



Agenda Item #: 5 - EXTENSION

SUB-001934-2022 & PUD-001883-2021

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Planned Unit Development](#)

DETAILS

Location:

5400 Hamilton Boulevard

Subdivision Name:

Esfeller Industrial Park Subdivision

Applicant / Agent:

Bruce Smith, Cowles, Murphy, Glover & Associates

Property Owner:

Esfeller Properties, LLC

Current Zoning:

I-1, Light Industry (Lot 1) and I-2 Heavy Industry (Lots 2-4)

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not Provided

Proposal:

- One-year extension of Subdivision approval to create four (4) legal lots of record from one (1) existing legal lot of record.
- One-year extension on Planned Unit Development approval to allow shared access between multiple building sites.

Commission Considerations:

One-year extension of previous approval.


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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units to the west, and commercial units to the east.

APPLICATION NUMBER <u> 5 </u> DATE <u> April 18, 2024 </u>	 NTS
APPLICANT <u> Esfeller Industrial Park Subdivision </u>	
REQUEST <u> Subdivision, PUD </u>	

SITE HISTORY

The subject site was before the Commission at its March 3, 2022 meeting for Subdivision, Planned Unit Development (PUD), and Rezoning approvals. The Rezoning from I-2, Heavy Industry District to I-1, Light Industry District for the proposed Lot 1 was approved by the City Council at its April 19, 2022 meeting, and is subject to the completion of the Subdivision process.

Both the Subdivision and PUD were granted one (1) year extensions by the Planning Commission at its March 2, 2023 meeting.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

No comments.

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 (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is requesting a one-year extension of approval of the Subdivision and Planned Unit Development and states the following as reasoning:

Staff engineering comments require the owner to finalize all previously submitted land disturbance activities. Land disturbance permit has been pulled and the required activities are currently under construction. Once the land disturbance activities are completed, the LD permit will be closed and the plat will be recorded.

There have been no changes in conditions in the surrounding area that would affect the Subdivision or Planned Unit Development as previously approved. The Unified Development Code (UDC) and new Subdivision Regulation went

into effect on March 1, 2023. Due to the changes in regulations, the PUD is no longer needed for the proposed development.

It should be noted that if the Subdivision approval is allowed to expire, the rezoning approved in 2022 will no longer be valid, as it is contingent upon the completion of the Subdivision process. The applicant is working on completing a land disturbance permit from 2016, which must be completed prior to the Engineering Department allowing the currently proposed project to commence. Furthermore, the City of Mobile Fire Code Ordinance has been updated since the original approval, therefore the approval for the Subdivision should be amended to reflect the 2021 International Fire Code comments.

SUBDIVISION CONSIDERATIONS

Standards of Review:

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.

Considerations:

If the Planning Commission considers approving the extension request, the previous conditions of approval should still apply:

- 1) revision of the Final Plat to either depict dedication to provide 50-feet to the centerline of Hamilton Boulevard, or show that such currently exists;
- 2) provision of the lot sizes in square feet and acres, adjusted for dedication if necessary;
- 3) full compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings, and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Clarify the location of the large "COMMON AREA ACCESS EASEMNT" in the NE corner of the property and the boundary of the COMMON AREA (10.392 AC). C. Label Rabbit Creek. D. Provide and label the monument set or found at each subdivision corner. E. Show and label the PRIVATE ROAD right-of-way as a separate parcel and not part of LOTS 1, 3, and 4. Revise the area of each of these Lots. F. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. G. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide the As-Built submittal documents for the Land Disturbance Permit (BLD2016-00020). Land Disturbing activity has been done however the close-out of the LDP has been completed as required prior to concrete plant opening for business. M. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to*

obtaining any signatures. No signatures are required on the drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 4) placement of a note on the site plan stating Traffic Engineering comments: *(Driveway number, 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.);*
- 5) compliance with 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*
- 6) compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.).*

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

Standards of Review:

When the Planned Unit Development was originally approved on March 3, 2022, the Planning Commission determined the following findings of fact:

- a. 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 allows for the construction of a private street to serve an industrial Subdivision;
- b. 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 will allow increased development of an existing industrial area;
- c. the proposal promotes the objective of Public services *(to encourage optimum use of available public utilities, streets, and community facilities)*, because all infrastructure is in place, or will be constructed by the applicant, to serve the site.

