

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: December 17, 2020****DEVELOPMENT NAME** All Crane Subdivision**LOCATION** 4531 Hamilton Boulevard
(South side of Hamilton Boulevard, 2/10 mile± West of
Rabbit Creek Drive).**CITY COUNCIL
DISTRICT** District 4**AREA OF PROPERTY** 1 Lot / 19.8± Acres**CONTEMPLATED USE** Planned Unit Development to amend a previously approved
Planned Unit Development to allow multiple buildings on a
single building site.**TIME SCHEDULE
FOR DEVELOPMENT** Immediately upon approval.**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Add the following note to the PUD Site Plan – “The proposed development must comply with all Engineering Department design requirements and Policy Letters.”
2. Retain GENERAL NOTES #2 - #5 and #12 as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT dated 11-19-2020.
3. Show and label the existing detention pond referenced in GENERAL NOTE #12.

**TRAFFIC ENGINEERING
COMMENTS**

Lot is limited to its existing curb cut, 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require

approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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 amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

The subject site is surrounded to the East and South by I-1 zoning and industrial use. Directly across Hamilton Boulevard is R-A, Residential-Agricultural District zoning with a mix of conforming residential and nonconforming commercial uses. To the West of that is I-1, with a mix of conforming commercial and nonconforming residential uses.

The site has been given a Light Industry (LI) 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 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 with 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 advance 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 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 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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. Also, it should be noted that PUD approvals expire after one year if no permits are obtained.

The site was granted a Sidewalk Waiver at the Commission's August 20, 2015 meeting to waive construction of a sidewalk along Hamilton Boulevard. Subsequently, it was the subject of a one lot Subdivision and PUD to allow multiple buildings on a single building site, both of which were approved at the Commission's January 21, 2016 meeting. At its meeting on April 4, 2019, the Planning Commission approved a PUD request to amend the previously approved PUD. The request made on April 4, 2019 is identical to the request being made today due to the previous approval expiring, thus this application.

The applicant states the following:

The purpose of this PUD application is to add a new 16 x 30 and 18 x 16 building addition, along with, a 36 x 71 shed addition to the existing metal shop building. Improvements will consist of the new building additions and an asphalt drive. The schedule for development will be immediate after approval of this application. The development will be constructed in one stage.

The property is under one ownership. No agreements or covenants are proposed. A copy of the vesting deed is attached.

In addition to the building with a 3,000 square-foot footprint allowed by the 2016 PUD, the site plan indicates the main building with an approximate 13,114 square-foot footprint which was

existing at the time of annexation into the City. Not indicated by the current site plan, but present on the 2019 version and the existing aerial imagery, is an existing 32' x 30' (960 square-foot) open shed building which was not included on the original 2016 PUD and for which no building permit is found. With the footprint of the three proposed additions totaling 3,324 square feet, and with the 3,000 square feet added under the 2016 PUD, 6,324 square feet of site coverage will have been added since annexation. This represents slightly more than a 48% increase in site coverage above that at the time of annexation. However, when the 960 square foot un-permitted building is included, this would bring the total site coverage expansion since annexation to over 55%. Therefore, compliance with the frontage tree planting requirements of the Zoning Ordinance will be required and should be coordinated with the Planning and Zoning Department. Also, an after-the-fact building permit should be obtained for the un-permitted structure.

Calculations provided on the site plan indicate current compliance with tree planting, landscaping, and parking requirements of the Zoning Ordinance. Although not included in the calculations, total building site coverage is far less than the 75% maximum allowed in I-1 districts. It should be noted however that the site plan should be revised to include the 32' x 30' (960 square-foot) open shed building which was included in the previous site plan submitted with the 2019 PUD.

