

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: November 17, 2022****DEVELOPMENT NAME**

James Harley

**LOCATION**4004 Halls Mill Road  
(North side of Halls Mill Road, 781'± East of Azalea Road).**PRESENT ZONING**

B-3, Community Business District

**CITY COUNCIL  
DISTRICT**

District 4

**AREA OF PROPERTY**

1 Lot / 6.9± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**December 2022 – obtain permits  
January 2023 – begin construction**ENGINEERING  
COMMENTS**ADD THE FOLLOWING NOTES TO THE PUD SITE  
PLAN:

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 Permitting 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.

## **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 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 [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 (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 single building site.

The site has been given a Light Industry (LI) land use designation within 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.

Planned Unit Development (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.

PUD approval is site plan-specific, thus any changes to the site plan will require Administrative PUD approval. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The site is developed with an existing custom cabinet/carpenter shop, which is allowed by-right in a B-3 district. The subject site has an existing 12,900± square foot structure, three storage containers, and an existing carport. The applicant wishes to construct an 8,000± square foot structure to accommodate new equipment to be utilized by the shop. The site plan submitted depicts two areas as “future development” towards the rear of the site. As PUDs are site plan specific, new PUD applications will be required prior to any further development of the site.

The site is currently developed with gravel access, maneuvering, and parking areas serving the business. The proposed site plan submitted depicts the applicant wishes to expand the gravel drive to provide additional parking for the new structure on the site, however the Zoning Ordinance requires all access, maneuvering, and parking areas in a B-3, Community Business District to be paved with either asphalt or concrete. As such, if approved, the site plan should be revised to depict compliant surfacing.

The applicant did not provide a break-down of how much area of the development is to be utilized for office space versus wood-working, making it difficult for staff to determine the required number of parking spaces. The applicant should provide information regarding office square footage for the development, as well as the number of non-office employees so that staff can determine if the 18 parking spaces depicted are sufficient. There is ample room to provide additional parking, should it be needed.

Due to the proposed structure exceeding 50% of the existing structure’s footprint, the site will be required to be brought into compliance with tree planting and landscape area requirements. Tree plantings should be coordinated with staff at the time of permitting to insure they are spaced appropriately.

No dumpster is depicted on the site plan provided. If approved, the site plan should be revised to either depict a dumpster with a compliant enclosure and connection to sanitary sewer, or place a note stating that curbside pickup will be utilized.

It should be noted that the adjacent property to the West of the subject site is zoned R-1, Single-Family Residential District and is currently utilized as a church. If approved, the site plan should be revised to depict a compliant residential buffer along the Western property line.

### **RECOMMENDATION**

Staff recommends the following Findings of Fact for Approval of 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 an existing business to expand in its current location;

