

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: April 5, 2012****DEVELOPMENT NAME**

Regents Technology Services/Mississippi Lime

LOCATION1551 Cochrane Causeway
(West side of Cochrane Causeway, 500'± South of the
South terminus of the Cochran-Africatown Bridge).**CITY COUNCIL****DISTRICT**

District 2

PRESENT ZONING

I-2, Heavy Industry District

AREA OF PROPERTY

1 Lot /9.4± Acres

CONTEMPLATED USE*Planned Unit Development* approval to amend a previously approved Planned Unit Development allow multiple buildings on a single building site and *Planning Approval* to allow the expansion of an existing limestone crushing facility in an I-2 Heavy Industry District.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

ENGINEERING**COMMENTS**

GIS indicates potential wetlands exist on this project site. Applicant will need to provide a wetlands delineation or letter stating that no wetlands exist on the site. No work shall be permitted within any wetlands without approval of the Corps of Engineers. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Show the Minimum Finished Floor Elevation (MFFE) for each lot. No fill is allowed within the flood plain without providing compensation. Plans must be approved by the City Engineer. Any proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance.

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**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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.

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.

This site received Planned Unit Development approval and Planning Approval to allow multiple buildings (structures) on a single building site in December 2008. The applicant is submitting a Planned Unit Development application to amend the Planning Commission approval to allow an additional 15,000 square-foot, building on the site. The Zoning Ordinance requires the submission of Planned Unit Development and Planning Approval applications and approvals by the Planning Commission prior to the construction, due to the proposed multiple structures on a single building site. Moreover, since previous Planning Approval applications have been submitted and approved by the Commission, a Planning Approval application must be submitted amending the existing Planning Approval. It should be noted that the design professional was advised that a Planning Approval application would also be required prior to the submission of the application.

The site plan indicates the minimum 6 compliant parking spaces provided, as well as compliance with vehicle access/maneuvering space, setbacks, site coverage, sidewalks, and landscaping and tree planting requirements. However, no indication of dumpster facilities and buffering of the dumpster or a note on the site indicating that garbage pick-up will be by a private curb-side service.

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.

Finally, it appears that the site design may not comply with the accessibility requirements of the Americans with Disabilities Act. The design professional should ensure compliance with ADA, as well as the Zoning Ordinance.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for holdover until the April 5th meeting, due to the following reasons:

- 1) submittal of an accompanying Planning Approval application.

Revised for the April 5th meeting:

The Planned Unit Development approval was heldover from the March 1st meeting at the Commission's request. The Commission required the applicant to submit a Planning Approval application as well since this proposed project would significantly change the previously approved Planning Approval.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

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. Planned Unit Development Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planned Unit Development Approval.

While PUD review considers many elements relating to the development of a site, the review is somewhat preliminary in that specifics relating to detailed drainage plans or fire protection compliance may not yet be designed. Therefore, it is advisable that the applicant/owner/design professional schedule a predevelopment meeting before proceeding with any significant changes or submissions for permits. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

As the reviews for Planning Approval and Planned Unit Development (PUD) Approval are similar, these reviews will be combined for the purpose of this report.

The applicant submitted the Planning Approval application illustrating the construction of a 15,000 square feet storage building to allow Regent Technology Services/Mississippi Lime to

store crushed limestone. As stated by the applicant the building will be completely open on the east and west sides of the structure; however, the north and south walls will terminate above the flood elevation as required by FEMA. In addition, the building will be uninhabited and will have no electrical or mechanical amenities.

Given the water features on the site may contain Federally-listed threatened or endangered species as well as protected non-game species. Further development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

It should be noted that the site complied with landscaping and tree requirements of the Zoning Ordinance with the previous development; however, this addition should not impact the previous compliance since the site is zoned I-2, only frontage trees are required.