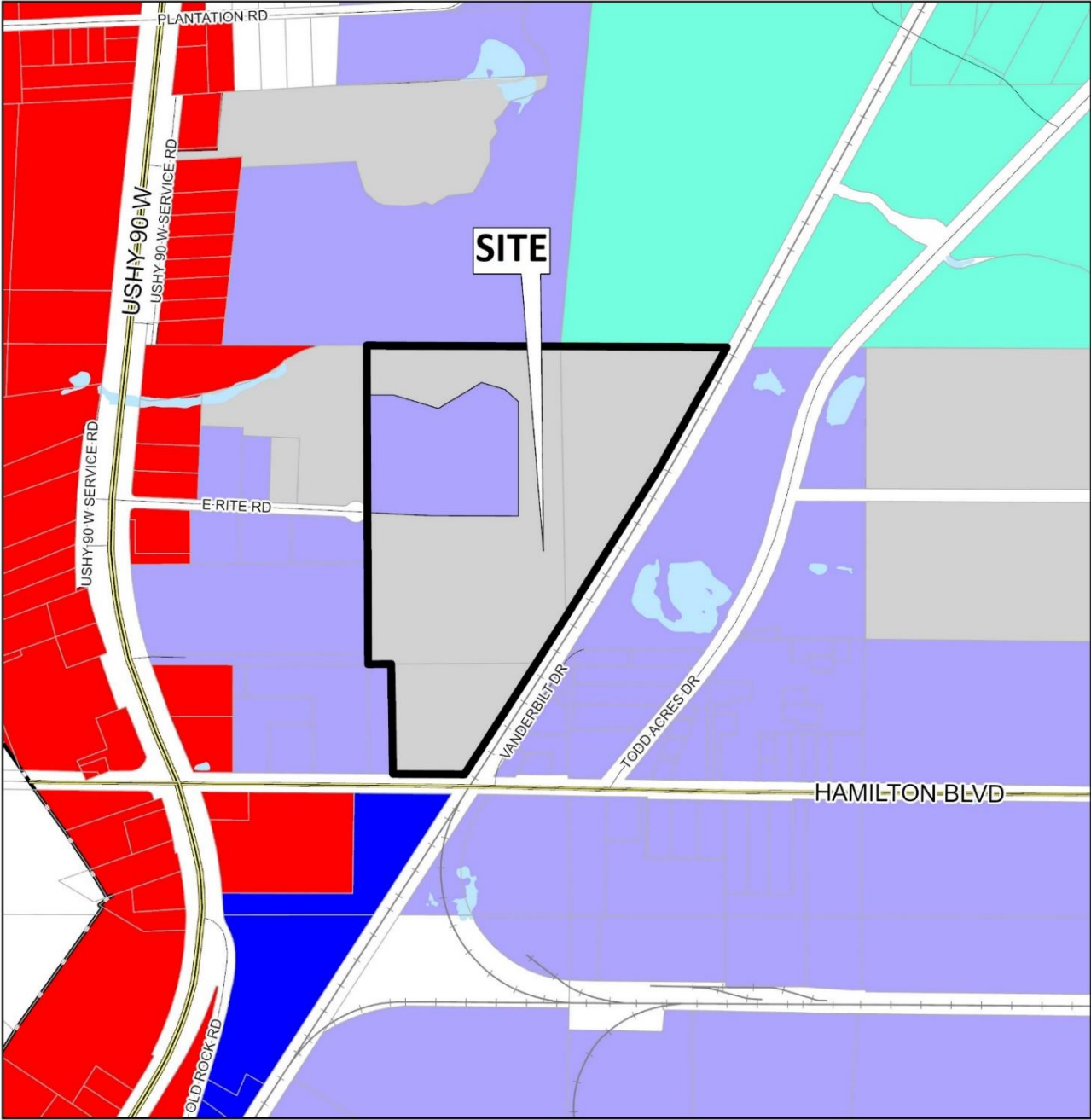
Considerations:

If the Planning Commission considers approving the extension request, the previous conditions of approval should still apply:

- 1) revision of the site plan to either depict dedication to provide 50-feet to the centerline of Hamilton Boulevard, or show that such currently exists;
- 2) provision of the lot sizes in square feet and acres, adjusted for dedication if necessary;
- 3) full compliance with Engineering comments: *(Remove NOTES #1-#5 (LEFT SIDE OF THE SHEET). These are notes that are required on the Land Disturbance Permit plans not the PUD Site Plan. 1. Remove NOTES*

