

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: August 18, 2022**

**DEVELOPMENT NAME** Dalton J. Mabien, Sr.

**LOCATION** 2421 Anton Street  
(West side of Anton Street, 549'± South of Hand Extension Avenue)

**PRESENT ZONING** I-1, Light Industry District

**CITY COUNCIL  
DISTRICT** District 1

**AREA OF PROPERTY** 1 Lot / 7.59± Acres

**CONTEMPLATED USE** Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT** Immediately

**ENGINEERING  
COMMENTS** ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Retain GENERAL NOTES #8 - #12, as shown on the SITE LAYOUT PLAN C-103 dated 05/01/2022 that was submitted as the PUD SITE PLAN for this application.
2. The pdf submitted contains a few “seams” that have made many words and symbols illegible. Please provide a clear and legible pdf.
3. Many of the SITE LAYOUT NOTES refer to other plan sheets. Either revise the notes, delete the notes, provide the sheets in the PUD SITE PLAN, or add it to the plan sheet that was submitted.
4. Provide a Vicinity Map on the Site Plan.
5. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN:
  - a. Any existing or 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.

**TRAFFIC ENGINEERING**

**COMMENTS**

Site is limited to one driveway to Anton Street with 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 Planned Unit Development Approval to allow multiple buildings on a single building site.

The site has been given a Low Density Residential (LDR) 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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.

Planned Unit Development (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.

PUD approval is site plan-specific, thus any changes to the site plan will require Administrative PUD approval. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The applicant states the following in their narrative:

***APPLICATION DESCRIPTION:***

*The subject property is currently a wooded, vacant parcel of land. Wetlands have been delineated as shown on the PUD plat accompanying the application. A metal building used to store floats, a metal building with office space and shop space to construct and maintain floats, a paved parking area for staging floats, and paved driveways and parking are all proposed for the site. All development of the site will be located on the uplands as shown on the plat. No construction will be located in the wetlands. Development of the site will begin upon approval of all required applications and completed in one stage as soon as possible.*

***PLAN CONSISTENCY STATEMENT:***

*The subject property is located in an area of commercial and light industrial businesses near the Mobile and Prichard city limits 0.3 miles North of the Interstate 65 West Service*

*Road. The area along the Service Road is primarily Zoned I-2 Heavy Industry. The area North of the subject property within the Prichard city limits is primarily commercial and industrial. In keeping with the trend, the remaining undeveloped property in the area will likely be developed with commercial or industrial businesses. The applicant is of the opinion that this property is consistent with the surrounding properties and the Comprehensive Plan for future growth in the City of Mobile.*

**PLANNED UNIT DEVELOPMENT STATEMENT:**

*Ownership of the subject property is Port City Floats, (Dalton J. Mabien, Sr. and Kenneth L. Mabien, Sr.). No agreements or covenants have been prepared at this time. However, the property will remain under the current ownership and the owners will develop the property into one business with no agreements for access or shared use required. All site data is shown on the plat accompanying the application.*

The site was originally the subject of Subdivision and Rezoning requests, at the December 2, 2009 Planning Commission meeting. In regard to the 2009 requests; the Subdivision approval was to create one (1) legal lot of record; and the Rezoning request rezoned the subject site from R-1, Single-Family Residential to I-1, to allow for a trucking company. The Commission approved the Subdivision and recommended approval of the Rezoning request to City Council, which subsequently approved the I-1 zoning.

The submitted site plan for Port City Floats depicts the development of a 100 x 420 foot ± main warehouse, a 70 x 100 foot ± workshop, pavilion, and 19 associated parking spaces. Parking provided is based upon 407 square feet of office space and a total of nine (9) warehouse employees. This would require four (4) parking spaces. The submitted site plan illustrates 28 spaces for float parking. It should also be noted that a photometric site plan will be required at the time of permitting, if approved.

