

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: March 3, 2011

<u>DEVELOPMENT NAME</u>	Austal USA LLC
<u>LOCATION</u>	100 Dunlap Drive (Southeast corner of Addesco Road and Dunlap Drive).
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	I-2, Heavy Industrial
<u>AREA OF PROPERTY</u>	117.3± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites and shared parking.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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).

Planting and location of frontage trees to be coordinated with Urban Forestry due to repeated moving of large fabricated ship sections into the assembly bays.

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 multiple building sites and shared parking.

The site was the subject of subdivision, Planned Unit Development (PUD) and sidewalk waiver applications at the April 3, 2008 meeting of the Planning Commission. The proposal, approved by the Planning Commission, was for Subdivision approval to create 1 lot, Planned Unit Development approval to allow multiple buildings on a single building site and sidewalk waiver to waive the construction of sidewalks along Dunlap Drive and Addesco Road.

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.

The applicant has been awarded a significant contract to build several Independence Class Littoral Combat Ships (LCS). The total value of the contract is \$432.1 million; also the contract includes options for nine additional vessels in the following five years. Austal will immediately commence preparation work including a \$140 million facility expansion and workforce development which will take approximately 12 months to complete. Construction of the first LCS vessel will commence in early 2012 and is scheduled for delivery in 2015. The aluminum warships will be built at Austal's Shipyard in Mobile, and will more than double Austal's Mobile workforce to around 3,800 employees.

The applicant has submitted a phased development schedule detailing five phases of construction on the entire Austal campus. However, all Phases beyond Phase II are based on long range planning and do not have definite development schedules; therefore, it may be anticipated that the application may be required to be extended or amended depending on the applicants need to revise the due to changes in building placement.

The applicant proposes several large manufacturing structures capable of housing large ships in various stages of completion. The major aspects of Phase I of the project include the first half of the Modular Manufacturing Facility (MMF) and Assembly Bays 3 and 4 is complete. The applicant wishes to start immediately on Phase II due to the time constraints of completing the

Navy's contract within its stringent timeline. The major aspects of Phase II includes the construction of the second half of the Modular Manufacturing Facility (MMF), construction and assembly of Assembly Bay 5, Office Complex, installation of three manufactured offices and removal of six manufactured offices. Phase III includes the removal of most if not all manufactured offices (once the Office Complex is complete) and removal of Assembly Bay 6. Phase III is anticipated to begin in approximately eighteen months. Phase IV consists of construction of the new Assembly Bay 6 after the existing Bay 6 is demolished. The final phase, Phase V is expected to be beyond four years or more depends upon market conditions, consists of construction of three relatively large buildings south of the Modular Manufacturing Facility (MMF).

