

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: April 3, 2008**

DEVELOPMENT NAME Dobbs Industrial Park Subdivision, First Addition,
Resubdivision of Lots 1 & 2

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Resubdivision of Lots 1 & 2

LOCATION 3730 Halls Mill Road
(North side of Halls Mill Road, 130'± West of Varner
Drive)

**CITY COUNCIL
DISTRICT** District 4

AREA OF PROPERTY 1-lot/ 1.2± acres

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

**TIME SCHEDULE
FOR DEVELOPMENT** None given.

**ENGINEERING
COMMENTS** No water can be concentrated onto an adjacent property
owner without a release agreement. All storm water must tie to a City of Mobile storm water
system. Provide storm water detention for all impervious area constructed post-1984. Provide
easement, to be approved by City Engineering, for any drainage ways/structures accepting public
water. It is the responsibility of the applicant to look up the site in the City of Mobile (COM)
GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows
wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of
wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no
work/disturbance can be performed without a permit from the Corps of Engineers. Must comply
with all storm water and flood control ordinances. Any work performed in the right of way will
require a right of way permit

**TRAFFIC ENGINEERING
COMMENTS** Driveway number, size, location, and design to be
approved by Traffic Engineering and conform to AASHTO standards.

**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

Shall comply with 2003 IFC Section 503; 508.5.1 and appendix D.

REMARKS

The applicant is seeking Subdivision Approval to create one lot from two existing legal lots of record, and Planned Unit Development Approval to allow two buildings on a single building site. The site is located in Council District 4, and according to the application is served by public water and sanitary sewer.

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.

Regarding the proposed subdivision, the site is served by public water and sanitary sewer services and would meet the minimum requirements of the subdivision. The site fronts Halls Mill Road, a collector street with substandard 50' right-of-way. Since a collector street requires a minimum right-of-way of 70', dedication would be required to provide 35' from the centerline of Halls Mill Road. No building setback line is indicated on the plat; therefore, the plat should be revised to indicate the 25' minimum building setback line as measured from any required right-of-way dedication. The plat indicates that the existing driveway curb cut is to remain; therefore, as a means of access management, the site should be limited to the existing curb cut to Halls Mill Road with its size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The lot is not labeled with its size; therefore, the plat should be revised to label the lot with its size in square feet and acres, or a table should be furnished on the final plat providing the same information.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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 any changes to the site plan must be approved by the Planning Commission.

The site is zoned I-1, Light Industry District, thus the current use as metal products fabrication is allowed by right. Furthermore, this district allows up to 75% site coverage and a 25-foot front yard setback and zero-foot side and rear yard setbacks.

Regarding the PUD, the site plan submitted indicates an existing sheet metal and guttering fabrication building and a proposed second building for the site. No narrative was submitted giving a detailed description of use for the proposed building or time table for expansion. The site plan submitted indicates all property line setbacks to be compliant, and site coverage is determined to be compliant graphically, however, no site coverage calculations are given. No internal circulation or parking is indicated, and no indication of truck loading/unloading, if any, is indicated. Only the existing curb cut to Halls Mill Road is shown to remain. There are no parking calculations provided based on internal square footage uses of the buildings, warehouse employees, etc., and no landscaping areas and tree plantings are shown or calculations provided. No storm water detention area is indicated, but no verification is furnished that such would not be required. No dumpster is depicted on the site plan. If a dumpster is proposed, it should be depicted on the site plan, or a statement should be provided indicating that no dumpster will be included as part of the development. The site plan is based on the current recorded lots with a 50' right-of-way for Halls Mill Road and does not take into consideration any impact of the required dedication. All site improvements would have to be situated out of any required frontage dedication.

It should be noted that both lots received previous sidewalk waivers based on the open ditch along Halls Mill Road, and staff has determined that those waivers would still be valid after any required right-of-way dedication.

RECOMMENDATION

Subdivision: Based on the preceding, this application is recommended for holdover to the meeting of May 1st in order to be considered in conjunction with a revised Planned Unit Development.

Planned Unit Development: Based on the preceding, this application is recommended for holdover to the meeting of May 1st to allow the applicant to revise the site plan to include the following:

- 1) inclusion of a narrative giving a detailed description of the use of the proposed building and a timetable for expansion;
- 2) inclusion of calculations for site coverage, parking ratios based on internal uses of buildings, and for landscaping and trees;
- 3) depiction of parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any); and
- 4) revision of the site plan to indicate all improvements based on required frontage dedication.