The site plan appears to illustrate a sidewalk along Anton Street, however, if so it is not labeled as such. Therefore, the site plan should be revised to indicate a compliant City-standard sidewalk within the right-of-way along the lot frontage. The site plan illustrates the proposed location of a dumpster enclosure and a note is included stating that the dumpster will comply with City standards. Both items should be retained on the final site plan.

A compliant 25-foot minimum building setback is illustrated along Anton Street frontage and should be retained on the final site plan.

Landscaping calculations have been provided on the submitted site plan and illustrate compliance. While tree plantings are not illustrated, the calculations have been provided and illustrate compliance with tree planting requirements for I-1 properties. The applicant should be advised that a full tree and landscaping plan will be required at the time of permitting, if approved.

As the site abuts R-1, Single-Family Residential property to the North and West, a buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance is required. A note should be placed on the site plan reflecting the buffer requirement, and the buffer should be illustrated on the site plan.

No signage is depicted on the site plan, and no information regarding signage was provided to staff for review. All proposed signage for the site requires separate reviews by, and permits from, the Planning and Zoning Department, and all signage must comply with Section 64-11.8(2) of the Zoning Ordinance. Illuminated signage also requires its design and construction to be completed by a licensed and bonded sign contractor, along with additional Electrical Permits from the Permitting Department.

Finally, a copy of the revised PUD site plan should be submitted to and approved by the Planning and Zoning Department prior to any requests for Building or Land Disturbance permits.

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

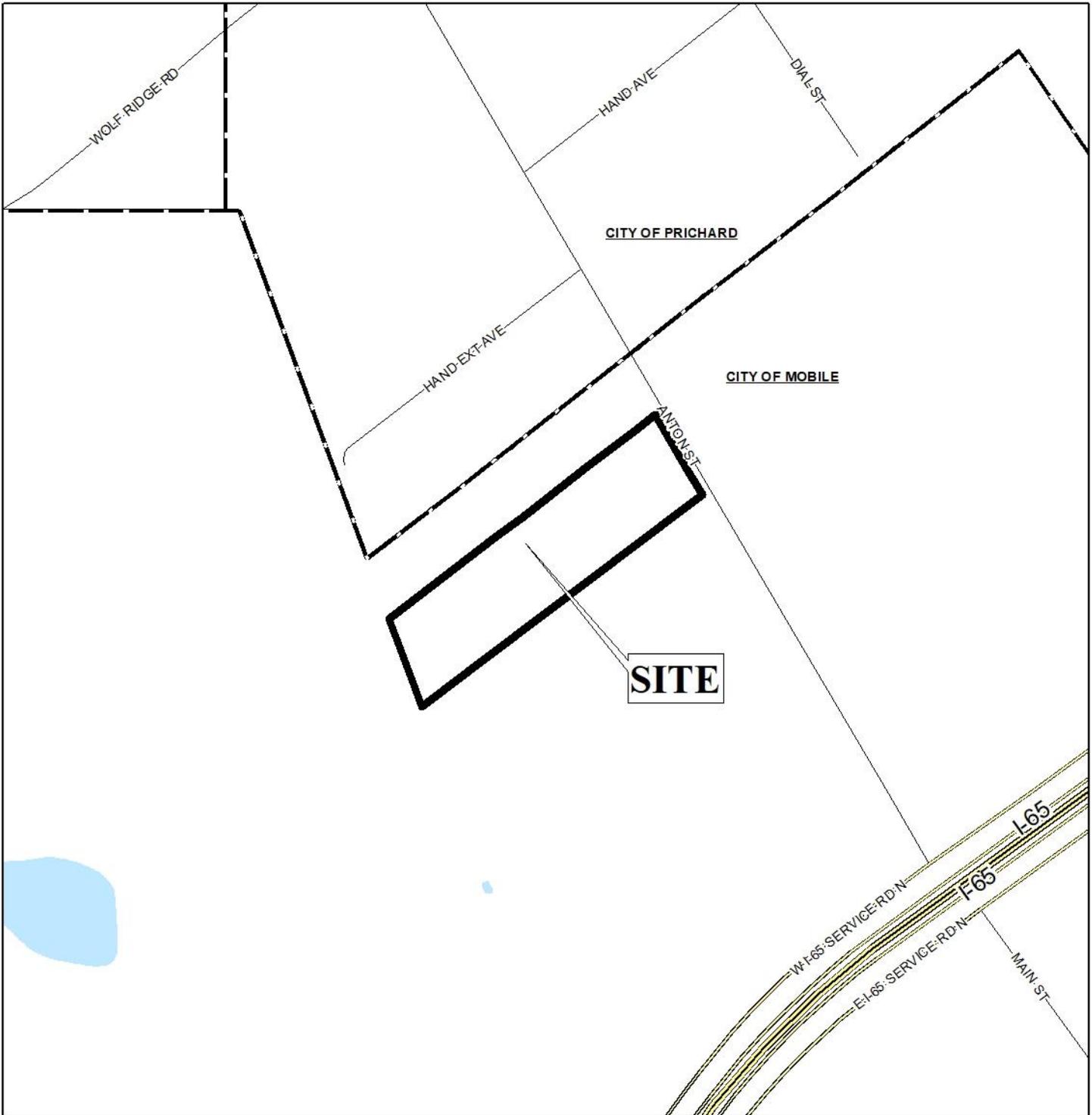
- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow multiple buildings on a single building site;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the proposal retains large areas of the overall site as undeveloped;
- 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 site is large enough to allow the proposed development and uses;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land) and Open space to encourage the provision of common open space through efficient site design), because it retains large areas of the overall site as undeveloped;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because it retains large areas of the overall site as undeveloped; and
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development will utilize existing public infrastructure.

