



Agenda Item # 4 SUB-002796-2023

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

DETAILS

Location:

North side of Industrial Parkway Extension, 570'± East of U.S. Highway 43 South

Subdivision Name:

3B South Subdivision

Applicant / Agent:

Norfolk Southern Railway Company / Kristi B. Glahn

Property Owner:

Vertex Refining Alabama, LLC

Current Zoning:

I-2, Heavy Industry District

Future Land Use:

Water Dependent & Heavy Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create two (2) legal lots of record from twenty-eight (28) metes-and-bounds parcels.

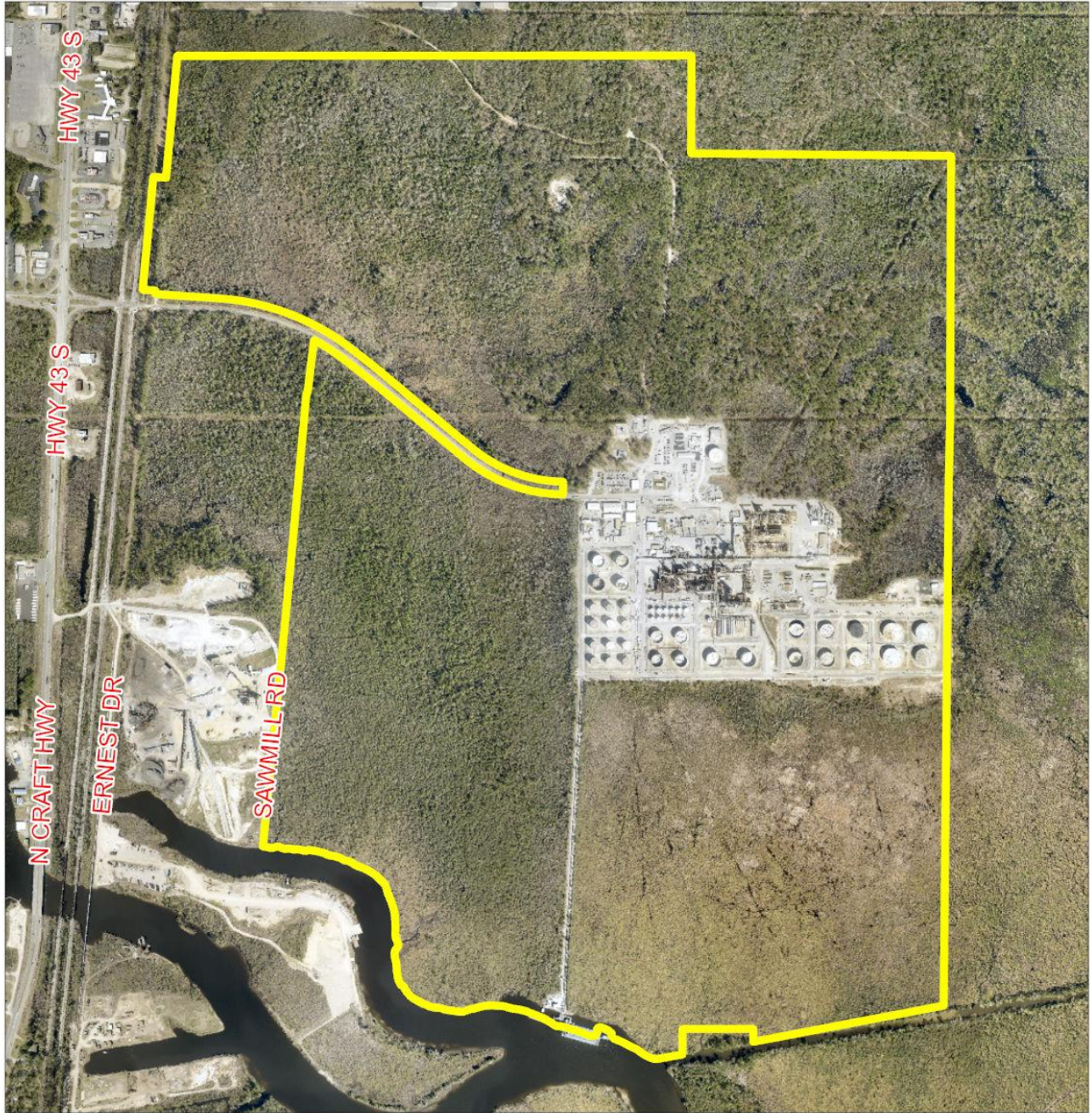
Commission Considerations:

