

**PLANNING APPROVAL STAFF REPORT****Date: December 5, 2019****NAME**

The Board of Water and Sewer Commissioners of the City of Mobile

**LOCATION**

2300 Dog River Drive South  
(Northwest corner of Dog River Drive South and Parkway Drive).

**CITY COUNCIL****DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

1 Lot / 0.35± Acres

**PRESENT ZONING**

Planning Approval to allow the operation of a sewage pumping station in an R-1, Single-Family Residential District.

**TIME SCHEDULE****FOR DEVELOPMENT**

Not provided

**ENGINEERING****COMMENTS**

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 Department (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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
5. 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.

6. 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.
7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **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 (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).

**REMARKS** The applicant is requesting Planning Approval to allow the operation of a sewage pumping station in an R-1, Single-Family Residential District.

The site has been given a Low Density Residential (LDR) 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context.

The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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.

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.

It is very important to note that the Planning Approval review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant states the following:

*Mott MacDonald is preparing a Planning Approval Application Submittal for Mobile Area Water and Sewer Systems (MAWSS). This application is being submitted by the owner of the property, The Board of Water and Sewer Commissioners of the City of Mobile. An upcoming project proposes that 2300 Dog River Dr. S be used for a sewage pumping station.*

*The current station is in the median at the intersection of Dog River Dr. S and Dog River Dr. E. This station is outdated and will be relocated to the empty lot, out of the right of way, approximately 300 feet away. The future land use map classifies this parcel as low density residential. We believe that relocating the station to this parcel of land will improve the harmonious existence of this utility within the community. The project will include new technology that improves the compatible nature of a sewage pumping station in a neighborhood. A few of the improvements include installation of a wooden privacy fence, an odor control unit, and demolition of the existing facility in the right of way. In recent years, MAWSS has been completing projects that not only improve existing design for customer capacity, but also consider the needs of the surrounding community. Meadowlake School Lift station relocation project is a prime example of MAWSS relocating the lift station to a safe location, away from the school, to where it can exist seamlessly with the surrounding neighborhood. Many MAWSS facilities are located in neighborhoods and this is often necessary to provide the convenient service of sanitary sewer to the communities of Mobile.*

The site plan depicts the existing sidewalk, with two driveways, and the proposed sewage pumping station. As mentioned by the applicant, the existing pumping station is less than 300'

to the West of the subject site, located in a median in the right-of-way. The applicant proposes to demolish the existing station, and build the currently proposed station. As there is an existing pumping station in this neighborhood, it will not be a change in the neighborhood for the applicant to develop and operate their proposed pump station at the new location.

It should be noted that both lots abut R-1, Single-Family Residential properties to the North and West. If approved, a compliant residential buffer should be provided where the site abuts residentially developed properties.

As this will be a new development, the site will be required to comply with tree planting and landscape area requirements, surfacing, and all other Zoning Ordinance requirements.

### **RECOMMENDATION**

Staff recommends the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the site will not have workers at the site for the majority of the time; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is needed by a utility service that provides service to the area.

Recommended for Approval, subject to the following conditions:

- 1) provision of a compliant residential buffer for abutting residentially developed properties;
- 2) *compliance with Engineering comments: (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 Department (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.);*

- 3) *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 (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.);*
- 4) *compliance with Fire 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)); and,*
- 5) *full compliance with all municipal codes and ordinances.*