The Approval should be subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) revision of the site plan to illustrate and label a compliant City-standard sidewalk;
- 3) provision of a note on the site plan stating that the site will comply with Section 64-4.E.3 of the Zoning Ordinance and that the Owner should coordinate with Staff on the location and planting of trees in compliance with Right Tree Right Place standards;
- 4) provision of a note on the site plan and depiction of a residential buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 5) Compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Retain GENERAL NOTES #8 - #12, as shown on the SITE LAYOUT PLAN C-*

- 103 dated 05/01/2022 that was submitted as the PUD SITE PLAN for this application. 2. The pdf submitted contains a few “seams” that have made many words and symbols illegible. Please provide a clear and legible pdf. 3. Many of the SITE LAYOUT NOTES refer to other plan sheets. Either revise the notes, delete the notes, provide the sheets in the PUD SITE PLAN, or add it to the plan sheet that was submitted. 4. Provide a Vicinity Map on the Site Plan. 5. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: a. Any existing or 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.);
- 6) Placement of a note on the site plan stating Traffic Engineering comments: (Site is limited to one driveway to Anton Street with 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) Provision of a copy of the revised PUD site plan for review by the Planning and Zoning Department prior to the approval of any permits.

# LOCATOR MAP



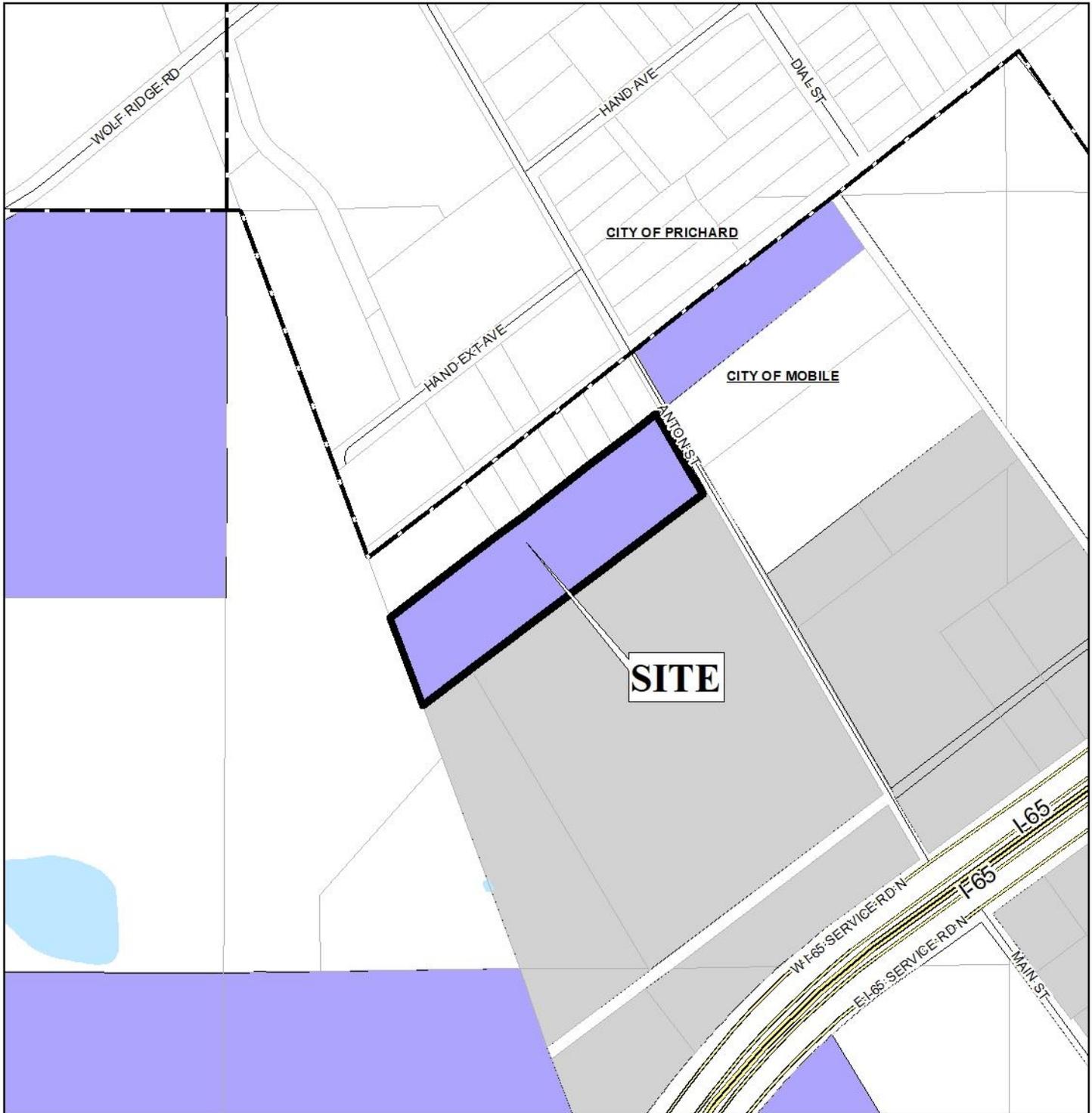
APPLICATION NUMBER 4 DATE August 18, 2022

APPLICANT Dalton J. Mabien, Sr.