RECOMMENDATION

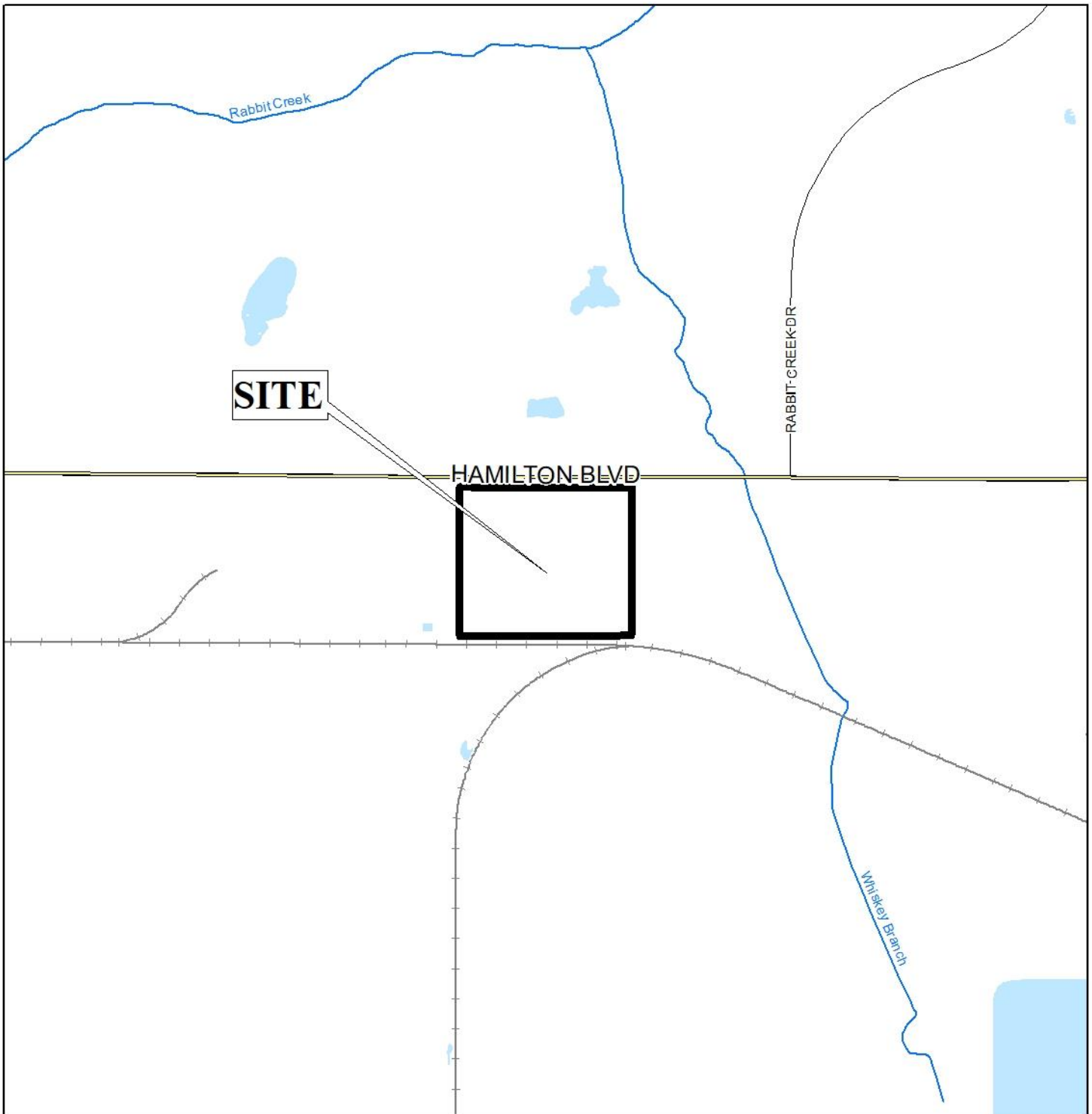
Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it is allowing additional development to occur on a developed lot;
- 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 current site has available undeveloped land to build on;
- 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 it is allowing the existing business to expand on the existing property;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no perimeter development or development within the wetland or wooded areas of the site are proposed;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open space of the site; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already developed that is already served with public infrastructure.

