

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 3, 2016****DEVELOPMENT NAME**

V.P. Corporation

LOCATION951 South Conception Street
(East side of South Conception Street, 225'± South of
North Carolina Street).**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

I-2, Heavy Industry District

AREA OF PROPERTY

2 Lots/4.61± Acres

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site and shared access and
parking between building sites.**TIME SCHEDULE
FOR DEVELOPMENT**

April 2016 – September 2016

**ENGINEERING
COMMENTS**

According to the FEMA flood map information, this property is located within a Special Flood Hazard Area – AE (12). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for LOTS 1 & 2.

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

Per Planning Commission subdivision approval on 2/18/16, Parcel 2 is to be revised to include at least 64' roadway frontage to allow for a future driveway. Parcel 1 is limited to two curb cuts to South Conception 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 2015-116 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).

REMARKS

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site and shared access and parking between building sites.

Planned Unit Development 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. PUD approval is *site plan specific*, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site was recently the subject of Subdivision approval at the February 18th, 2016 meeting of the Planning Commission, a condition of which was approval of a Planned Unit Development to allow shared access between proposed Lots 1 and 2 as Lot 2 would otherwise not have access to a public street due to limited street frontage. As mentioned in the Subdivision report regarding the site, Lot 2's frontage along the CSX Railroad coincides with the proposed Royal Street South

Major Street, which would have an 80 foot right-of-way; however, without any timeframe for development of the major street, no dedication of the right-of-way was recommended.

It should be noted that, as another condition of approval of the Subdivision, the interior lot line of the proposed lots should be adjusted in such a way that will accommodate a driveway to Lot 2.

Lot 1 is developed for use as a metal fabrication facility with three buildings. A fourth building on Lot 1 was recently demolished; however, the applicant mentions the existing slab will be incorporated into the development of a new, pre-engineered metal building whose footprint will be 497 square feet larger than the original building's footprint for a gross floor area of 12,297 square feet. Lot 2 is undeveloped and serves as a laydown yard for equipment associated with Lot 1. Both lots share access to two curb-cuts to South Conception Street.

It should be noted that no demolition permit was issued for the demolition of the aforementioned building on Lot 1, therefore the applicant should obtain an after-the-fact demolition permit prior to the issuance of permits for the proposed new structure.

The site utilizes aggregate limestone surfacing with the exception of proposed parking, which will be paved with asphalt. The site plan depicts three (3) parking spaces, including one (1) van accessible space, each of which meets the minimum requirements regarding stall length and width and access aisle length and width; wheel stops are also provided. The applicant provides a table indicating compliant parking specifications for eight (8) warehouse employees, for which every three (3) requires one (1) parking space.

Due to the demolition of the 11,800 square foot building on the site, re-construction of the building is such that full compliance with landscaping is required per Section 64-4.E.2.b. of the Zoning Ordinance. I-2, Heavy Industry Districts are only required to have frontage trees and landscaped area. Landscaping is proposed on the site plan – specifically, the provision of frontage trees and landscaped area – and illustrates full compliance with tree planting and landscaping requirements.

A photometric plan is not required due to the limited scope of the project; however, any new site lighting is to comply with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

A dumpster is not depicted on the site plan and one is not visible in recent aerial photos. Any dumpster placed on the property must be in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance and must be illustrated on any revised site plan(s), or there must be placement of a note on the site plan stating that curbside pickup will be utilized, if approved.