REQUEST Planned Unit Development



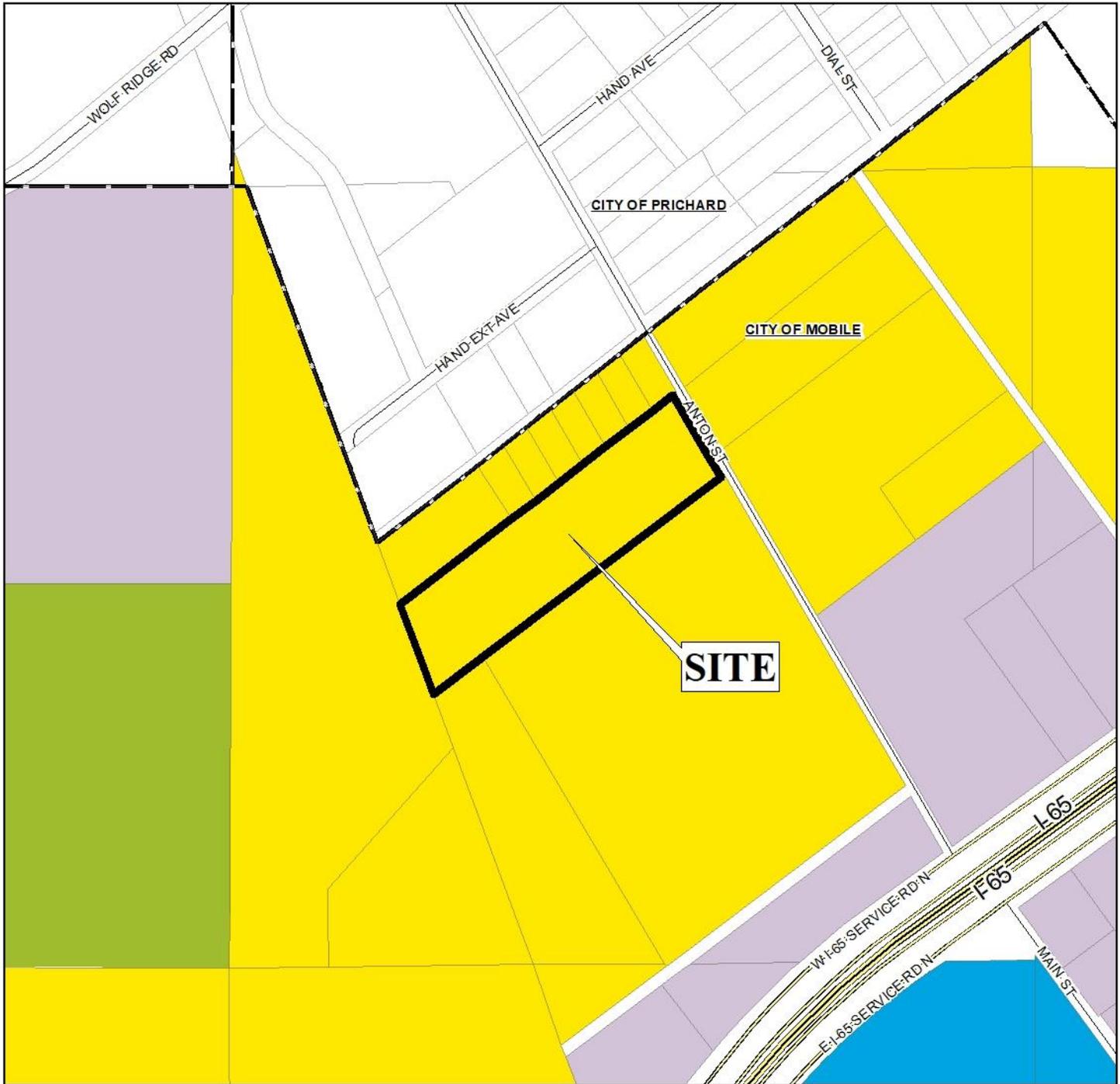
# LOCATOR ZONING MAP



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# FLUM LOCATOR MAP



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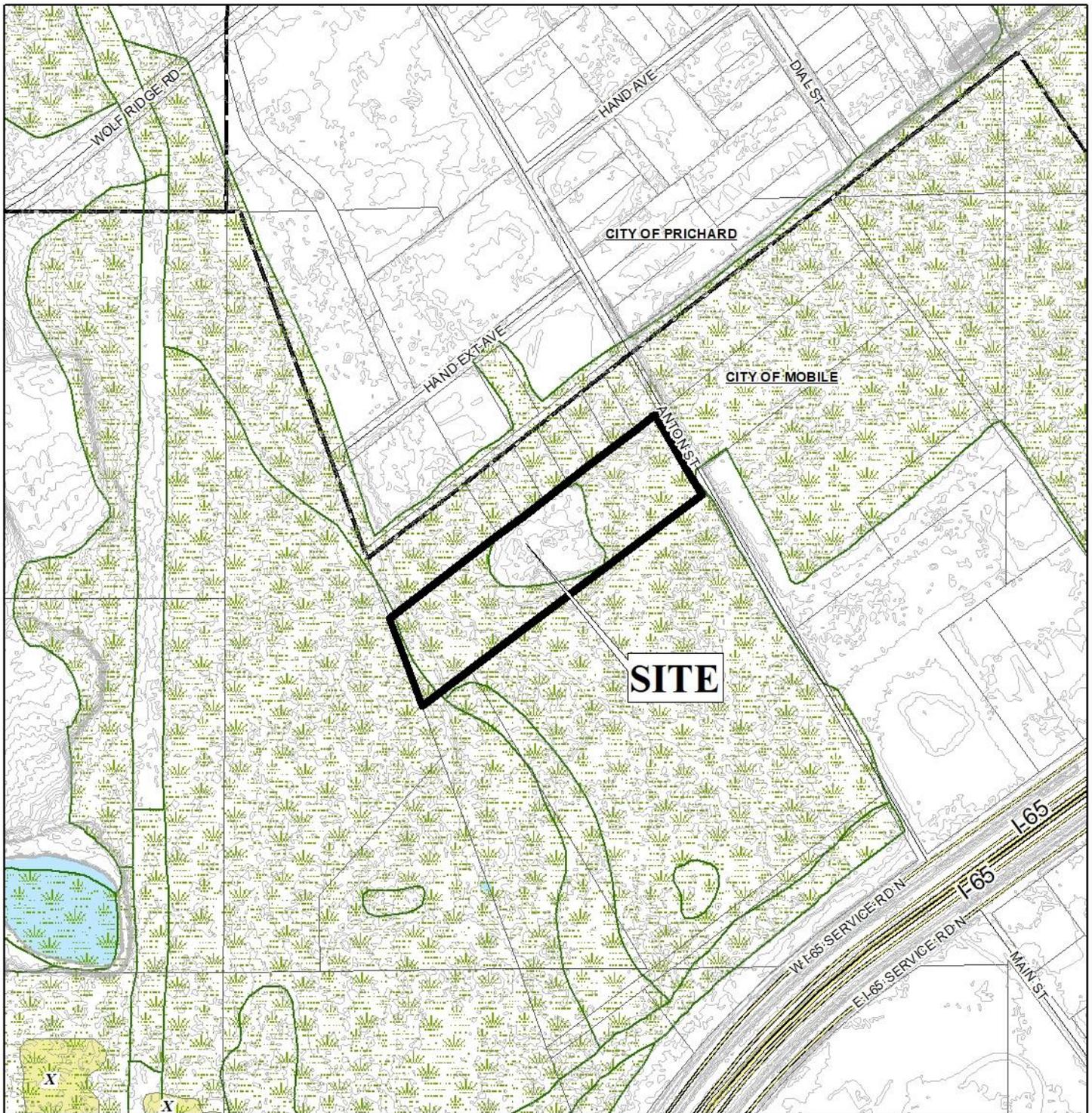
APPLICANT Dalton J. Mabien, Sr.

REQUEST Planned Unit Development

- |                           |                                   |                     |                    |
|---------------------------|-----------------------------------|---------------------|--------------------|
| 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



