

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: December 16, 2021**

**DEVELOPMENT NAME**

Empire Truck Sales, Inc.

**LOCATION**

2485 West I-65 Service Road North  
(Northwest corner of West I-65 Service Road North and Anton Street).

**CITY COUNCIL  
DISTRICT**

District 1

**AREA OF PROPERTY**

21.9± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow shared access between multiple building sites.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Within one year of approval.

**ENGINEERING  
COMMENTS**

dated Nov 17, 2021.

Retain NOTES #1 - #6, as shown on the PUD Drawing

**TRAFFIC ENGINEERING  
COMMENTS**

West I-65 Service Road North is maintained by ALDOT. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Access to the unopened right-of-way to the north is denied. 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 shared access between multiple building sites.

The site has been given a Light Industry (LI) land use designation, per the adopted Future Land Use Plan and Map. 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 advanced 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 case the designation of 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 the 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 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 approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained or an extension granted.

The applicant states:

*THE CURRENT OWNER MADE THEIR FIRST PURCHASE OF BUILDING AND PROPERTY IN 1993 AND FOLLOWED THAT BY AN ADDITIONAL PURCHASE OF THIS SITE IN 1998. THEIR SALES AND SERVICE OF FREIGHTLINER TRUCKS HAS PROGRESSIVELY GROWN DURING THIS TIME AND NOW IT IS NECESSARY TO CONSTRUCT ANOTHER BUILDING AND HIRE ADDITIONAL PERSONNEL.*

*THIS SITE IS LOCATED ON THE WEST I-65 SERVICE ROAD NORTH IN AN AREA OF I-2 ZONING AND IS SURROUNDED ON THREE SIDES BY UNDEVELOPED, WOODED PROPERTIES THAT IS SHOWN TO BE ALL WETLANDS. THIS BUILDING CONSTRUCTION AND SITE WORK DOES NOT ENCROACH INTO THE WETLANDS THAT EXIST ON THE PROPERTY. THE EXPANSION OF THIS BUSINESS SHOULD NOT HAVE AN AFFECT ON THE SURROUNDING AREA. THERE ARE WIDE DRIVING AISLES THROUGHOUT THE PROPERTY AND DUE TO THE SIZE OF THE TRUCKS THERE IS ADEQUATE ACCESS FOR EMERGENCY VEHICLES.*

The site consists of three (3) properties; Lot 1, Lot 2, and Lot 3. Lots 1 and 2, as well as a portion of Lot 3, appear to have been developed prior to 2006 as a freightliner truck sales and service facility. A compliant use within I-2, Heavy Industry District. The applicant now wishes to expand their business by constructing a new 48,967± square foot facility on Lot 3.

The site plan depicts the existing and proposed structures, which require a minimum of 44 parking spaces. With 21 spaces existing the applicant is proposing to add 27 for a total of 48 parking spaces proposed. As the parking lot will have greater than 25 spaces, a compliant photometric site plan will be required at the time of permitting.

A note on the site plan states “Complete compliance with Sec. 64-4.E. of the Zoning Ordinance regarding tree and landscaping will be shown on the engineering site plan for construction”. It should be noted that full compliance with tree and landscaping will be required for the proposed development on Lot 3 at the time of permitting. However, the existing development shall only be required full compliance in the event that the total square footage of development on each lot is increased or decreased by 50% or more.

Additionally, the site plan provides landscape data which is illustrated as being non-compliant. If approved, this note should either be revised or removed as the aforementioned note already states that full compliance with landscaping standards will be provided at the time of permitting.

Regarding waste removal, the site plan illustrates a proposed dumpster pad with a floor drain to sanitary sewer. It should be noted that in addition to this compliant dumpster screening will be required as well, per Sec. 64-4.D.9. of the Zoning Ordinance.

The site plan does not illustrate any proposed sidewalk along street frontage. However, it should be noted that at its meeting on July 24, 1997 the Planning Commission approved a sidewalk waiver request for the subject site.