# LOCATOR MAP



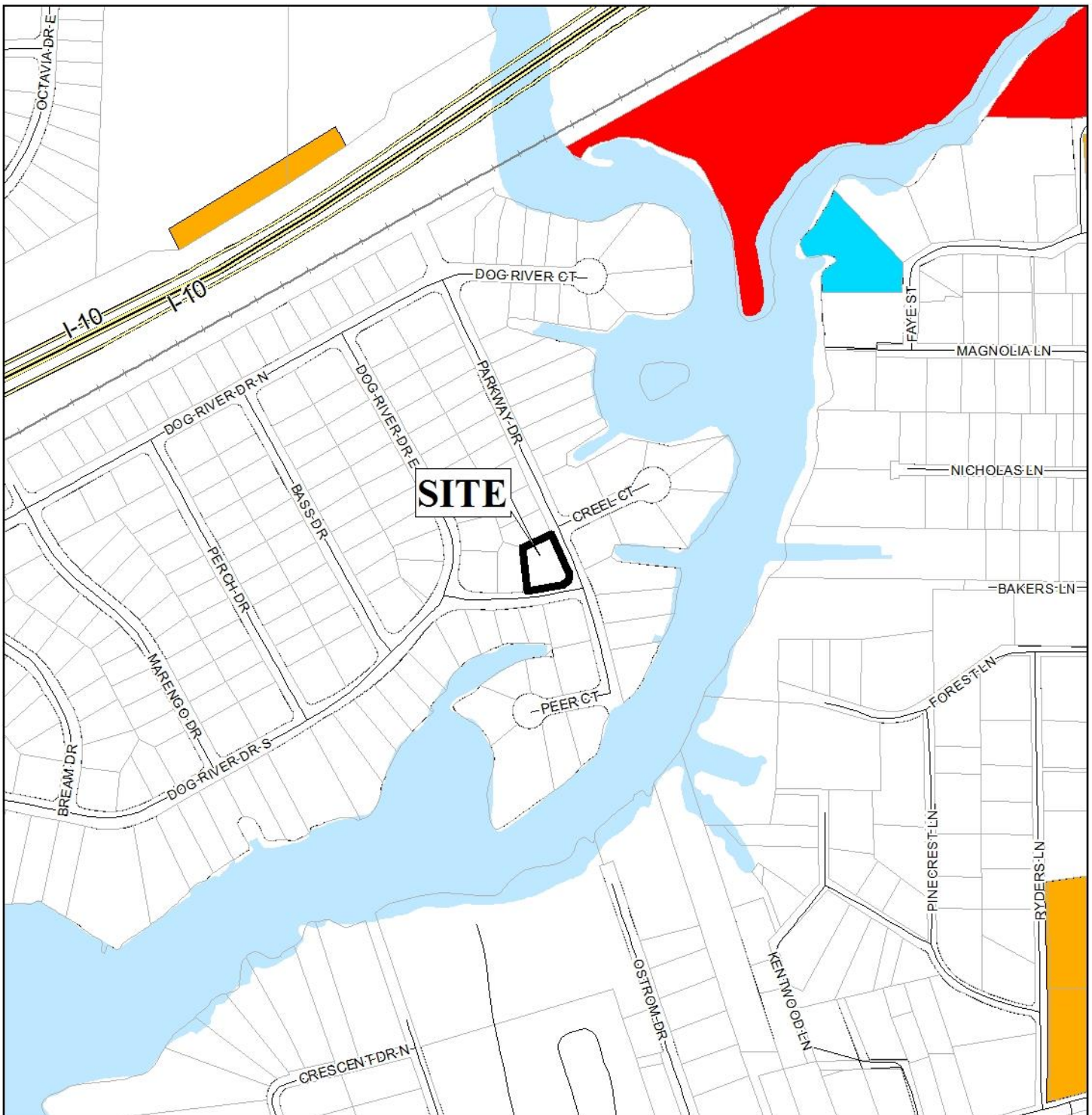
APPLICATION NUMBER 6 DATE December 5, 2019

