

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: May 17, 2018****NAME**

Thomas Larry Smith

LOCATION11 Midtown Park East
(West side of Midtown Park East, 200'± South of Dauphin Street)**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 0.4± Acres

CONTEMPLATED USE

Planning Approval to allow a petroleum testing laboratory in a B-3, Community Business District, and Planned Unit Development Approval to allow shared access and parking between building sites and reduced parking.

**TIME SCHEDULE
FOR DEVELOPMENT**Building Permit – June 2018
Commence Construction – July 2018
Construction Complete – October 2018**ENGINEERING
COMMENTS****Planned Unit Development:** RETAIN GENERAL
NOTES SHOWN ON THE PUD SITE PLAN**Planning Approval:** No Comments**TRAFFIC ENGINEERING
COMMENTS**

Lot is limited to its existing curb cut with any changes in 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).

Revised for the June 21, 2018 meeting:

In review of the information that you have provided in reference to the Fire Code requirements and restrictions for the Saybolt LP / Core Labs proposed facility. My research has not uncovered any requirements or restrictions that would place the proposed facility in violation of the City of Mobile adopted Fire Code as of the date of this letter. In addition to that statement I must add that any requirements and or restrictions referenced in NFPA 30 or the IFC 2012 including chapters 50 and 57 and additional requirements as recorded in City of Mobile Fire Code shall be required.

I have included some pertinent reference material to back up my interpretation of the facts as you have presented them for this proposed occupancy. All of the storage, fire protection, and additional safety procedures and equipment mentioned in your letter are to be adhered to and installed in accordance with referenced codes and standards. Any alterations, construction, installation and reconfiguration of the structure to meet the requirements will of course be required to follow the standard procedures of the City of Mobile Permitting Office, and related office inspections.

With all parties in agreement to these requirements the Bureau of Fire Prevention, in respect to the public's safety and well being, has no objection to the proposed use of the structure as presented.

REMARKS

The applicant is requesting Planning Approval to allow a petroleum testing laboratory in a B-3, Community Business District, and Planned Unit Development Approval to allow shared access and parking between building sites and reduced parking. Planning Approval is required for testing laboratories in B-3, Community Business Districts.

The site has been given a Mixed Commercial Corridor (MCC) 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 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.

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.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the testing laboratory or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required. Furthermore, PUD and PA approvals expire after one year if no permits are obtained.

The site was most recently before the Planning Commission at its May 1, 2014 meeting, where a 1-lot Subdivision and Planned Unit Development were approved; however, both of those approvals have since expired. It should be noted that the purpose of the previous Subdivision was to change the recorded front building setback from 50 feet to 25 feet.

The applicant states the following:

Nela, LLC is proposing to sell its existing building located at 11 Midtown Park E. The new tenant will be Saybolt/Core Lab which is a testing laboratory. Their business tests small amounts of petroleum product. When the product is on site, it is in very small quantities and stored in ½ gallon jars. This type of use is allowed with planning commission approval, therefore we are seeking your approval for this business use.

The purpose of this PUD is to bring the site into compliance with the City of Mobile Ordinances, mainly to allow cross access between parcels. Another purpose of the PUD is to reduce the required parking from 18 spaces to 15 spaces, which is the existing condition. The new tenant is not proposing to alter the building footprint. The existing parking lot will not be altered other than adding wheel stops for the parking in the rear to bring them into compliance and restriping the ADA spaces to bring them into compliance. The interior of the building will be remodeled to remove portions of the work space that are no longer required.

The trash service for the property is handled by shared dumpster on an adjacent property.

The proposed use of the property is a testing laboratory.

The construction will not be phased.

Anticipated Schedule:

Building Permit —June 2018

Commence Construction —July 2018

Construction Complete —October 2018

Regarding the Planned Unit Development application, the applicant is not proposing any structural changes to the building, and is simply requesting approval for the site to continue to function as it has since at least 1984, with reduced parking, and shared access and parking with the adjacent site to the South. Approval of this request may be appropriate due to previous Planned Unit Development applications being approved for the site.

