



Agenda Item #6

SUB-SW-002555-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

7600 Mitsubishi Lane

Subdivision Name:

Standard Concrete Products Inc. Subdivision,
Resubdivision of Lots 1 & 2

Applicant / Agent (as applicable):

Chart, Inc.

Property Owner:

Chart, Inc.

Current Zoning:

I-2, Heavy Industry Suburban District

Future Land Use:

Heavy Industry

Applicable Codes, Policies, and Plans:

- Subdivision Regulations
- Complete Streets Policy

Schedule for Development:

- N/A

Proposal:

- Waive construction of a sidewalk along Mitsubishi Lane.

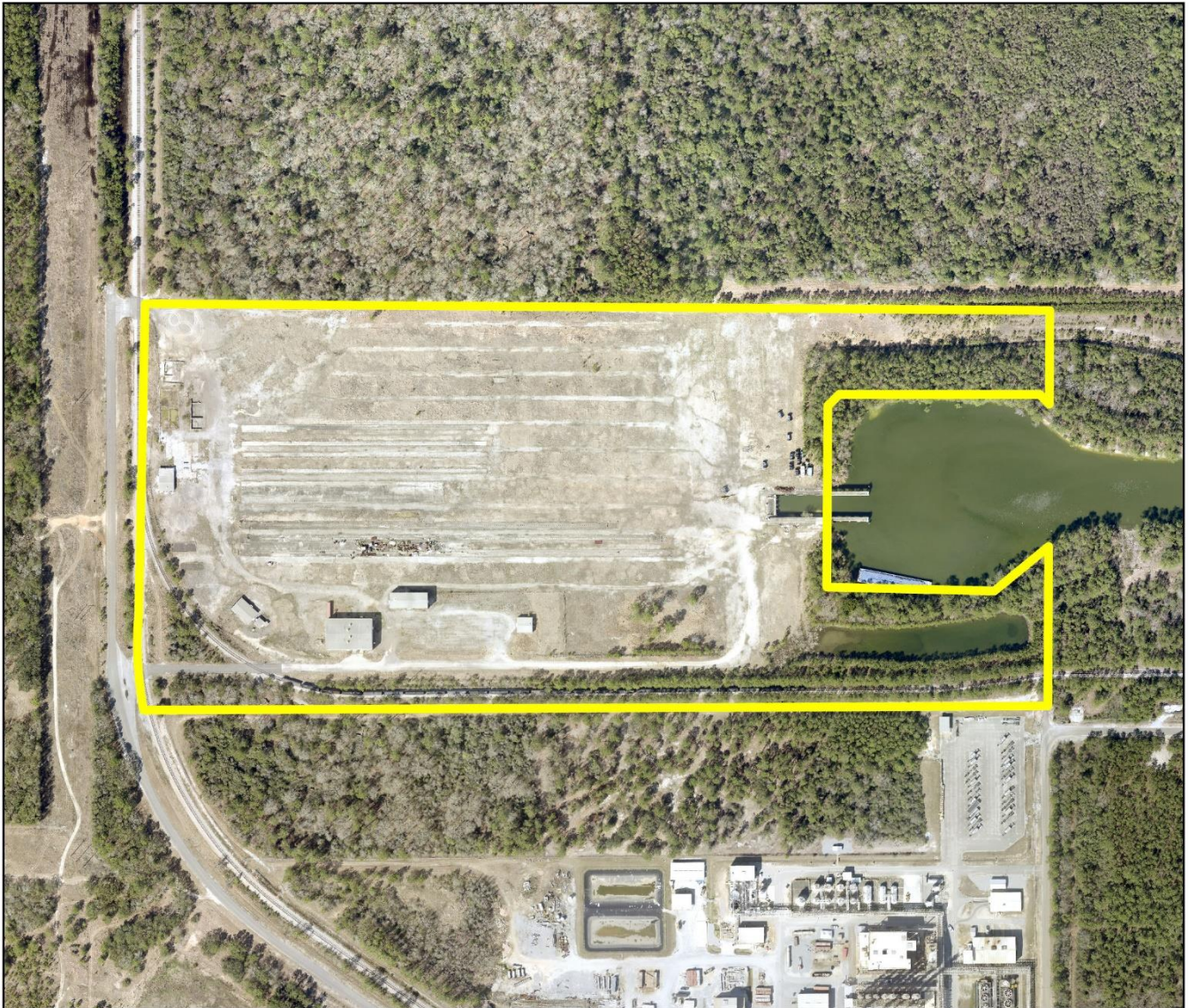
Considerations:

- Sidewalk Waiver Request

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by wetlands and industrial units.