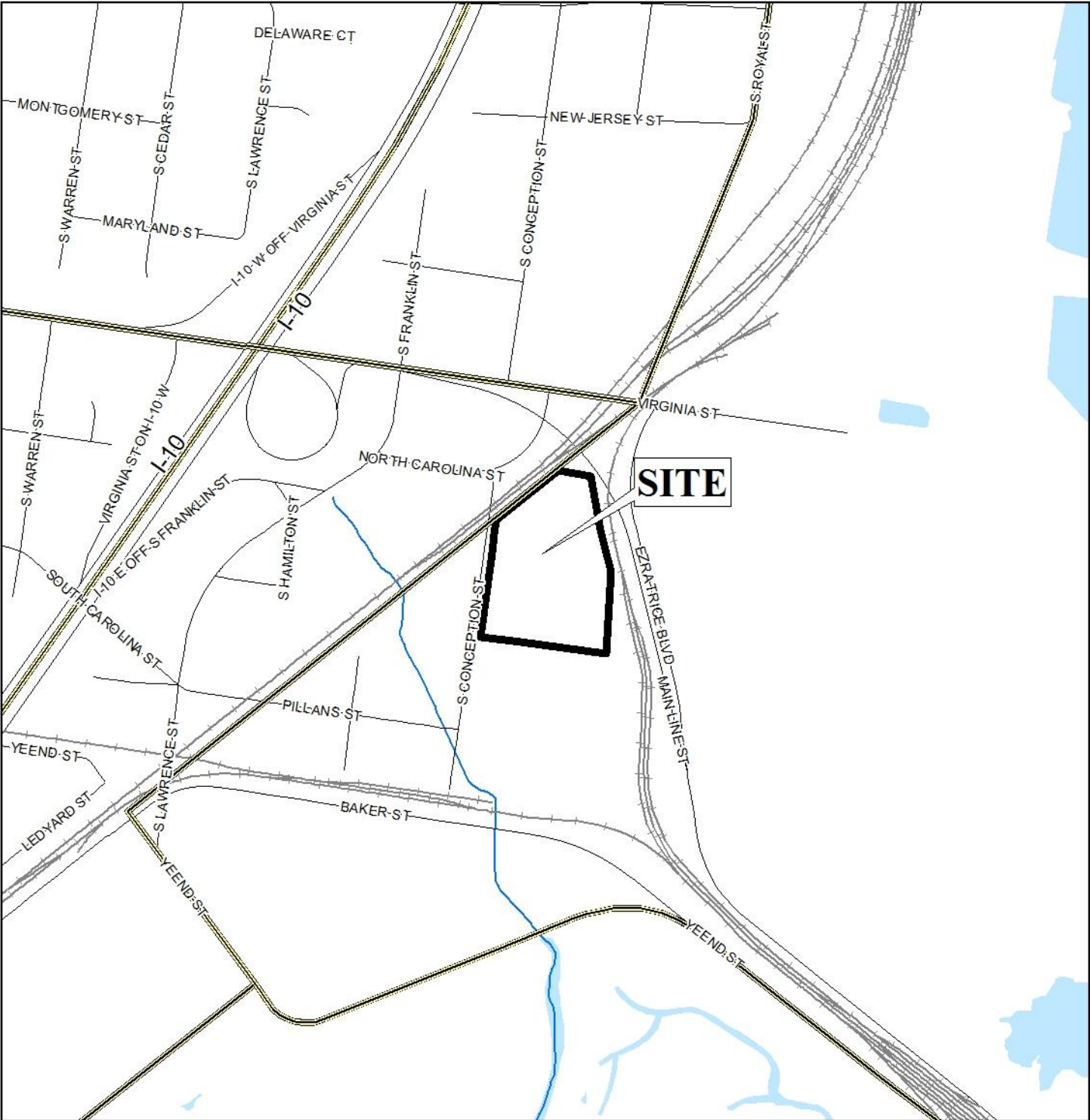
RECOMMENDATION

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

- 1) completion of the Subdivision process;

- 2) attainment of an after-the-fact demolition permit for the demolished structure prior to the issuance of any building permits;
- 3) revision of the site plan to illustrate a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that curbside pickup will be utilized;
- 4) revision of the lot lines and setbacks to reflect the Subdivision conditions of approval;
- 5) compliance with Engineering Comments: *(According to the FEMA flood map information, this property is located within a Special Flood Hazard Area – AE (12). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for LOTS 1 & 2. 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.);*
- 6) compliance with Traffic Engineering comments: *(Per Planning Commission subdivision approval on 2/18/16, Parcel 2 is to be revised to include at least 64' roadway frontage to allow for a future driveway. Parcel 1 is limited to two curb cuts to South Conception 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 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).);*
- 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).);*
- 9) submittal of a revised PUD site plan prior to the issuance of building permits or the signing of the Final Plat; and
- 10) compliance with all applicable codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 2 DATE March 3, 2016