The Approval should be subject to the following conditions:

- 1) revision of the site plan to include the existing 32' x 30' (960 square-foot) open shed building which was not included in the previously-approved PUD, prior to submittal for any new building permits for the proposed expansion
- 2) obtaining of an after-the fact building permit for the existing 32' x 30' (960 square-foot) open shed building, prior to submittal for any new building permits for the proposed expansion;
- 3) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: Add the following note to the PUD Site Plan – 1. “The proposed development must comply with all Engineering Department design requirements and Policy Letters.” 2. Retain GENERAL NOTES #2 - #5 and #12 as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT dated 11-19-2020. 3. Show and label the existing detention pond referenced in GENERAL NOTE #12.];*
- 4) placement of a note on a revised site plan stating the Traffic Engineering comments: *(Lot is limited to its existing curb cut, 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.);*
- 5) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 6) 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;*
- 7) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for site development permits; and
- 8) full compliance with all municipal codes and ordinances.

LOCATOR MAP



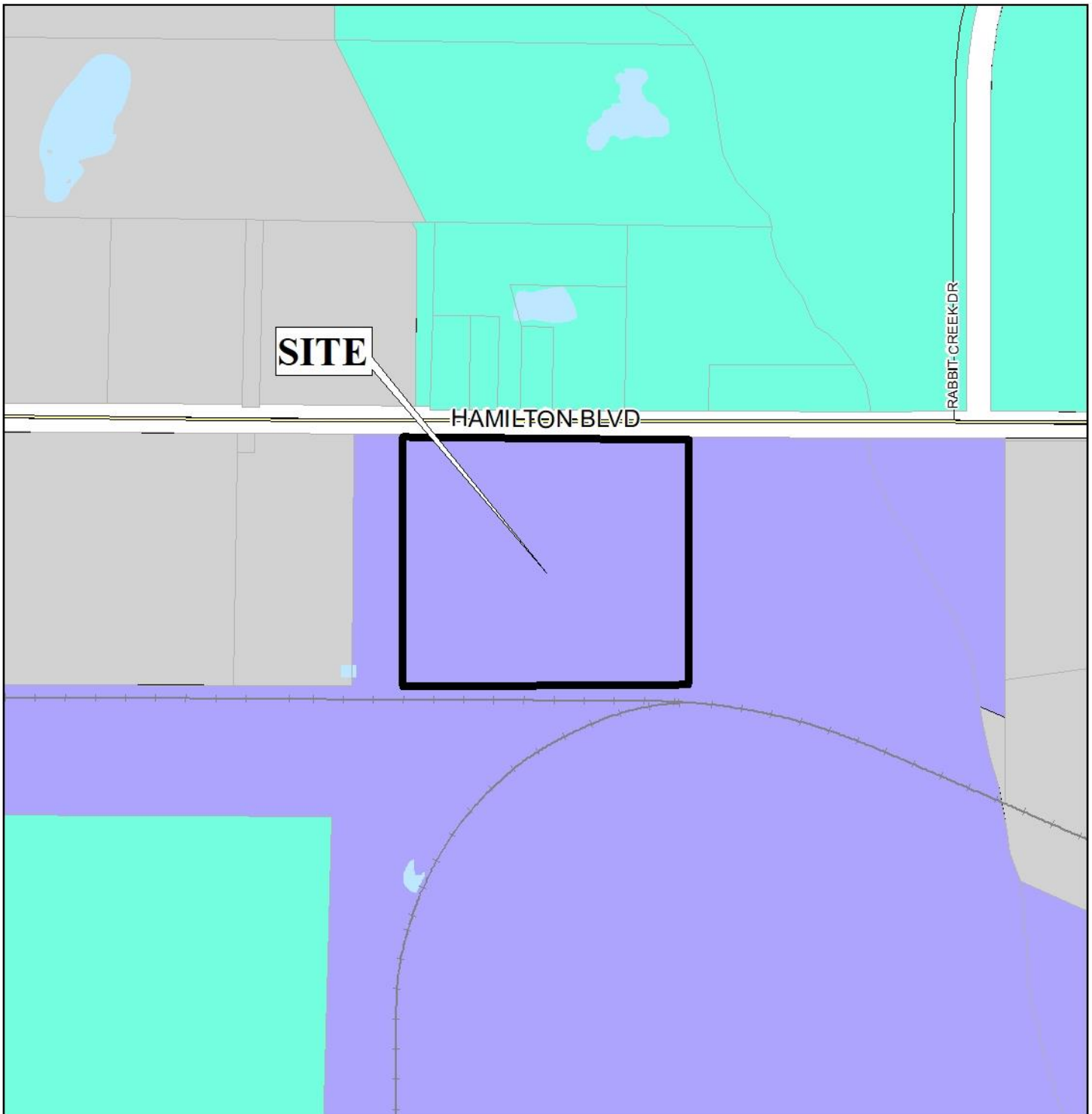
APPLICATION NUMBER 5 DATE December 17, 2020