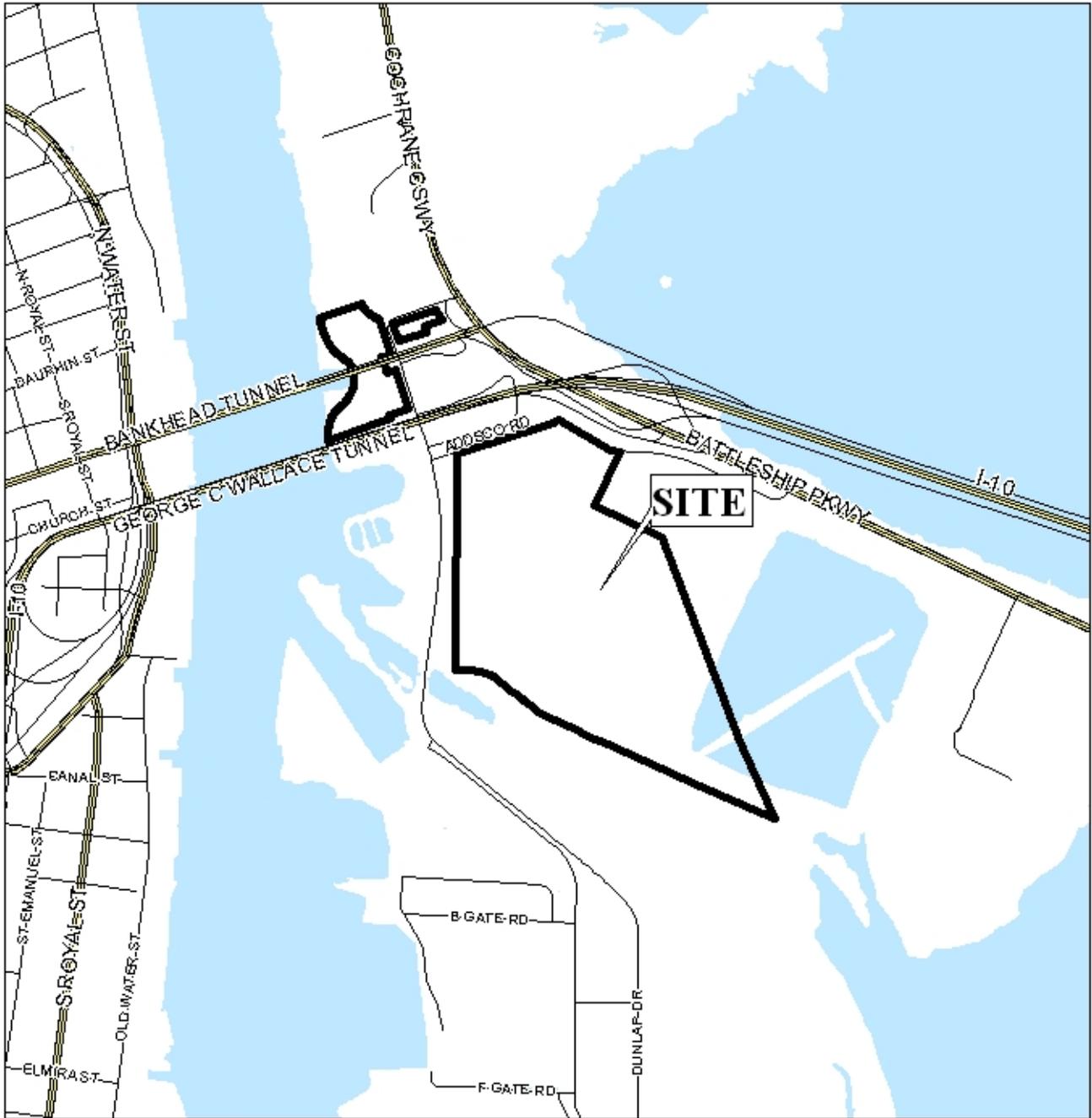
The Zoning Ordinance requires one parking space per three manufacturing/warehouse personnel and one space per 300 square feet of office/retail space. Therefore, the required parking spaces for the completed project would be approximately 1,267 spaces with the applicant providing 2,828 spaces. The site would provide two and one half times the required parking spaces for this use; however, the Ordinance does not have a maximum number of parking spaces for a site. It should be noted that the 3,800 employees would be anticipated within the life of the project.

Additionally, the entire Austal campus encompasses approximately 117.3 acres; the fact that this development is for the construction of large marine vessels does not warrant full compliance with the landscaping and tree planting requirements of the Zoning Ordinance. The applicant proposes providing approximately nineteen percent total landscaping on-site, which exceeds the 12 percent required. Therefore, the landscaping and planting requirements proposed by the applicant would be more than acceptable.

RECOMMENDATION **Planned Unit Development:** Based upon the revised PUD site plan, this application is recommended for Approval, subject to the following:

- 1) submission of two copies of the revised site plans to Urban Development; and
- 2) revision of the site plan to comply with Engineering comments(TBD).