- #1-#6 (RIGHT SIDE OF THE SHEET). These are notes that are required on the Land Disturbance Permit plans not the PUD Site Plan. 2. Add the following note - 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. 3. Retain NOTES #7 - #12, as shown on the NEW PUD SITE PLAN drawing dated 9-28-21.);*
- 4) placement of a note on the site plan stating Traffic Engineering comments: (Driveway number, 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.);*
 - 5) compliance with 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*
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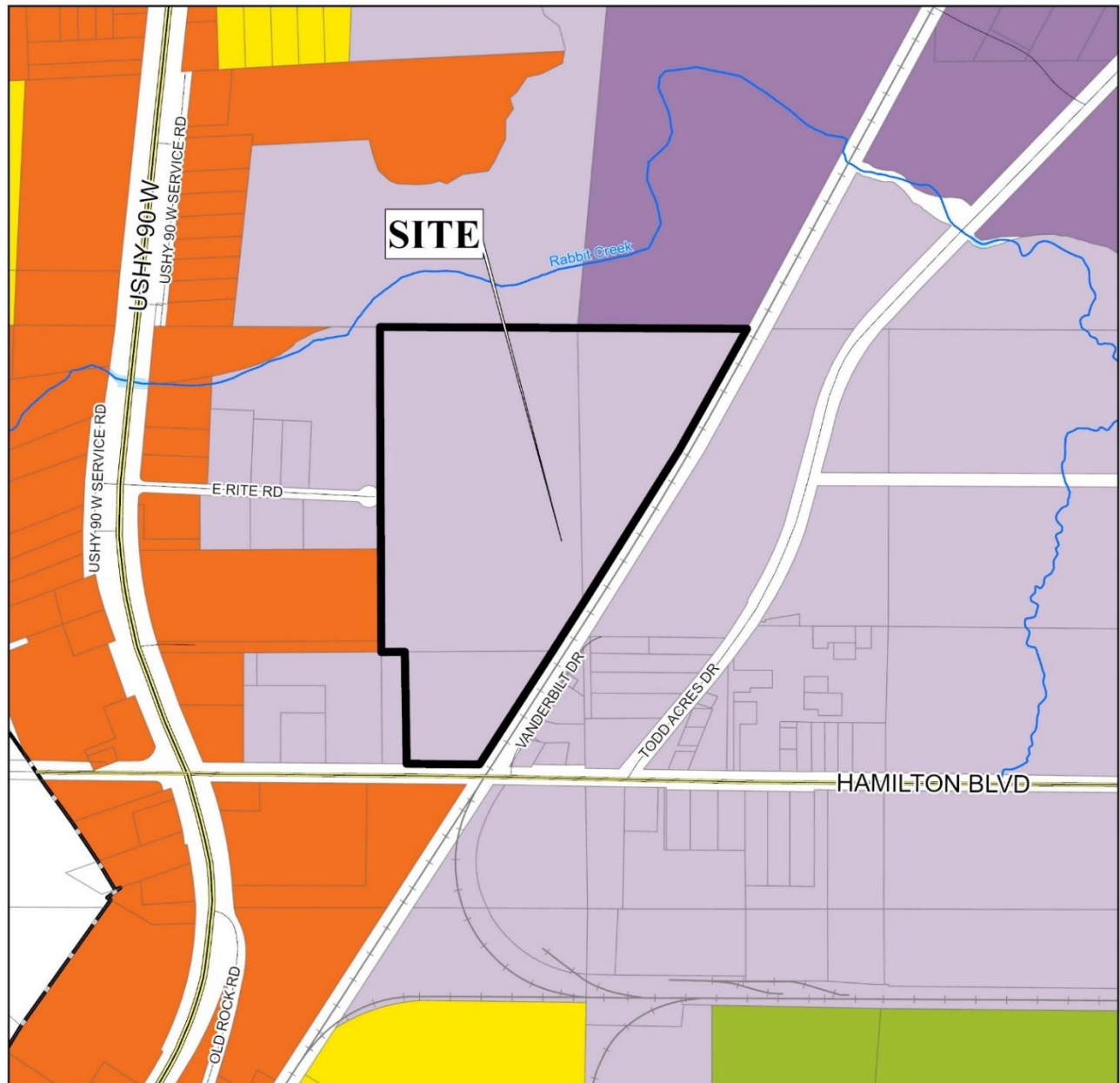
LOCATOR ZONING MAP