APPLICANT All Crane Subdivision

REQUEST Planned Unit Development



LOCATOR ZONING MAP



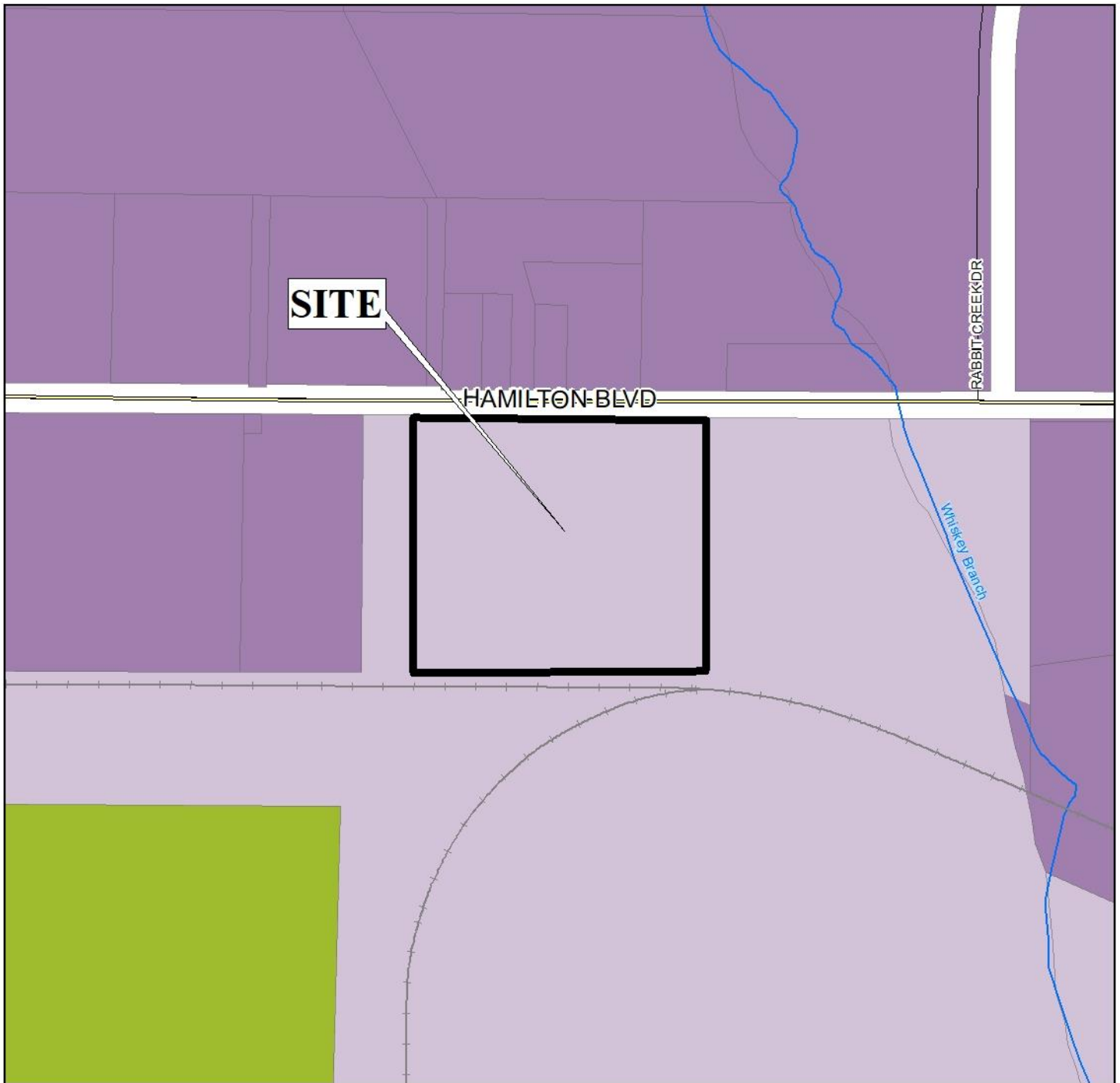
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FLUM LOCATOR MAP