As mentioned in the narrative, the applicant is proposing to test various petroleum products in small quantities, but there is no mention of what type of specific petroleum products will be on the site, or how many square feet of the building will be used for storage. Also, “small quantities” is rather subjective. The vagueness of this information makes it difficult for staff to determine any potential hazards that may be associated with the proposed business. Furthermore, due to Planning Approvals being specific to proposed scope of operations, it may be appropriate to holdover this application to allow the applicant to submit this information to staff.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, the application is recommended for Holdover to the June 21, 2018 meeting, with revisions due by May 24th to address the following:

- 1) Submittal of specific information regarding the type and quantity of petroleum products to be tested at the facility, and the square footage of the building proposed to store the petroleum products.

Planning Approval: Based upon the preceding, the application is recommended for Holdover to the June 21, 2018 meeting, with revisions due by May 24th to address the following:

- 1) Submittal of specific information regarding the type and quantity of petroleum products to be tested at the facility, and the square footage of the building proposed to store the petroleum products.

Revised for the June 21, 2018 meeting:

The application was heldover from the May 17, 2018 meeting to allow the applicant time to submit additional information regarding the type and quantity of petroleum products to be tested at the facility, and the square footage of the building proposed to store the petroleum products.

The applicant submitted the following:

In regards to the inquiry concerning Saybolt / Core Laboratories, we are pleased to provide the following information in support of the Company's interest in the facility at 11 Midtown Park East, Mobile, Alabama 36606.

Saybolt has a long history as a member of the Mobile community and looks forward to maintaining this relationship for many years in the future. Saybolt services the energy industry with laboratory analyses, independent field inspections as well as monitoring and verification programs. Our clients and partners include major oil companies, chemical industries, traders, shippers, buyers and insurance interests.

Herewith, we also provide a summary of the safety measures and / or practices that are currently in place with our systems for this facility:

- This location is a small quantity generator of hazardous waste*
- There is no intent for any outdoor storage of hazardous materials at the proposed site -For indoor storage, it is intended to have an approx. 380sqft room dedicated to hazardous material storage; this would serve as the Company's sample retention room*
 - This room is intended to have all 4 walls be made up of cinder blocks*
 - All products should be hazard class 3*
 - Max storage of crude oil would be ~100gal*
 - Max storage of DOT PG 2 material would be ~70gal (gasoline and laboratory solvents)*
 - Max storage of DOT PG 3 material would be ~150gal (diesel fuel, kerosene, fuel oil)*
 - Storage containers will be grounded with appropriate containment; no spillage will enter city or storm water systems*
- With regards to fire extinguishers, we ensure all of our locations are compliant to NFPA 1 and NFPA 10, concerning types and quantities of fire extinguishers present*
- Additionally, fire blankets are available for further fire fighting measures*
- While in the laboratory, flammable materials are stored in approved flammable liquid storage cabinets*
- Our company requirements include the need for fire detection systems, at a minimum smoke alarms / detectors*
- Laboratory fume hoods are required to minimize flammable vapors in the*

laboratory; these are required to be cleaned regularly to minimize potential fire hazard

The Fire Department has reviewed the information provided by the applicant and determined that the storage limits and systems as well as safety procedures proposed would be in keeping with the requirements the Bureau of Fire Prevention, in respect to the public's safety and well-being.

RECOMMENDATION

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because a portion of the parking on-site is accessed through an adjacent lot;*
- b. 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 the site has existed in its current configuration since at least 1984;*
- c. 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 the applicant simply wishes to operate at the site with its current configuration;*
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no additional impervious surfaces are proposed;*
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site would be required to place additional impervious surfacing should additional parking spaces be required; and*
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new curb cuts are proposed for the development.*

The Approval is subject to the following conditions:

- 1) Compliance with Engineering Department comments (RETAIN GENERAL NOTES SHOWN ON THE PUD SITE PLAN);*
- 2) Compliance with Traffic Engineering comments (Lot is limited to its existing curb cut with any changes in 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.);*
- 3) 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 61-929 and City Code Chapters 57 and 64).;*
- 4) 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); and*
- 5) Full compliance with all municipal codes and ordinances.*