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REQUEST	Sidewalk Waiver		



SITE HISTORY

The subject site was originally developed under County standards as a facility for manufacturing pre-cast concrete components. The applicant proposes to convert and expand the facility for the manufacture of industrial storage tanks. The site was before the Planning Commission on November 17, 2022 as Standard Concrete Products Inc. Subdivision, Resubdivision of Lots 1 & 2, which was approved as a 2-lot, 130.3+ acre subdivision. On December 15, 2022, the Commission approved a Planned Unit Development (PUD) to allow multiple buildings on a single building site for one of the lots in the approved subdivision.

STAFF COMMENTS

Engineering Comments:

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

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 commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

The applicant proposes to convert and expand the facility for the manufacture of industrial storage tanks. Further development of the site requires sidewalks to be provided within the public right-of-way, therefore, the applicant is requesting to waive construction of a sidewalk along Mitsubishi Lane.

The entire application packet is available via the link on Page 1.

Per the Engineering comments, it appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

It should be noted that the Commission has approved all other Sidewalk Waiver requests for sites embedded within the Theodore Industrial Park.

SIDEWALK WAIVER CONSIDERATIONS

Standards of Review:

The Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

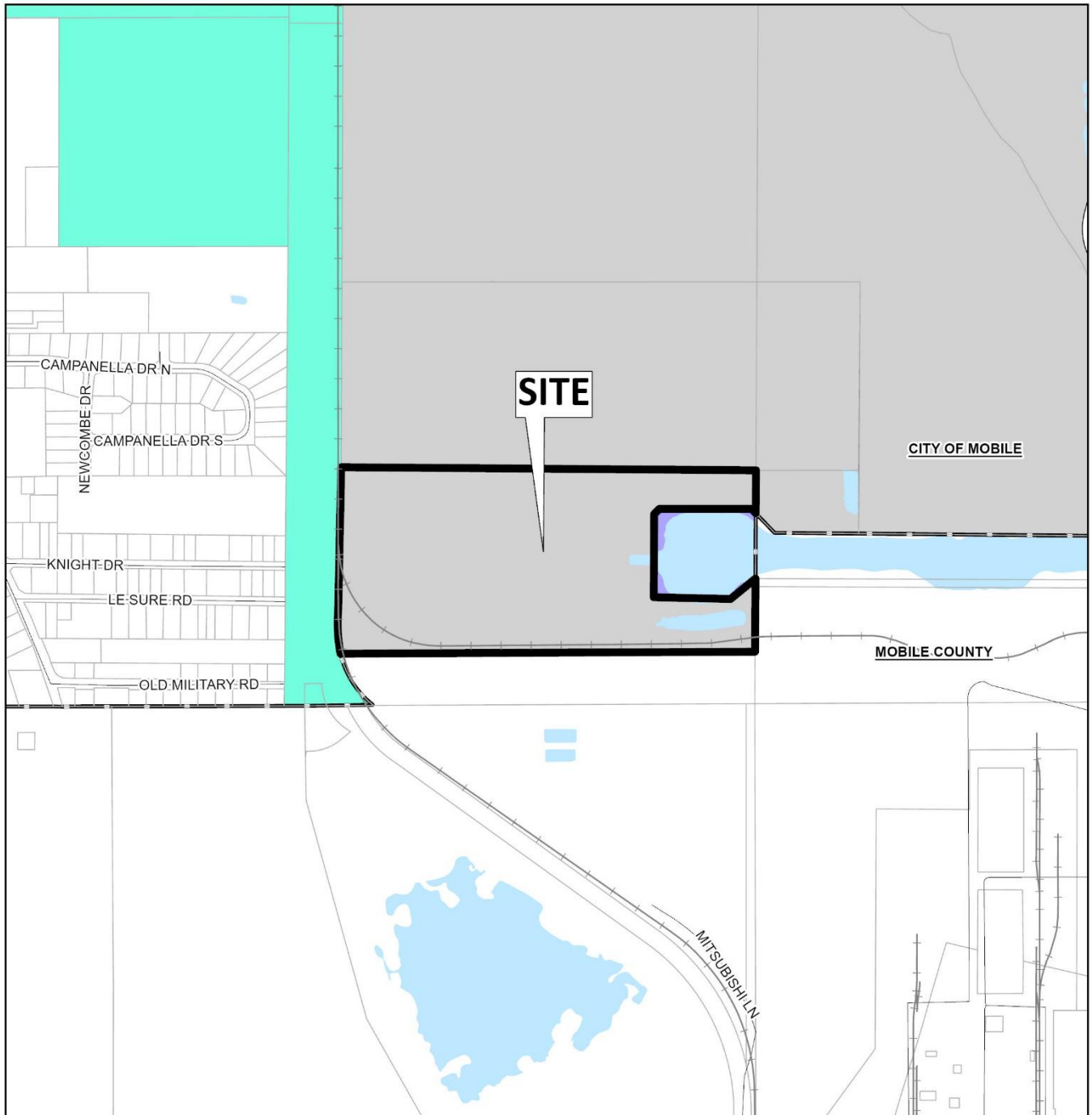
Sidewalks are typically encouraged, even in industrial developments, although the appropriateness of sidewalks should also take into account the existing infrastructure in the area, i.e., does the construction of the existing roadway safely allow for a sidewalk to be utilized.