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

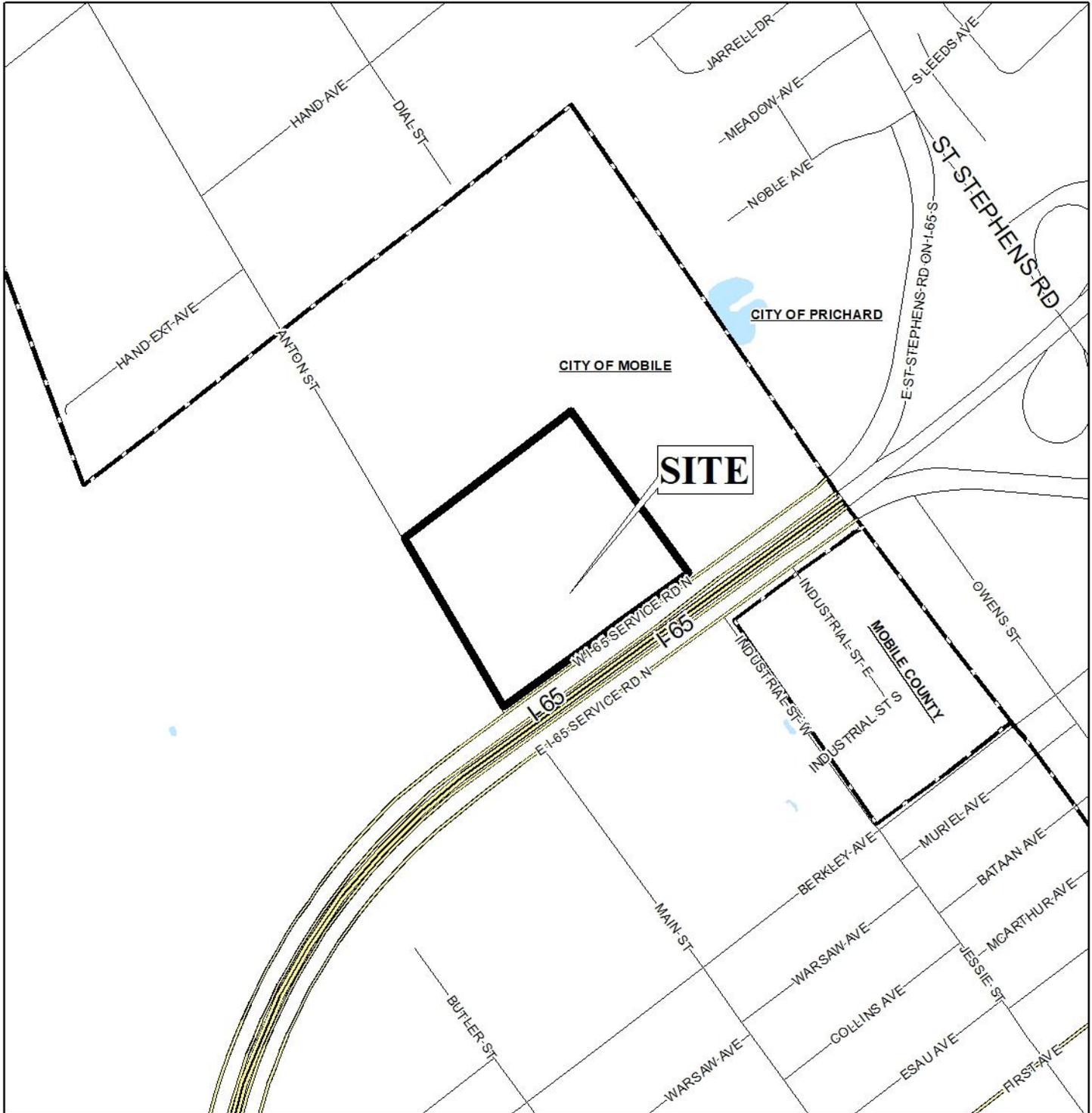
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow for shared access and mobility between multiple building sites utilized by a single business;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow for multiple structures on a single building site;
- 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 a property within an existing developed area will be put into compliant use;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because public utilities and services are already in place.