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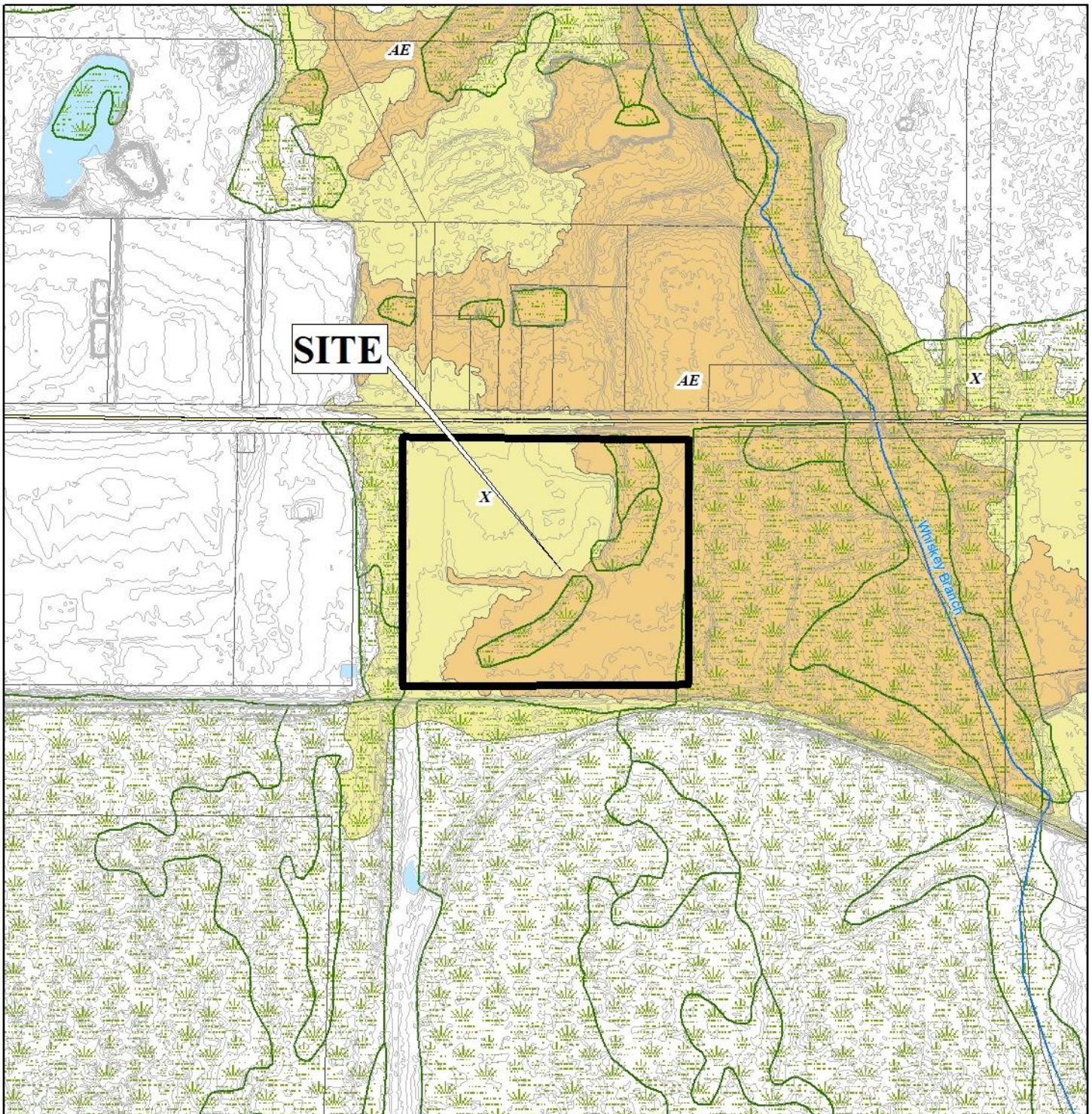
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