**APPLICANT** The Board of Water and Sewer Commissioners of the City of Mobile

REQUEST\_\_\_\_\_Planning Approval



# LOCATOR ZONING MAP

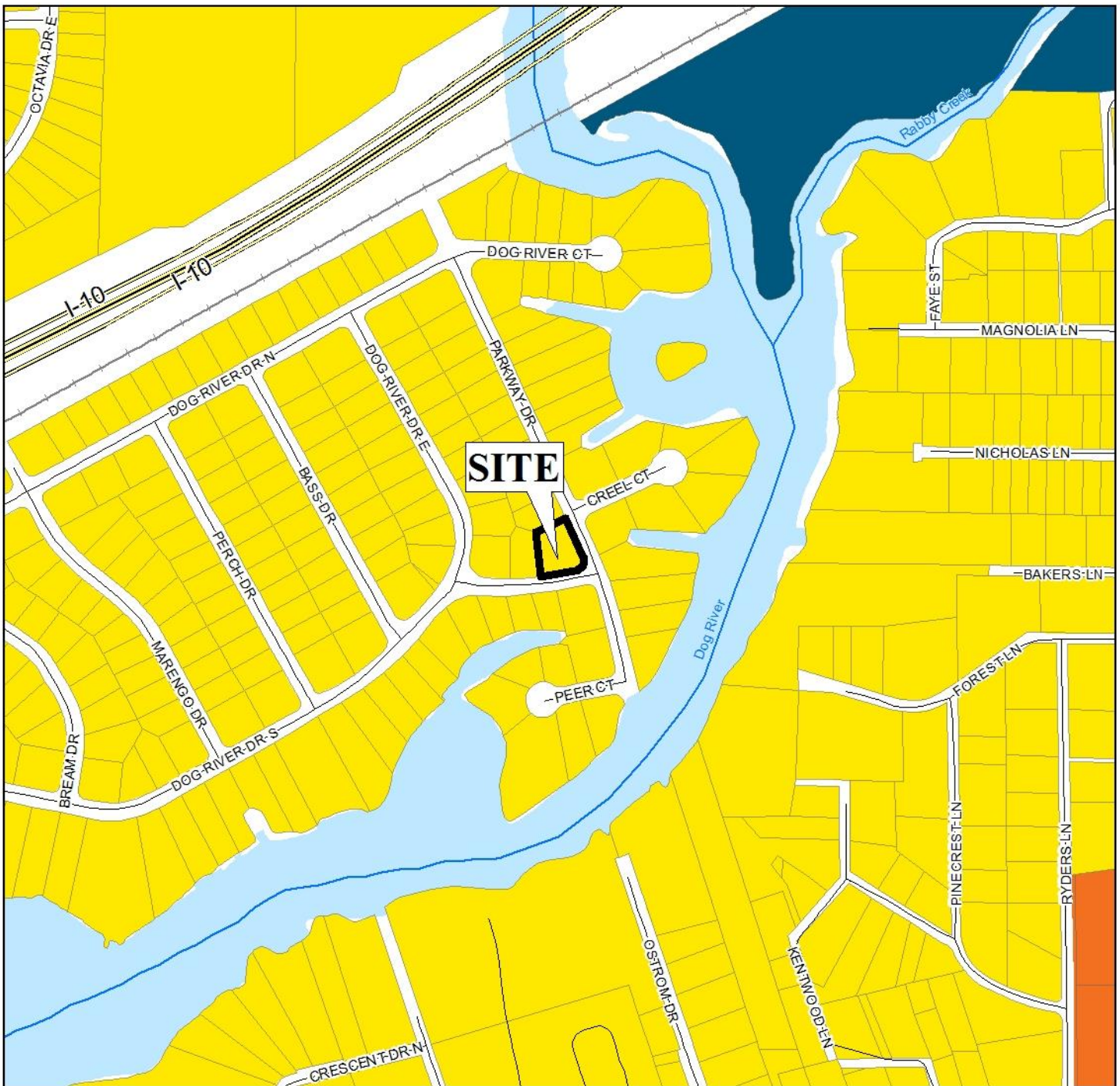


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# FLUM LOCATOR MAP