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

- 1) revision or removal of non-compliant landscape data;
- 2) full compliance with tree planting and landscape area requirements, on Lot 3;
- 3) provision of a compliant photometric site plan at the time of permitting;

- 4) provision of compliant dumpster screening at time of permitting;
- 5) compliance with the Engineering comments: (*Retain NOTES #1 - #6, as shown on the PUD Drawing dated Nov 17, 2021.*);
- 6) compliance with all Traffic Engineering comments: (*West I-65 Service Road North is maintained by ALDOT. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Access to the unopened right-of-way to the north is denied. 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 the 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.*); and
- 8) compliance with the 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.*);
- 9) submission of revised PUD site plans (hard copy AND .pdf) to Planning & Zoning prior to the issuance of permits; and
- 10) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



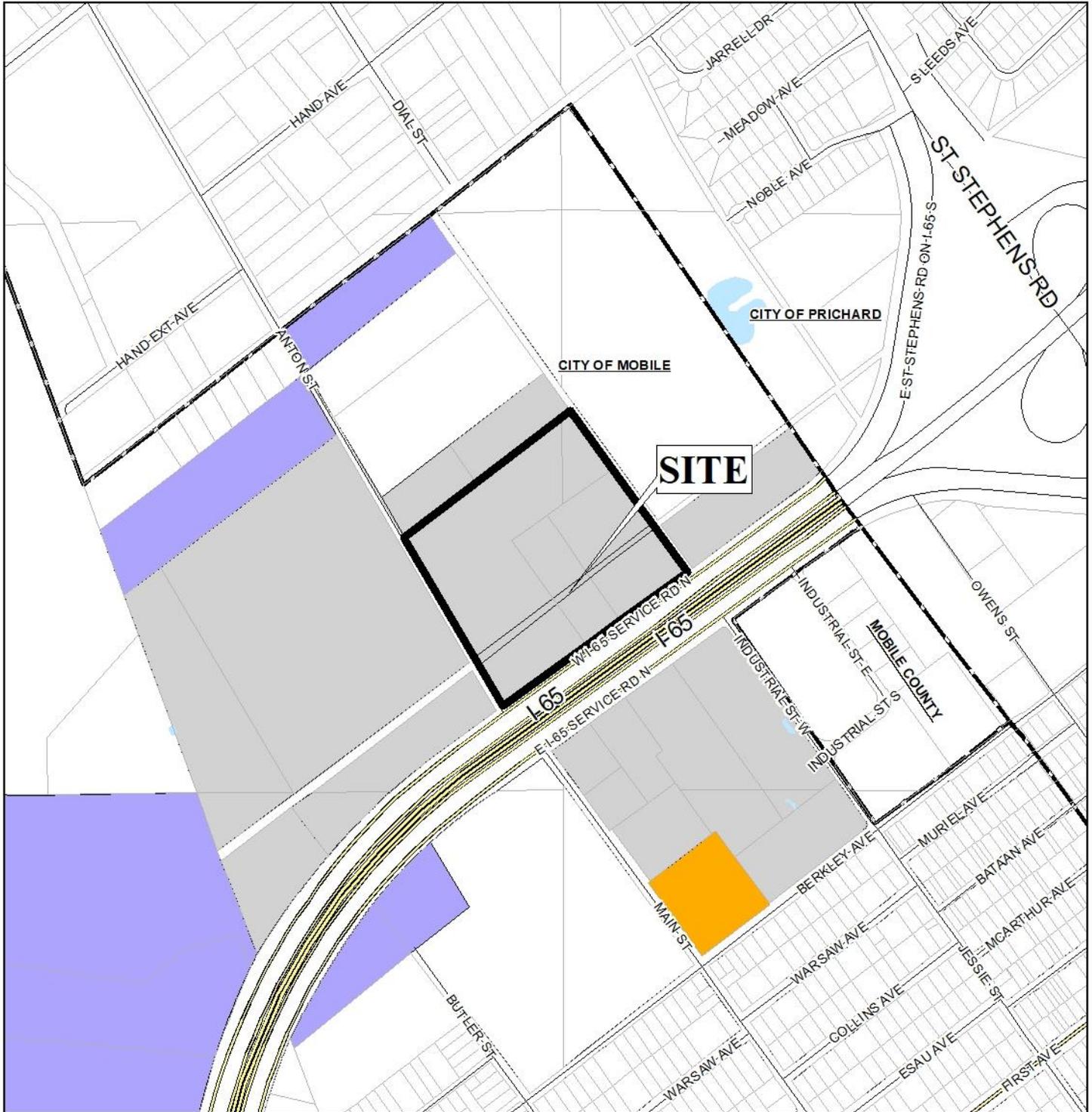
APPLICATION NUMBER 4 DATE December 16, 2021

APPLICANT Empire Truck Sales, Inc.