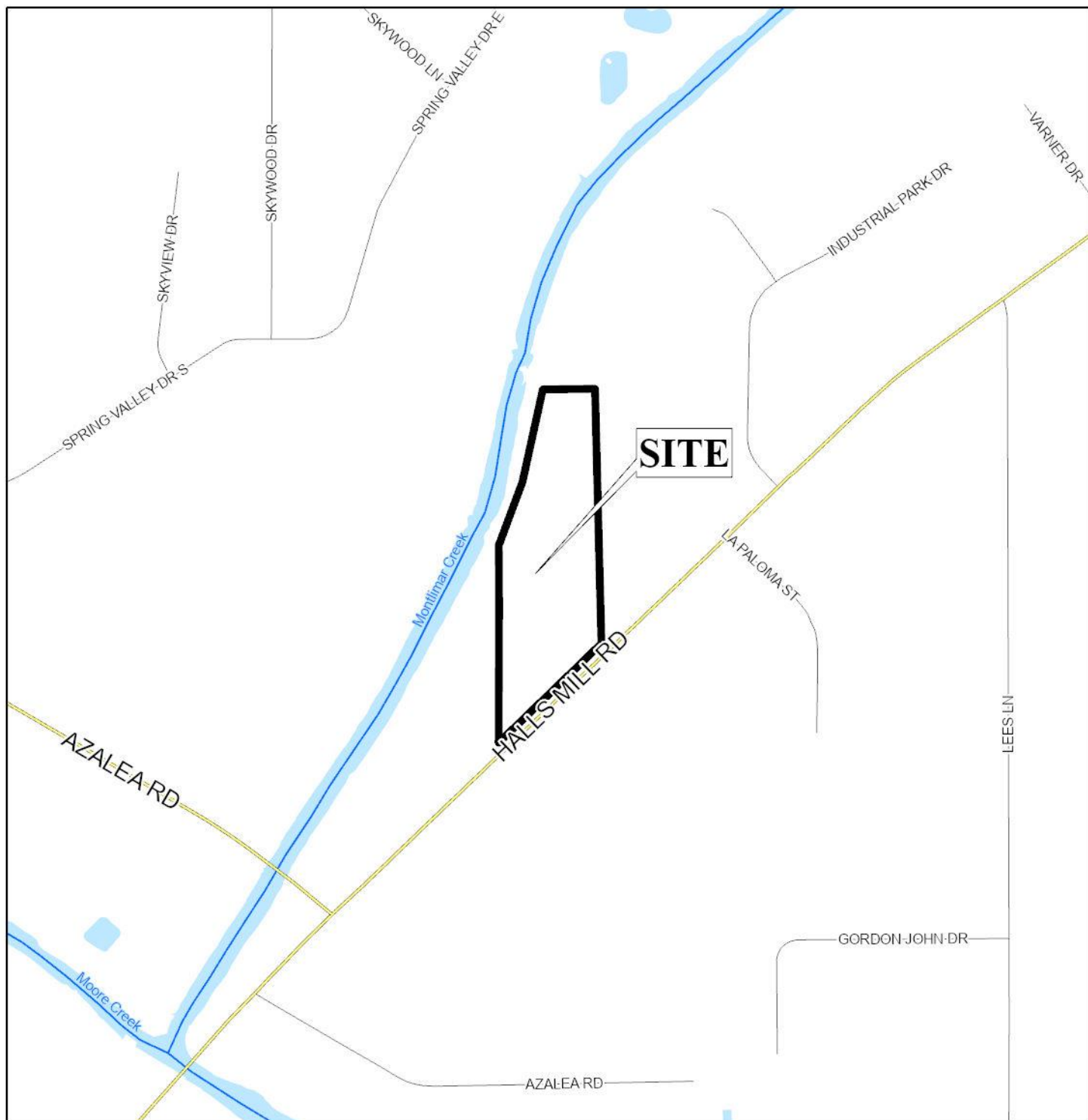
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), by allowing multiple buildings on a single building site;
- c. the proposal promotes the objective of Efficient 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 the site is in an existing commercial area;
- d. the proposal promotes the objective of Environment and Open Space (to preserve and protect as urban amenities the natural features and characteristics of the land and to encourage the provision of common open space through efficient site design), because the site will comply with tree planting and landscape area requirements;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development will utilize existing public infrastructure.

The Approval should be subject to the following conditions:

- 1) Revision of the site plan to provide the amount of square footage to be utilized for office space as well as the number of employees and provide a compliant number of parking spaces;
- 2) Revision of the site plan to depict compliant surfacing for all access, maneuvering, and parking areas;
- 3) Revision of the site plan to indicate that the site will comply with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 4) Revision of the site plan to depict a complaint residential buffer along the West property line;
- 5) Either revision of the site plan to depict a dumpster with a compliant enclosure, and connection to sanitary sewer, or placement of a note stating that curbside pickup will be utilized;
- 6) Compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 Permitting 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.);*
- 7) 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 Section 64-6 of the City's Zoning Ordinance.);*
  - 8) 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.);*
  - 9) 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 (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,*
  - 10) Provision of a copy of the revised PUD site plan (hard copy and .pdf) for review by the Planning and Zoning Department prior to the approval of any permits.

