA OF PROPERTY</u>	1 Lot / 0.7± Acres
<u>CONTEMPLATED USE</u>	<p>Subdivision approval to create one (1) legal lot of record from two metes-and-bounds parcels; Planned Unit Development Approval to allow multiple buildings; and Rezoning from B-3, Community Business District, to I-1, Light Industry District.</p> <p>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.</p>
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Clarify the corners marked CRF 5 or add it to the legend.
- C. Revise the vicinity map to delete the “photo” and only include roads and road names.
- D. Provide a written description for the subdivision boundary.
- E. Revise the two (2) different notes that reference the flood zones. New maps went into effect on June 5, 2020.
- F. Provide the Owner’s (notarized) signatures.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #87) LOT 5 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with the Engineering-Permitting Dept. during the design phase to establish the exact amount.
- H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development:

- 1. Provide a PUD Site Plan showing and labeling the existing and proposed buildings and other site conditions. The plan sheets attached to the Application included the Subdivision Plat and Boundary & Topo Survey drawing.
- 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. 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 Permitting 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).
 - b. 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.
 - c. 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.
 - d. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that

the amount of impervious area is less than or equal to the approved amount of impervious area provided in the subdivision detention design.

- e. The 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.
- f. 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.
- g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Rezoning: No Comments.

TRAFFIC ENGINEERING COMMENTS

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval create one (1) legal lot of record from two metes-and-bounds parcels; Planned Unit Development Approval to allow multiple buildings; and Rezoning from B-3, Community Business District, to I-1, Light Industry District.

The site has been given a Light Industry (LI) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The lot fronts Halls Mill Road, a minor street without curb and gutter, and therefore should have a minimum right-of-way of 60-feet. The preliminary plat does not state the existing right-of-way width, but does illustrate that there is 25-feet between the subject site and the centerline, thereby demonstrating that dedication to provide 30-feet to the centerline should be required, if approved.

The proposed lot size is provided acres only, and exceeds the minimum standards. If approved, the Final Plat should provide the lot size in square feet and acres, adjusted for dedication.

The preliminary plat submitted labels the proposed lot as Lot 5. If approved, the plat should be revised to label the resulting lot as Lot 1.

Regarding access management, a note should be placed on the Final Plat stating Traffic Engineering comments, if approved.

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.

It is very important to note that PUD review is site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The site plan submitted depicts the two existing structures and associated parking on the subject site. The applicant is not proposing to alter the structures at all, but the assembly of the two parcels into one legal lot, necessitates Planned Unit Development approval.

The applicant states:

Contemplated Use

United Rentals is wanting to relocate an existing Tools Division (currently located 4185 Alden Dr., Mobile, AL) to this location. We will be utilizing the existing building structure which includes office space (approximately 1,200 sq. ft.) and shop space (approximately 4,500 sq. ft.).

Character of Improvements

United Rentals will improve the existing property and facilities:

Exterior

- *Paint the Building.*
- *Sealcoat & Stripe parking area.*

- *Remove overgrown landscaping & improve existing.*
- *Repair existing chain-linked fence as needed.*
- *Install commercial grade Geo-Grid System (as well as patch existing asphalt).*

Interior

- *Paint Walls.*
- *Upgrade Restrooms to meet current ADA requirements.*

Time Schedule

After property is Re-Zoned, we will submit for permitting immediately (we have begun the A&E to run concurrently with the Re-Zoning). And will begin construction once the permit is issued.

We do not have any long-lead items that could possibly delay the construction schedule.

We anticipate no more than 90 days for completion (depending on weather).

Plan Consistency Statement

United Rentals is wanting to relocate an existing Tools Division (currently located 4185 Alden Dr., Mobile, AL) to this location, 4230 Halls Mills Rd, Mobile, AL 36693. The current Zoning for this address is B-3 Community Business – District Center (DC) & Mixed Commercial Corridor (MCC).

United Rentals Tools would be required to operate within a Zoning for I-1 Light Industry. Therefore, we are requesting for the current Zoning to be Re-Zoned to I-1. The Future Land Use Map has identified this address to be “Light Industry”. In fact, the majority of the properties in this area, are identified to be “Light Industry”.