LOCATOR MAP



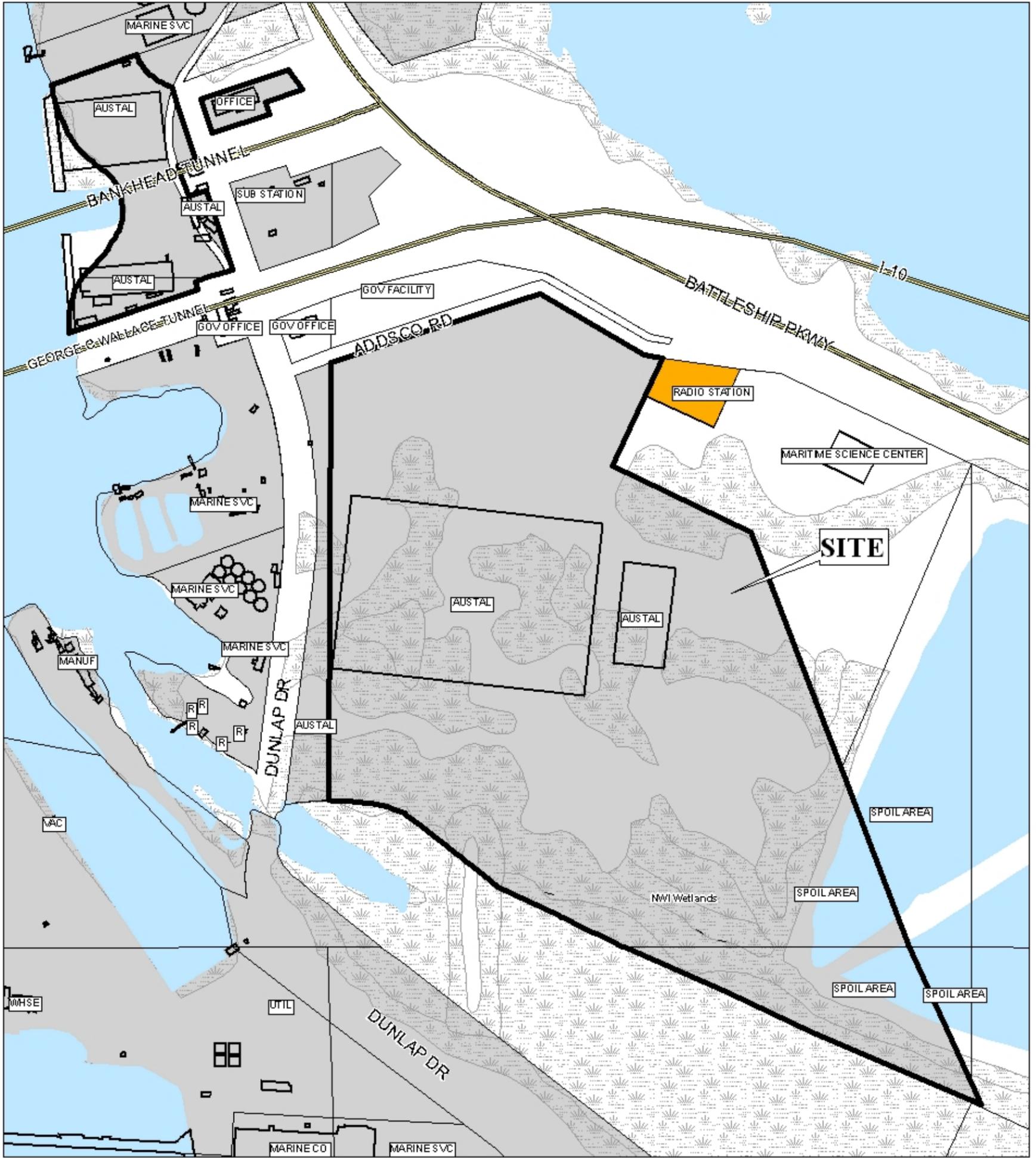
APPLICATION NUMBER 7 DATE March 3, 2011

APPLICANT Austal USA LLC

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

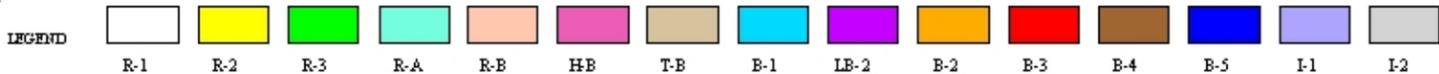


The site is surrounded by industrial land use.