REQUEST Planned Unit Development



# LOCATOR ZONING MAP



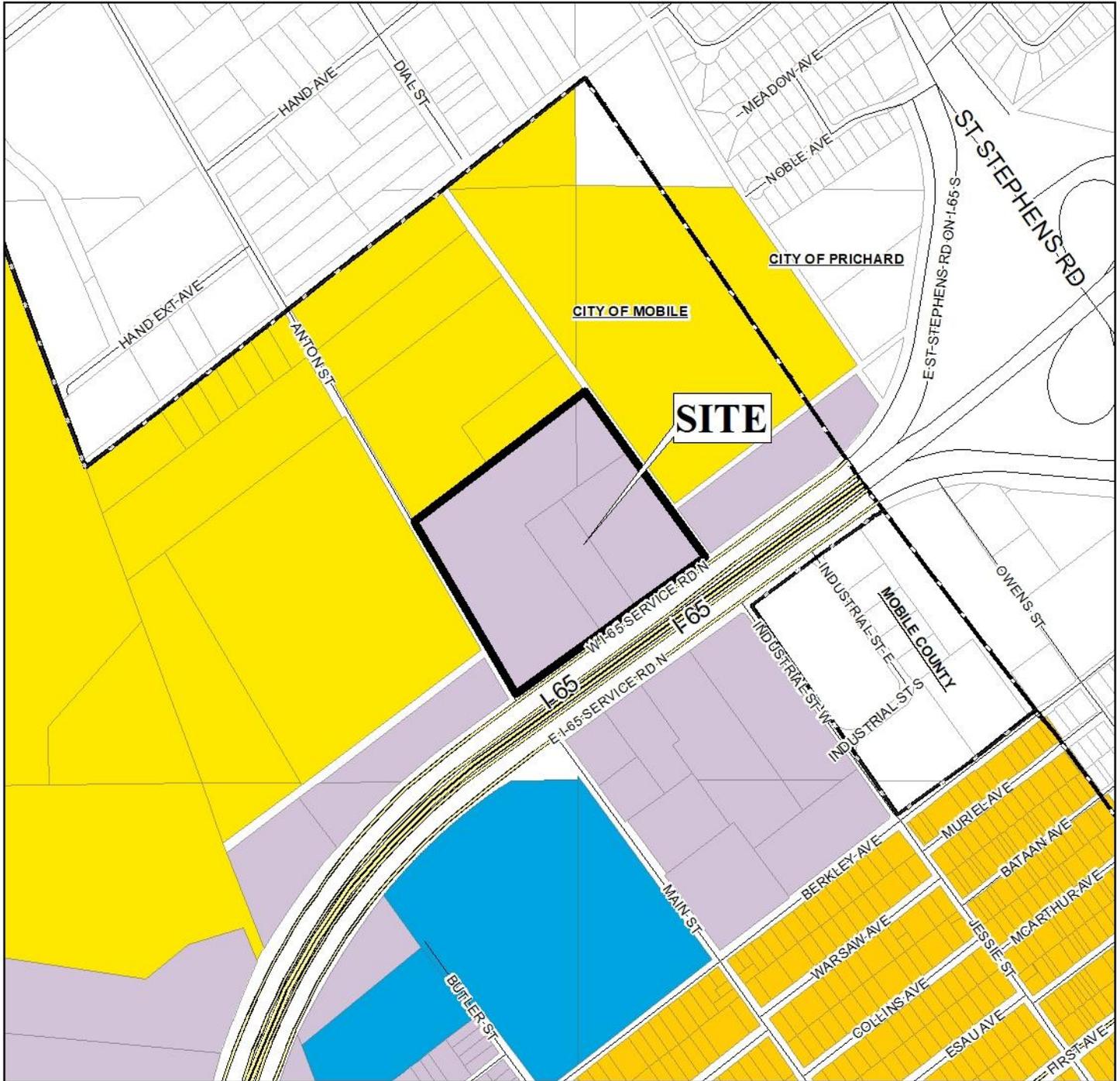
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REQUEST Planned Unit Development