While the applicant is not making any alterations to the existing structures, because the majority of the structures on the site are used for shop space, it is important that the applicant provide the number of non-office employees so that staff can insure that there is sufficient parking on-site. Based on the office square footage alone, four parking spaces are required; the site plan shows six. Because warehouse parking is calculated at one parking space per three employees, if the site will have six or fewer warehouse employees, compliant parking exists. If additional employees will be at the site, additional compliant parking must be provided.

The site is bounded by R-1, Single-Family Residential property to the West, B-3, Community Business District to the South, and I-1, Light Industry to the North and East.

The site plan submitted depicts a 6’ high chain link fence along the West property line, adjacent to R-1 property. If approved, the site plan should be revised to either depict a 6’ high privacy fence along the rear property line, or depict a 10’ wide, 6’ tall evergreen vegetative buffer.

Section 64-9 of the Zoning Ordinance states that new I-1 districts should be a minimum of four (4) acres in size, if not abutting an existing commercial zoning district. The subject property (0.7± acres) does abut an existing I-1 district, and thus is complies with this guideline.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The applicant does not state which of the four conditions prevail that would justify the proposed rezoning; however, they state that they are wanting to relocate their rental and sales of construction equipment and supplies to the subject site, presumably to compliment the existing equipment rental and sales at the property immediately to the North of the site. Therefore, it could be that there is a need to increase the number of sites available to business or industry which makes reclassification of the land necessary and desirable.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) illustrate the existing right-of-way along Halls Mill Road;
- 2) dedication to provide 30-feet from the centerline of Halls Mill Road;
- 3) provision of the lot sizes in square feet and acres, adjusted for dedication;
- 4) revision of the Final Plat to label the new lot as Lot 1;
- 5) full compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Clarify the corners marked CRF 5 or add it to the legend. C. Revise the vicinity map to delete the "photo" and only include roads and road names. D. Provide a written description for the subdivision boundary. E. Revise the two (2) different notes that reference the flood zones. New maps went into effect on June 5, 2020. F. Provide the Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #87) LOT 5 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with the Engineering-Permitting Dept. during the design phase to establish the exact amount. H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.*);

- 6) placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*);
- 8) compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*); and
- 9) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.

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

- a. 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 it allows to existing structures to remain on site while the property becomes a legal lot of record;
- b. 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 will allow continued use of a developed site;
- c. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because no new land disturbance activities are proposed;
- d. the proposal promotes the objective of Open space (*to encourage the provision of common open space through efficient site design*), because there will no reduction in the amount of landscaped area provided;
- e. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because all infrastructure is in place to serve the site.

Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) illustrate dedication to provide 30-feet from the centerline of Halls Mill Road;
- 2) provision of the lot sizes in square feet and acres, adjusted for dedication;
- 3) revision of the site plan to illustrate a compliant residential buffer along the West property line;

- 4) revision of the site plan to provide the amount of office space as well as warehouse employees so that staff can determine if compliant parking is available;
- 5) revision of the site plan to provide additional parking on site, if determined necessary;
- 6) full compliance with Engineering comments: *(1. Provide a PUD Site Plan showing and labeling the existing and proposed buildings and other site conditions. The plan sheets attached to the Application included the Subdivision Plat and Boundary & Topo Survey drawing. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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 Permitting 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). b. 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. c. 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. d. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area provided in the subdivision detention design. e. The 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. f. 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. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 7) placement of a note on the Final Plat stating Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*

- 9) compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*); and
- 10) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.

Rezoning: Based on the preceding, this application is recommended for Approval for the following reason:

- 1) there is a need to increase the number of sites available to business or industry which makes reclassification of the land necessary and desirable

The rezoning should be subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

Revised for the February 3rd meeting:

The Planning Commission heldover the applications from the January 20th meeting at the applicant's request. No additional information has been submitted. It should be noted that the previous staff report erroneously stated that Halls Mill Road is a minor road requiring a 60-foot minimum right-of-way. However, Halls Mill Road is a collector street requiring a minimum right-of-way of 70-feet. As such, dedication should be required to provide 35-feet from the centerline, if approved. The remaining recommendations are the same.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) *illustrate the existing right-of-way along Halls Mill Road;*
- 2) *dedication to provide 35-feet from the centerline of Halls Mill Road;*
- 3) *provision of the lot sizes in square feet and acres, adjusted for dedication;*
- 4) *revision of the Final Plat to label the new lot as Lot 1;*
- 5) *full compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Clarify the corners marked CRF 5 or add it to the legend. C. Revise the vicinity map to delete the "photo" and only include roads and road names. D. Provide a written description for the*

subdivision boundary. E. Revise the two (2) different notes that reference the flood zones. New maps went into effect on June 5, 2020. F. Provide the Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #87) LOT 5 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with the Engineering-Permitting Dept. during the design phase to establish the exact amount. H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 8) compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and
- 9) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.

