



Agenda Item # 5

MOD-003856-2026

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – PUD Modification](#)

DETAILS

Location:

900 Paper Mill Road

Applicant / Agent:

Berg Pipe (Broughton & Associates, LLC, Agent)

Property Owner:

Berg Pipe

Current Zoning:

I-2, Heavy Industry District

Future Land Use:

Heavy Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Immediately

Proposal:

- Modification of a previously approved Planned Unit Development.

Considerations:

1. Modification of a previously approved Planned Unit Development with fourteen (14) conditions.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units and vacant land.

APPLICATION NUMBER	5	DATE	September 17, 2026
APPLICANT	Berg Pipe		
REQUEST	Major Modification of a previously approved Planned Development Unit		



SITE HISTORY

The subject property is part of the *Berg Pipe Subdivision*, a one (1)-lot subdivision approved by the Planning Commission in May 2007.

In May 2007, the Planning Commission also approved the rezoning of the property from R-1, Single-Family Residential District, and I-2, Heavy Industry District, to I-2, Heavy Industry District. The rezoning was subsequently adopted by the City Council in June 2007.

The site was originally included in an Administrative Planned Unit Development (PUD) approved in 2007 to allow multiple structures on a single business site. The Administrative PUD was subsequently amended in 2008, 2009, 2013, 2016, and 2017 to accommodate a new rail spur, establish a laydown yard, expand existing buildings, and allow additional buildings on the site.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the subject site.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. 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.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Access to the site is limited to the driveways shown on the approved PUD plan 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 Article 3, Section 64-3-12 of the City's Unified Development Code.

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 located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The site is developed with a pipe manufacturing facility and, as noted, has been subject to several Administrative Planned Unit Development (PUD) approvals over the years. The applicant is proposing to construct two (2) new pre-engineered metal buildings, each greater than 1,000 square feet, within the existing laydown yard. The proposed improvements therefore require a Major Modification to amend the previously approved PUD plans.

The property is zoned I-2, Heavy Industry District, which permits a pipe manufacturing facility by right. A detailed project description, along with the associated application materials, is available through the link provided on Page 1 of this report.

The total lot area is provided in acres in a table on the preliminary site plan. If approved, the Final PUD Site Plan should be revised to provide the total lot area in both square feet and acres. The site plan also provides the acreage of the proposed disturbed area and an impervious surface ratio; however, the impervious surface ratio is

not a zoning requirement applicable to the subject property and need not be included as a zoning-related site data requirement.

Access to the site is provided from Paper Mill Road via McKinley Street. A 25-foot front yard setback is noted in the site data table. If approved, the Final PUD Site Plan should clearly illustrate the required 25-foot front yard setback along all public street rights-of-way adjoining the site, regardless of whether the rights-of-way are currently opened or improved.

The property does not directly abut residentially zoned property; however, R-1, Single-Family Residential District, property is located to the south, adjacent to the existing railroad track. An existing chain-link fence is illustrated around the manufacturing facility and should be retained on the Final PUD Site Plan, if approved. Any new parking located across a street from residentially zoned or used property must be screened from view in accordance with Article 3-7.A.3.1. of the UDC.

The maximum building height in the I-2, Heavy Industry District is 100 feet. The height of each proposed building should be identified on the Final PUD Site Plan and must comply with the applicable maximum.

The submitted site plan does not provide sufficient information regarding the existing development on the property. As Planned Unit Developments are site-plan-specific, the Final PUD Site Plan should, at a minimum, illustrate all existing and proposed buildings and identify the square footage of each building. The plan should also illustrate the existing and proposed parking layout and circulation and provide data identifying the required, existing, and proposed number of parking spaces. Any new parking that constitutes a 25% or greater increase in the overall number of parking spaces must comply with the applicable parking lot illumination standards of Article 3 of the UDC. Any new parking provided across a street from residentially zoned or used property must also be screened from view in accordance with Article 3-7.A.3.1. of the UDC.

The preliminary site plan includes a note stating that 12% landscaping is required. The Final PUD Site Plan should include notes regarding compliance with any previously approved landscaping requirements. Any proposed changes to previously approved landscaping should be coordinated with the Planning and Zoning Department prior to approval of the Final PUD Site Plan.