# LOCATOR MAP



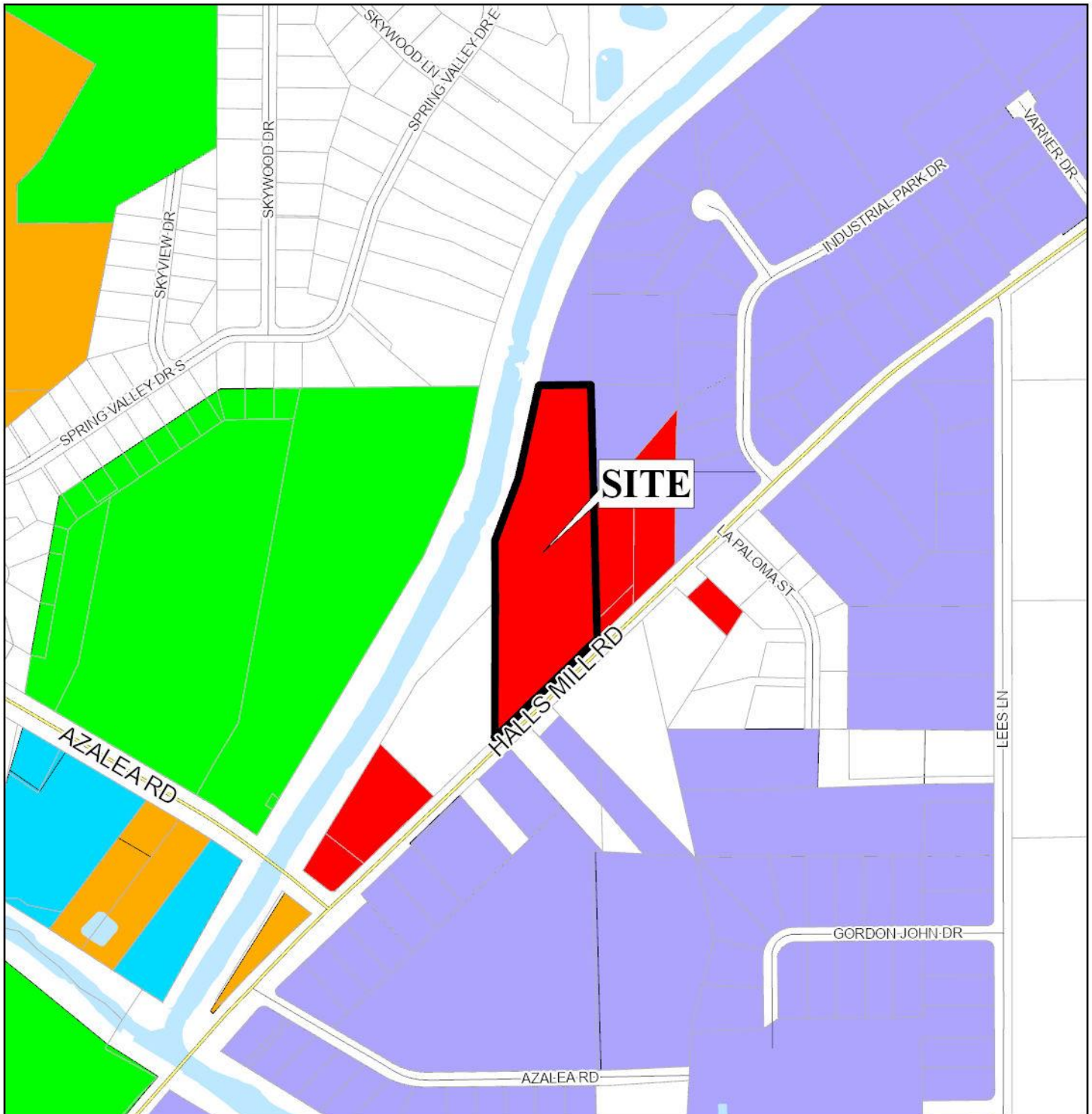
APPLICATION NUMBER 7 DATE November 17, 2022