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

- a. 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 it allows to existing structures to remain on site while the property becomes a legal lot of record;
- b. 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 will allow continued use of a developed site;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no new land disturbance activities are proposed;

- d. *the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will no reduction in the amount of landscaped area provided;*
- e. *the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because all infrastructure is in place to serve the site.*

Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) *illustrate dedication to provide 35-feet from the centerline of Halls Mill Road;*
- 2) *provision of the lot sizes in square feet and acres, adjusted for dedication;*
- 3) *revision of the site plan to illustrate a compliant residential buffer along the West property line;*
- 4) *revision of the site plan to provide the amount of office space as well as warehouse employees so that staff can determine if compliant parking is available;*
- 5) *revision of the site plan to provide additional parking on site, if determined necessary;*
- 6) *full compliance with Engineering comments: (1. Provide a PUD Site Plan showing and labeling the existing and proposed buildings and other site conditions. The plan sheets attached to the Application included the Subdivision Plat and Boundary & Topo Survey drawing. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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 Permitting 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). b. 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. c. 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. d. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area provided in the subdivision detention design. e. The 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. f. 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. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 7) placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 9) compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and*
- 10) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.*

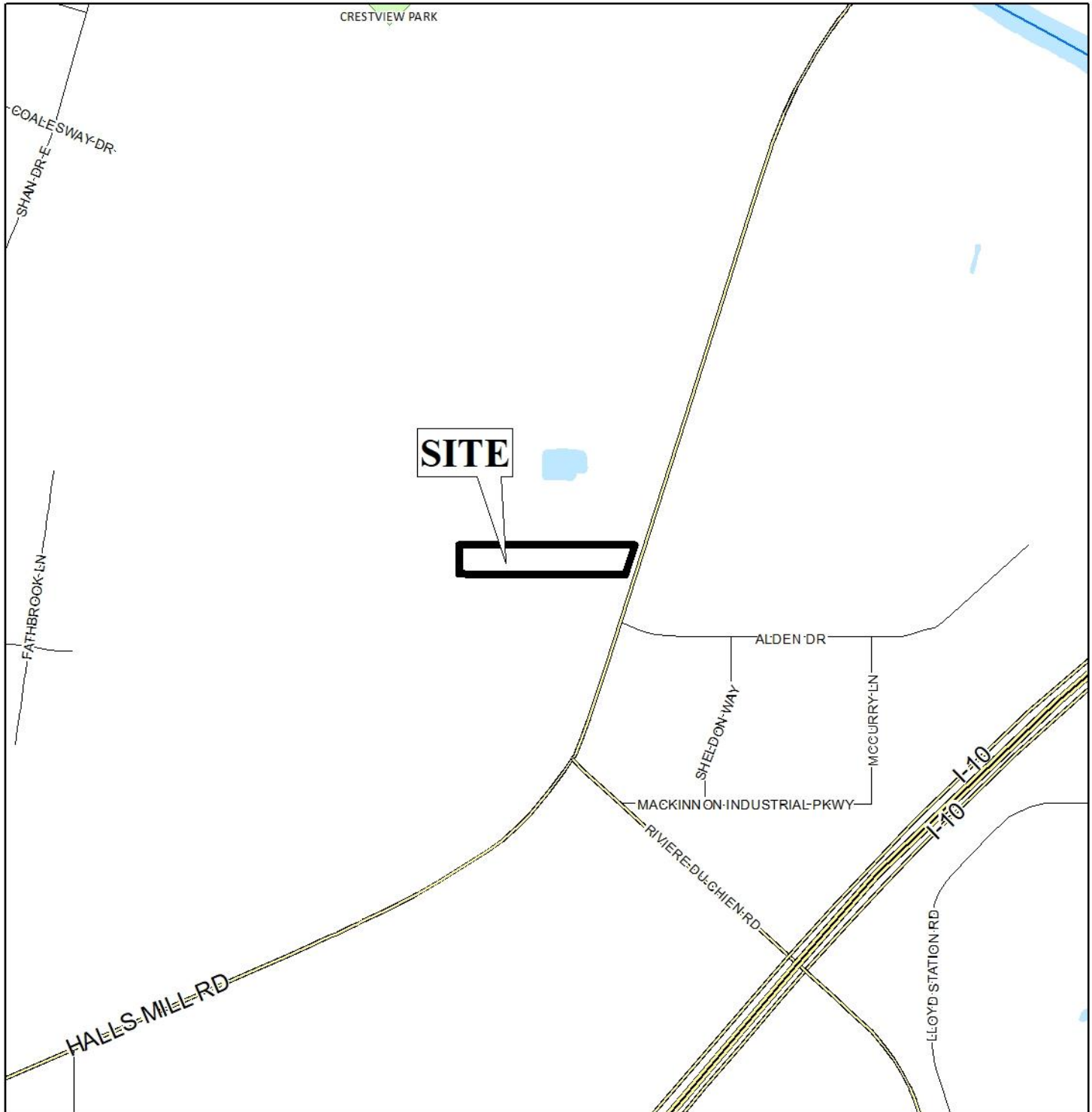
Rezoning: *Based on the preceding, this application is recommended for Approval for the following reason:*