1. Subdivision approval with nine (9) conditions.

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3B SOUTH SUBDIVISION



APPLICATION NUMBER 4 DATE February 22, 2024



NTS

SITE HISTORY

Rezoning of the site from R-A, Residential Agricultural District, to I-2, Heavy Industry District, was adopted by City Council at its August 3, 1967 meeting as part of an overall rezoning of the area.

A portion of proposed Lot 2 was originally the subject of a Special Exception Variance requesting construction of a crude fractionation facility, which the Board of Zoning Adjustment approved at its October 1974 meeting. Expansion of the facility was approved by the Board at its March 1980 meeting, also as a Special Exception Variance.

Several Administrative Planned Unit Developments (PUDs) were approved between 2007 and 2016 allowing further development of the fractionation facility, to allow multiple buildings on a site consisting of multiple parcels with shared access and parking. These included approval of additional office, lab, welcome center, and wellness buildings, as well as the construction of a 170-foot tall radio communications tower.

There are no Planning Commission cases associated with the site.

It should be noted that two (2) of the parcels associated with the request are outside of Mobile city limits, but within Saraland city limits. As such, they have not been the subject of any Mobile City Planning Commission or Board of Zoning Adjustment reviews.

STAFF COMMENTS

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- 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. Provide a PLAT to review instead of an ALTA/NSPS Land Title Survey.
- C. Provide the proposed Subdivision Name on the FINAL PLAT.
- D. Provide reference, on the map and the description, to a monumented corner.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add street names to the vicinity map.
- G. Provide a written description for the proposed subdivision boundary.
- H. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- I. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- J. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- K. Show and label all flood zones. New maps went into effect on June 5, 2020.
- L. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12.
- M. Show and label each and every Right-Of-Way and easement.
- N. Delete the duplicate information contained on Sheets 1 – 4 such as signature blocks, legend, ALTA Certifications.

- O. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”.
- P. Add a signature block for the Notary Public (for Owner) and Traffic Engineer.
- Q. Delete the approval signatures for the City of Saraland. The property must be located within the City of Mobile.
- R. Provide the Surveyor’s Certificate.
- S. As shown on the 1984 aerial photo LOTS 1 and 2 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). Applicant will need to coordinate with the City Engineering Permitting Department (G. Davis) to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review.
- T. Add a note 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.
- U. Add a note 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.
- V. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- W. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- X. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- Y. 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.

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 Article 3, Section 64-3-12 of the City’s Unified Development Code.

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 (2021 International Fire Code). Fire apparatus access is required to be within 150’ of all non-sprinklered commercial buildings and within 300’ of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400’ of non-sprinkled commercial buildings, within 600’ of sprinkled commercial buildings, and within 100’ of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The purpose of the subdivision application is to create two (2) legal lots of record from twenty-eight (28) metes-and-bounds parcels. The applicant states the site is not served by public water and sanitary sewer services, but a developed portion of proposed Lot 2 seems to already have access to these facilities.

Proposed Lots 1 and 2 have frontage along Industrial Parkway Extension, a minor street without curb and gutter requiring a 60-foot right-of-way. A note on the plat states the street has an existing 100-foot right-of-way, but this is not adequately illustrated. If approved, revision of the plat should be required to illustrate at least a 60-foot right-of-way width along Industrial Parkway Extension.

Both proposed lots exceed the minimum lot area requirements of Section 6.C.2(a) of the Subdivision Regulations; however, neither lot is labeled with its size in either square feet or acres. As such, revision of the plat to provide the size of each lot in square feet and acres should be required, if approved; or, provision of a table on the Final Plat with the same information will suffice.