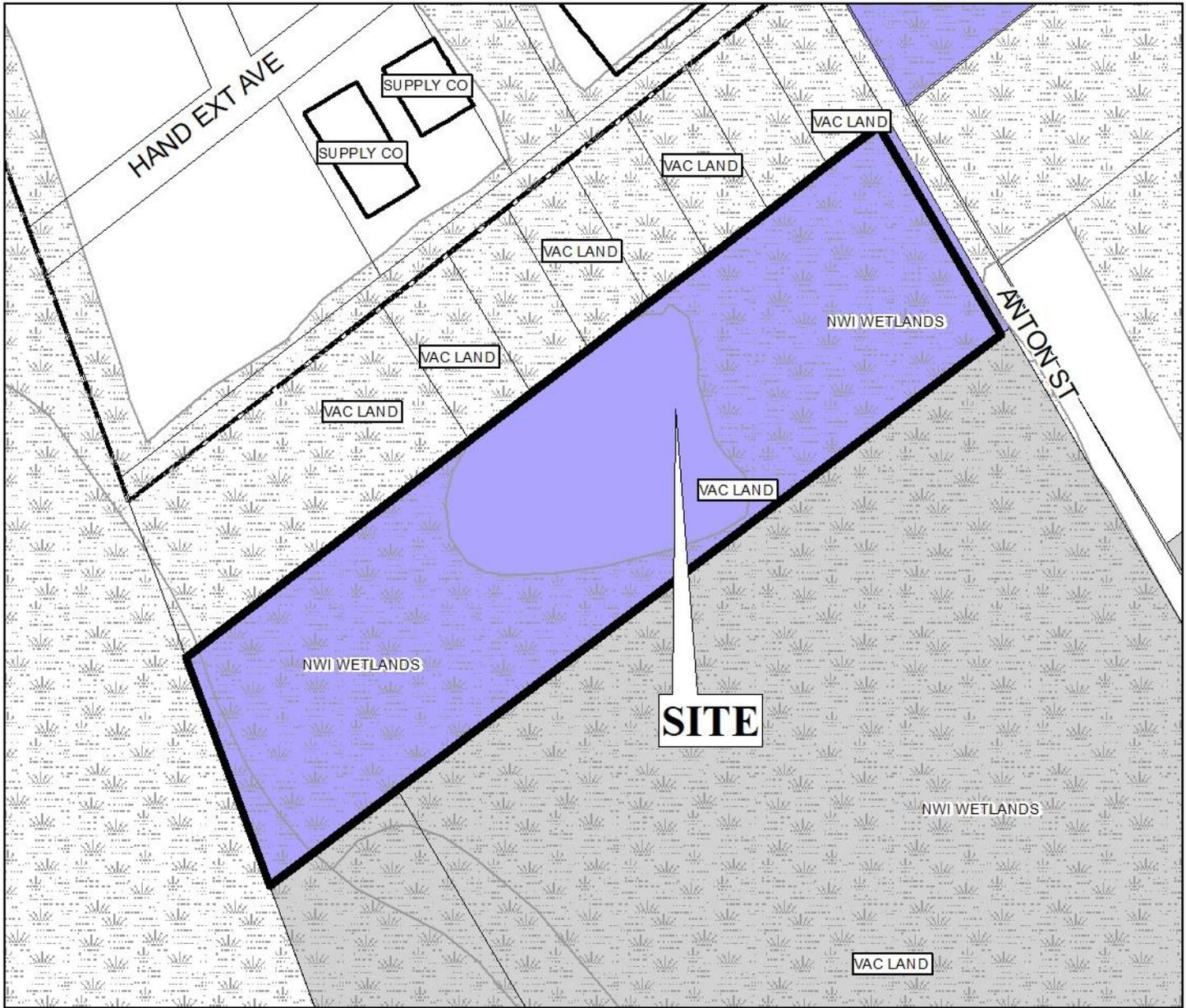
APPLICATION NUMBER 4 DATE August 18, 2022

APPLICANT Dalton J. Mabien, Sr.

REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant land and industrial units.

APPLICATION NUMBER 4 DATE August 18, 2022

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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 AERIAL



The site is surrounded by vacant land and industrial units.

APPLICATION NUMBER     4     DATE     August 18, 2022    

APPLICANT                     Dalton J. Mabien, Sr.                    

REQUEST                     Planned Unit Development                    