APPLICANT James Harley

REQUEST Planned Unit Development



# LOCATOR ZONING MAP



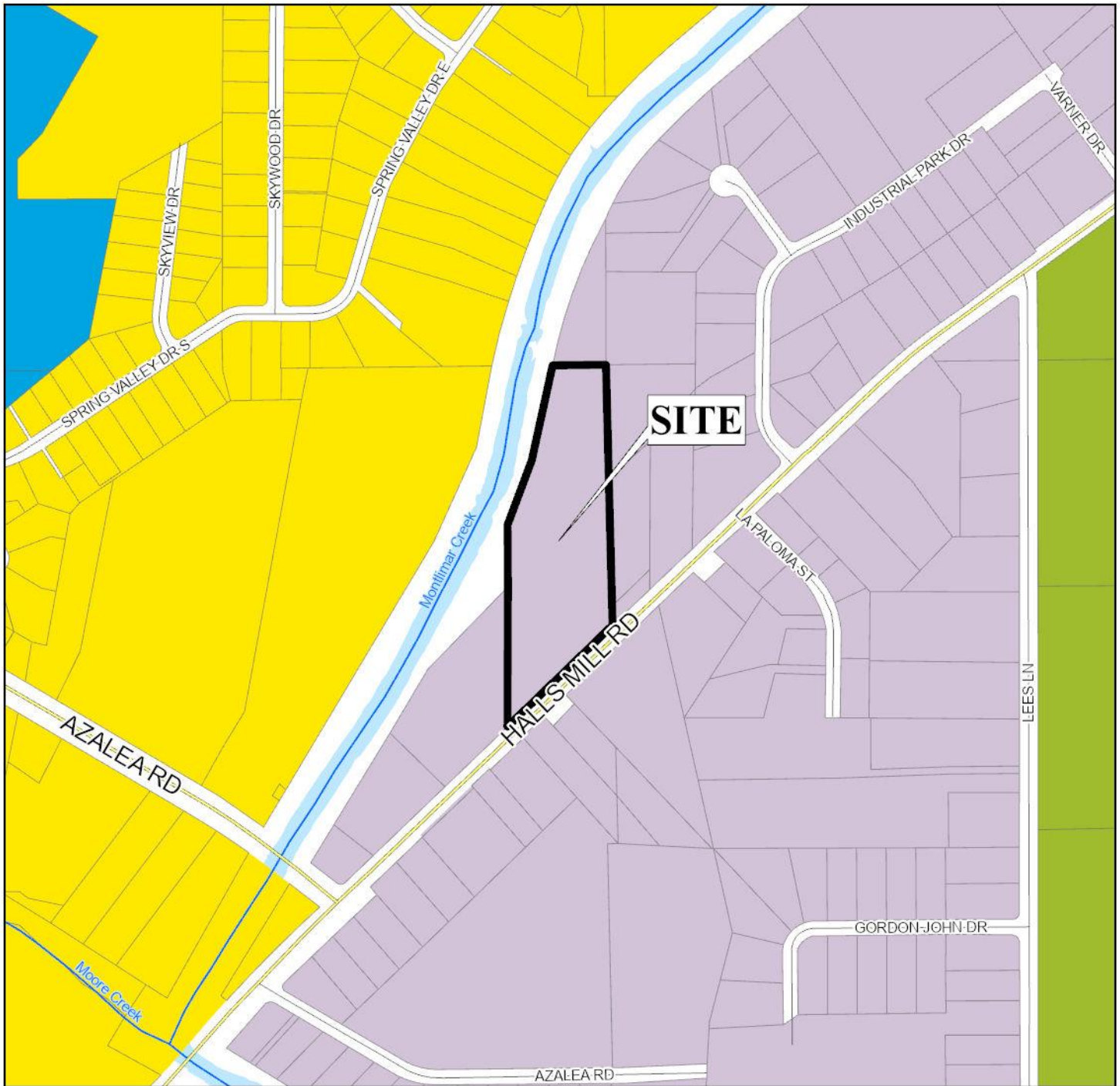
APPLICATION NUMBER 7 DATE November 17, 2022