RECOMMENDATION: **Planned Unit Development:** *Based upon the preceding, the PUD request is recommended for Approval, subject to the following conditions:*

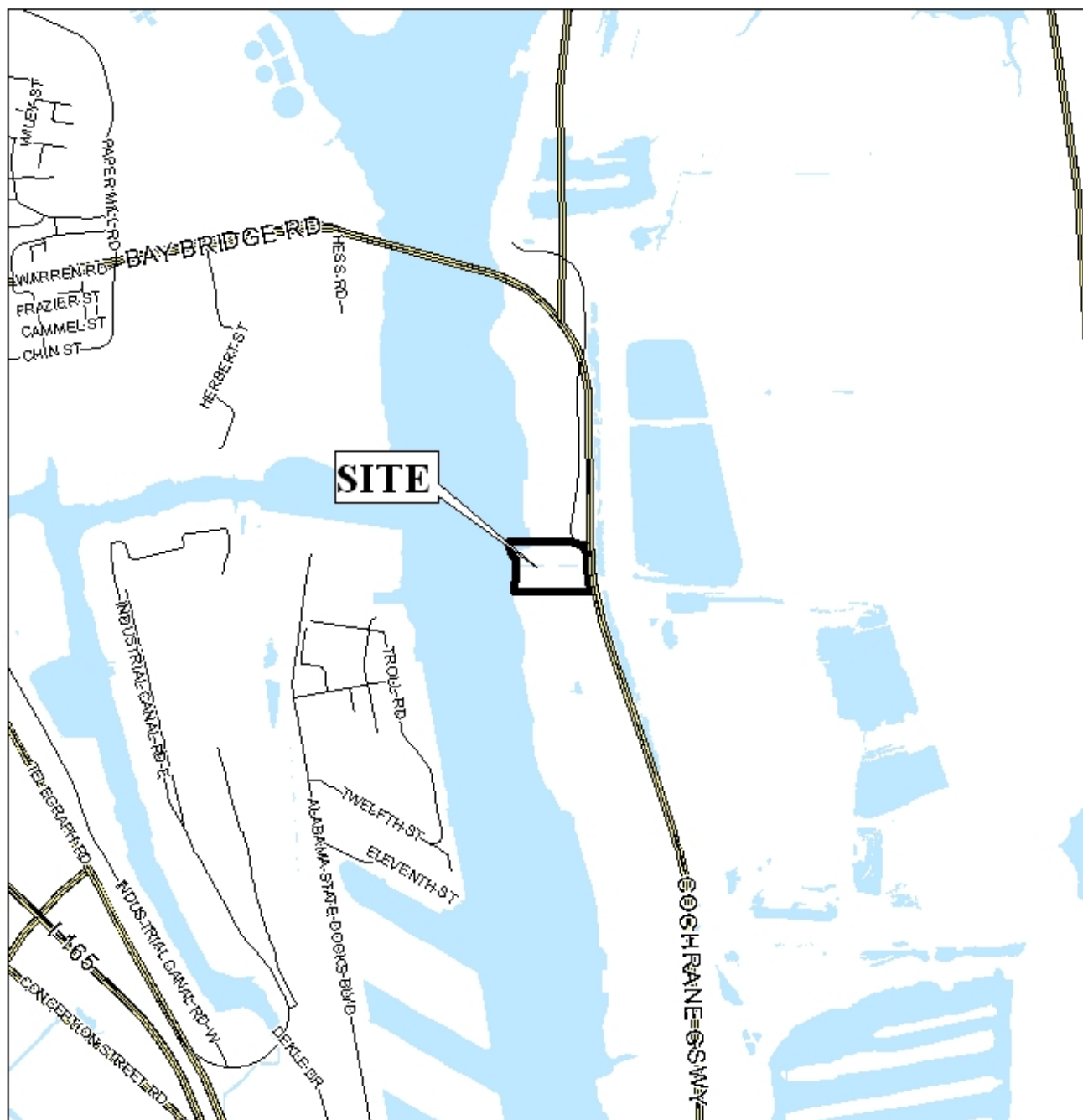
- 1) submission of two copies of the revised Planned Unit Development site plan prior to the issuance of the building permit;*
- 2) placement of a note on the revised site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;*
- 3) revision of the site plan to comply with Engineering Comments: (GIS indicates potential wetlands exist on this project site. Applicant will need to provide a wetlands delineation or letter stating that no wetlands exist on the site. No work shall be permitted within any wetlands without approval of the Corps of Engineers. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Show the Minimum Finished Floor Elevation (MFFE) for the lot. No fill is allowed within the flood plain without providing compensation. Plan must address temporary and permanent stockpiled materials and be approved by the City Engineer. Any proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance.);*
- 4) revision of the site plan to comply with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 5) full compliance with all other municipal codes and ordinances.*