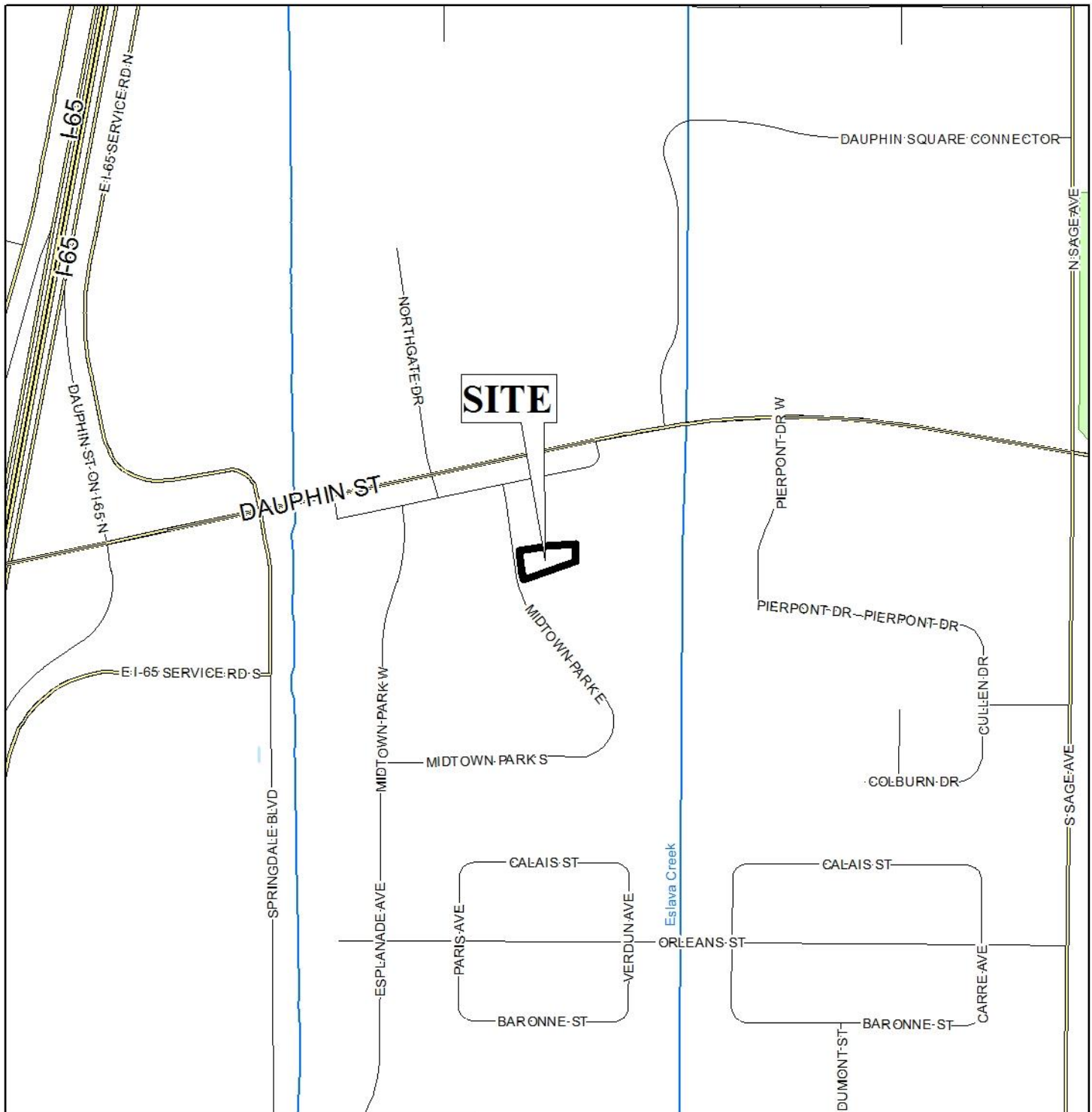
Planning Approval: Staff recommends the following Findings of Fact for Approval:

- a. *the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the storage limits and systems as well as safety procedures proposed would be in keeping with the requirements the Bureau of Fire Prevention;*
- b. *the proposal will not cause undue traffic congestion or create a traffic hazard, because no additional traffic will result from the proposed business; and*
- c. *the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is surrounded by commercial uses.*