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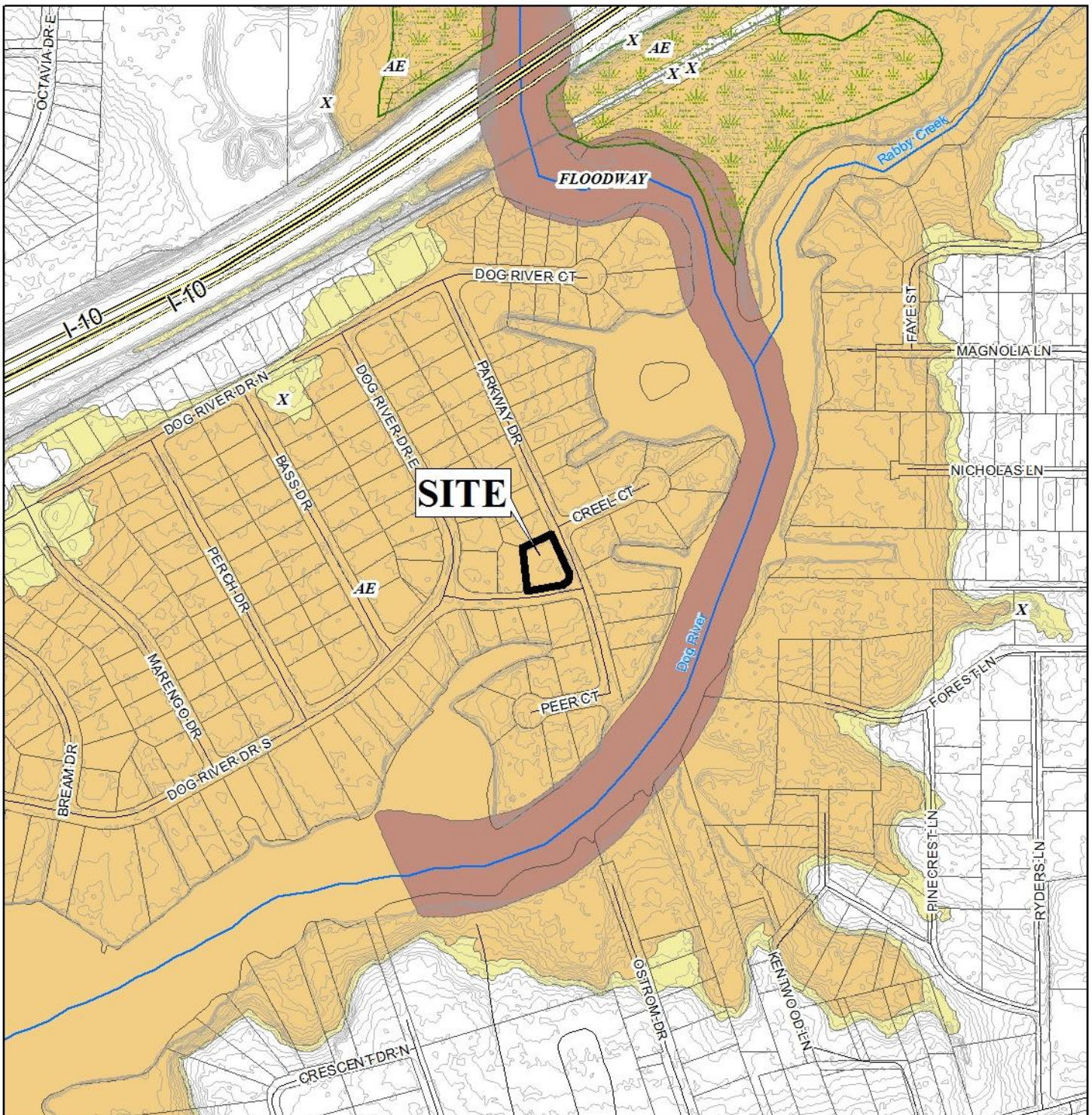
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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





