

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: April 15, 2021**

<u>DEVELOPMENT NAME</u>	Coca Cola Mobile Subdivision
<u>SUBDIVISION NAME</u>	Coca Cola Mobile Subdivision
<u>LOCATION</u>	5300 Coca Cola Road (East terminus of Coca Cola Road).
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>AREA OF PROPERTY</u>	1 Lot / 40.0 ± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to allow multiple buildings on a single building site; and Subdivision approval to create one legal lot of record from a single metes-and-bounds parcel.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not provided
<u>ENGINEERING COMMENTS</u>	

Subdivision: 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. Provide reference, on the map and the description, to a monumented corner.
- C. Add street names to the vicinity map.
- D. Revise the written legal description or the bearing and distance labels for the proposed subdivision. The labels list both “ACTUAL” and “RECORD” but neither matches the written legal description.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Provide the Surveyor’s and Owner’s (notarized) signatures.
- G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.

- H. Add a note that 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.
- I. 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.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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.

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.

Planned Unit Development: Retain CITY OF MOBILE PUD NOTES a - f, as shown on the MASTER SITE PLAN drawing SHEET C201 dated 3-15-21.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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). 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.

REMARKS

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site; and Subdivision approval to create one legal lot of record from a single metes-and-bounds parcel. The site is located in Council District 4, and according to the applicant the site is served by public water and sanitary sewer.

The site has been given a Light Industry (LI) 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 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 advance 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.

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.

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.

The proposed lot size is labeled in square feet and acres, and exceeds the minimum size requirements of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

The site has frontage on Coca Cola Road, a minor street without curb and gutter, and a compliant 60' right-of-way; Interstate 10, a major street with a required right-of-way of 350'; and a 25' alley. The preliminary plat appears to show that Interstate 10 has an existing right-of-way of 200' from the property line to the centerline, however the centerline is not clearly labeled as such. If approved, the Final Plat should be revised to either clearly indicate the centerline of Interstate 10, or dedication should be required to provide 175' from the centerline.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved.

The preliminary plat does not indicate the 25' minimum building setback line. If approved, the Final Plat should be revised to include the setback line along all public rights-of-way.

PUD 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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) 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 re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

It is very important to note that the PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The site was developed prior to being annexed into the City of Mobile in 2009. At the time of annexation, the site had three existing structures. The applicant is proposing a 117,000 square foot addition to one structure as well as a small guard house near the entrance and 160 new truck parking spaces.

The site is required to have a total of 82 parking spaces, and will have a total of 235 standard parking spaces in addition to the new 160 truck parking spaces. The proposed parking addition

will be more than a 25% increase in the amount of parking spaces on the site, making a photometric site plan required at the time of permitting.

The proposed additions meet all setback and site coverage allowances in the Zoning Ordinance, and there is sufficient queuing space between the property line and the gated entrances to the site.

The proposed addition is less than a 50% increase in building footprints, therefore the site is not required to come into compliance with tree planting and landscape area requirements at this time.

It does not appear that any new dumpsters or trash compactors will be associated with the currently proposed additions to the site. It should be noted that new dumpsters, if any, will be required to have a compliant enclosure and sanitary sewer connection.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to either clearly label the centerline of Interstate 10, or depict dedication to provide 175' from the centerline;
- 2) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) depiction of the 25' minimum building setback along all public rights-of-way;
- 4) 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. Provide reference, on the map and the description, to a monumented corner. C. Add street names to the vicinity map. D. Revise the written legal description or the bearing and distance labels for the proposed subdivision. The labels list both "ACTUAL" and "RECORD" but neither matches the written legal description. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. H. Add a note that 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. I. 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. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. 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. L. 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.)

- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) 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.);*
- 7) 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). 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.);*
- 8) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 9) full compliance with all municipal codes and ordinances.