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PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



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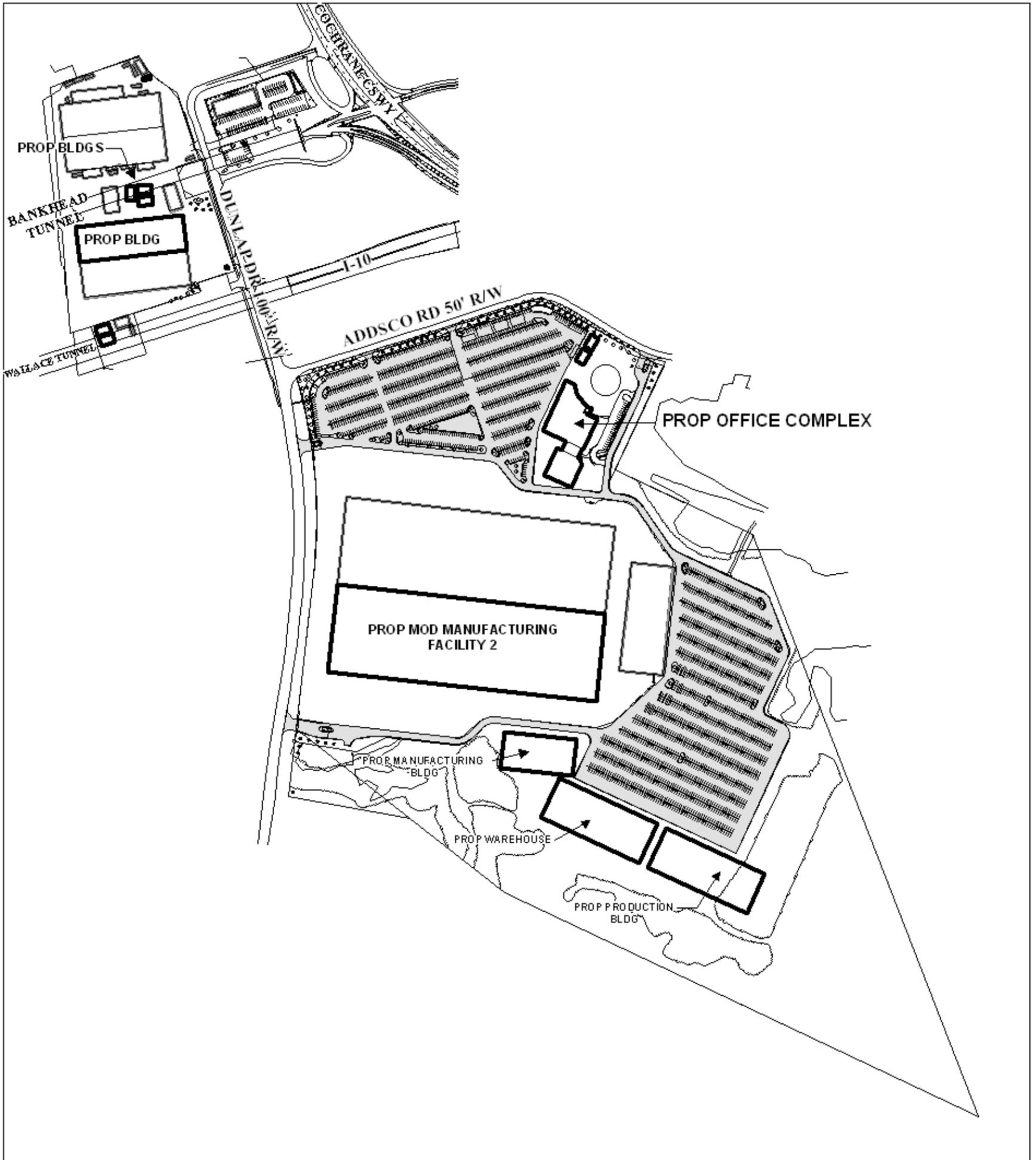
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SITE PLAN



The site plan illustrates the existing shipbuilding facilities and proposed improvements.