# ENVIRONMENTAL LOCATOR MAP

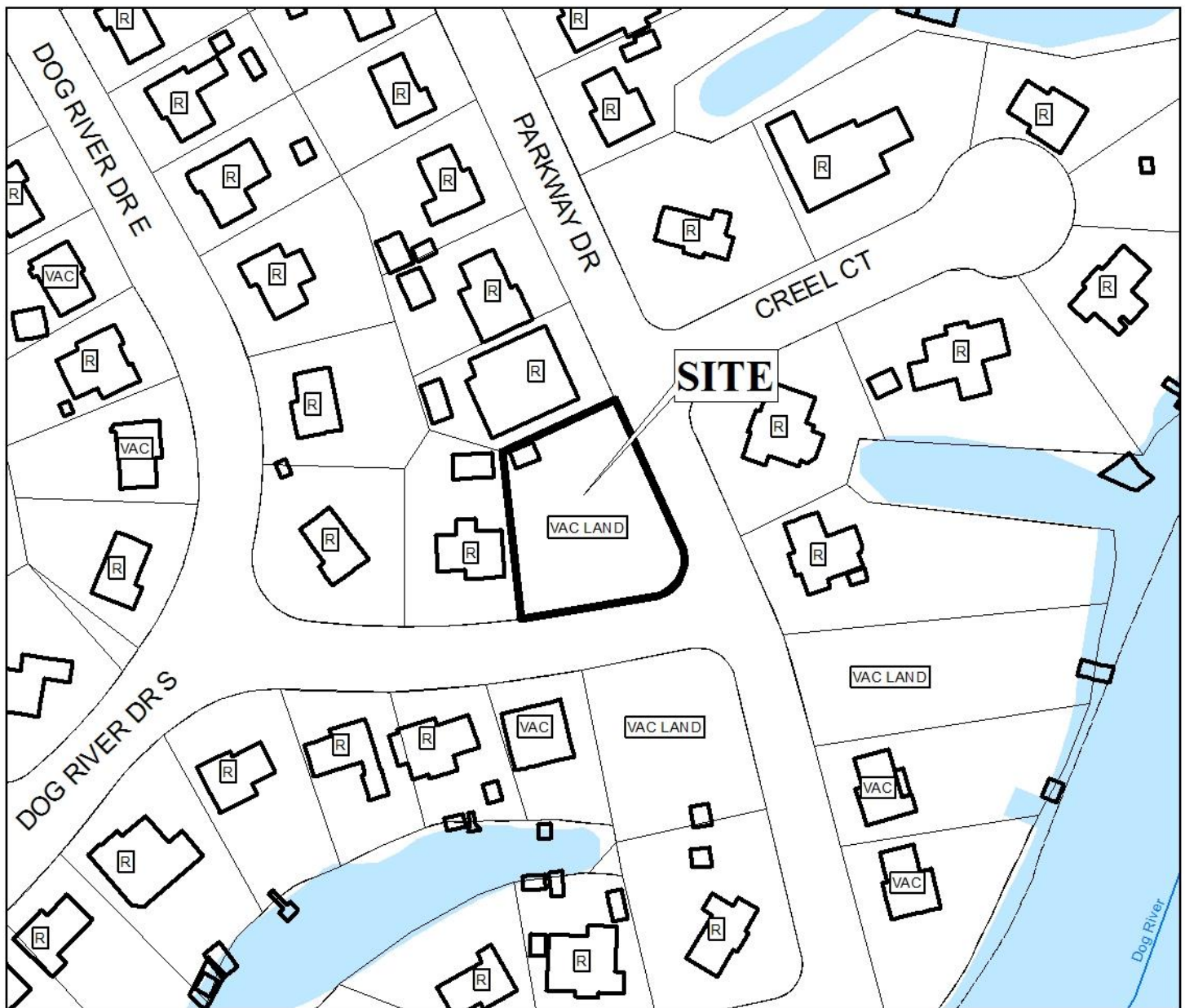


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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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