Considerations:

In rendering a decision, the Planning Commission should evaluate the following factors:

1. The City of Mobile Complete Streets Policy which supports the design and construction of streets for all users, including pedestrians; and
2. The existing infrastructure in the area, such as adequate room for construction of a sidewalk, connectivity to existing sidewalks, and the safety elements of the proposed sidewalk.

LOCATOR ZONING MAP



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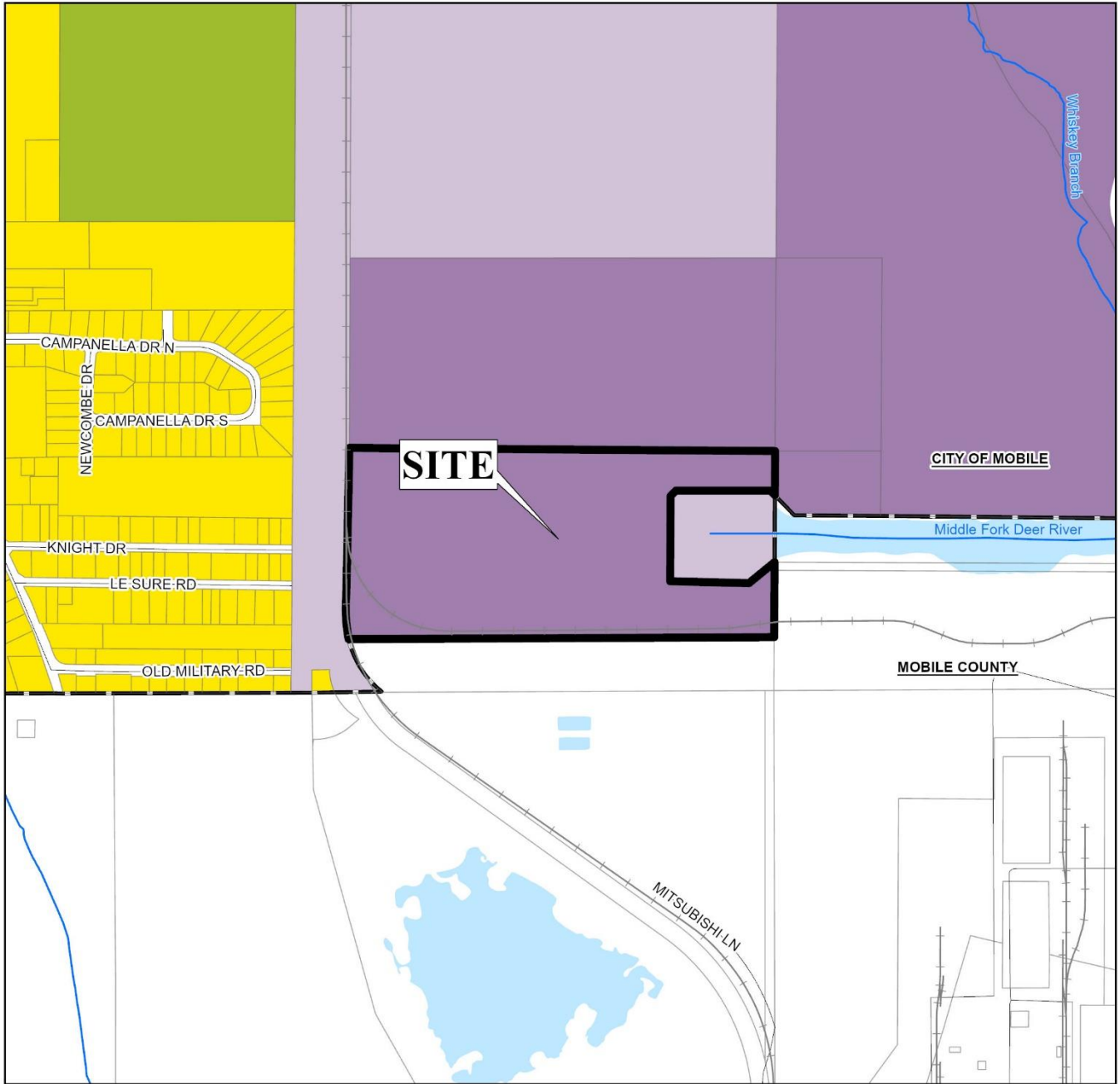
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FLUM LOCATOR MAP