Recommended for Approval, subject to the following conditions:

- 1) *Limited to 380± square feet of the building to be used for storage of petroleum products;*
- 2) *Limited to no more than 100 gallons of crude oil on site;*
- 3) *Limited to no more than 70 gallons of gasoline and laboratory solvents;*
- 4) *Limited to no more than 150 gallons of diesel fuel, kerosene, fuel oil;*
- 5) *Limited to storage of petroleum products in containers not to exceed ½ gallon;*
- 6) *Compliance with Traffic Engineering comments (Lot is limited to its existing curb cut with any changes in 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 61-929 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); and*
- 9) *Full compliance with all municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 3 DATE June 21, 2018

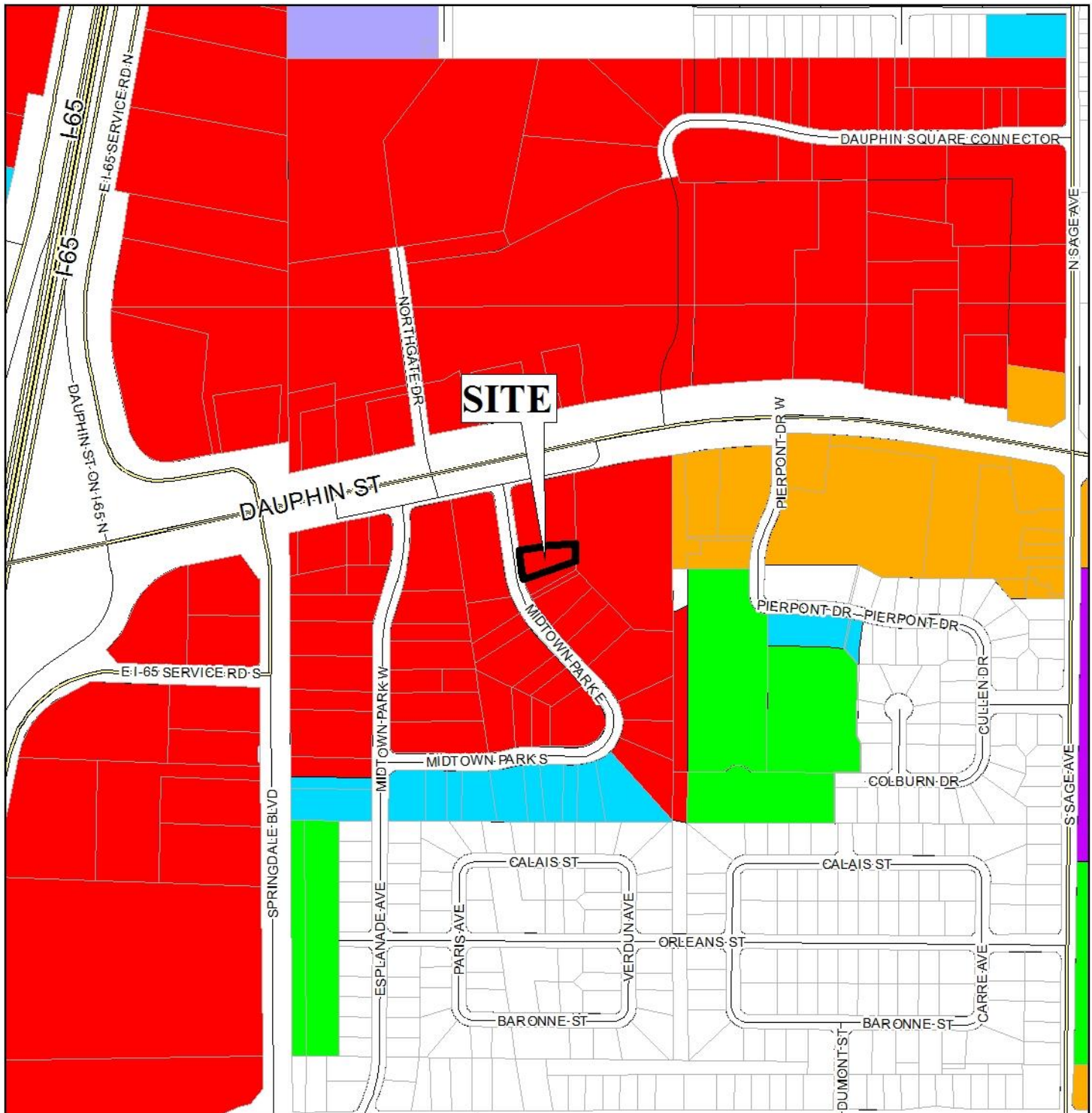
APPLICANT Thomas Larry Smith

REQUEST Planned Unit Development, Planning Approval



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE June 21, 2018

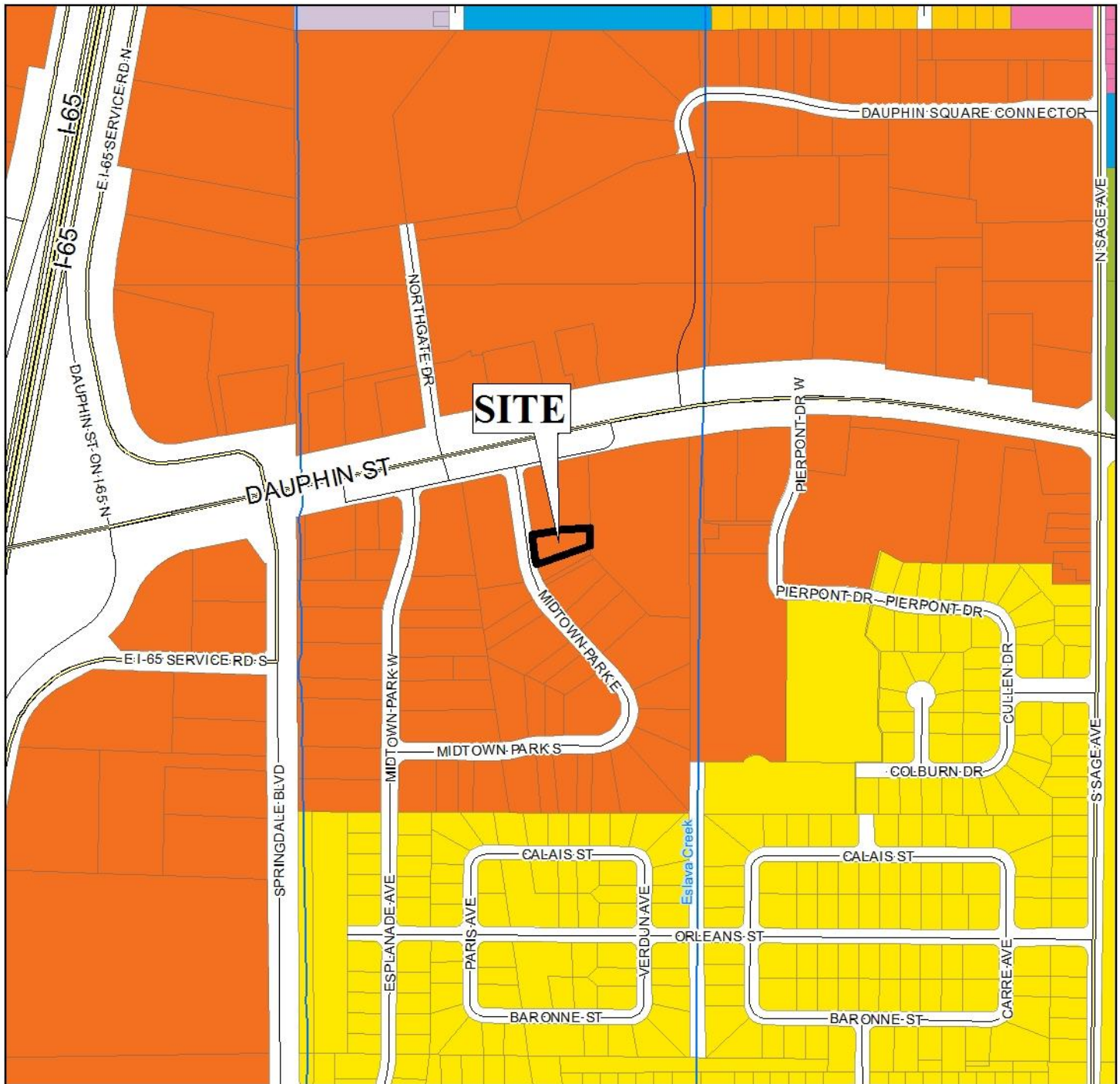
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FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE June 21, 2018