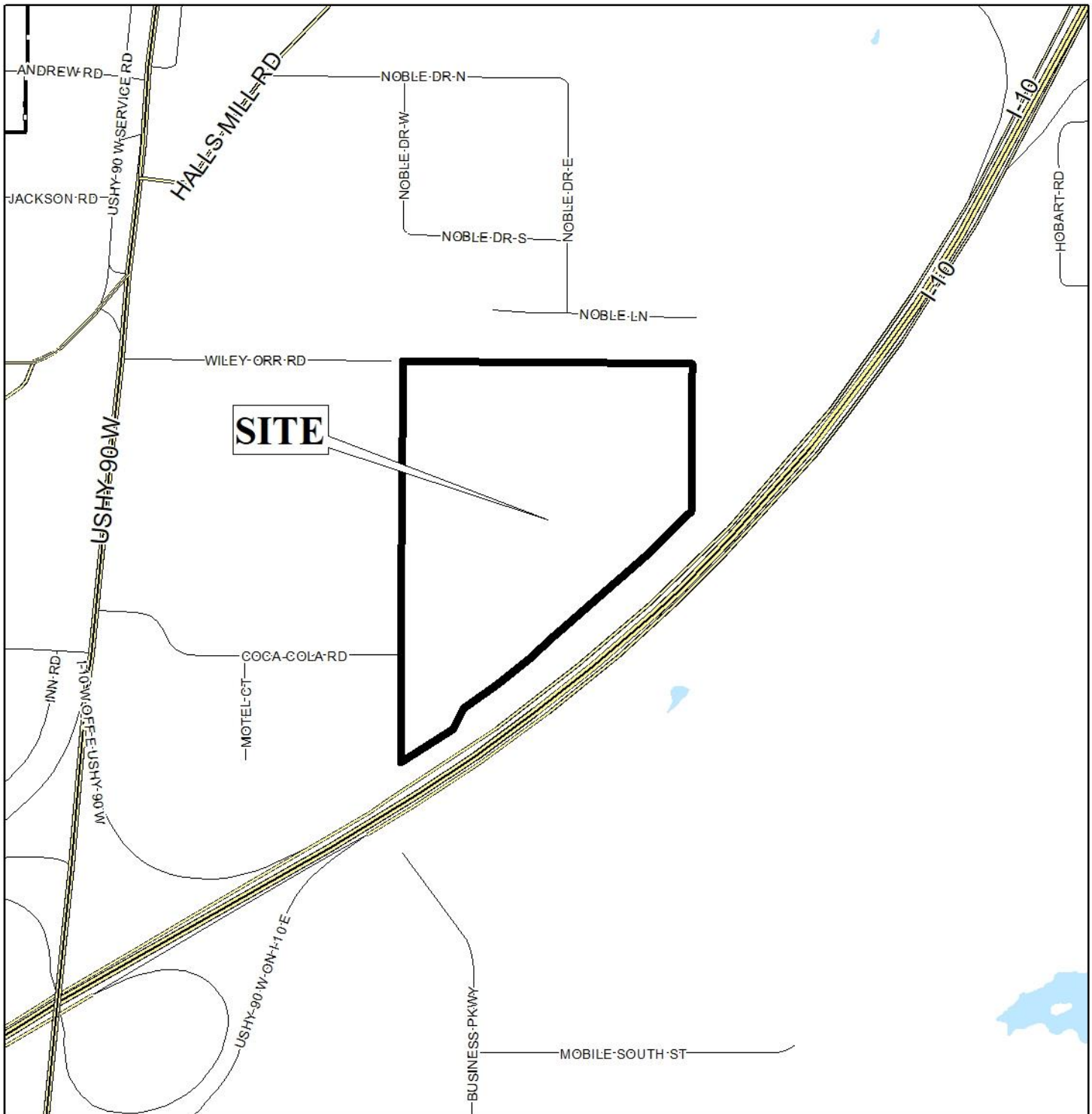
Planned Unit Development: Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design *(to encourage innovative and diversified design in building form and site development)*, because it will allow multiple structures on a single building site;
- b. 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 will allow the applicant to continue to use the existing site as the business demands change and grow;
- c. 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 an existing business to expand in its current location;
- d. the proposal promotes the objective of Public services *(to encourage optimum use of available public utilities, streets and community facilities)*, because the proposed development will not require any additional infrastructure

The approval should be subject to the following conditions:

- 1) revision of the site plan to either clearly label the centerline of Interstate 10, or depict dedication to provide 175' from the centerline;
- 2) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) depiction of the 25' minimum building setback along all public rights-of-way;
- 4) compliance with Engineering comments: (Retain CITY OF MOBILE PUD NOTES a - f, as shown on the MASTER SITE PLAN drawing SHEET C201 dated 3-15-21.);
- 5) placement of a note on the site plan stating the following Traffic Engineering comments: *(Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) 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.);*
- 7) 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). 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.);* and
- 8) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planned Unit Development Approval prior to the issuance of any permits;
- 9) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 10) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 7 DATE April 15, 2021

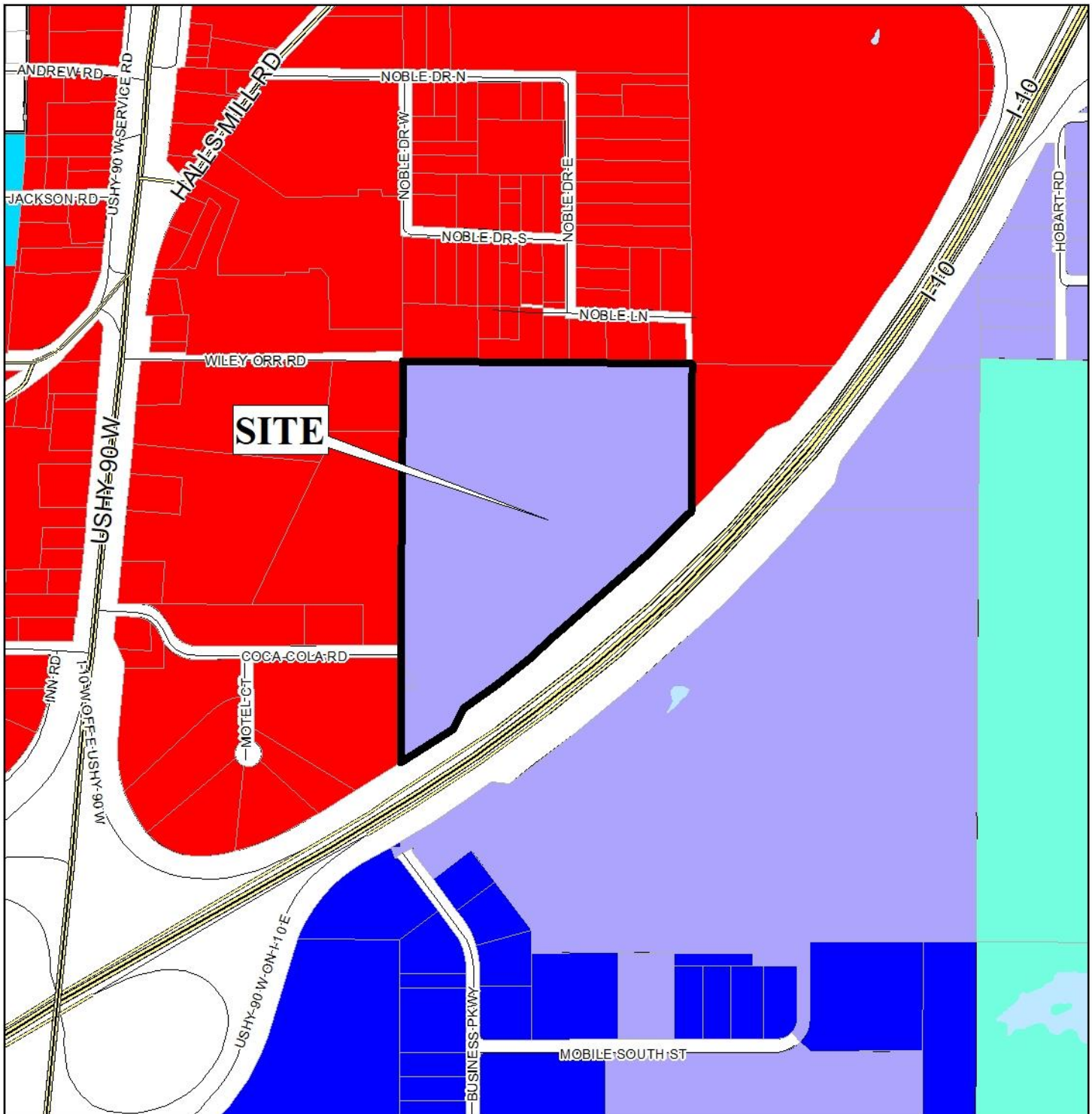
APPLICANT Coca Cola Mobile Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE April 15, 2021