Revised for the May 1st meeting:

Both applications were held over from the April 3rd meeting to allow the applicant to revise the Planned Unit Development application and site plan to include the following: 1) inclusion of a narrative giving a detailed description of the use of the proposed building and a timetable for

expansion; 2) inclusion of calculations for site coverage, parking ratios based on internal uses of buildings, and for landscaping and trees; 3) depiction of parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any); and 4) revision of the site plan to indicate all improvements based on required frontage dedication. None of the required revisions and information were furnished to the staff, therefore, no further consideration could be given to the applications.

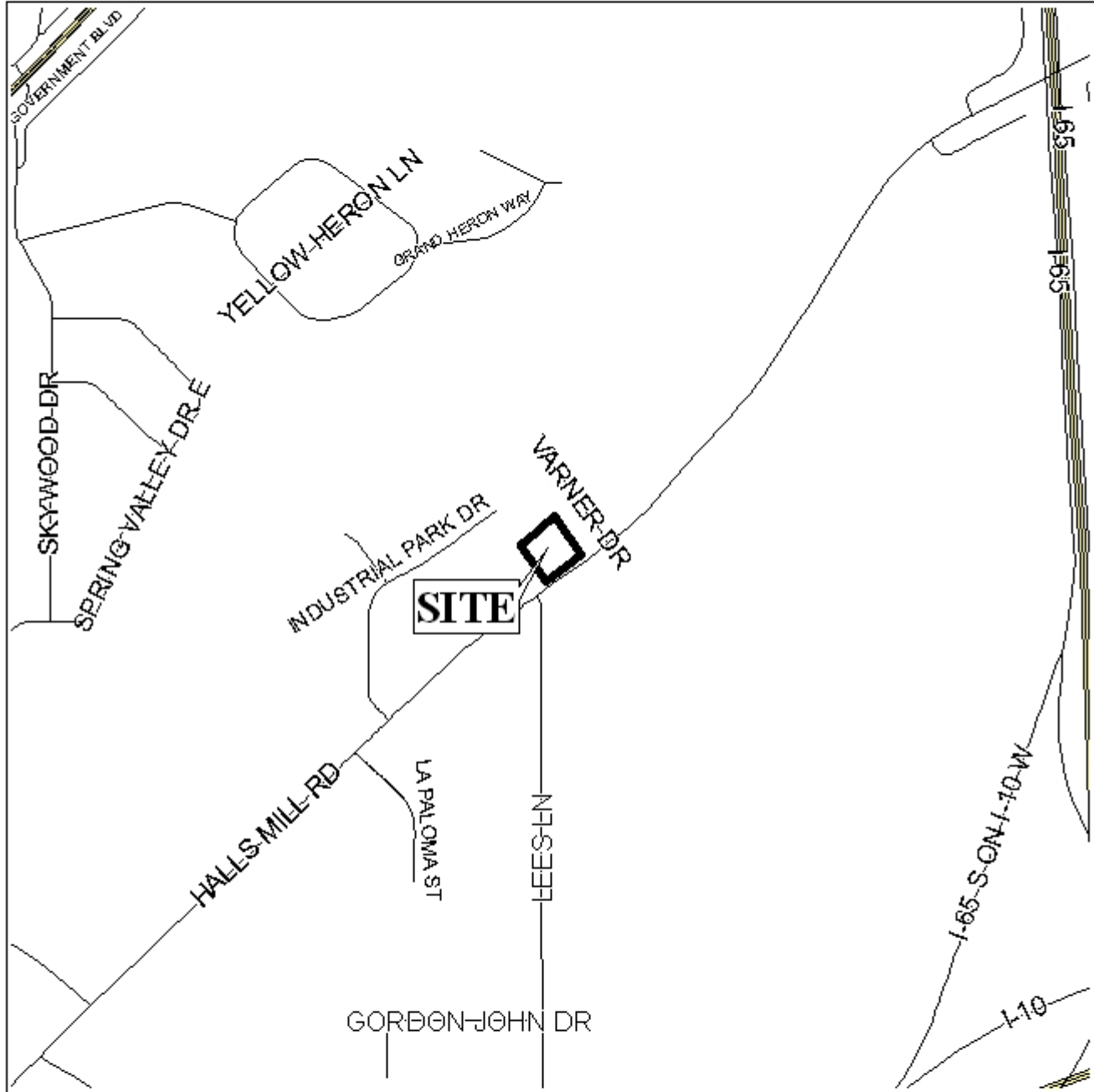
RECOMMENDATION **Subdivision:** Based on the preceding, this application is recommended for **denial** for the following reasons:

- 1) insufficient information is provided to determine if any required on-site parking and maneuvering areas would be within the dedicated frontage right-of-way, thereby creating a violation of the Zoning Ordinance; and
- 2) insufficient information is provided to determine if the site can accommodate all improvements planned and required, potentially creating a violation of the Zoning Ordinance.