- 1) there is a need to increase the number of sites available to business or industry which makes reclassification of the land necessary and desirable*

The rezoning should be subject to the following conditions:

- 1) completion of the Subdivision process; and*
- 2) full compliance with all municipal codes and ordinances.*

LOCATOR MAP



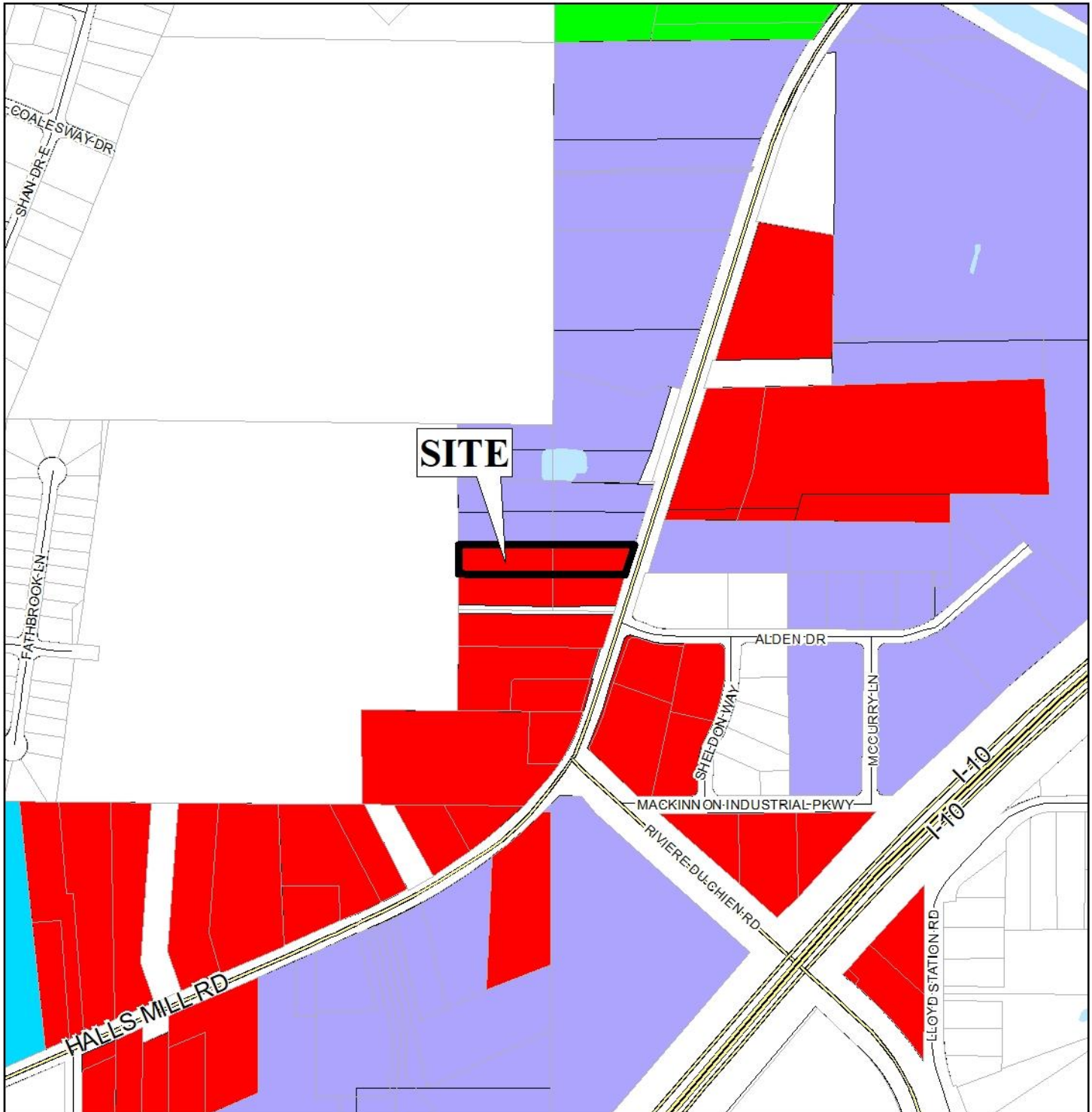
APPLICATION NUMBER 2 DATE February 3, 2022

