

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: November 20, 2003****DEVELOPMENT NAME**

Gulf City North Subdivision

**SUBDIVISION NAME**

Gulf City North Subdivision

**LOCATION**

Block bounded on the East by St. Emanuel Street, on the South by Elmira Street, on the West by Conception Street, and on the North Selma Street (vacated right-of-way).

**PRESENT ZONING**

I-1, Light Industrial

**AREA OF PROPERTY**

1.9± Acres

**CONTEMPLATED USE**

Multiple buildings on a single-building site

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

Request information concerning applicant's NPDES (storm water discharge) Permit from ADEM/EPA. Applicant appears to be washing trucks and other vehicles with the wash water discharging into the City of Mobile's stormwater system which might be in violation of discharge permits. This activity might thereby put COM in violation of our MS4 (storm water discharge) permit. Site is located in Flood Zone AE. Minimum finished floor elevation required on the lot. Request condition of approval to be dedication of 25-foot radii at intersections of St. Emanuel & Elmira Streets and Elmira & Conception Streets. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**REMARKS**

The applicant is requesting Planned Unit Development approval to construct a building addition on a site consisting of multiple buildings; and Subdivision approval to create a legal lot record.

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.

As proposed, the building addition would be constructed “in-line” with the existing building, and setback seven feet from the Elmira Street property line. PUD approval allows modified setbacks, and based upon the existing development, the setback of the proposed addition would be compatible with the surrounding area.

As outlined in the City Engineering comments, there are concerns regarding run off from the washing of trucks into the City’s right-of-way and storm drains. Any approvals should be subject to full compliance with the City Engineering comments, including but not limited run-off issues and the dedication of adequate radii at the intersections.

There is existing gravel parking; however, the existing gravel areas are nonconforming, and the number of existing parking spaces is adequate for the proposed use and addition. In terms of curb cuts, it appears that some of them are no longer used, i.e. the southernmost curb cut on St. Emanuel Street; these cut(s) should be closed, curbed and filled.

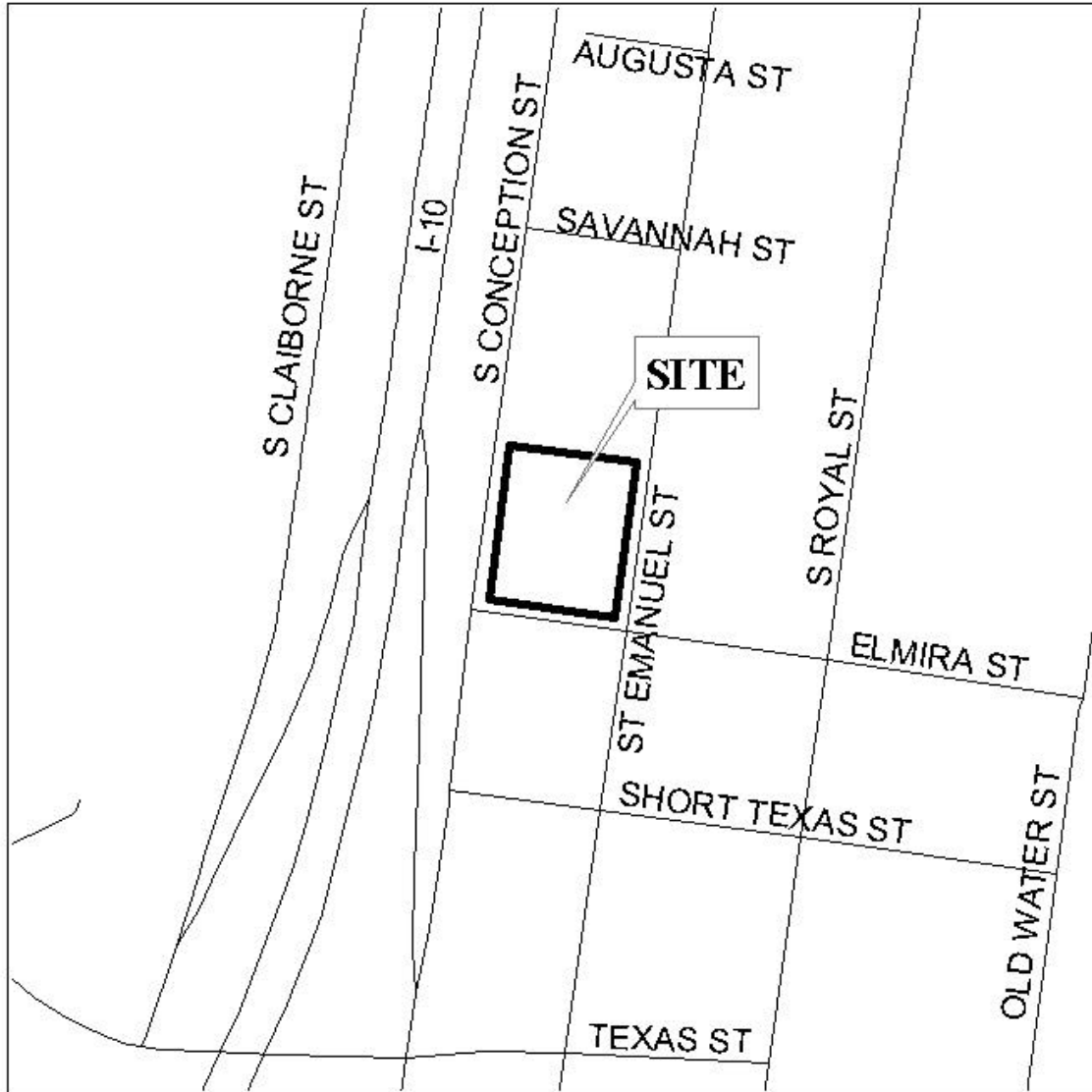
As with any PUD approval for a large addition, full compliance with the landscaping and tree planting requirements of the Ordinance should be provided, and as the property is zoned industrially, frontage trees only are required.

### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the City Engineering comments (provision of information concerning applicant’s NPDES [storm water discharge] permit from ADEM/EPA, compliance with the City Code regarding discharge of washwater into the City of Mobile’s stormwater system—possible violation of discharge permits, minimum finished floor elevation required on the lot, dedication of 25-foot radii at intersections of St. Emanuel & Elmira Streets and Elmira & Conception Streets, compliance with all stormwater and flood control ordinances, right-of-way permits for any work performed in the right of way); 2) that any existing curb cuts not being used be closed, curbed and filled; 3) full compliance with the landscaping and tree planting requirements of the Ordinance (frontage trees only); and 4) full compliance with all municipal codes and ordinances.

**Subdivision:** With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) dedication of 25-foot radii at intersections of St. Emanuel & Elmira Streets, and Elmira & Conception Streets.

## LOCATOR MAP



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APPLICANT Gulf City North Subdivision

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is the Block bounded on the East by St. Emanuel Street, on the South by Elmira Street, on the West by Conception Street, and on the North by Selma Street (vacated right-of-way). Located on the North of the site are miscellaneous warehouses; to the East is a fire station and retail. Located to the South and West of the site are single family residential dwellings.

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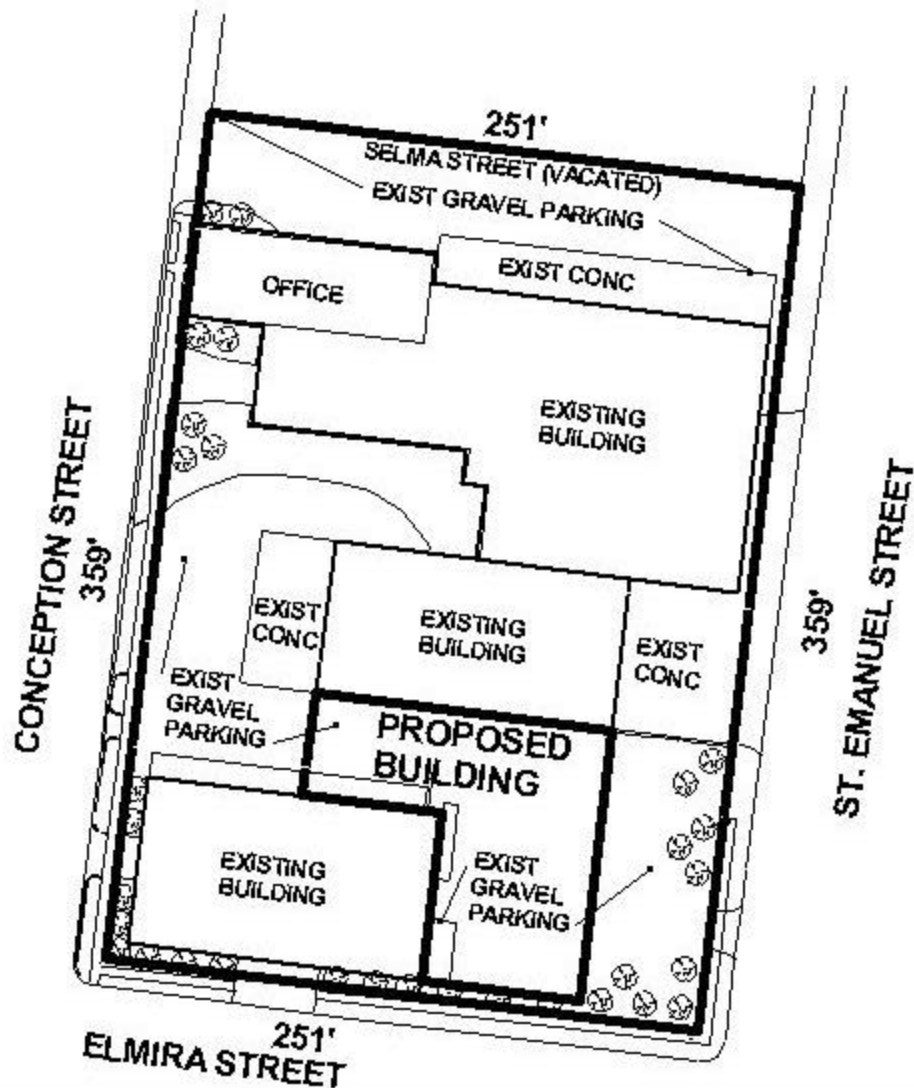
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LEGEND