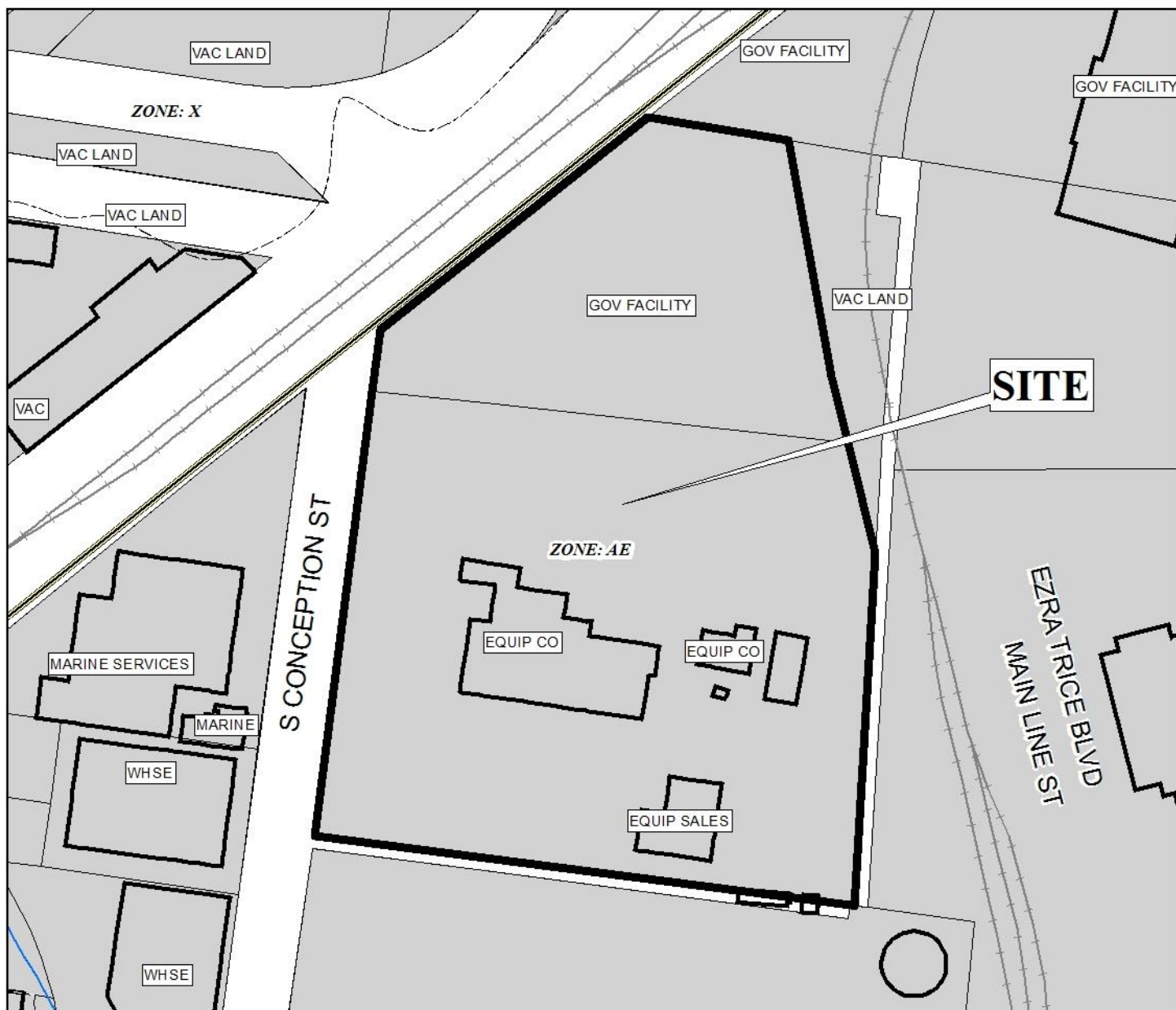
APPLICANT VP Corporation

REQUEST_____Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

APPLICATION NUMBER 2 DATE March 3, 2016

APPLICANT V P Corporation

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 ZONING