APPLICANT United Rentals (Brent Johnson, Agent)

REQUEST Subdivision, PUD, Rezoning from B-3 to I-1



LOCATOR ZONING MAP



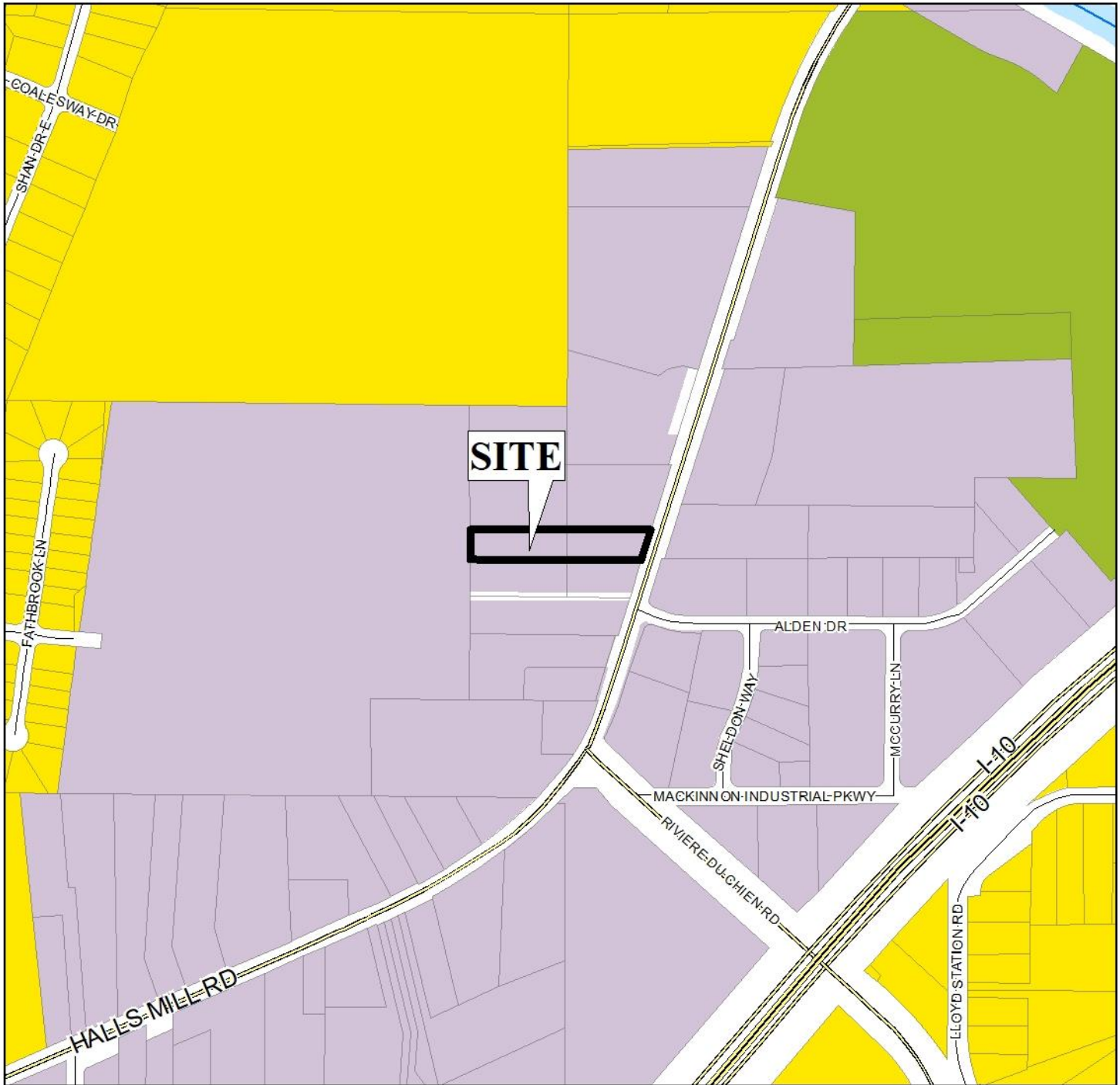
APPLICATION NUMBER 2 DATE February 3, 2022