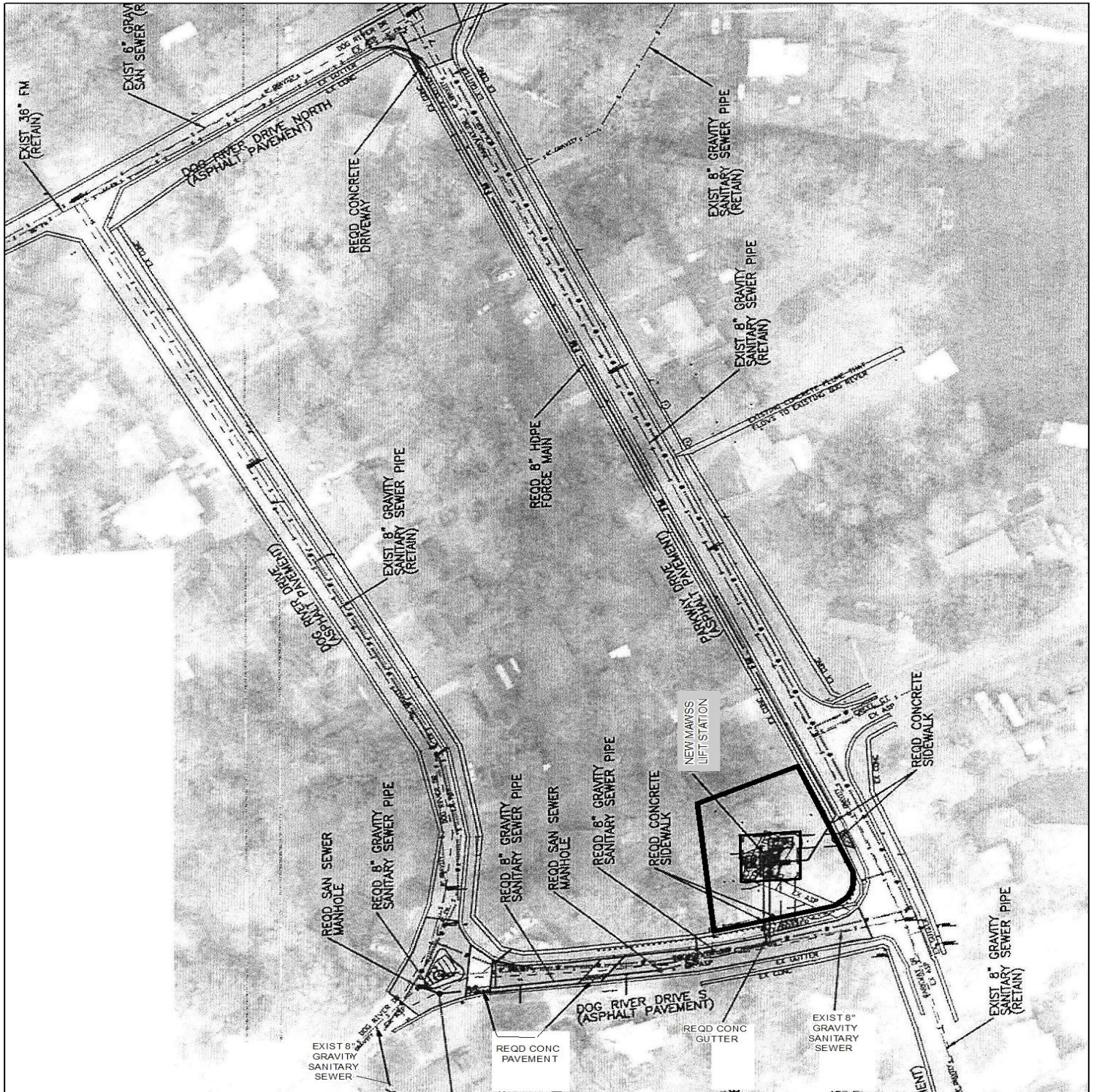
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# SITE PLAN



The site plan illustrates the proposed MAWSS lift station, and sidewalks.