APPLICANT James Harley

REQUEST Planned Unit Development



# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE November 17, 2022

APPLICANT James Harley

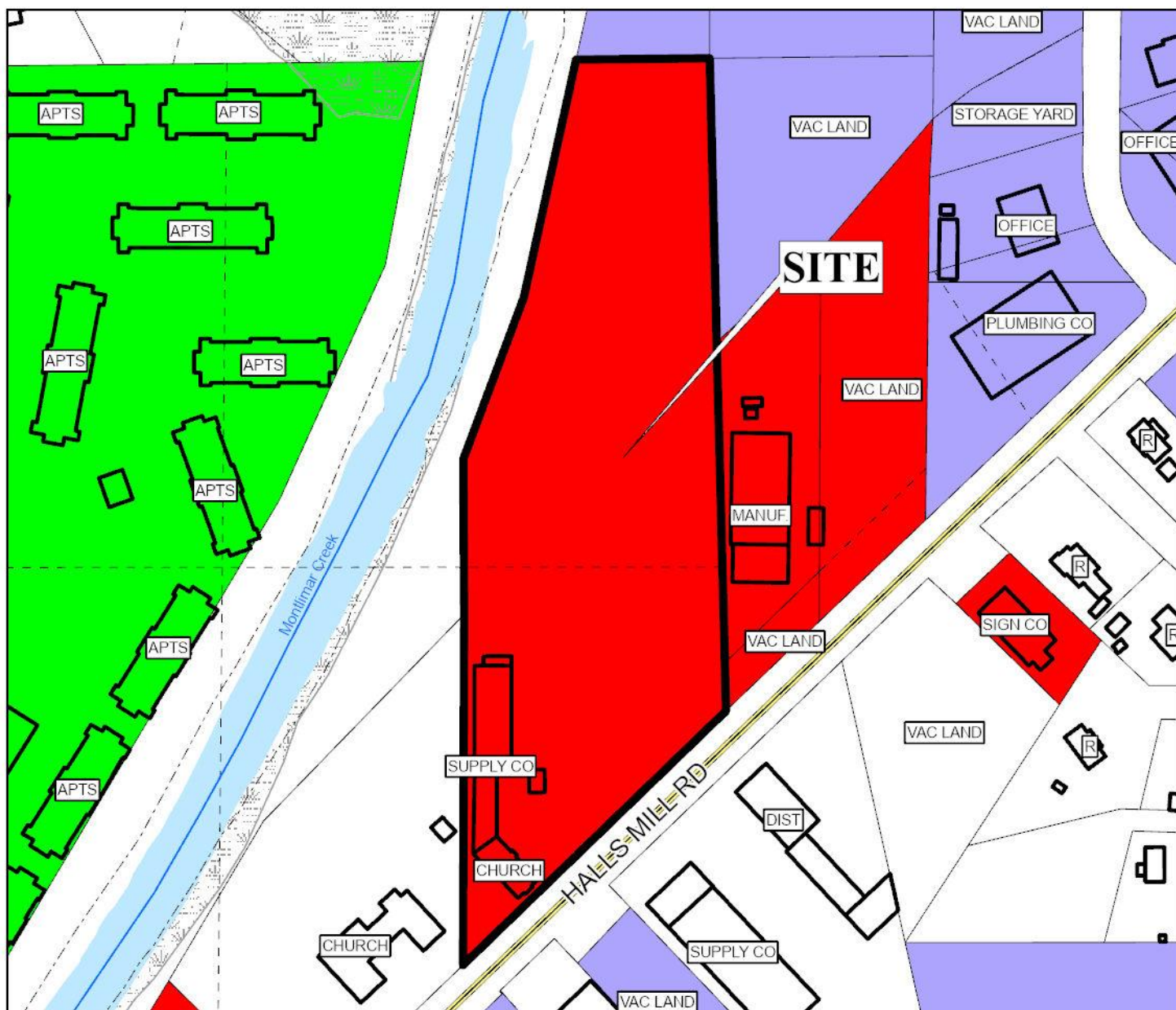
REQUEST Planned Unit Development

## Layer2

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



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



















The site is surrounded by commercial, industrial, and residential units.









APPLICATION NUMBER 7 DATE November 17, 2022

APPLICANT \_\_\_\_\_ James Harley

REQUEST\_\_\_\_\_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, industrial, and residential units.