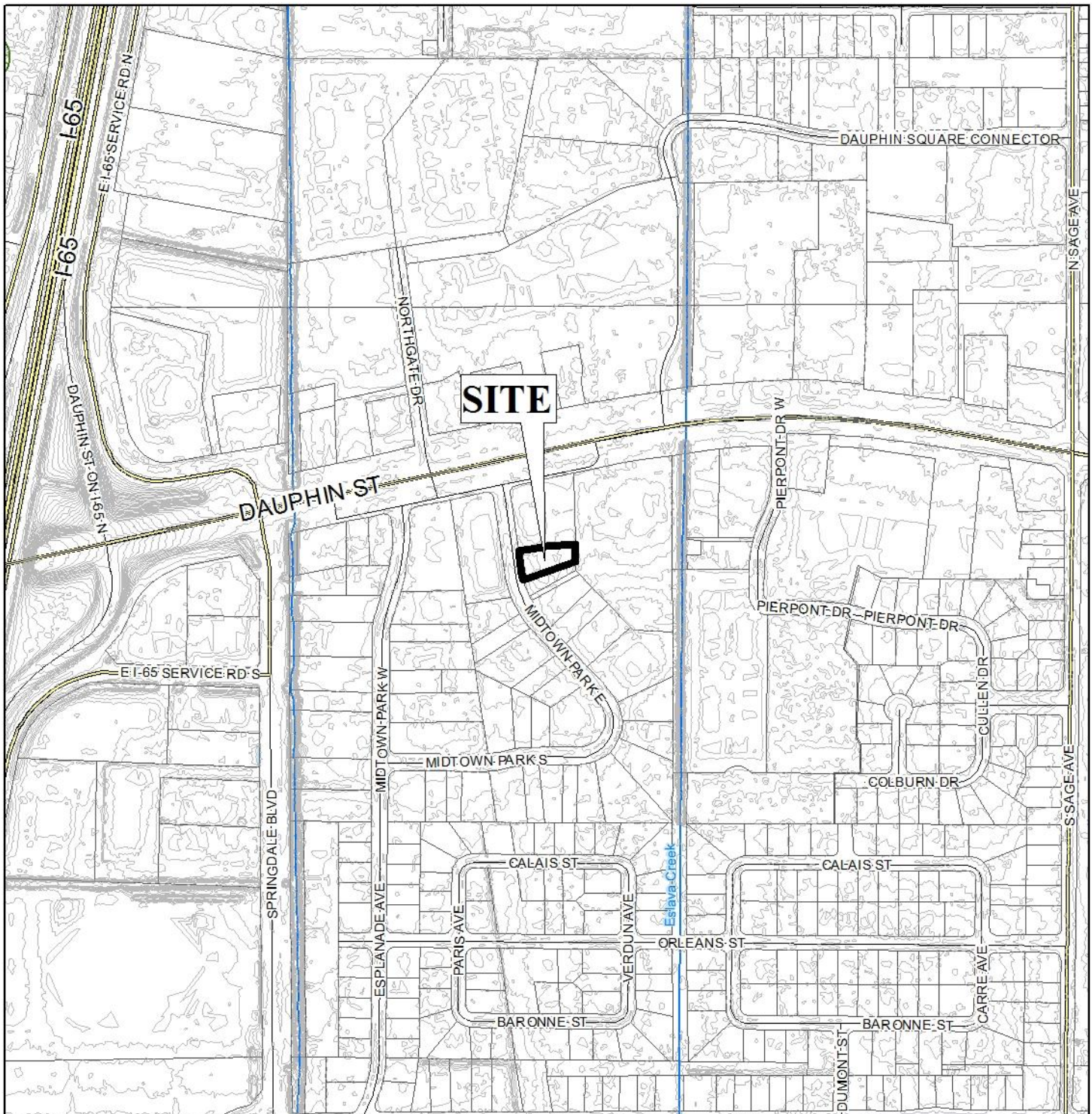
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 3 DATE June 21, 2018