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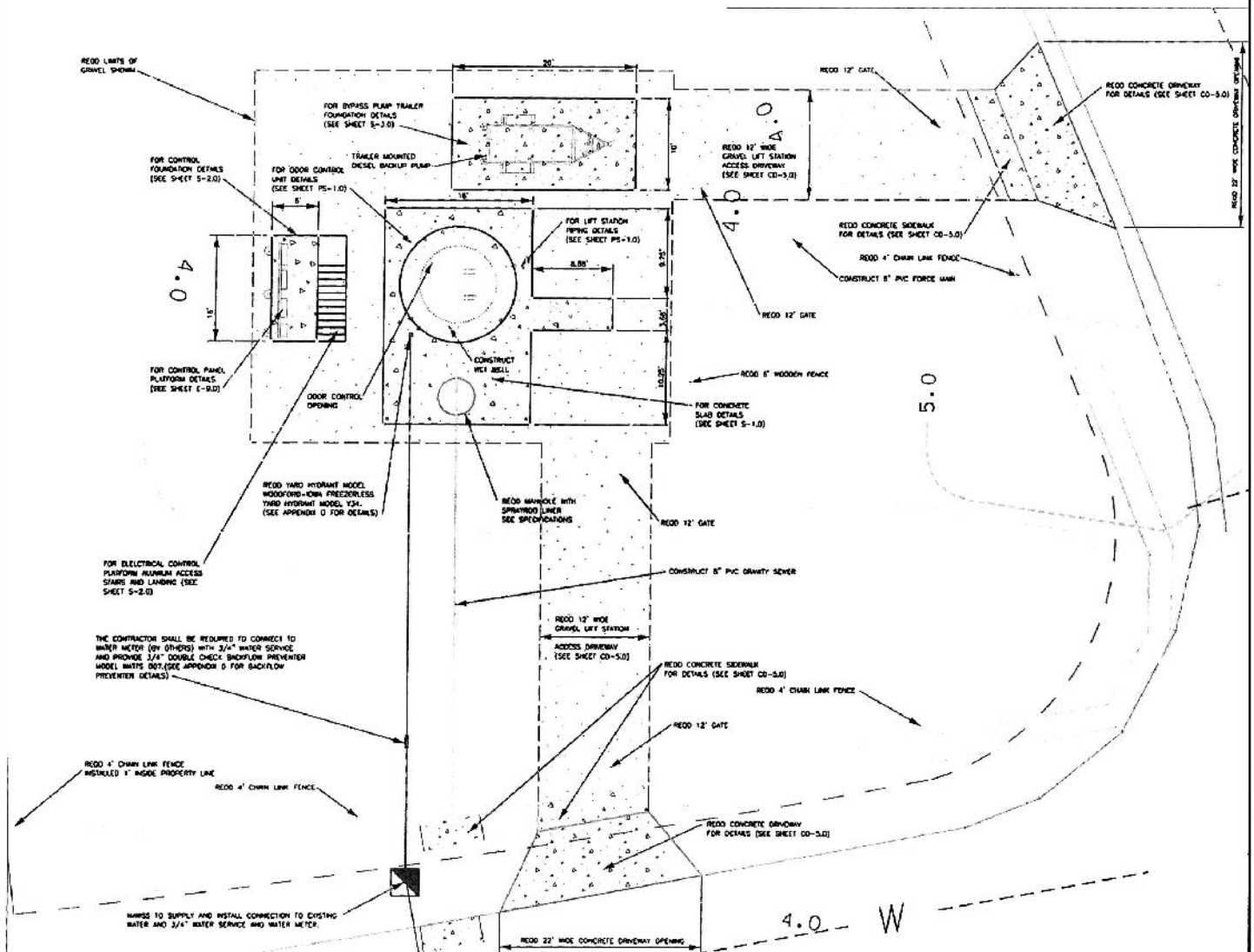
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NTS



# DETAIL SITE PLAN



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