No dumpsters or dumpster pads are illustrated on the submitted site plan, and it is unclear from aerial imagery whether any currently exist on the site. Any dumpster located on the property must comply with the enclosure and placement requirements of Article 3, Section 64-3-13.A.4. of the UDC and should be illustrated on the Final PUD Site Plan. Alternatively, the Final PUD Site Plan should include a note stating that waste removal is provided through curbside service.

The proposed modifications do not appear to require the removal of any trees. If tree removal is proposed, the applicant should coordinate with staff to ensure continued compliance with any applicable tree plans previously approved for the site.

No signage is depicted or described in the application materials. Any proposed signage will require separate review and permitting through the Planning and Zoning Department. Illuminated signage must be installed by a licensed and bonded sign contractor and will require the appropriate electrical permits from the Permitting Department.

The pipe manufacturing facility has been in operation for an extended period, as documented through previous Planning Commission reviews. The proposed improvements represent a relatively minor modification to the existing site and its operations and are not anticipated to result in significant impacts to the surrounding area with

respect to public health, safety, or welfare. Therefore, approval of the requested PUD modification may be appropriate.

Any future development or redevelopment of the site may require additional PUD modifications, subject to review and approval by the Planning Commission and City Council. A note to this effect should be included on the Final Planning Approval and PUD Site Plan.

If approved, a revised Modified PUD Site Plan, in both hard copy and PDF formats, must be submitted to and approved by the Planning and Zoning Department prior to recordation in Probate Court, in accordance with Section 64-5-8.B.2(f) of the UDC.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

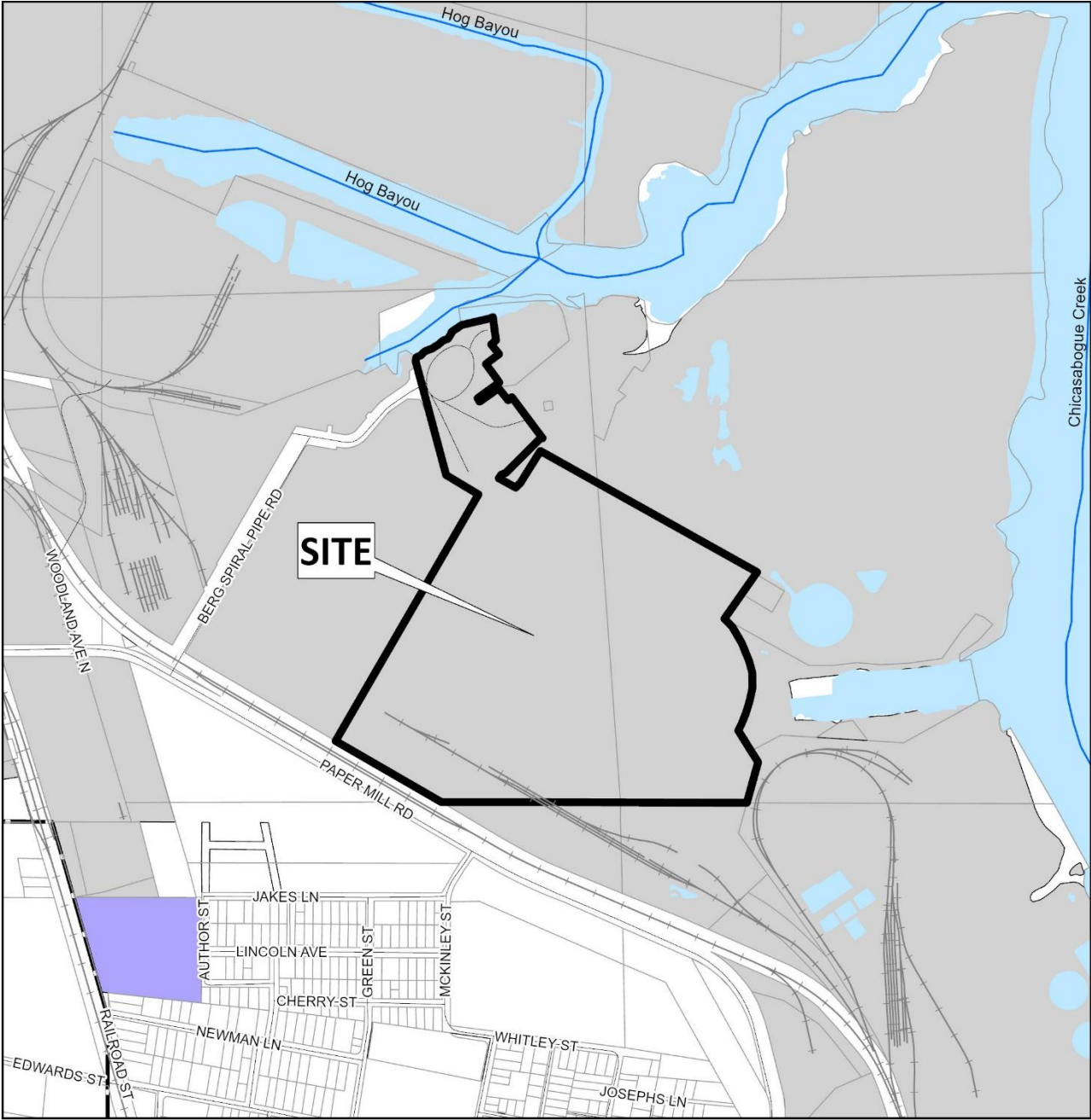
Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planned Unit Development (PUD), the following conditions could apply:

1. Revision of the Final PUD Site Plan to include, at a minimum:
 - The total lot area in both square feet and acres;
 - The square footage of each existing and proposed building;
 - All streets along which the site has frontage, including the respective right-of-way widths;

- The required 25-foot front yard setback along all public street rights-of-way;
 - Existing and proposed parking layout and traffic circulation;
 - Required, existing, and proposed parking data;
 - Zoning district information and other applicable site data;
 - The site's legal description or recorded plan reference;
 - A graphic scale and north arrow; and
 - All applicable notes and conditions of approval;
2. Identification of the height of each proposed building on the Final PUD Site Plan and compliance with the 100-foot maximum building height permitted in the I-2, Heavy Industry District;
 3. Retention of the existing chain-link fence surrounding the manufacturing facility on the Final PUD Site Plan;
 4. Placement of a note on the Final PUD Site Plan stating that any new parking located across a street from residentially zoned or used property shall be screened from view in accordance with Article 3-7.A.3.1. of the UDC;
 5. Placement of a note on the Final PUD Site Plan stating that any new parking that constitutes a 25% or greater increase in the overall number of parking spaces shall comply with the applicable parking lot illumination standards of Article 3 of the UDC;
 6. Illustration of any dumpsters and dumpster pads on the Final PUD Site Plan in compliance with the placement and enclosure requirements of Article 3, Section 64-3-13.A.4. of the UDC, or placement of a note stating that waste removal is provided through curbside service;
 7. Placement of notes on the Final PUD Site Plan regarding compliance with previously approved landscaping requirements. Any proposed changes to previously approved landscaping shall be coordinated with the Planning and Zoning Department prior to approval of the Final PUD Site Plan;
 8. Placement of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional PUD modifications, subject to review and approval by the Planning Commission and City Council;
 9. Compliance with all Engineering comments noted in this staff report;
 10. Compliance with all Traffic Engineering comments noted in this staff report;
 11. Compliance with all Urban Forestry comments noted in this staff report;
 12. Compliance with all Fire Department comments noted in this staff report;
 13. Submittal of the revised Modified PUD Site Plan to, and approval by, the Planning and Zoning Department prior to recordation in Probate Court, in accordance with Section 64-5-8.B.2(f) of the UDC, and provision of one (1) copy of the recorded site plan, in both hard copy and PDF formats, to the Planning and Zoning Department; and
 14. Full compliance with all other applicable municipal codes and ordinances.