Each proposed lot is irregularly shaped, and the depth of Lot 1 exceeds its width by more than 3.5, which is discouraged by Section 6.C.3 of the Subdivision Regulations. Such lot designs are not uncommon for larger tract subdivisions, but a waiver of Section 6.C.3. will be required for approval of the request.

If approved, the Final Plat should be revised to illustrate the 25-foot minimum building setback along Industrial Parkway Extension, per Section 64-2-22.E. of the UDC for lots in an I-2 zoning district.

Hash marks are illustrated on portions of Lot 1, with a note indicating they are “fee acquisition areas,” as purchased, or to be purchased, by Norfolk Southern Railway. Another note indicates Lot 1, including the fee acquisition areas, are “Future Development Areas.” Use of the property by the railway is proposed, hence the request to subdivide it from the remaining site that is currently owned by Vertex Refining Alabama, LLC; therefore, the hash marks and the note stating that Lot 1 is a future development area should be removed from the Final Plat, if approved.

As mentioned, a portion of Lot 2 was the subject of Administrative PUD approvals. It should be noted that Article 5, Section 64-5-8.B.2 of the UDC requires any Major Modification to a previously approved PUD to be reviewed by the Planning Commission and approved by City Council. However, Lot 2 is currently labeled as “future development” area on the preliminary plat. As such, modification of the Administrative PUDs is not necessary at this time; however, further development of Lot 2 may require review and approval by the Planning Commission and City Council. A note stating as much should be placed on the Final Plat, if approved.

Finally, as previously stated, a portion of Lot 1 is within Saraland City limits and is not subject to the Mobile City Subdivision Regulations. As such, a similar subdivision request should be submitted to and reviewed by the Saraland Planning Commission, in coordination with this application. If approved, the signature blocks that are required by each jurisdiction should be provided on the Final Plat. Proof that Saraland Planning Commission has approved the preliminary plat (via a decision letter, or signatures for each Saraland signature block on the Final Plat) should be presented to the City of Mobile Planning and Zoning Department, prior to the City of Mobile signing the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

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

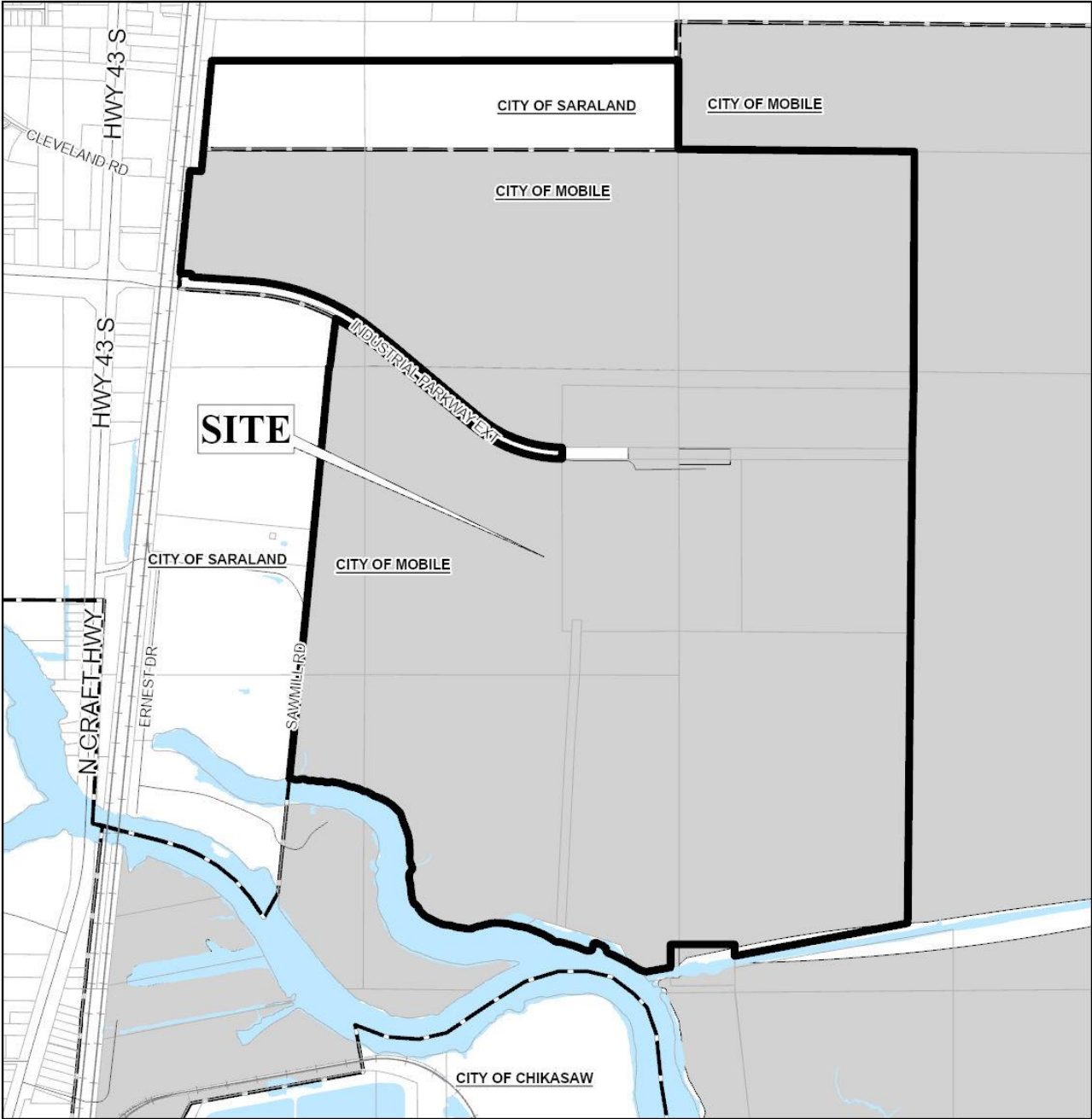
and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the request, with a waiver of Section 6.C.3. of the Subdivision Regulations, the following conditions could apply:

1. Revision of the plat to depict the existing right-of-way along Industrial Parkway Extension;
2. Revision of the plat to label the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Revision of the plat to illustrate the 25-foot minimum building setback line along Industrial Parkway Extension, per Section 64-2-22.E. of the UDC for lots in an I-2 zoning district;
4. Removal of the hash marks and future development note from Lot 1;
5. Provision of a note on the Final Plat stating future development of Lot 2 may require review and approval by the Mobile City Planning Commission and City Council;
6. Provision of all required signature blocks for both the City of Saraland and the City of Mobile on the Final Plat;
7. Provision of proof that the Saraland Planning Commission has approved the plat, prior to the City of Mobile signing the Final Plat;
8. Compliance with all Engineering comments noted in this staff report;
9. Provision of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

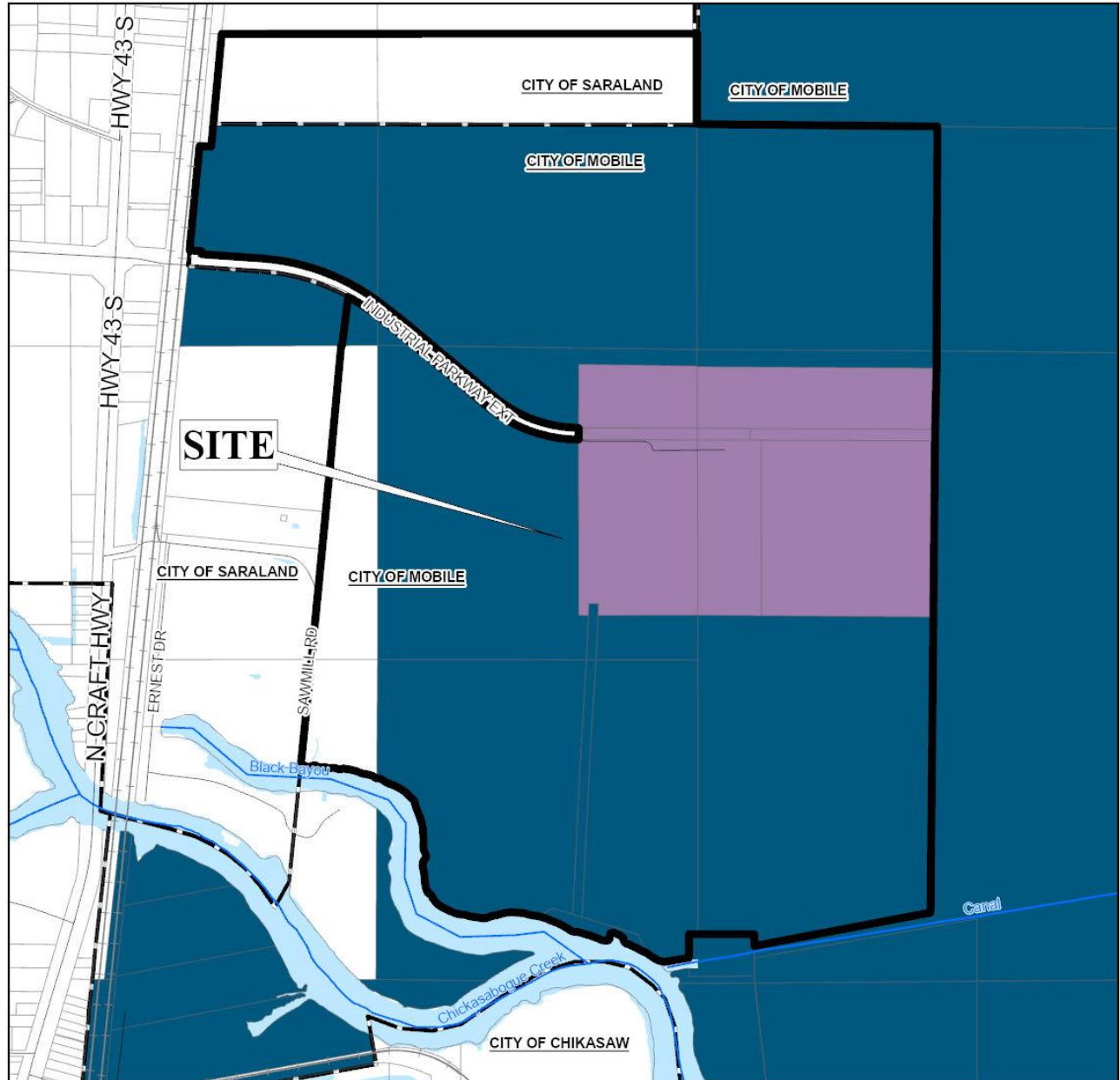
LOCATOR ZONING MAP



APPLICATION NUMBER	4	DATE	February 22, 2024
APPLICANT	3B South Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE February 22, 2024