Planned Unit Development: Based on the preceding, this application is recommended for **denial** for the following reasons:

- 1) no narrative was furnished giving a detailed use of the proposed building and a timetable for expansion;
- 2) no calculations were furnished for site coverage, parking ratios based on internal uses of buildings, or for landscaping and trees;
- 3) the site plan was not revised to depict parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any); and
- 4) the site plan was not revised to indicate all improvements based on required frontage dedication.

LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE May 1, 2008

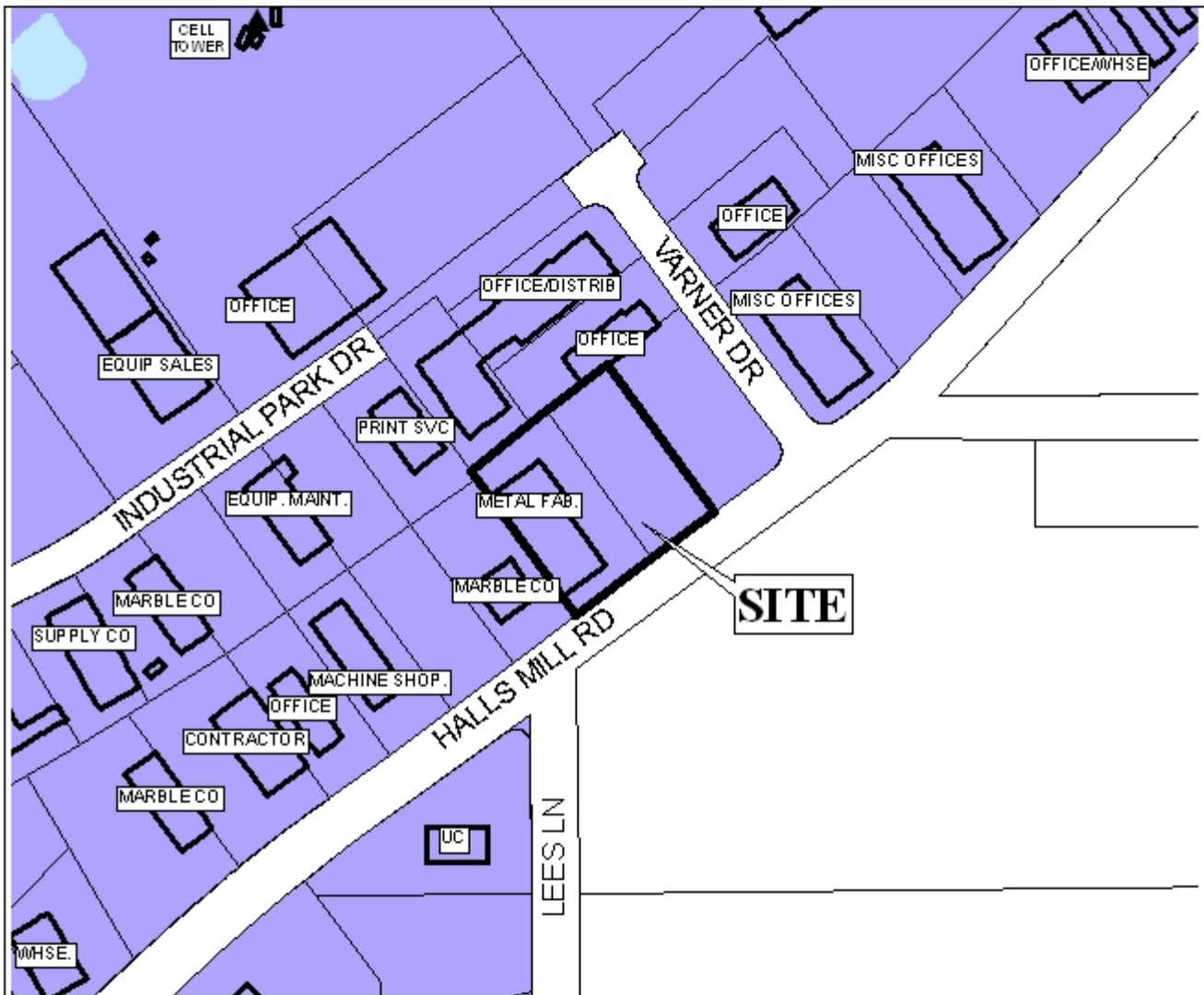
APPLICANT Dobbs Industrial Park Subdivision, First Addition,
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REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A marble company is located to the southwest, printing services are to the northwest, and offices are to the northeast.