# FLUM LOCATOR MAP



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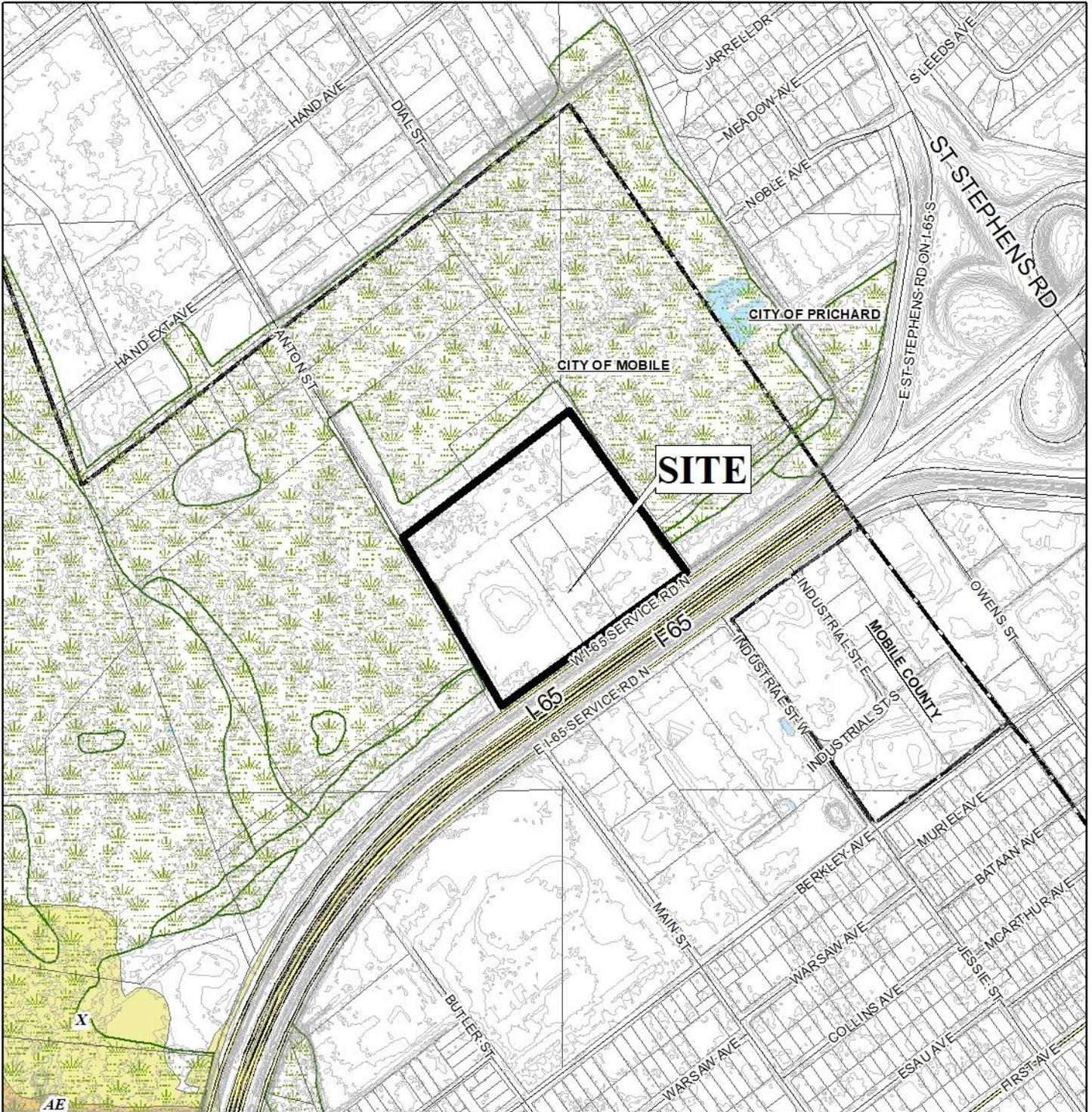
REQUEST Planned Unit Development