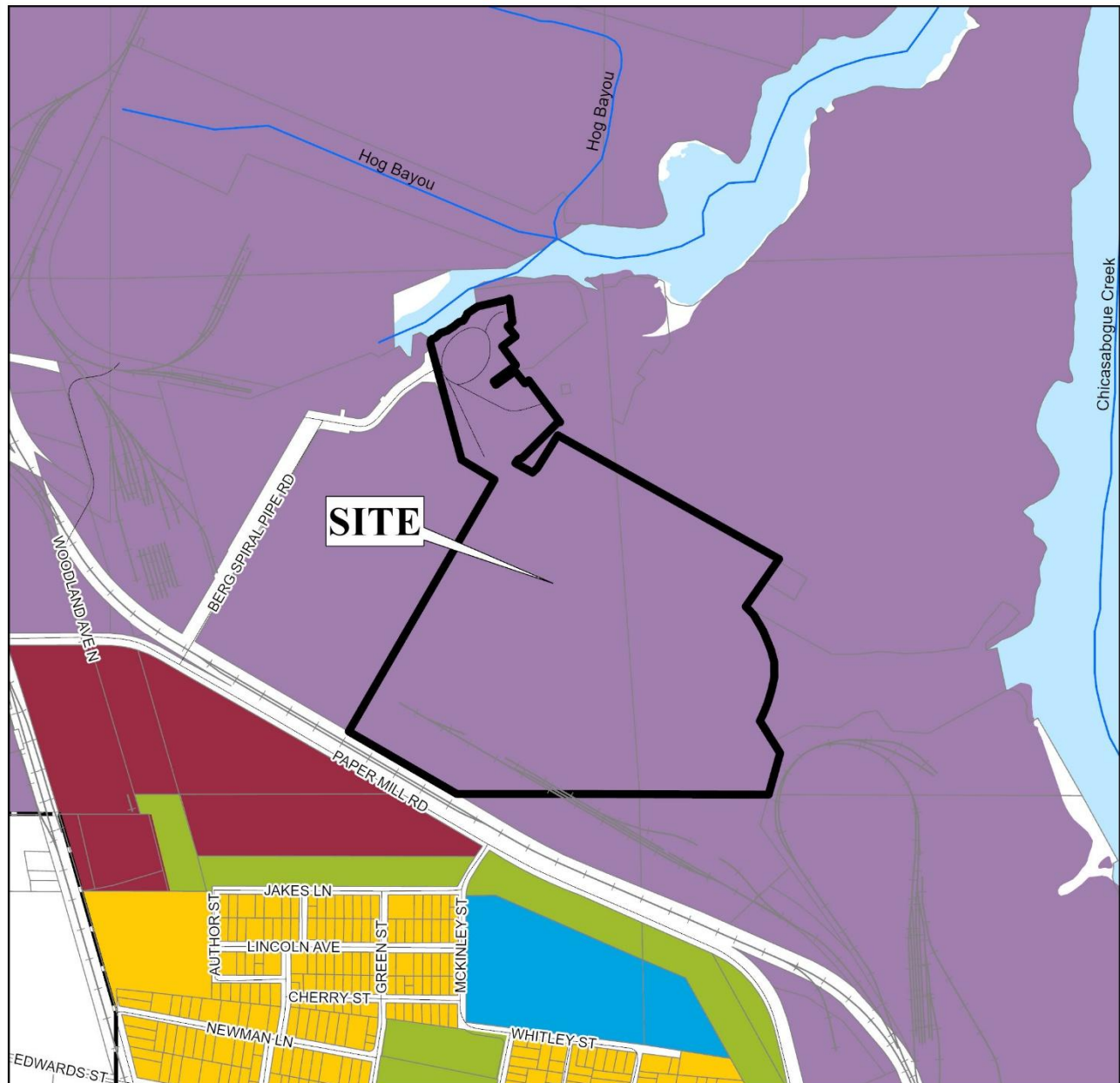
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE September 17, 2026

APPLICANT Berg Pipe

REQUEST Major Modification of a previously approved Planned Development Unit

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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