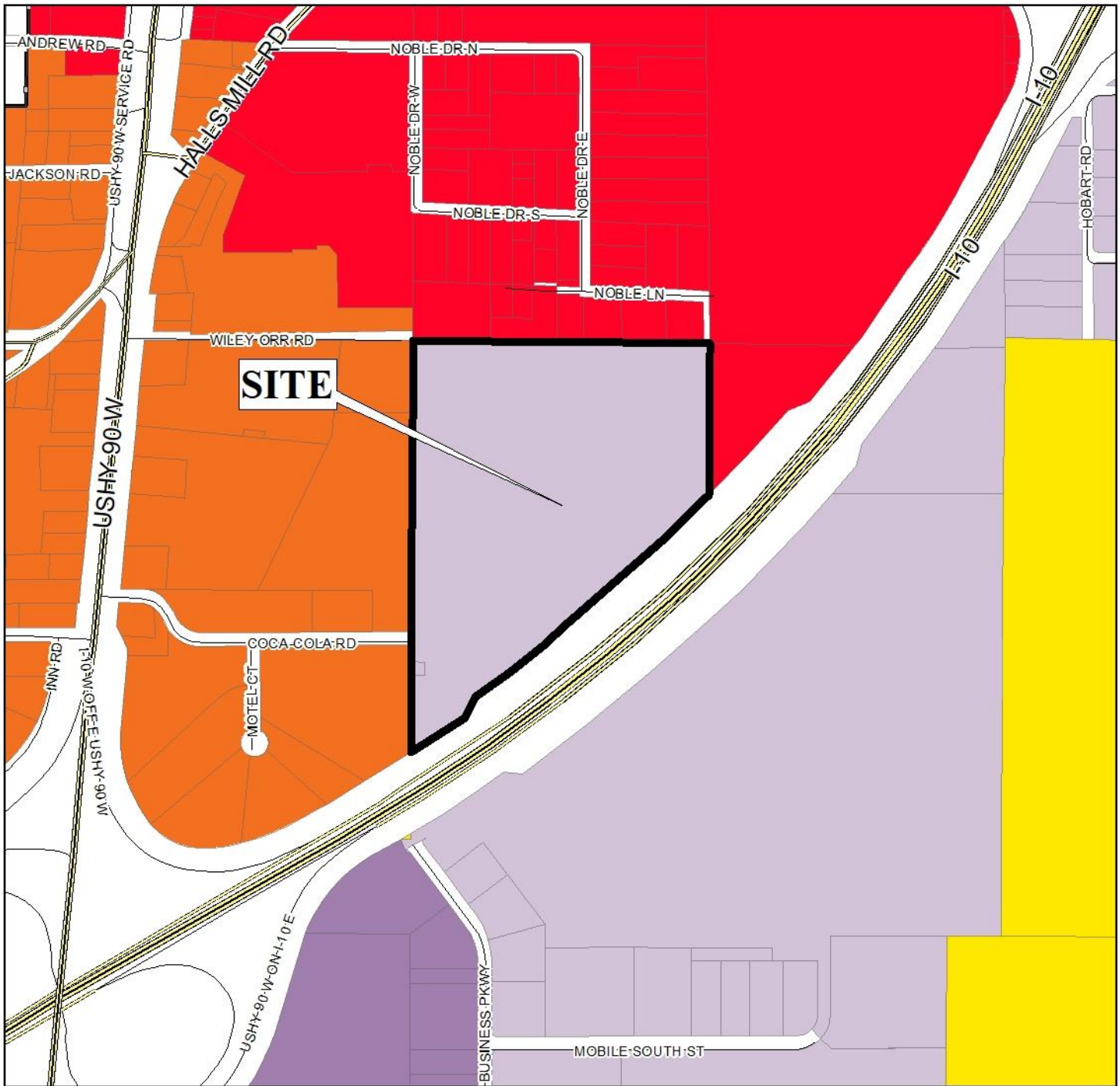
APPLICANT Coca Cola Mobile Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE April 15, 2021