APPLICATION NUMBER _____ 5 _____	DATE _____ April 18, 2024
APPLICANT _____ Esfeller Industrial Park Subdivision	
REQUEST _____ Subdivision, PUD	



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE April 18, 2024

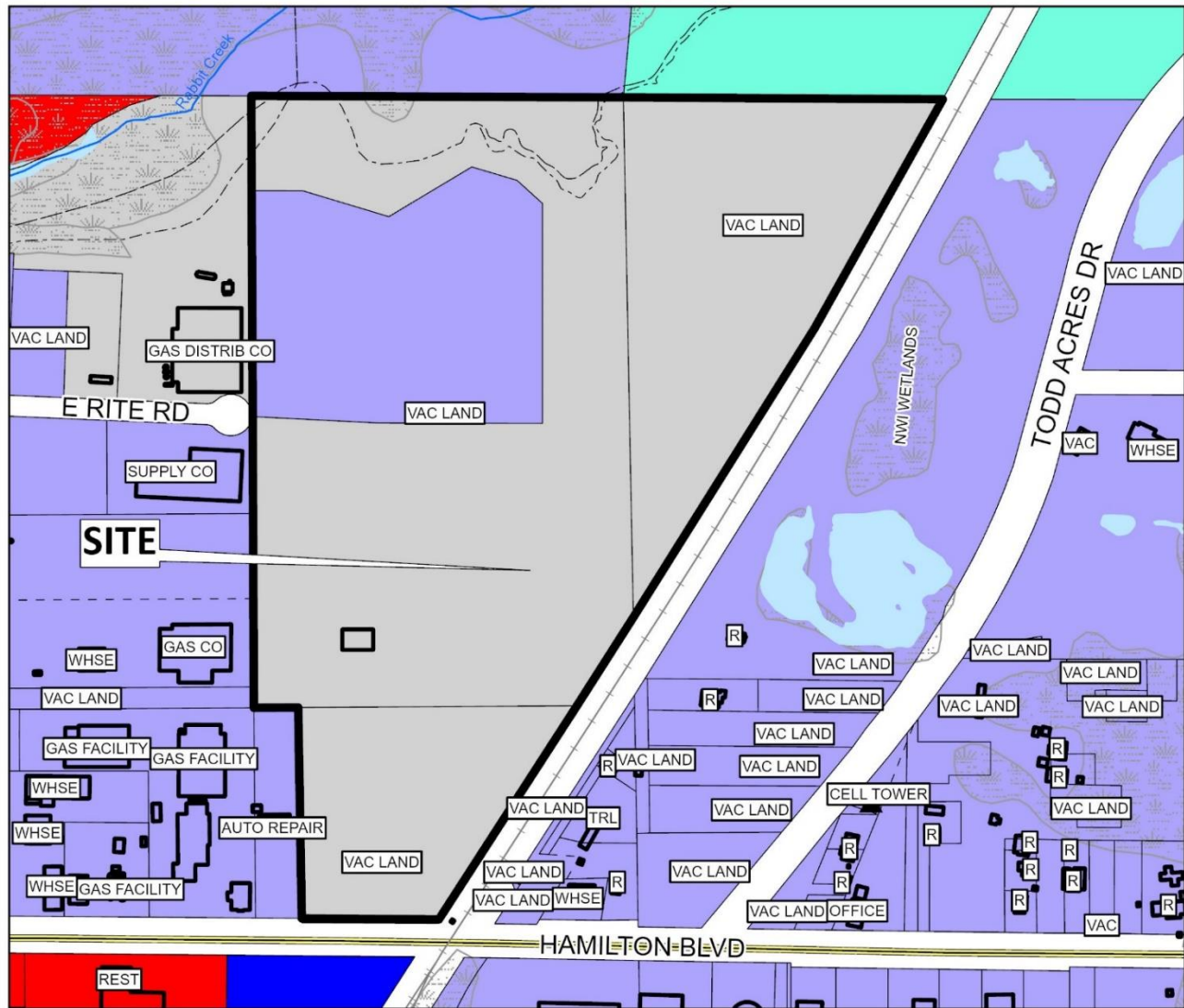
APPLICANT Esfeller Industrial Park Subdivision

REQUEST Subdivision, PUD

- | | | | |
|---|---|---|--|
| ■ 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 | |