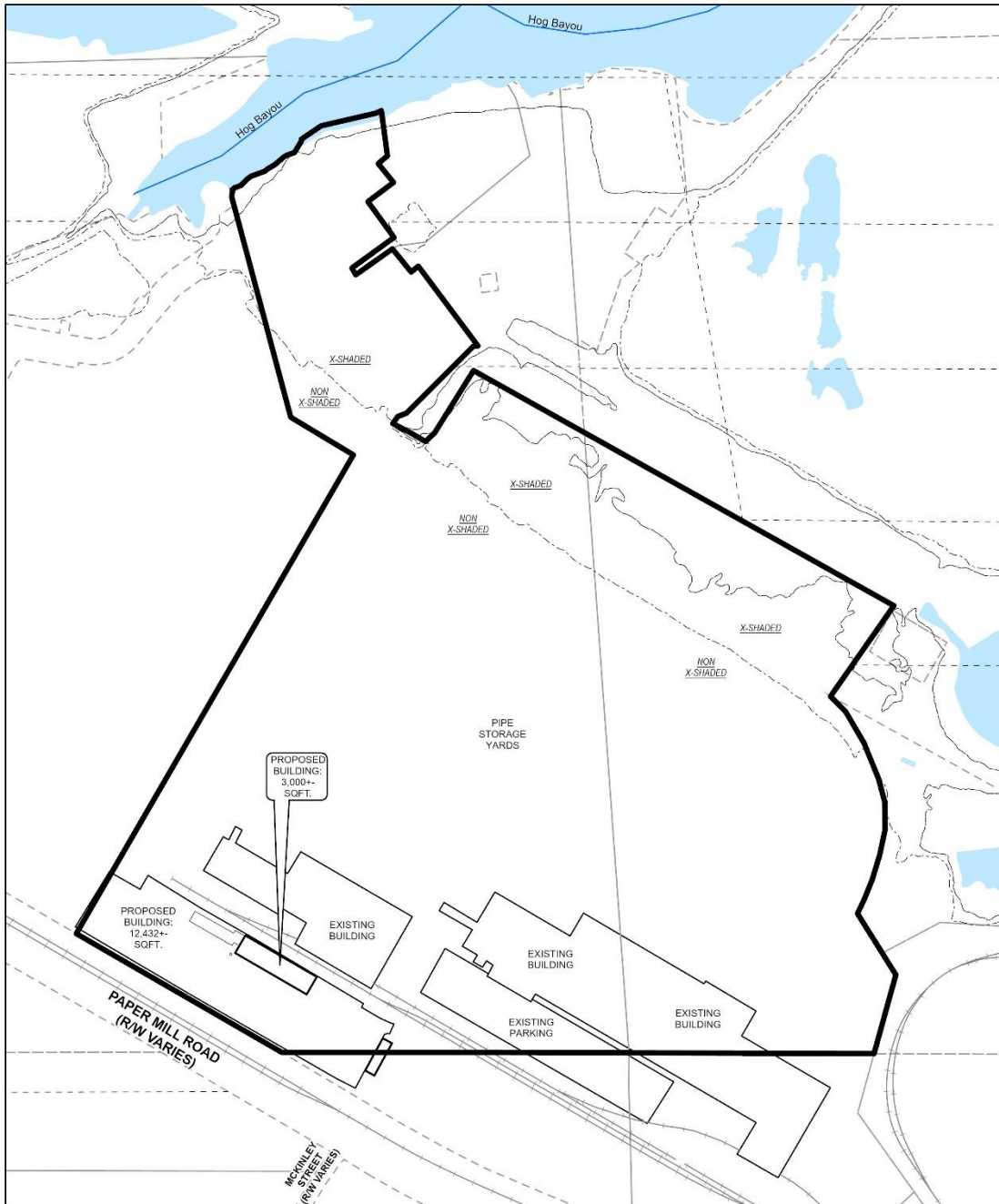


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MODIFICATION SITE PLAN



The site plan illustrates proposed buildings and modifications.

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A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

Zoning correspondence matrix

[illegible]

HEAVY INDUSTRY (HI)

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or commercial lands may separate heavy industry from other land uses. Heavy industrial areas are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Some industrial areas along Mobile's waterways are treated separately on the FLUM and classified as Water Dependent Uses

Development Intent

- › Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials.
- › The outdoor storage areas should be screened as much as possible by the nature of the stored materials.
- › Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use.
- › Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations.
- › Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

Land use mix

Primary Uses

- › Heavy Industrial
- › Mining and Material Storage

Secondary Uses

- › Commercial

Character Example