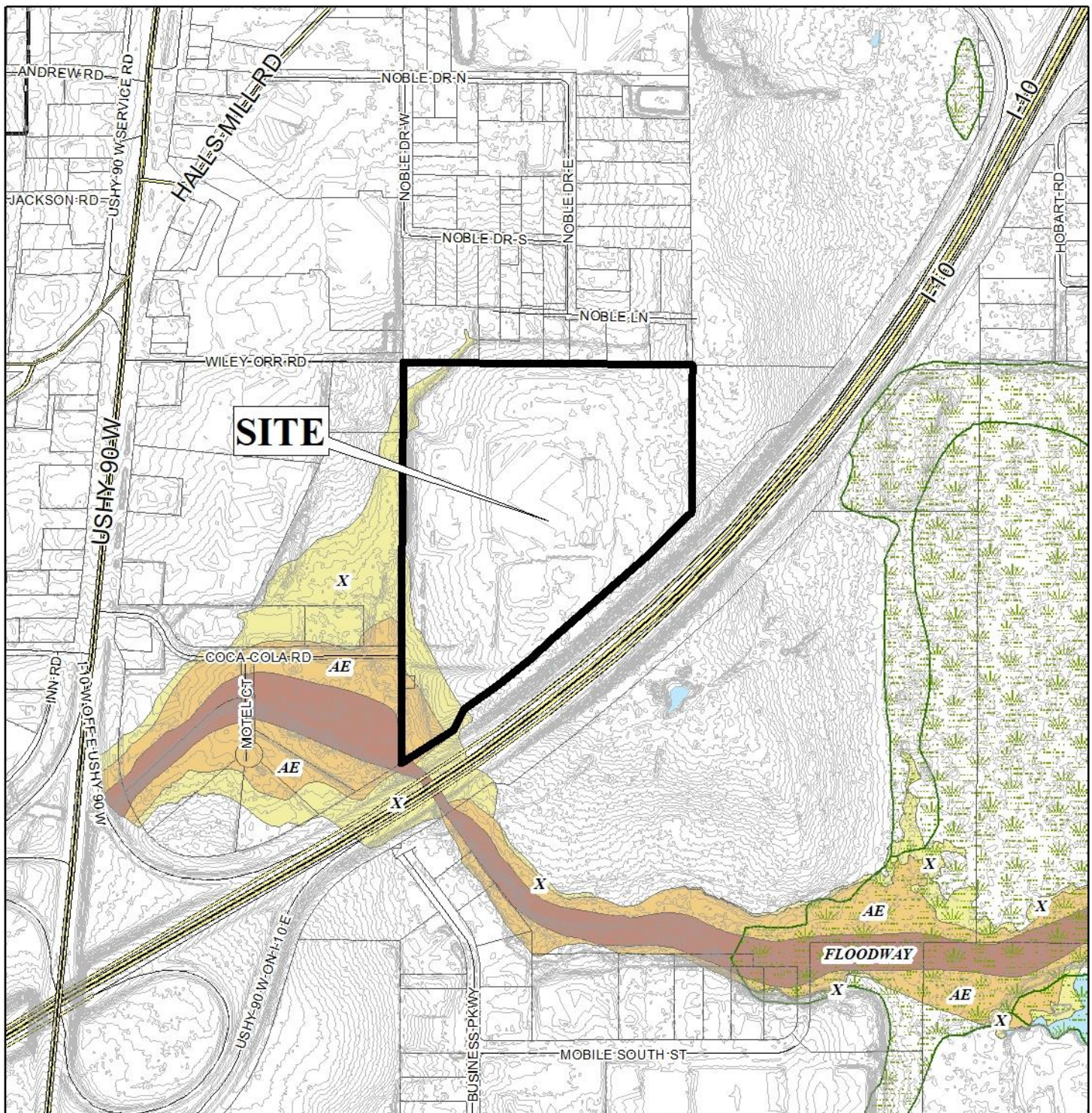
APPLICANT Coca Cola Mobile Subdivision

REQUEST Subdivision, Planned Unit Development

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



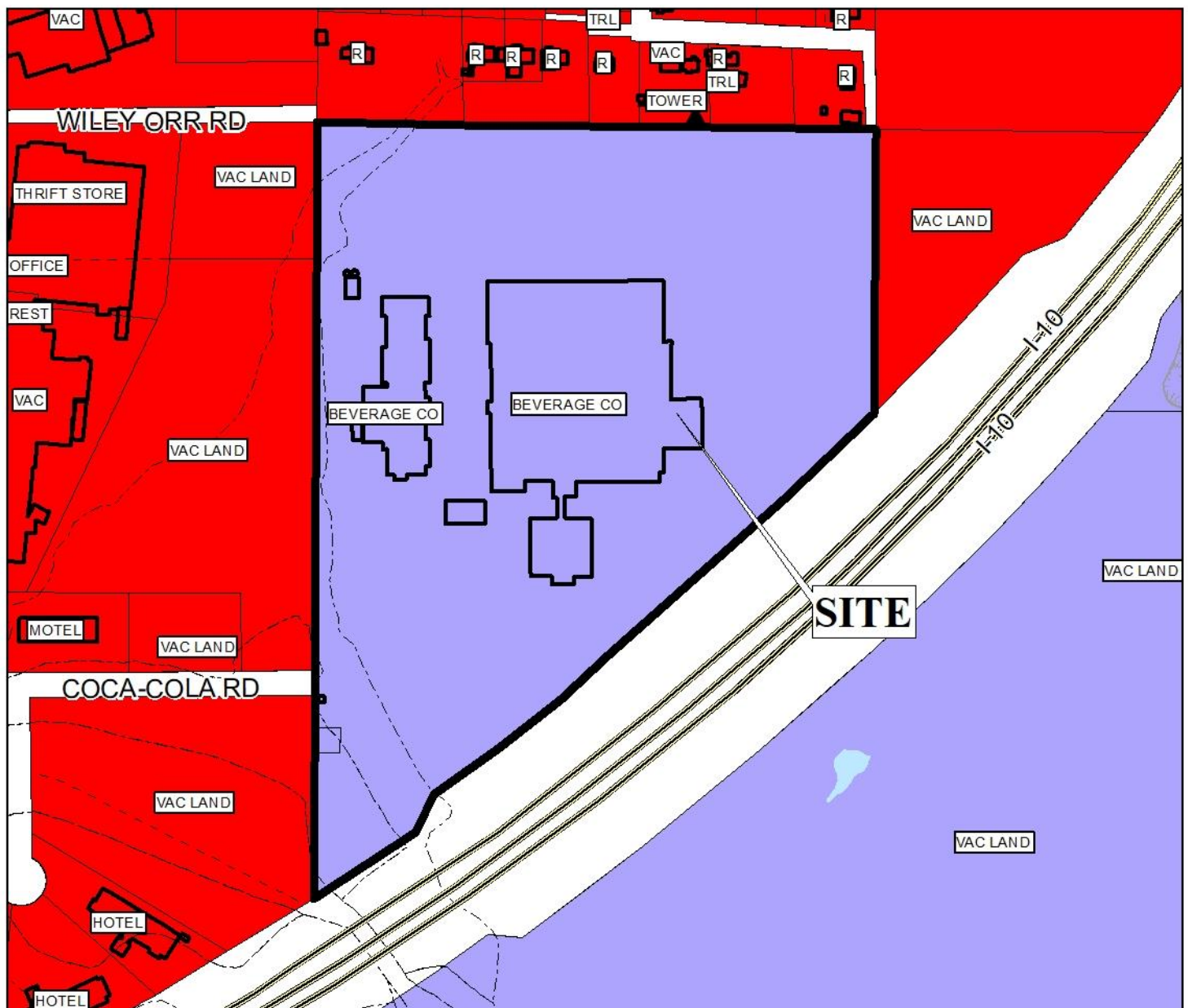
APPLICATION NUMBER 7 DATE April 15, 2021

APPLICANT Coca Cola Mobile Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the west, and residential units to the north.

APPLICATION NUMBER 7 DATE April 15, 2021

APPLICANT Coca Cola Mobile Subdivision

REQUEST Subdivision, Planned Unit Development

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



The site is surrounded by commercial units to the west, and residential units to the north.