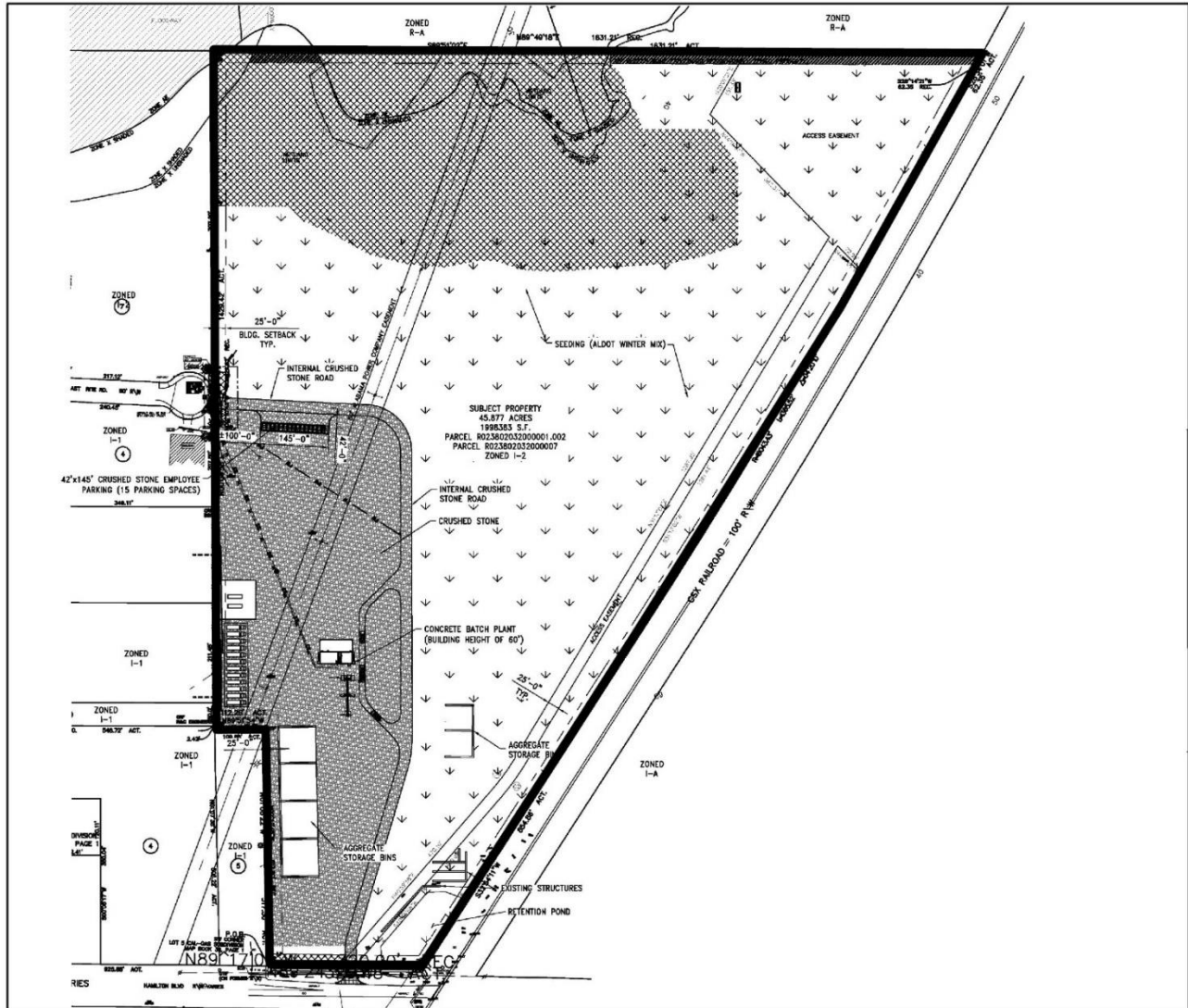
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units to the west, and commercial units to the east.