Planning Approval: *Based upon the preceding, the Planning Approval request is recommended for Approval, subject to the following conditions:*

- 1) submission of two copies of the revised Planning Approval site plan prior to the issuance of the building permit;*
- 2) placement of a note on the revised site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;*

- 3) *revision of the site plan to comply with Engineering Comments: (GIS indicates potential wetlands exist on this project site. Applicant will need to provide a wetlands delineation or letter stating that no wetlands exist on the site. No work shall be permitted within any wetlands without approval of the Corps of Engineers. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Show the Minimum Finished Floor Elevation (MFFE) for the lot. No fill is allowed within the flood plain without providing compensation. Plan must address temporary and permanent stockpiled materials and be approved by the City Engineer. Any proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance.);*
- 4) *revision of the site plan to comply with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 5) *full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



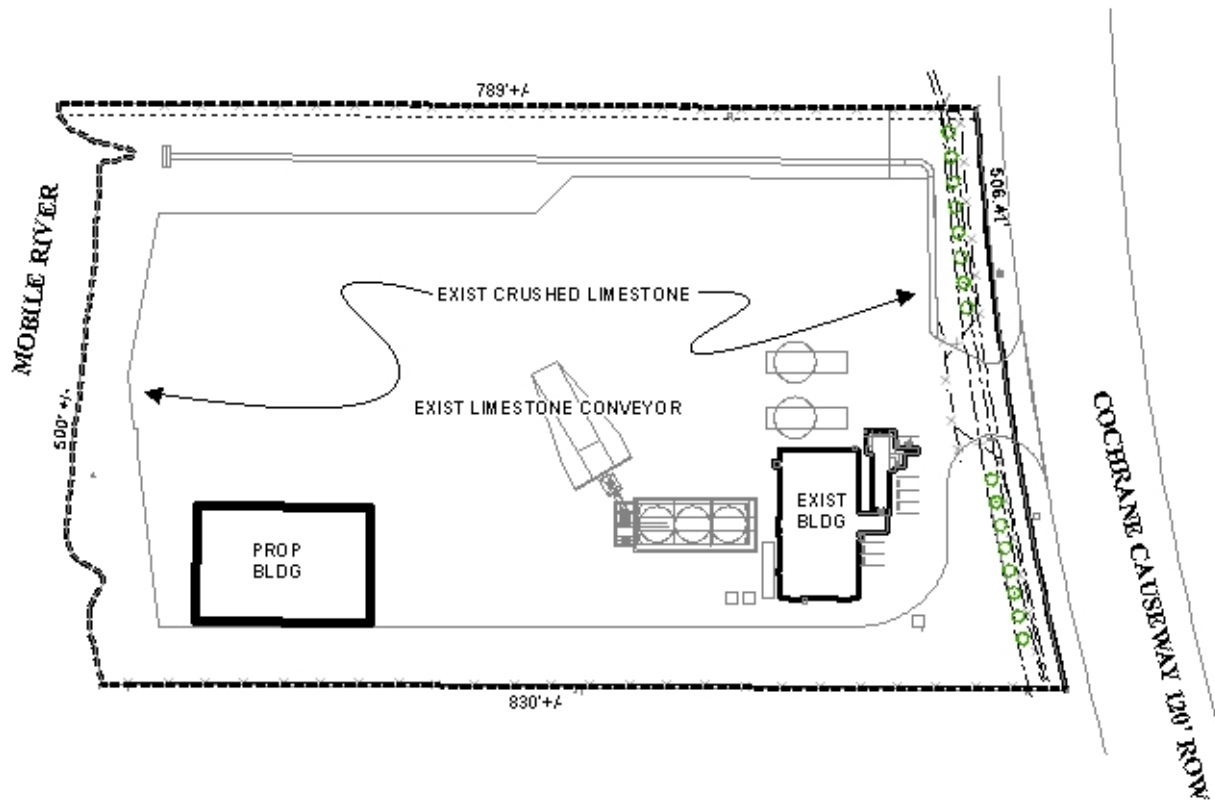
APPLICATION NUMBER 6 & 7 DATE April 5, 2012