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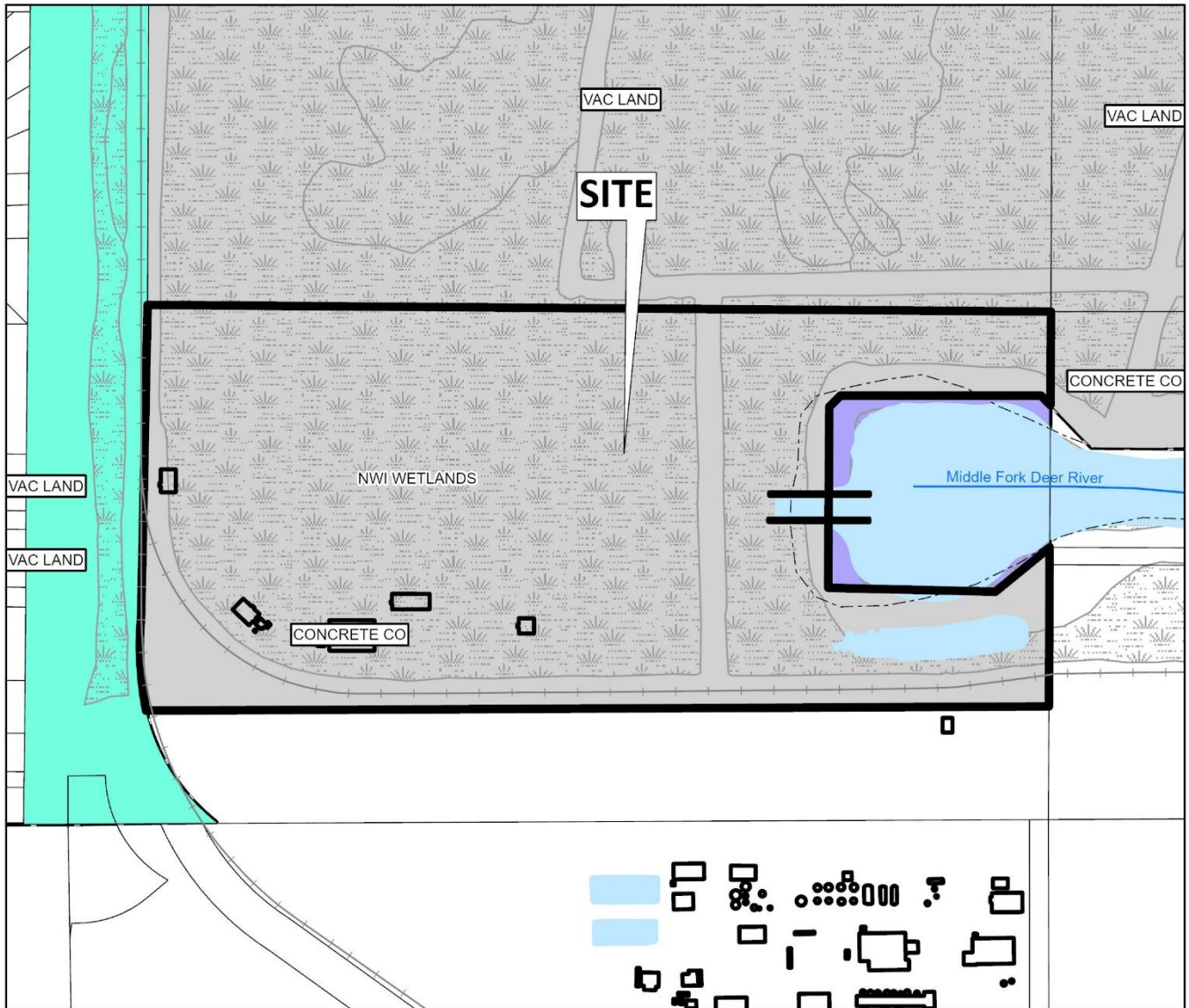
APPLICANT Chart, Inc.

REQUEST Sidewalk Waiver

- | | | | |
|---|--|---|---|
| ■ 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 | |