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<table style="width: 100%; font-size: small;"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table>		 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2	 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6	 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	
 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2																						
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6																						
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1																							

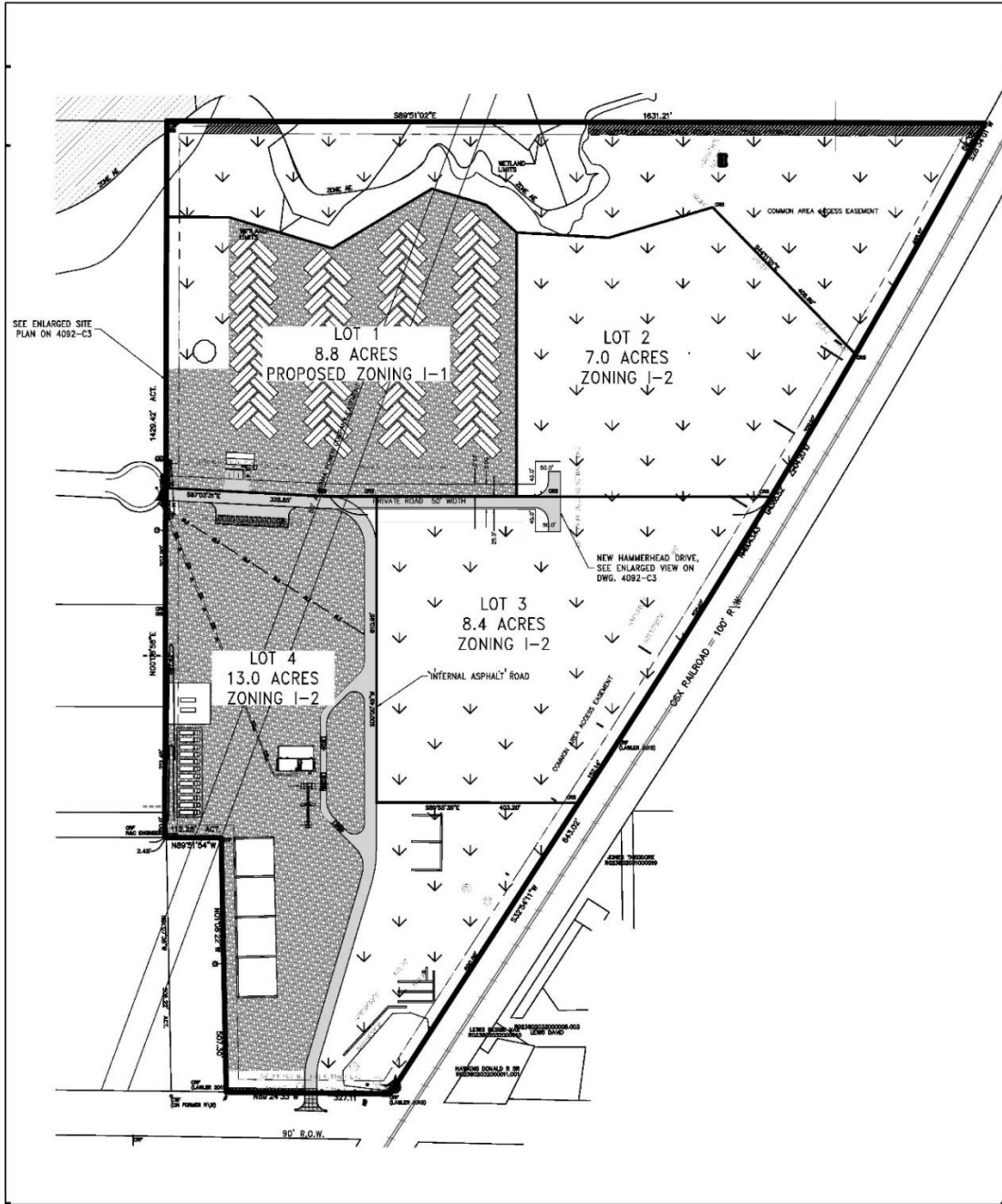
EXISTING SITE PLAN




The site plan illustrates the existing property, easements, and storage bins.