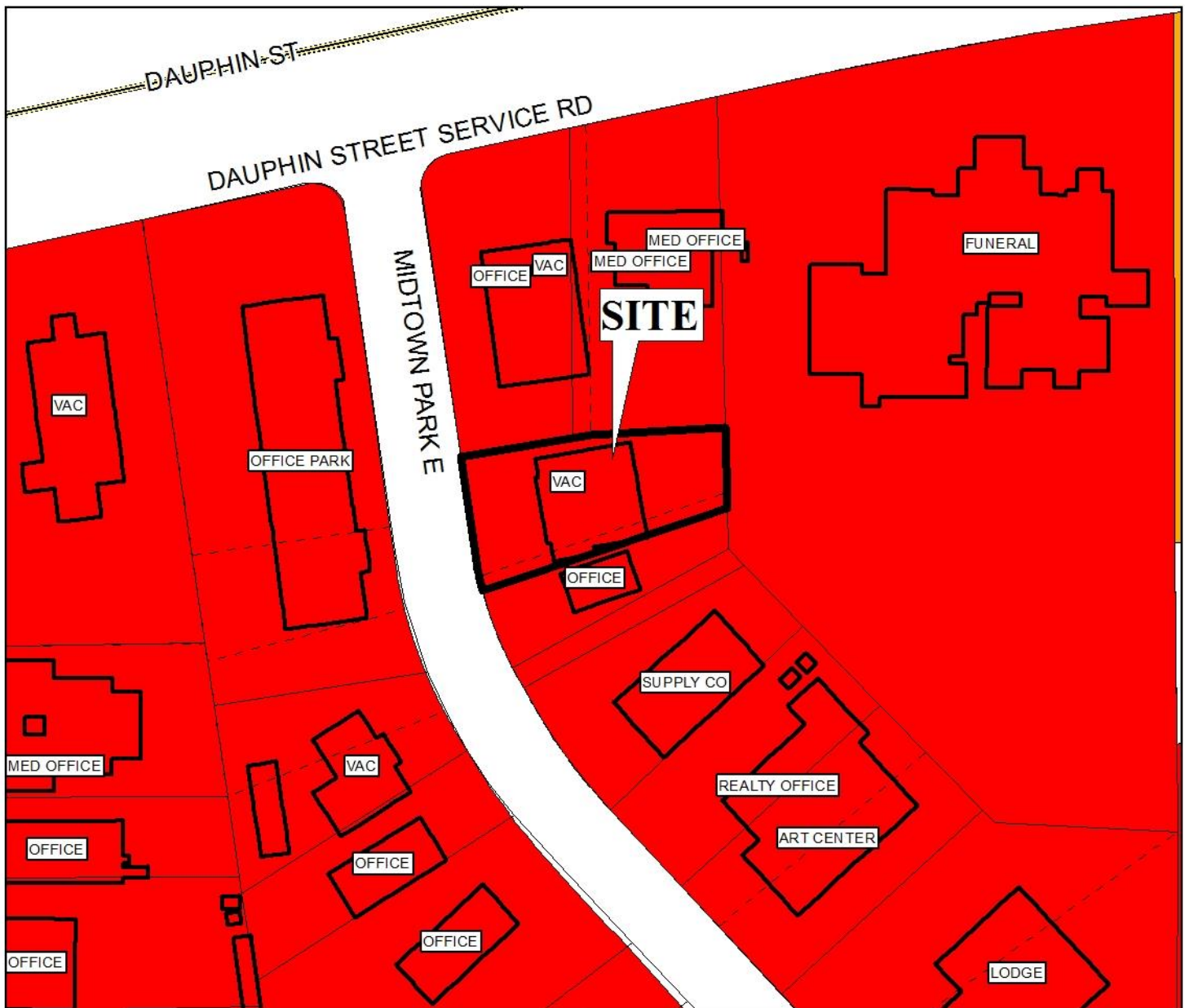
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 3 DATE June 21, 2018

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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 commercial units.