APPLICATION NUMBER 5 & 6 DATE May 1, 2008

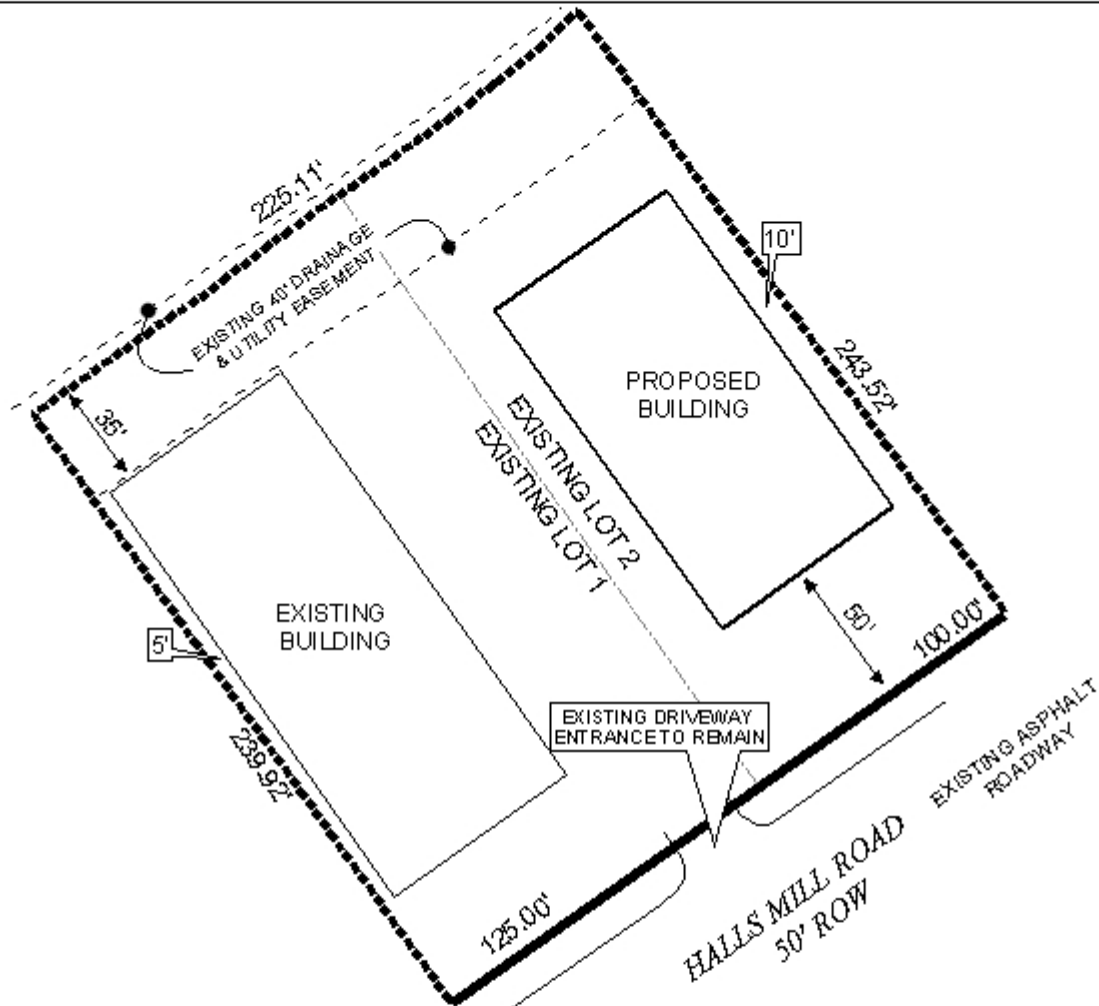
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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SITE PLAN



The site plan illustrates the old lot line, existing building, proposed building, drainage and utility easements, and driveway.

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NTS