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REQUEST	Subdivision, PUD			

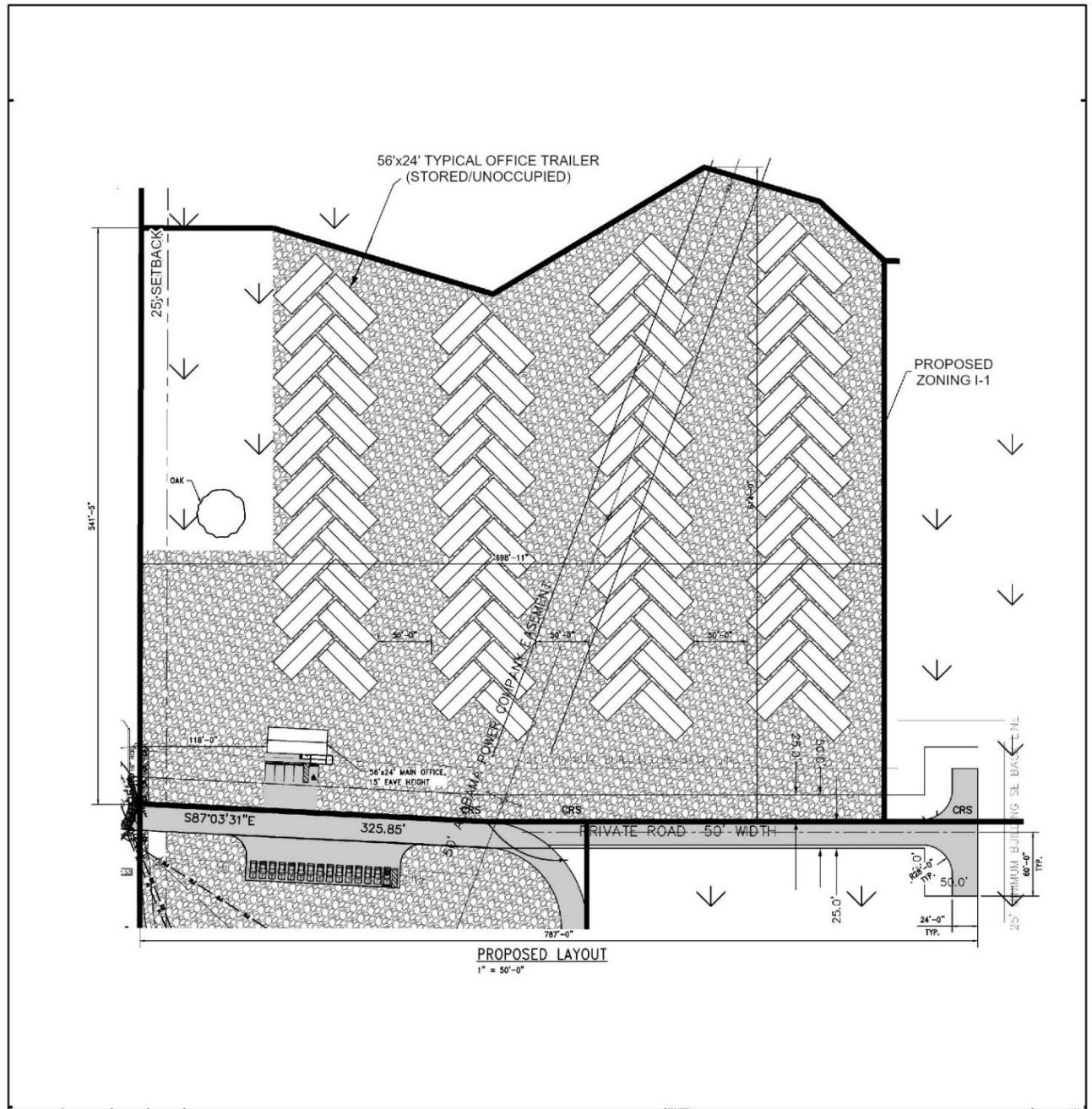
PROPOSED SITE PLAN



The site plan illustrates the new lease area, private street, easements, and setback.