APPLICANT United Rentals (Brent Johnson, Agent)

REQUEST Subdivision, PUD, Rezoning from B-3 to I-1



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE February 3, 2022

APPLICANT United Rentals (Brent Johnson, Agent)

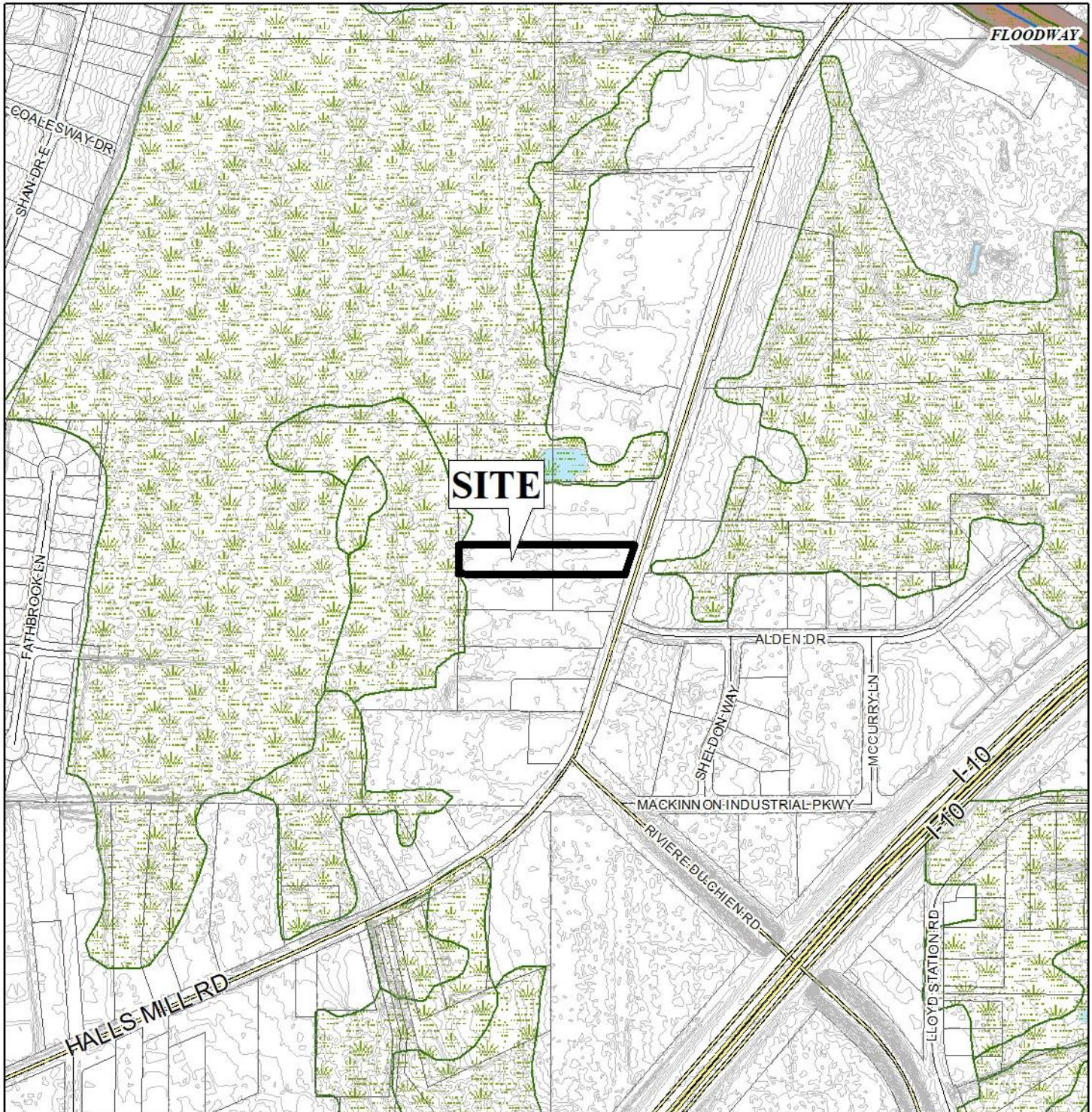
REQUEST Subdivision, PUD, Rezoning from B-3 to I-1