R-1
  R-2
  R-3
  R-B
  H-B
  B-1
  LB-2
  B-2
  B-3
  B-4
  B-5
  I-1
  I-2
 NTS



## SITE PLAN



The site is the block bounded on the East by St. Emanuel Street, on the South by Elmira Street, on the West by Conception Street, and on the North by Selma Street (vacated right-of-way). The plan illustrates the existing buildings, and parking, along with the proposed building.

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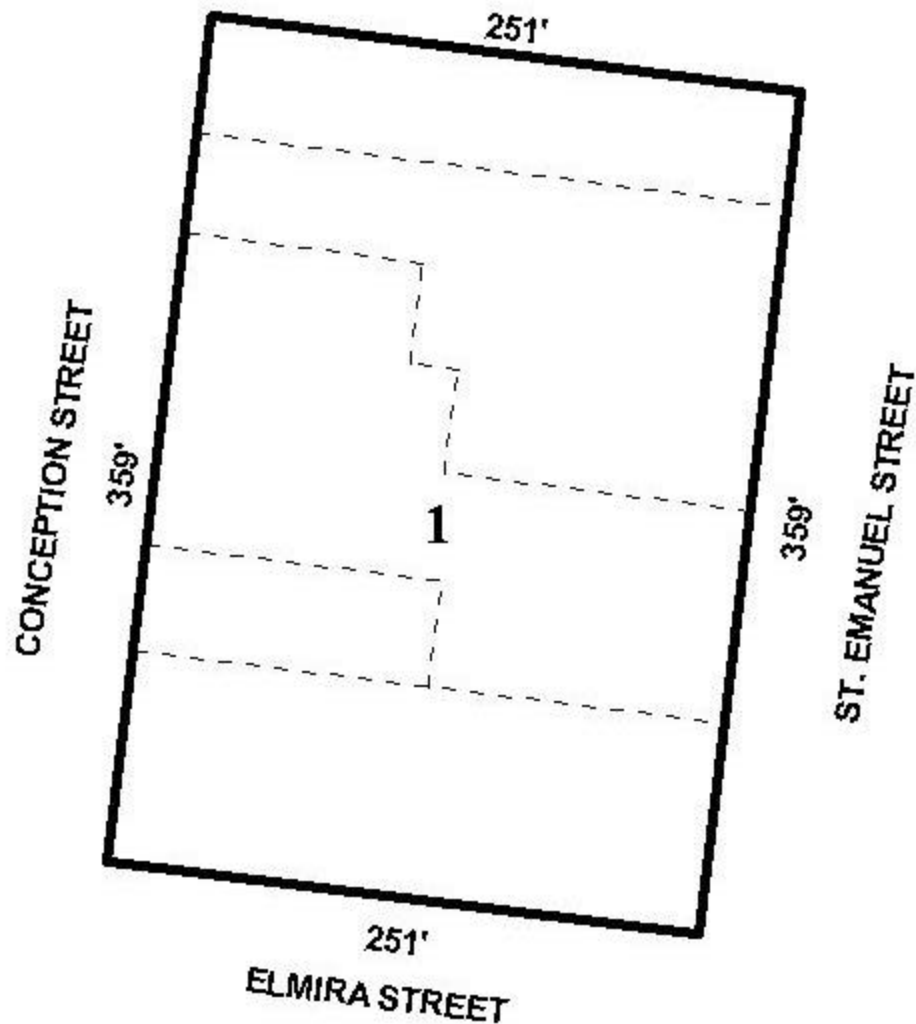
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## DETAIL SITE PLAN



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