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REQUEST	Subdivision, PUD			

DETAIL SITE PLAN



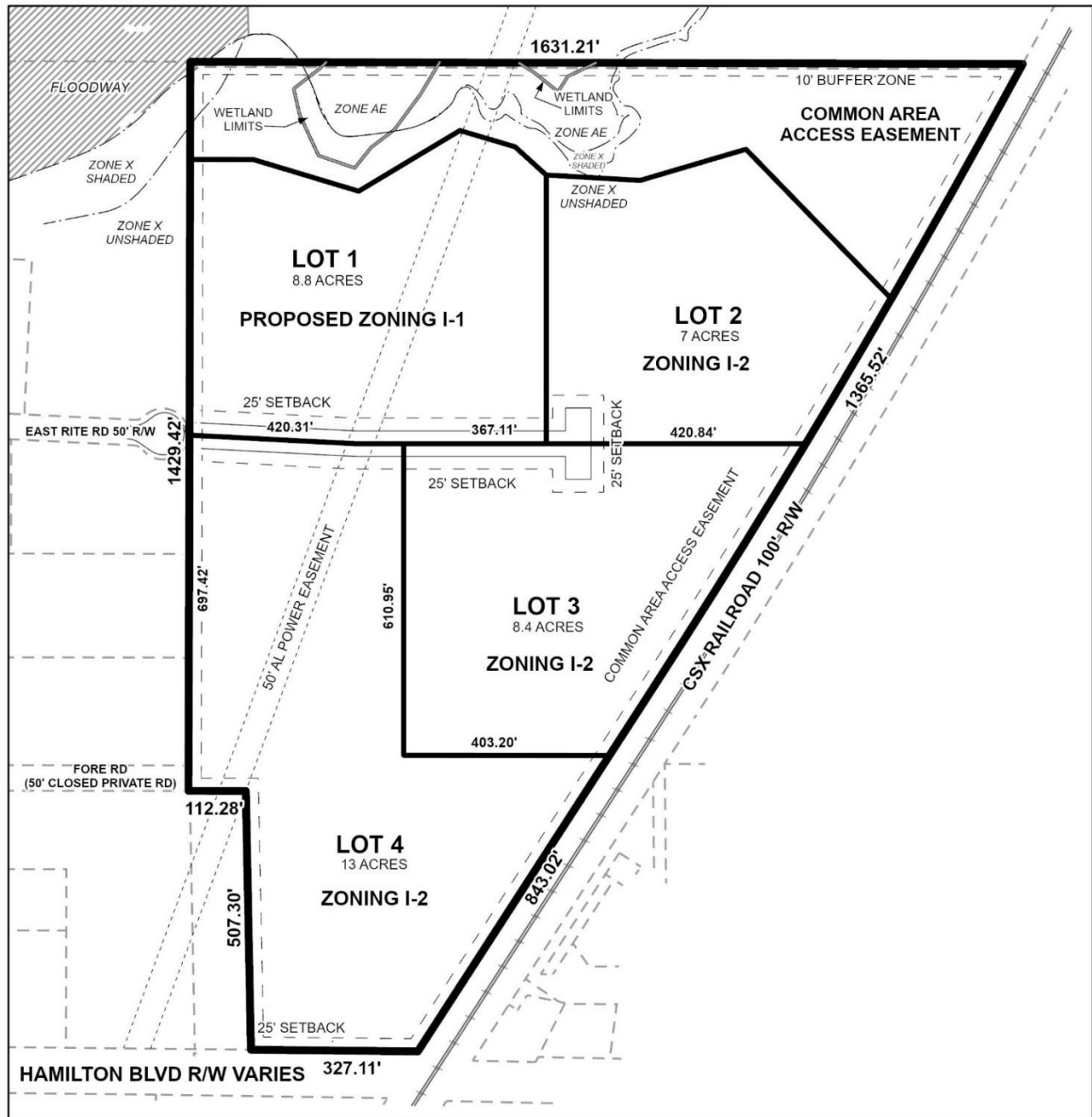
APPLICATION NUMBER 5 DATE April 18, 2024

APPLICANT Esfeller Industrial Park Subdivision

REQUEST Subdivision, PUD



DTAIL SITE PLAN



APPLICATION NUMBER <u>5</u>	DATE <u>April 18, 2024</u>
APPLICANT <u>Esfeller Industrial Park Subdivision</u>	
REQUEST <u>Subdivision, PUD</u>	



NTS

ZONING DISTRICT CORRESPONDENCE MATRIX		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■		■					□		
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□		
HISTORIC BUSINESS	H-B			■		■		■					□		
VILLAGE CENTER	TCD					■	■						□		
NEIGH. CENTER	TCD					■	■						□		
NEIGH. GENERAL	TCD					■							□		
DOWNTOWN DEV. DDD	T-6			■									□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■							□		
DOWNTOWN DEV. DDD	T-4			■		■		□					□		
DOWNTOWN DEV. DDD	T-3			■		■							□		
DOWNTOWN DEV. DDD	SD-WH									○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■				■			○	□	○	
GEN. BUSINESS	B-4			■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■			□	□	
LIGHT INDUSTRY	I-1									■			□	□	□
HEAVY INDUSTRY	I-2										■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

LIGHT INDUSTRY (LI)

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.