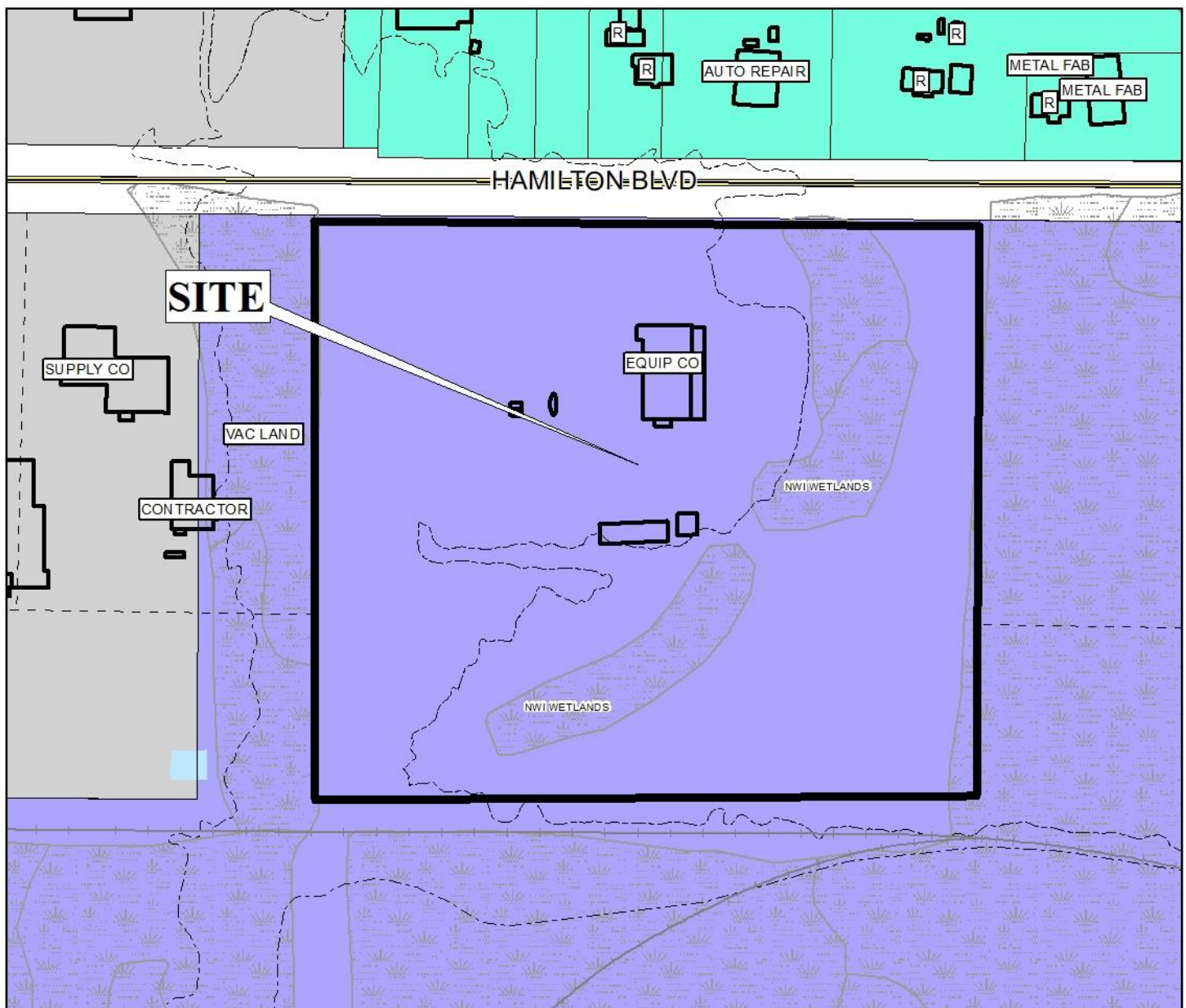
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units, vacant lands and wetlands.