APPLICATION NUMBER 7 DATE November 17, 2022

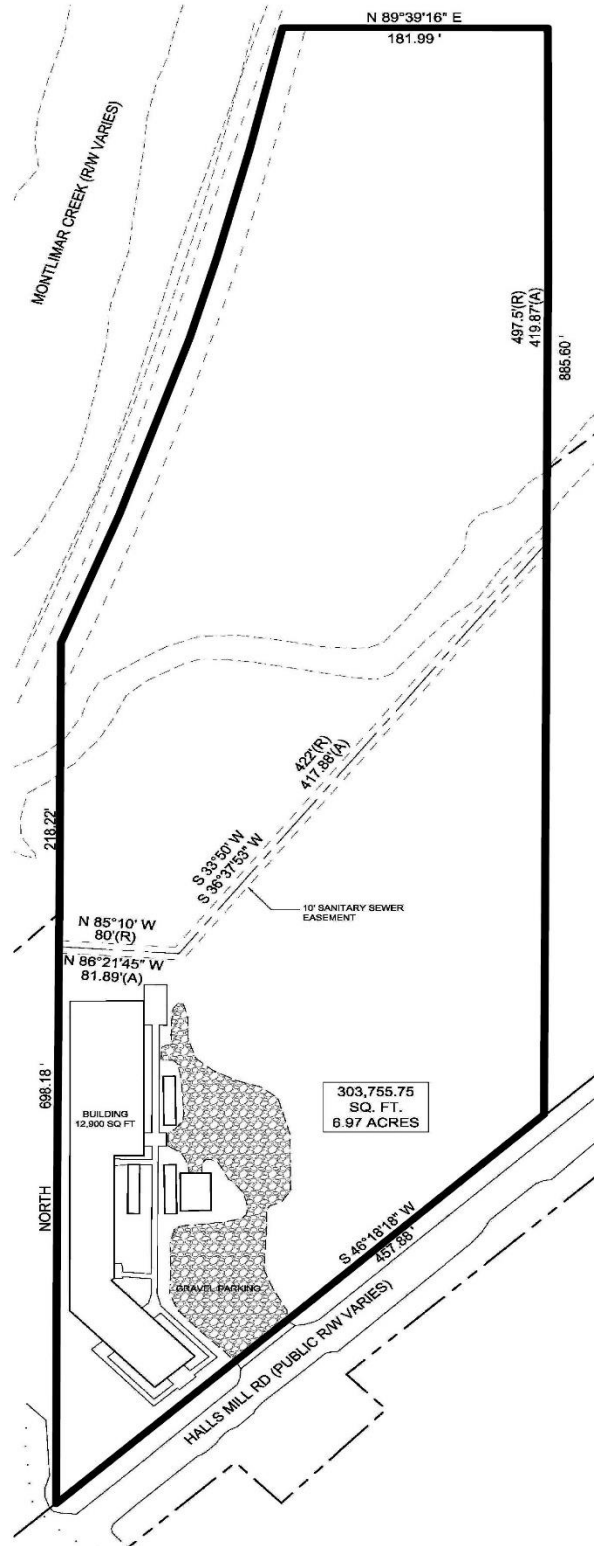
APPLICANT James Harley

REQUEST Planned Unit Development



NTS

# EXISTING SITE PLAN



APPLICATION NUMBER 7 DATE November 17, 2022

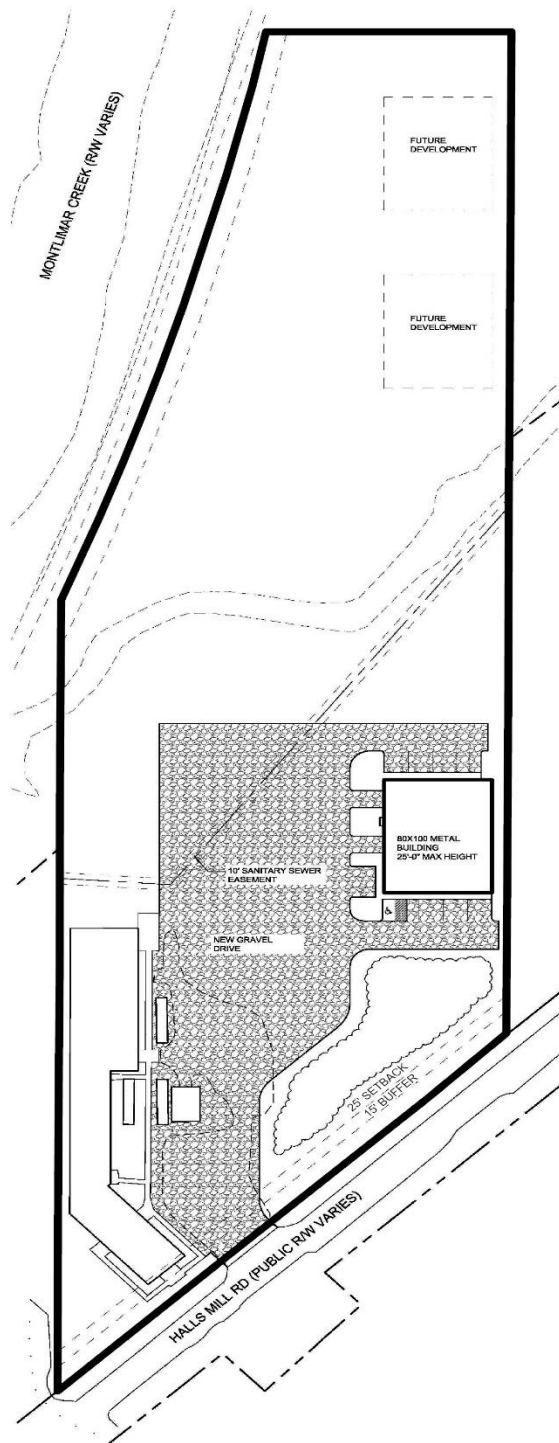
APPLICANT James Harley

REQUEST Planned Unit Development



NTS

# PROPOSED SITE PLAN



The site plan illustrates the proposed building, gravel drive, setback, and easement.