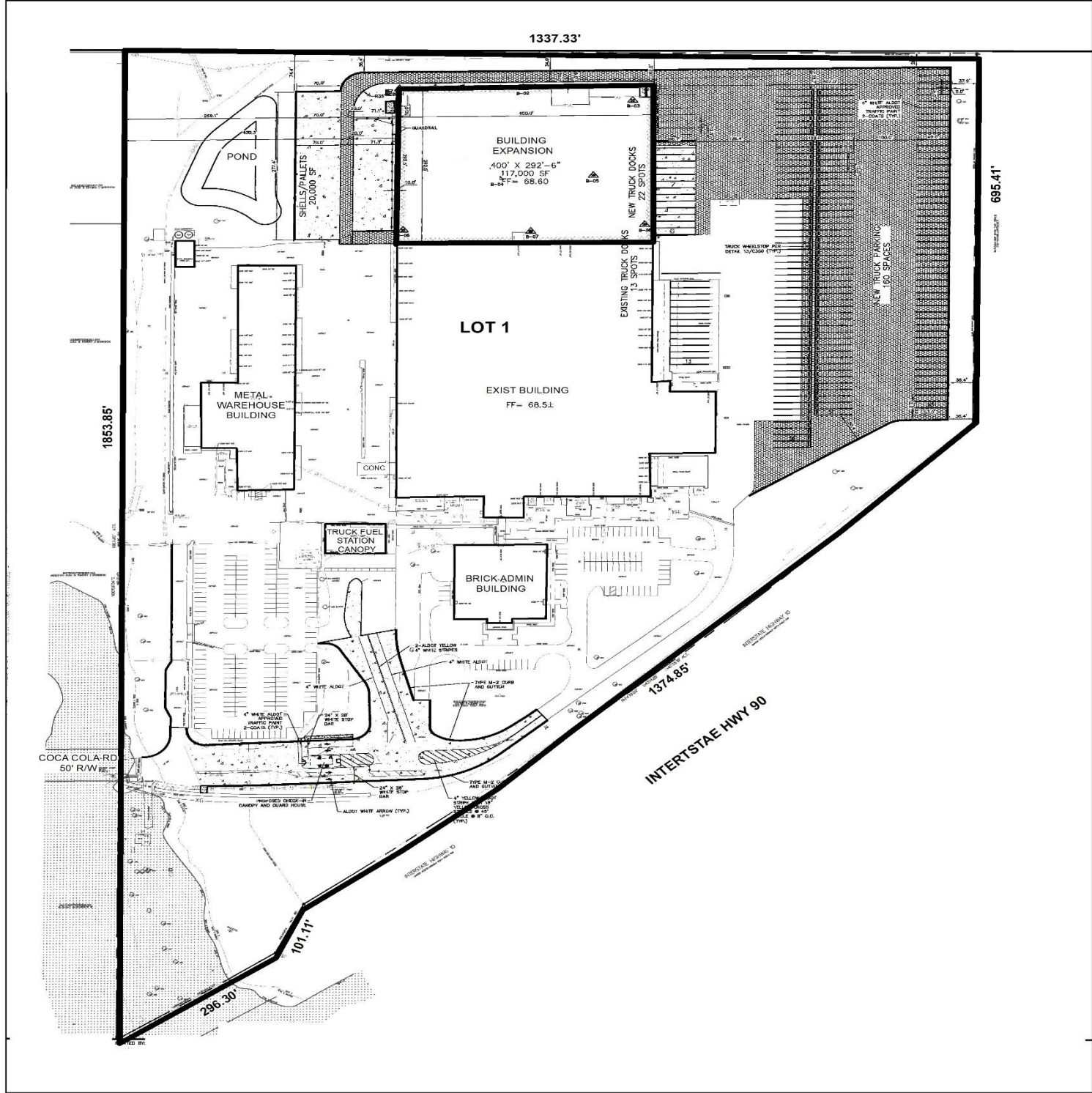
APPLICATION NUMBER 7 DATE April 15, 2021

APPLICANT Coca Cola Mobile Subdivision

REQUEST Subdivision, Planned Unit Development



SITE PLAN



The site plan illustrates the existing buildings, parking, proposed building expansion, and proposed canopy and guard house.

APPLICATION NUMBER 7 DATE April 15, 2021
 APPLICANT Coca Cola Mobile Subdivision

REQUEST	Subdivision, Planned Unit Development
---------	---------------------------------------

--	--