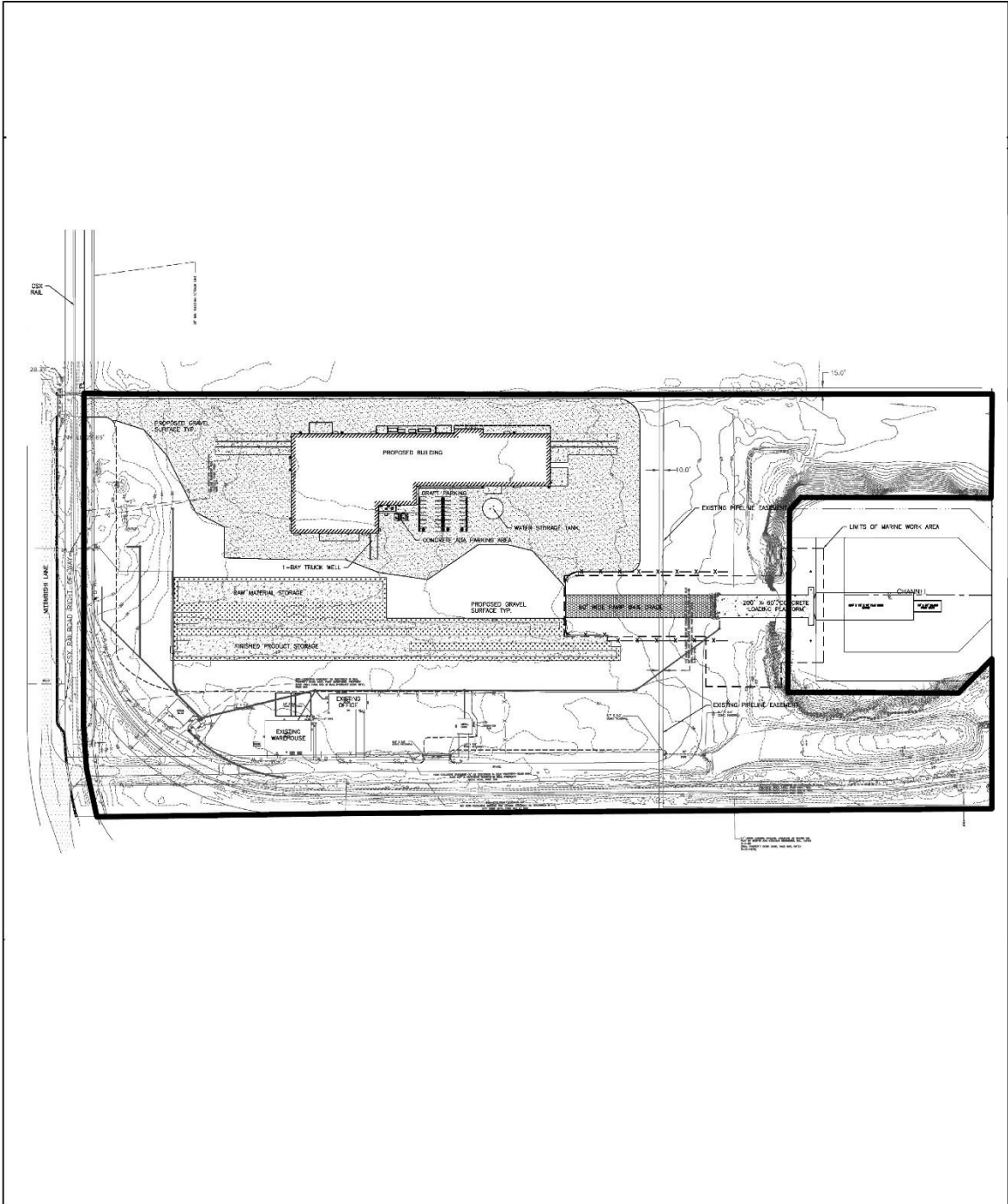
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING




The site is surrounded by wetlands and industrial units.