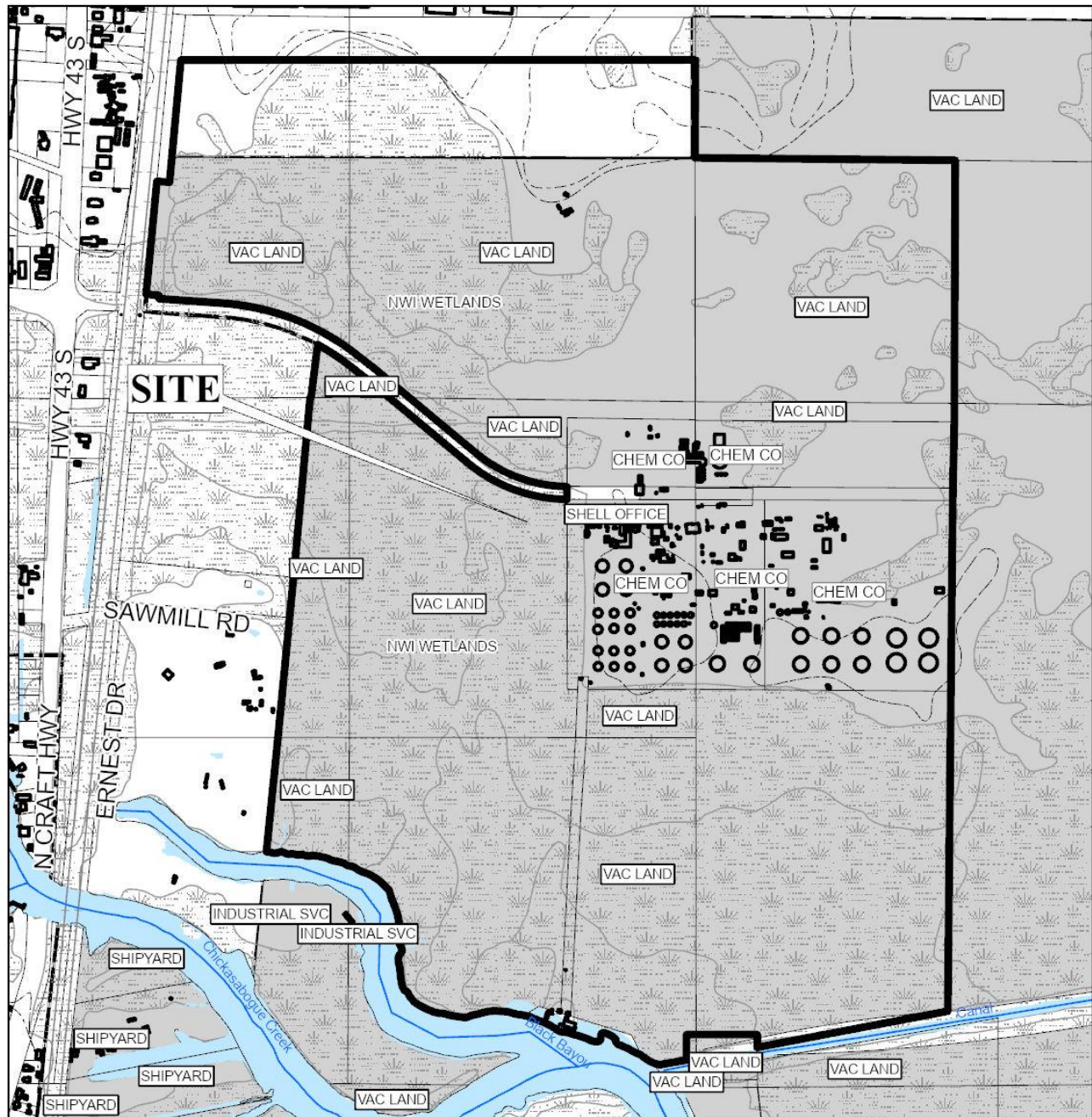
APPLICANT 3B South Subdivision

REQUEST Subdivision

- | | | | |
|---|--|--|---|
| ■ 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 | |