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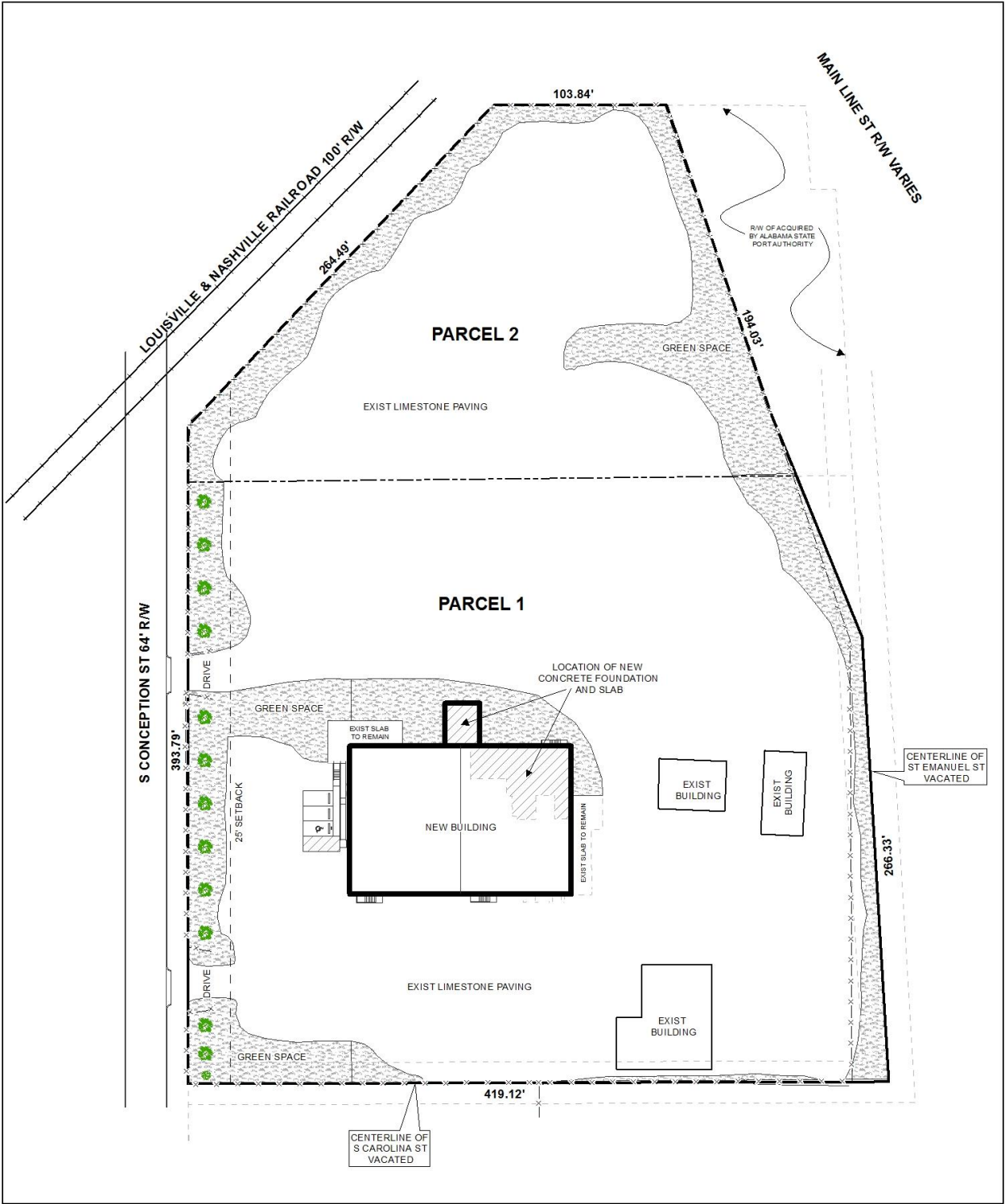
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NTS

SITE PLAN



The site plan illustrates the new building, existing buildings, setback, new trees, and drives.

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NTS