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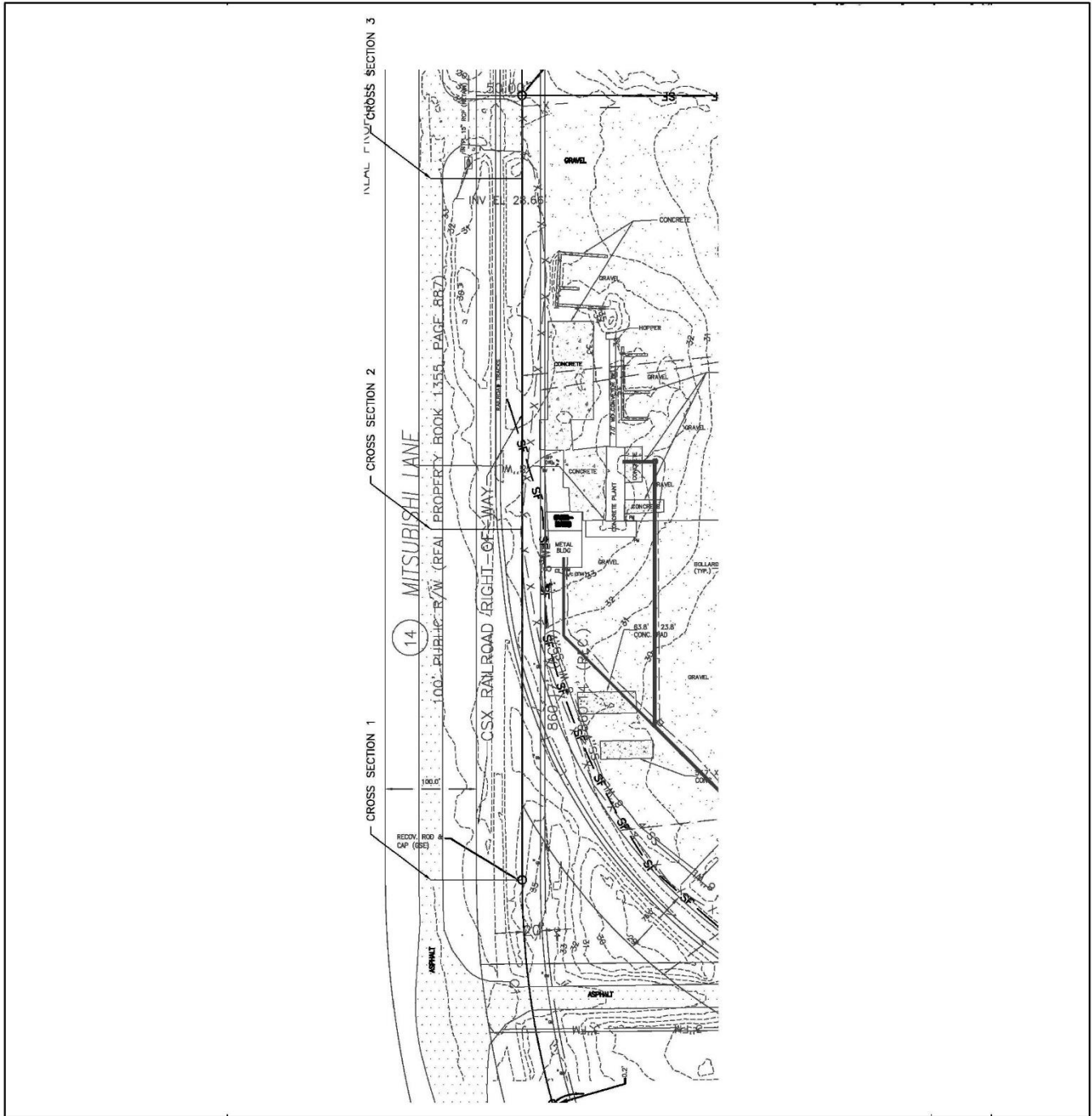
SITE PLAN



The site plan illustrates the product and material storages, proposed building, and loading platform.