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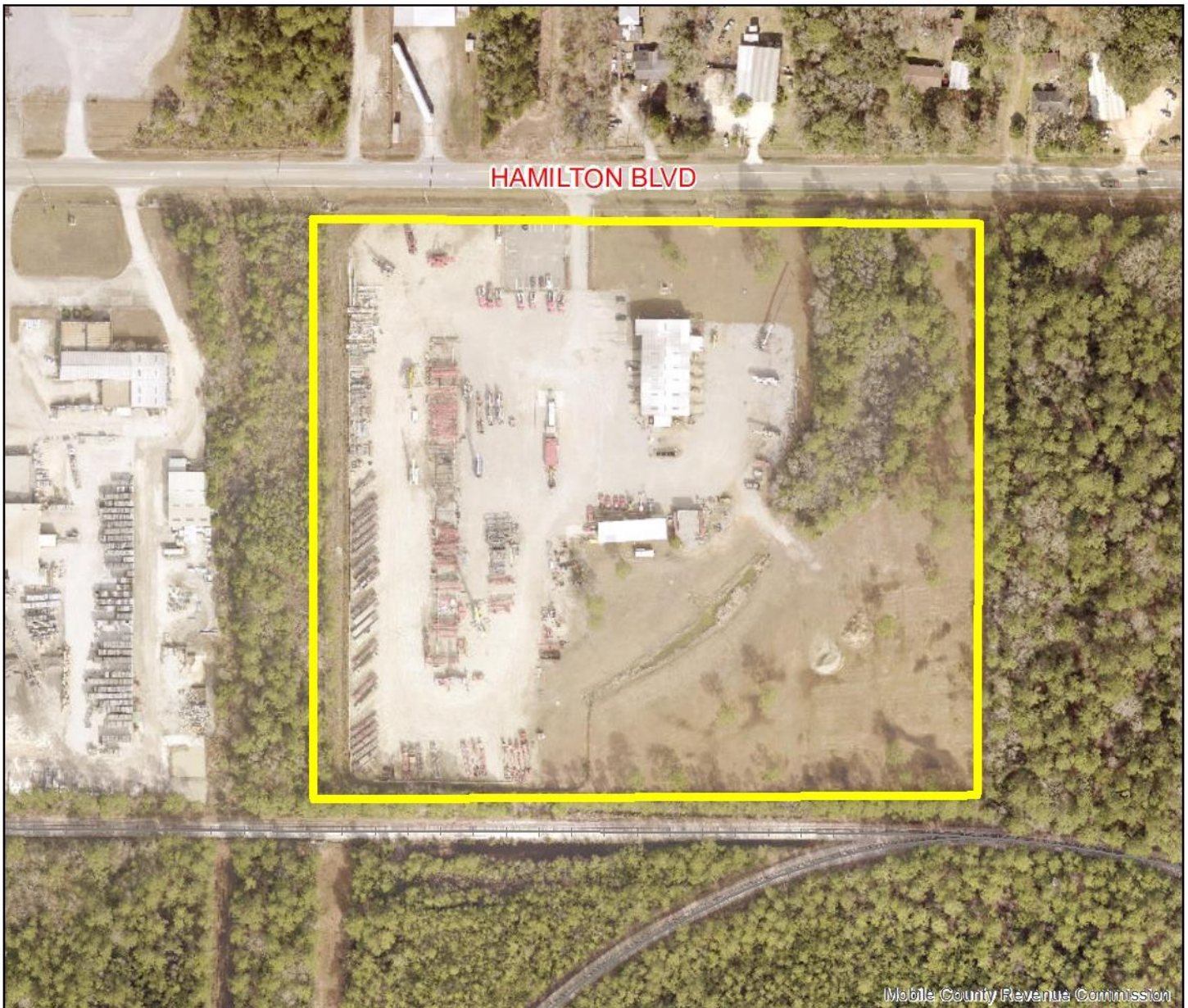
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION