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



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# ENVIRONMENTAL LOCATOR MAP



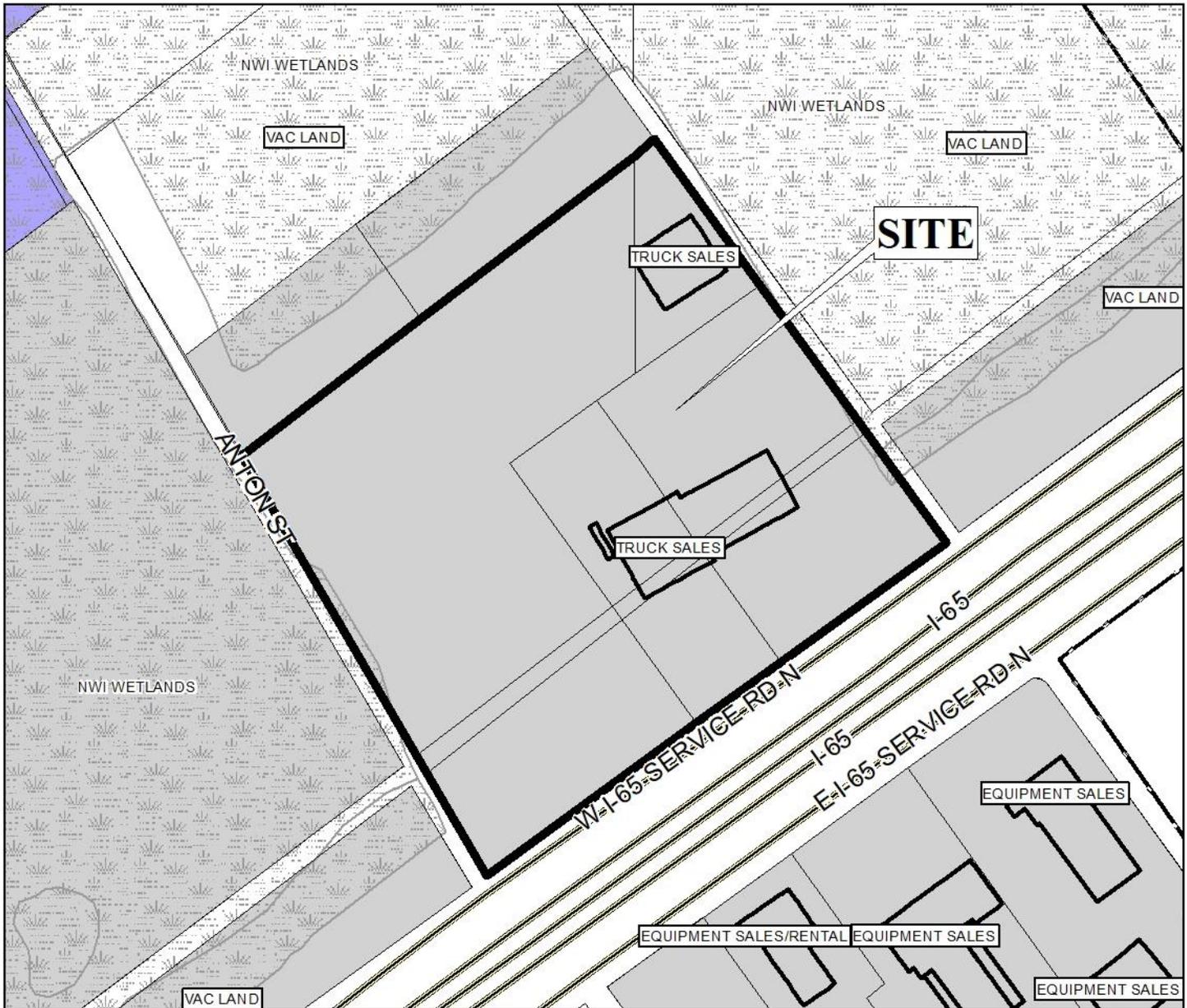