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DETAIL SITE PLAN



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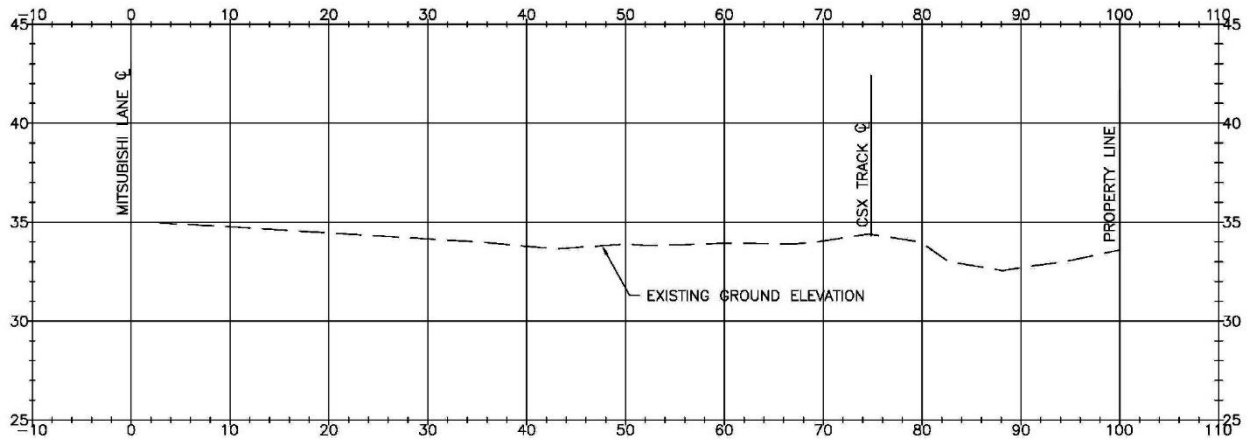
APPLICANT Chart, Inc.