VICINITY MAP - EXISTING AERIAL

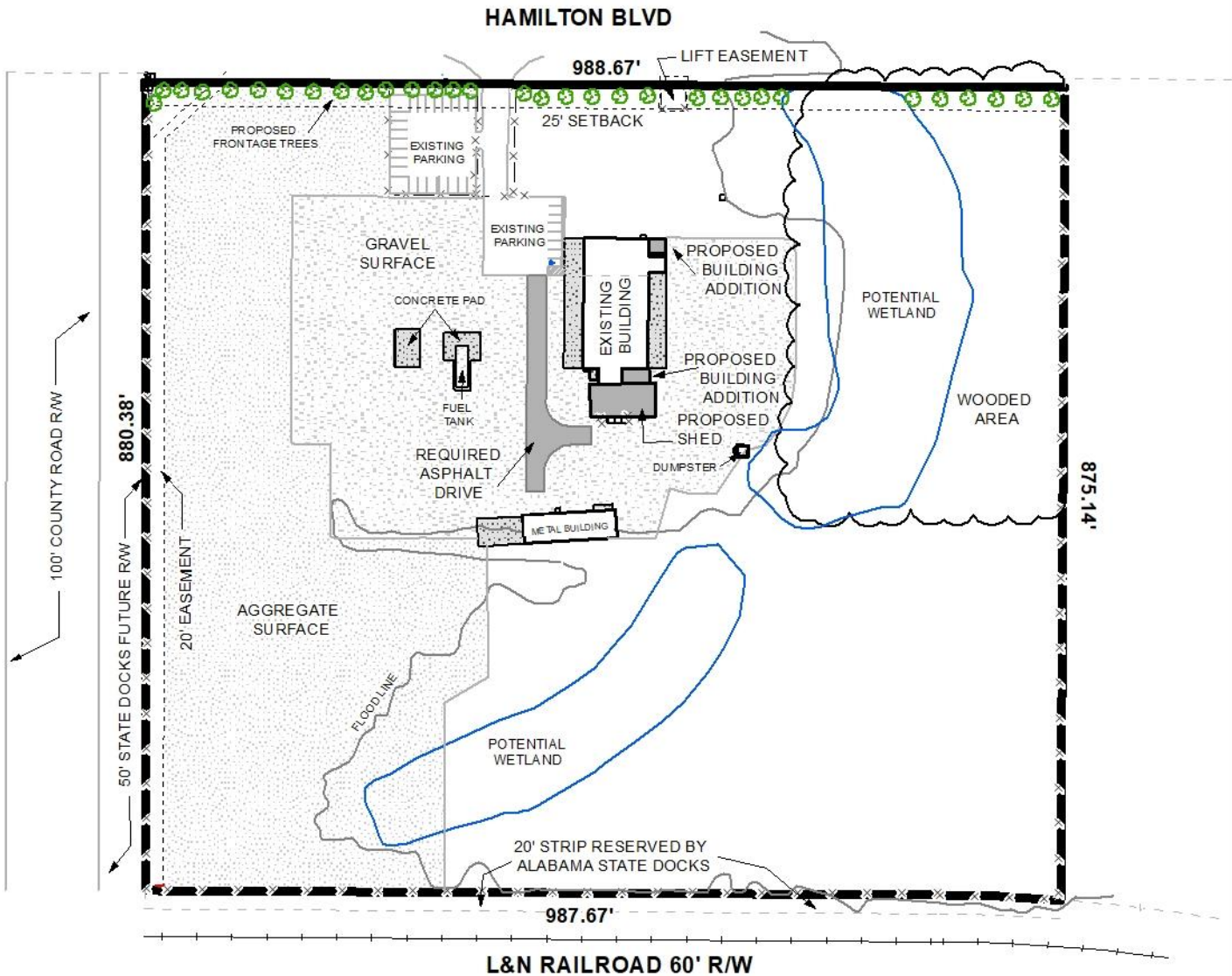


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SITE PLAN



The site plan illustrates existing buildings, easements, setback and surfaces. As well as proposed building additions, shed, asphalt drive and potential wetland areas.

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