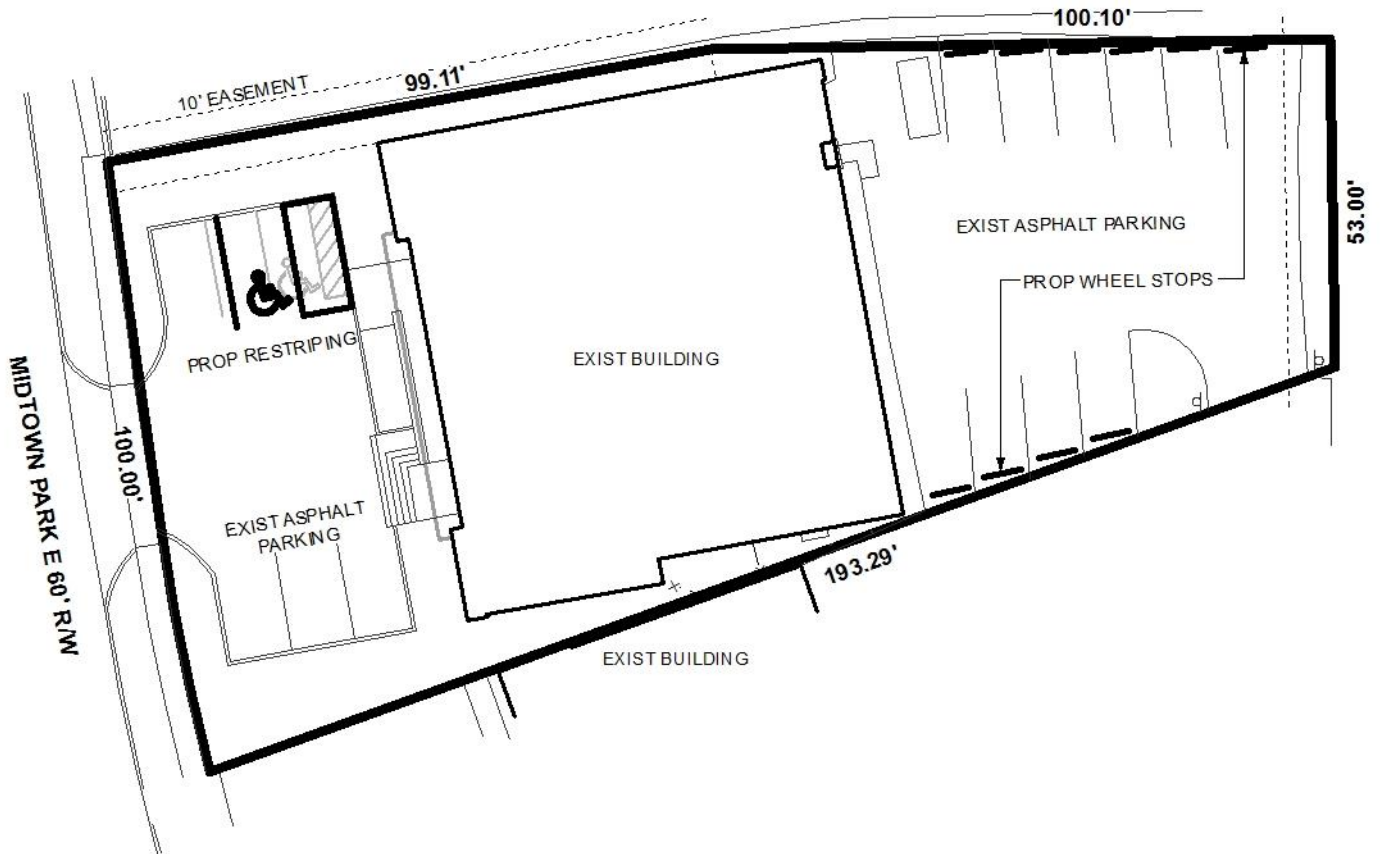
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SITE PLAN



The site plan illustrates the existing building, existing parking, easment, proposed restriping, and proposed wheel stops.

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