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	



NTS

ENVIRONMENTAL LOCATOR MAP



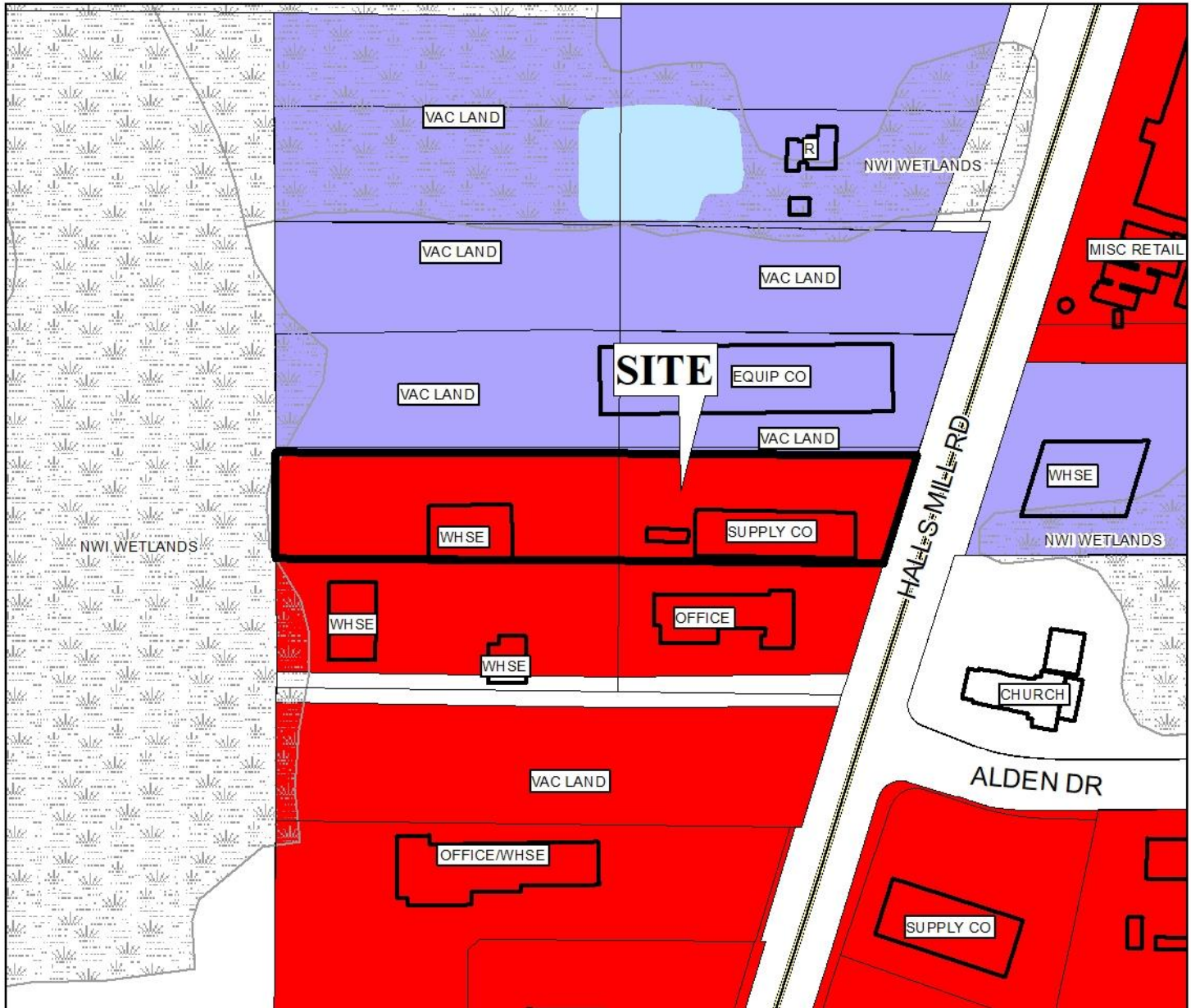
APPLICATION NUMBER 2 DATE February 3, 2022