3B SOUTH SUBDIVISION

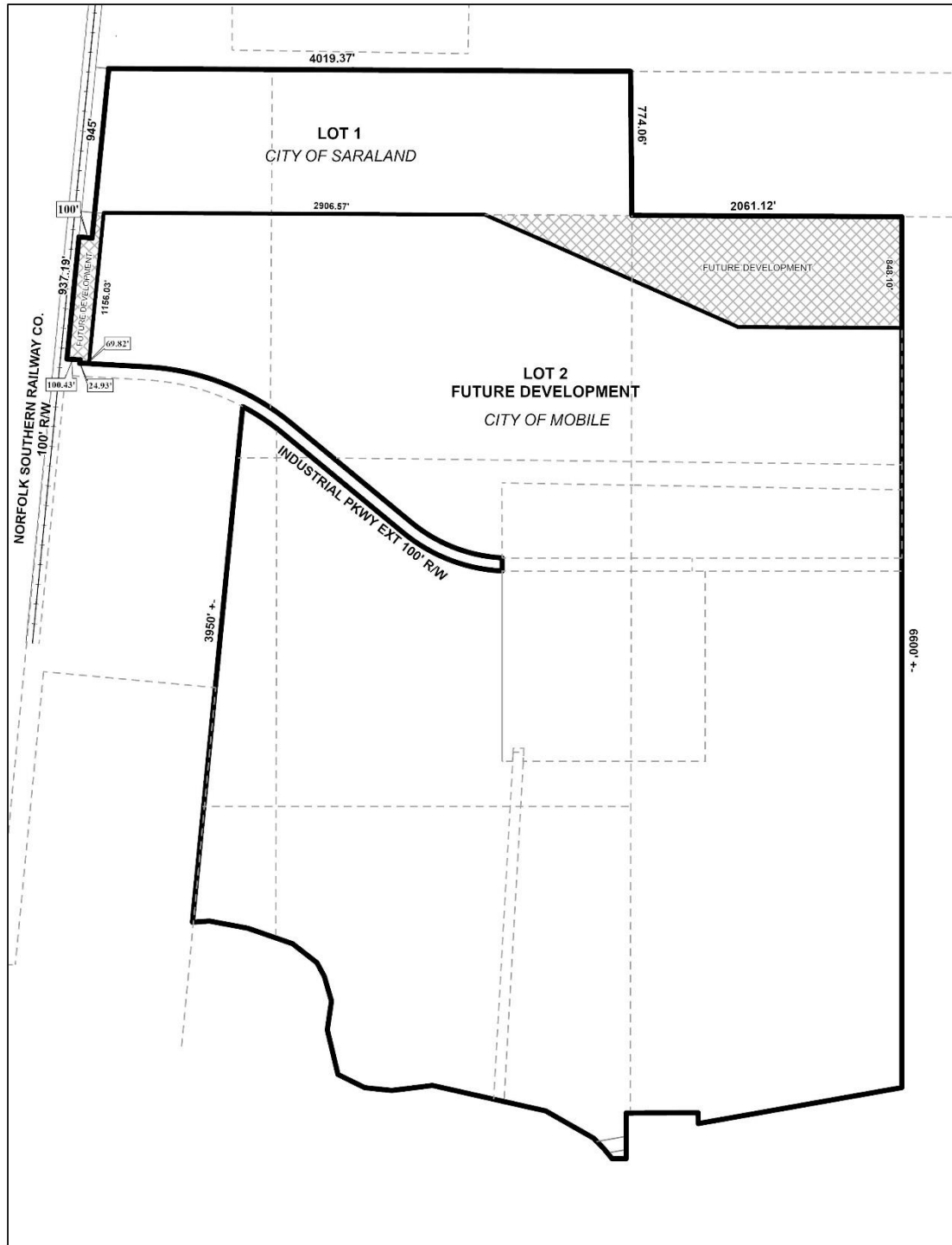


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 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



DETAIL SITE PLAN



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ZONING DISTRICT CORRESPONDENCE MATRIX		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■		■					□		
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□		
HISTORIC BUSINESS	H-B			■		■		■					□		
VILLAGE CENTER	TCD					■	■						□		
NEIGH. CENTER	TCD					■	■						□		
NEIGH. GENERAL	TCD					■							□		
DOWNTOWN DEV. DDD	T-6			■									□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■							□		
DOWNTOWN DEV. DDD	T-4			■		■		□					□		
DOWNTOWN DEV. DDD	T-3			■		■							□		
DOWNTOWN DEV. DDD	SD-WH									○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■				■			○	□	○	
GEN. BUSINESS	B-4			■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■			□	□	
LIGHT INDUSTRY	I-1									■			□	□	□
HEAVY INDUSTRY	I-2										■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Water-Dependent and Water-Related Uses (WDWRU)



This designation applies to areas within the Mobile-Tensaw River Delta, Mobile Bay, Dog River, and associated tributaries, where potential future uses must, under normal operating conditions, be located on or in or immediately adjacent to coastal waters in order to be physically and economically practicable, which promote Uses of Regional Benefit. It may also apply to water-related and water-enhanced uses such as marinas, complementary marine businesses, industry and warehousing, housing, restaurants, and other facilities that are open to the public and offer public access to the waters of the state.



HEAVY INDUSTRY (HI)

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of

heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as

buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.