REQUEST Sidewalk Waiver



DETAIL SITE PLAN

SW XSECTION 1 PROFILE



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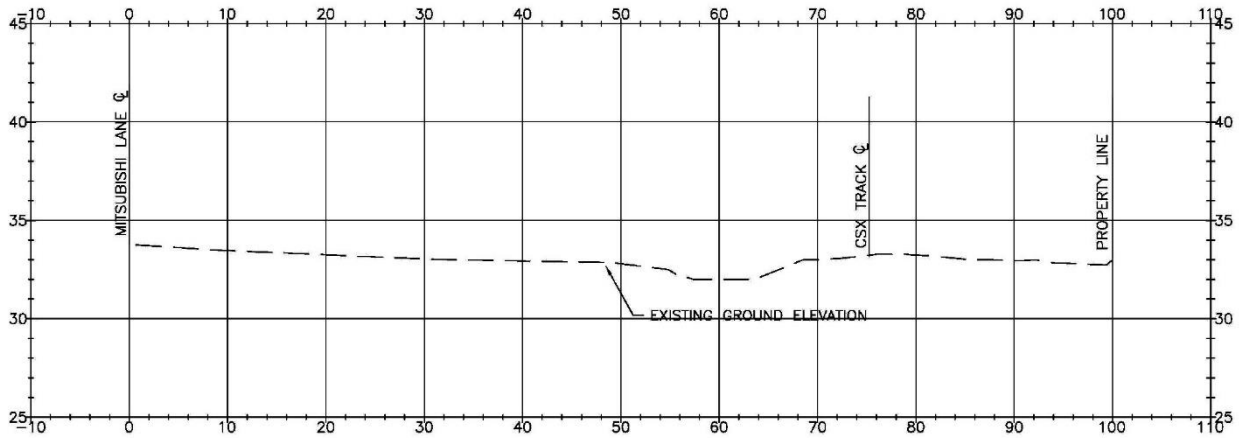
APPLICANT Chart, Inc.

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DETAIL SITE PLAN

SW XSECTION 2 PROFILE



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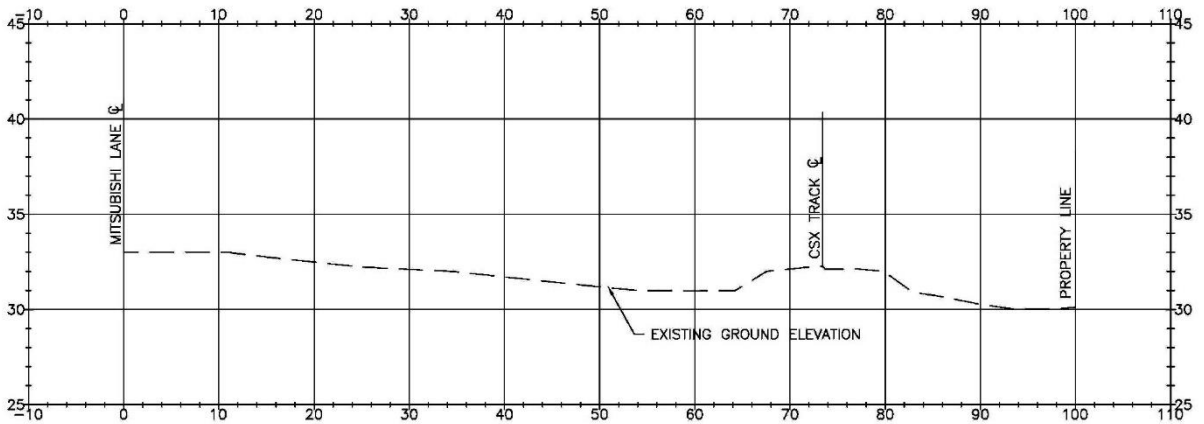
APPLICANT Chart, Inc.

REQUEST Sidewalk Waiver



DETAIL SITE PLAN

SW XSECTION 3 PROFILE



APPLICATION NUMBER 6 DATE July 20, 2023

APPLICANT Chart, Inc.

REQUEST Sidewalk Waiver