APPLICANT Regent Technology Services / Mississippi Lime

REQUEST Planned Unit Development, Planning Approval



SITE PLAN

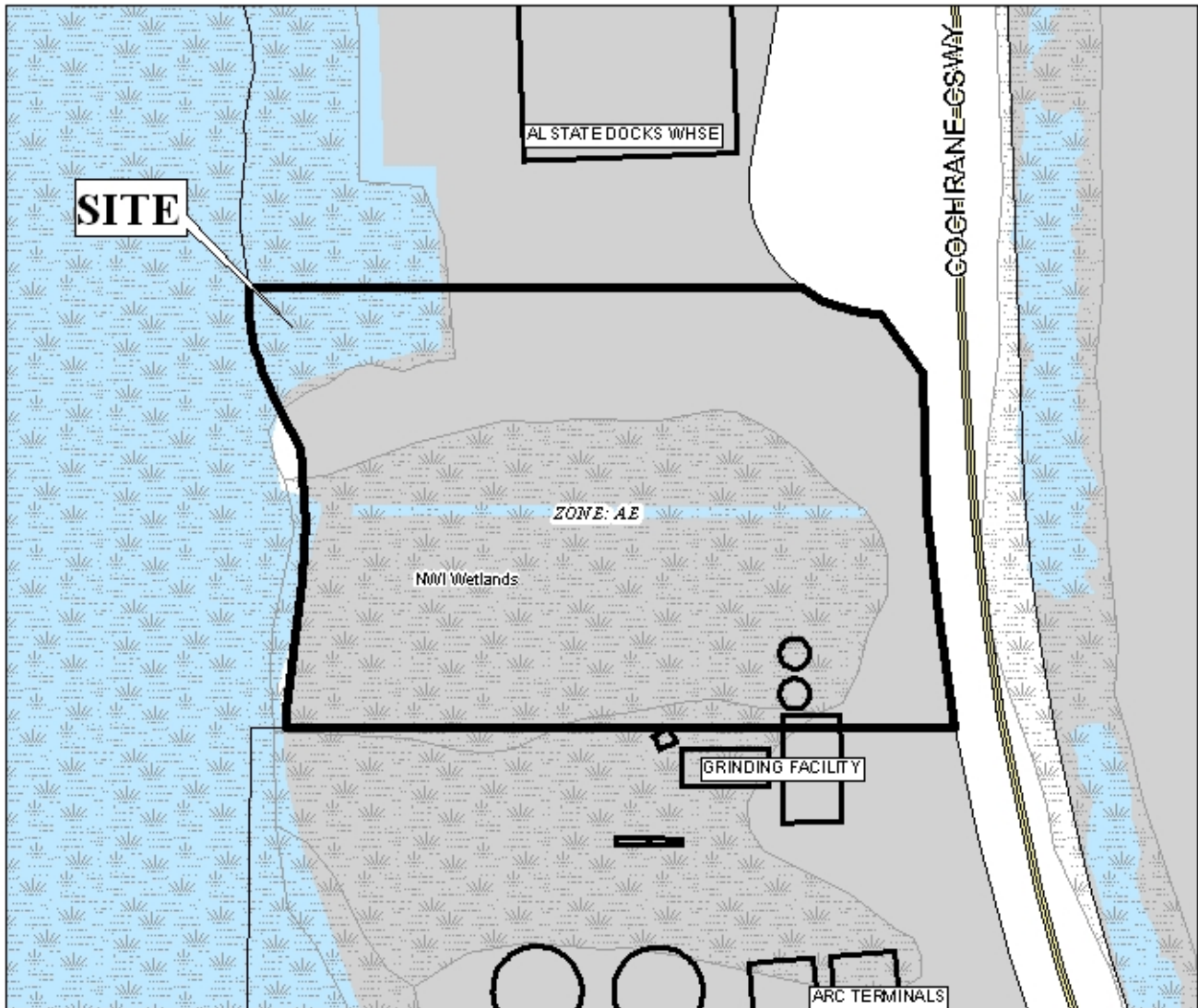


The site plan illustrates the proposed building.

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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