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REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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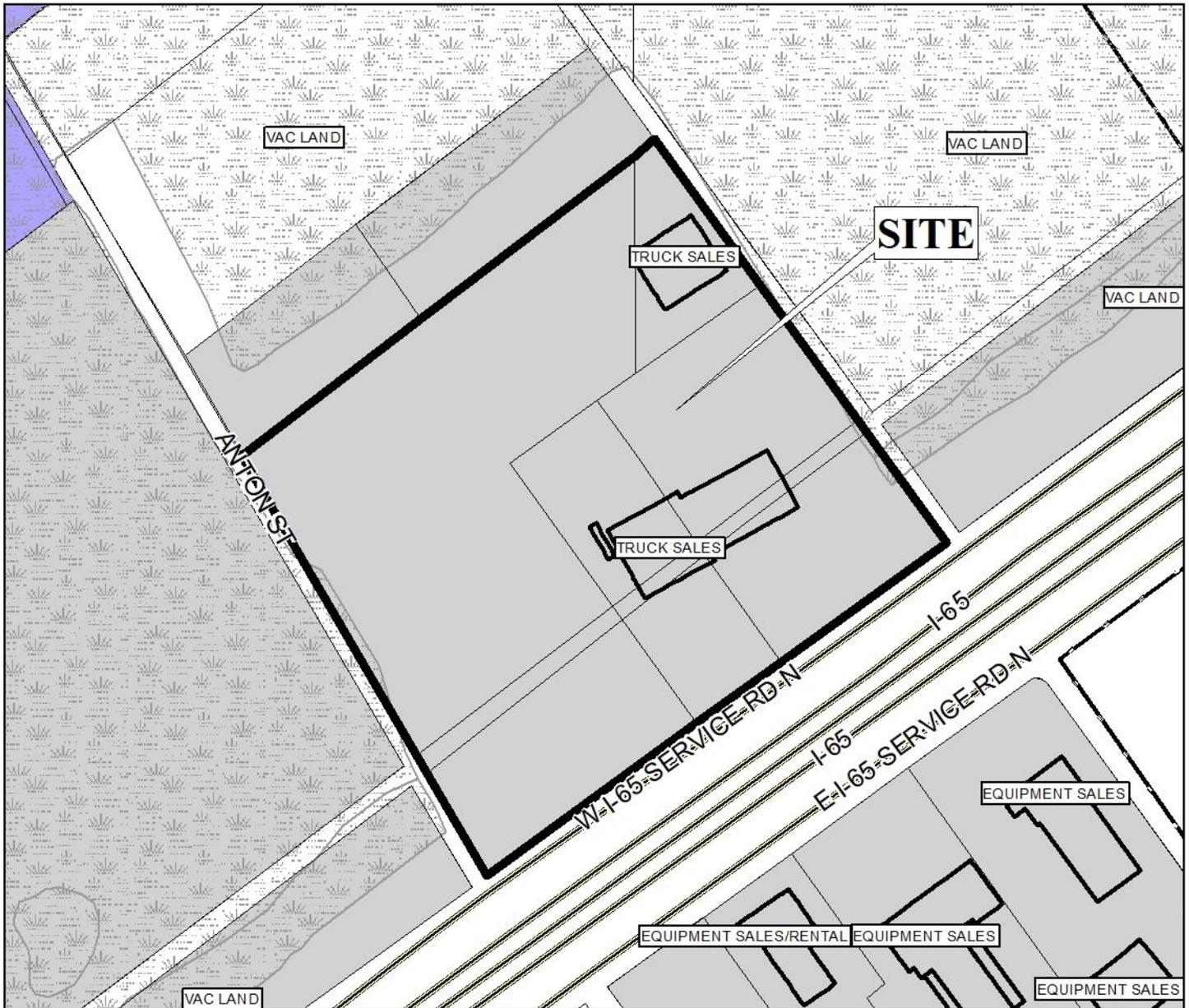
REQUEST Planned Unit Development