APPLICATION NUMBER 7 DATE November 17, 2022

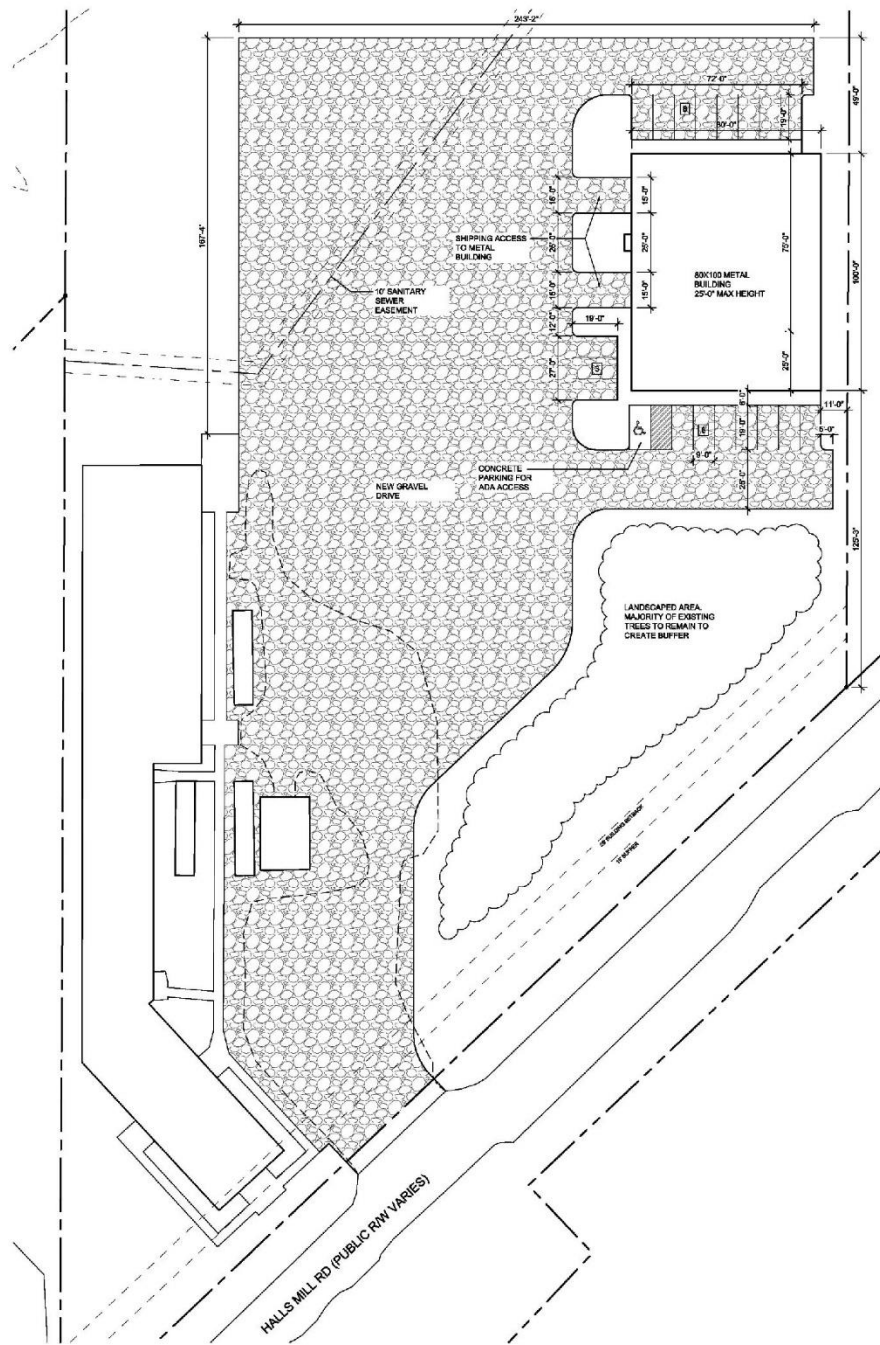
APPLICANT James Harley

REQUEST Planned Unit Development



NTS

# DETAIL SITE PLAN



3 ENLARGED IMPROVED SITE PLAN  
1" = 30'-0"

APPLICATION NUMBER 7 DATE November 17, 2022  
 APPLICANT James Harley  
 REQUEST Planned Unit Development