APPLICANT United Rentals (Brent Johnson, Agent)

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial, industrial and residential 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

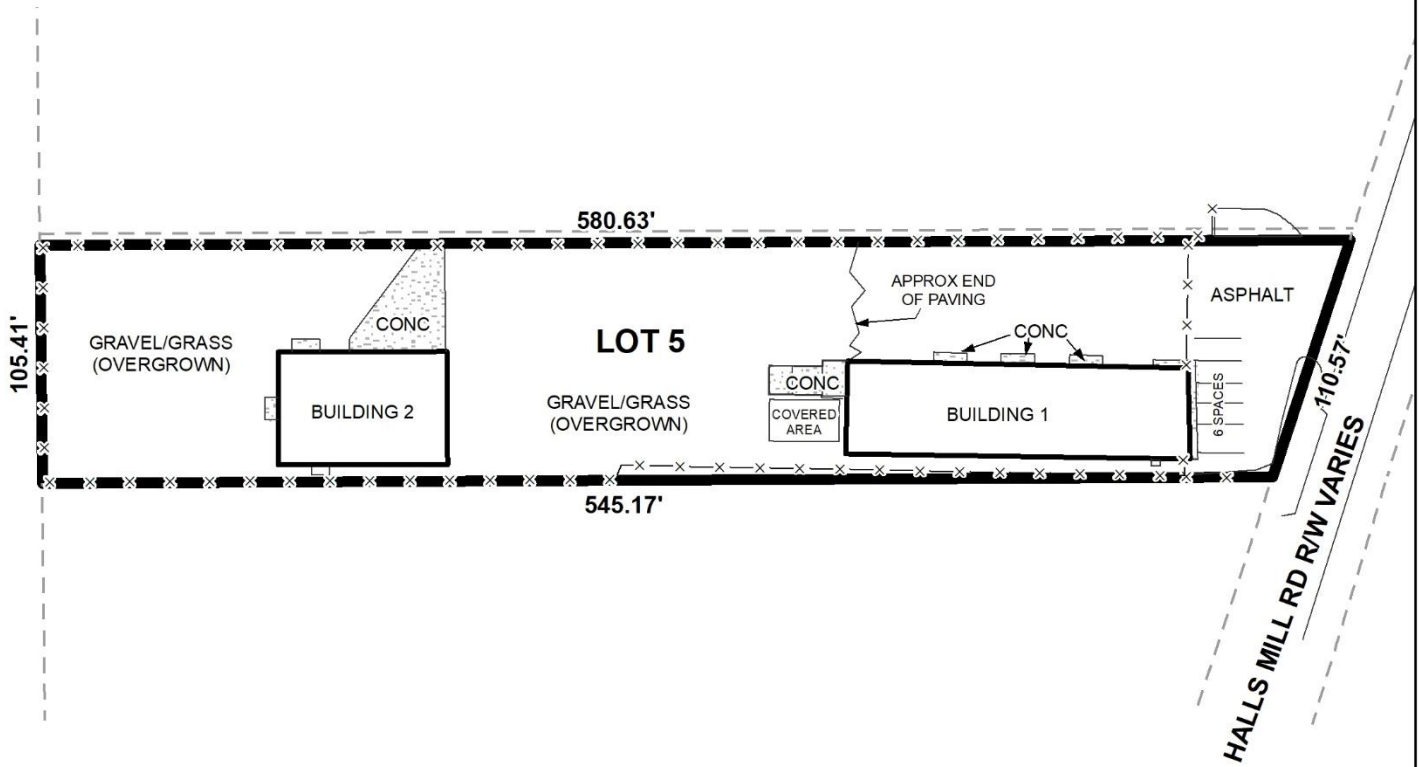


The site is surrounded by miscellaneous commercial, industrial and residential units.

APPLICATION NUMBER 2 DATE February 3, 2022
 APPLICANT United Rentals (Brent Johnson, Agent)
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SITE PLAN



The site plan illustrates the existing buildings, parking, and fences.

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