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



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# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

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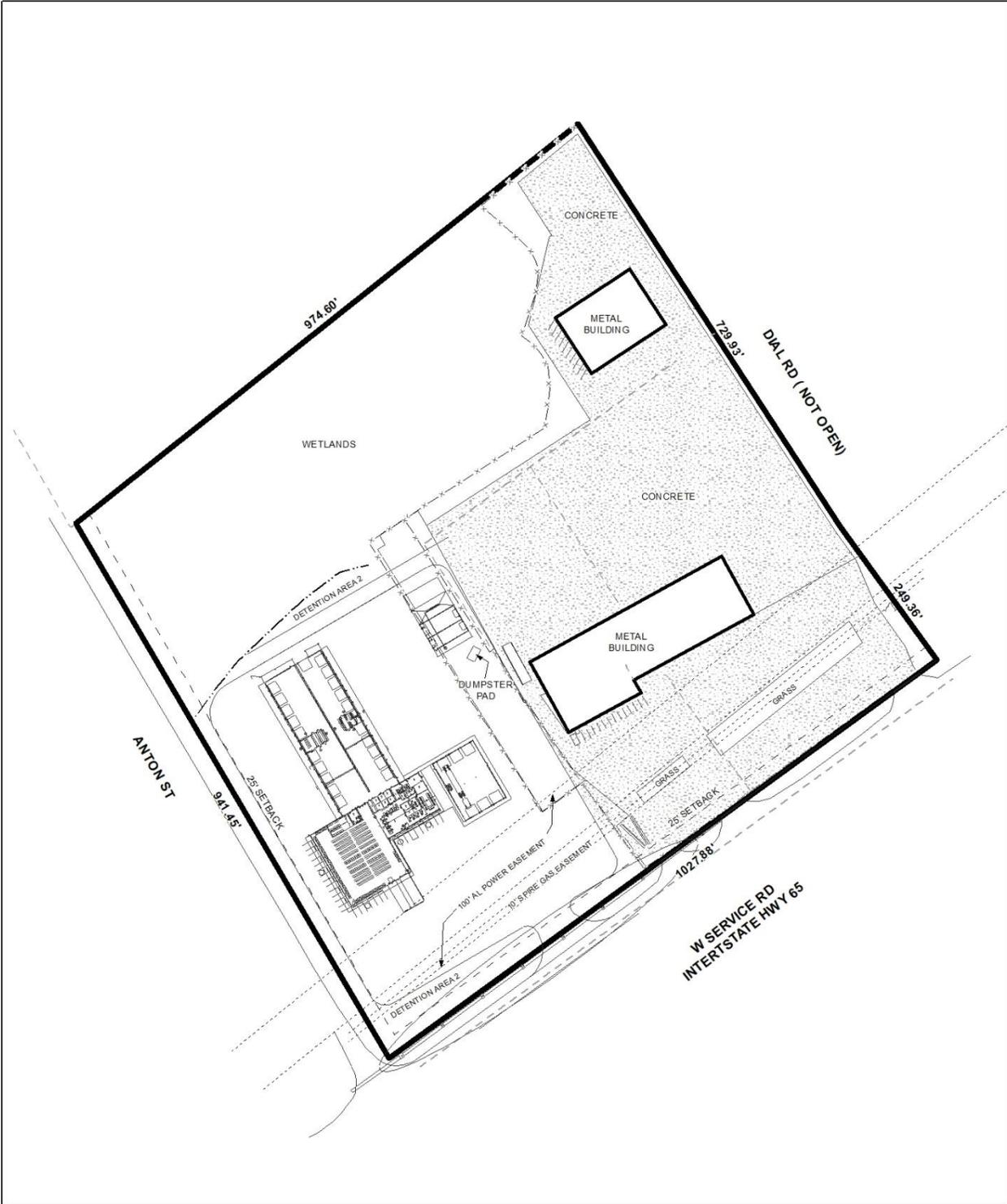
APPLICANT Empire Truck Sales, Inc.

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



# SITE PLAN



The site plan illustrates the metal buildings, setbacks, and easements.

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