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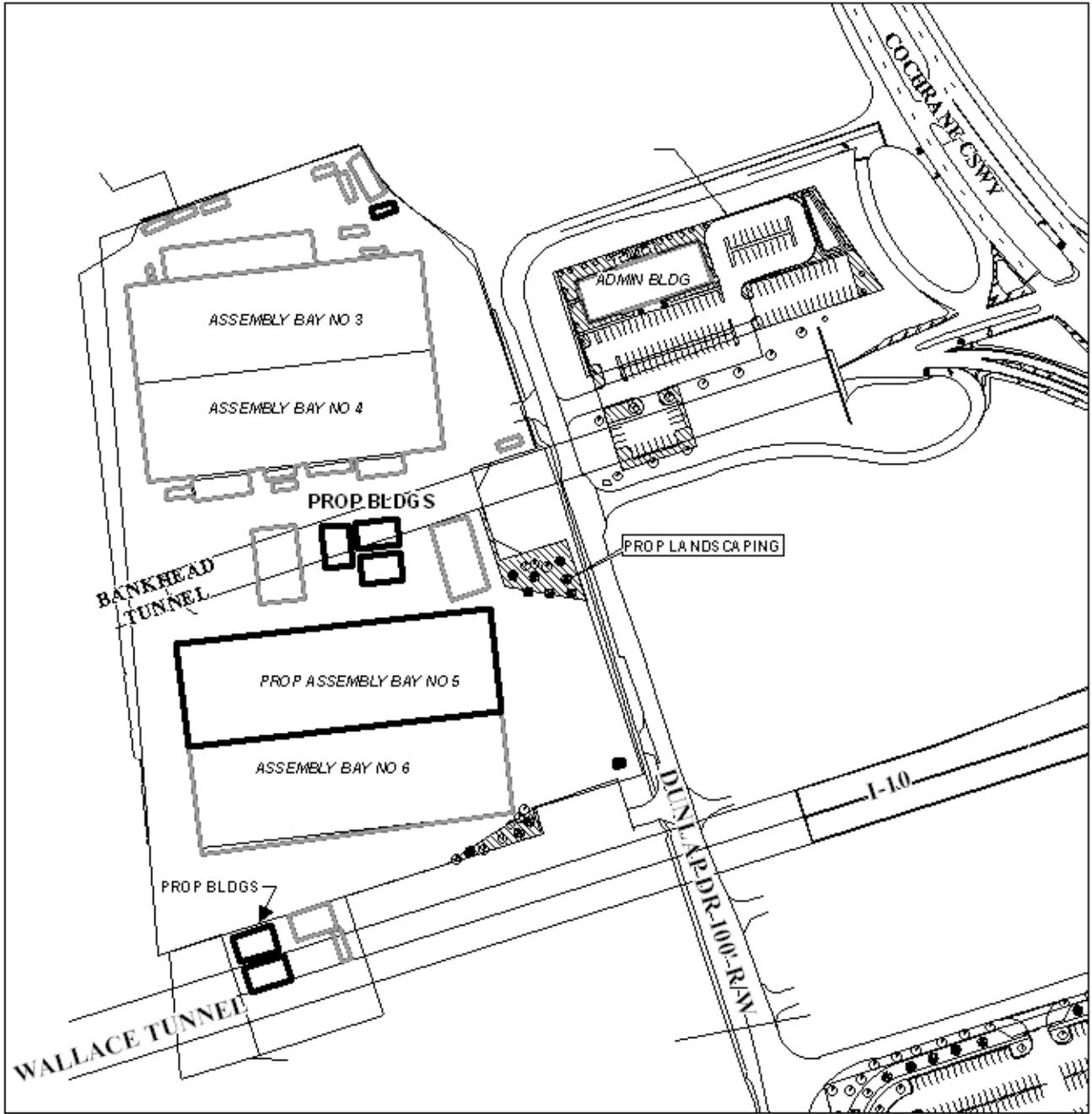
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DETAIL SITE PLAN



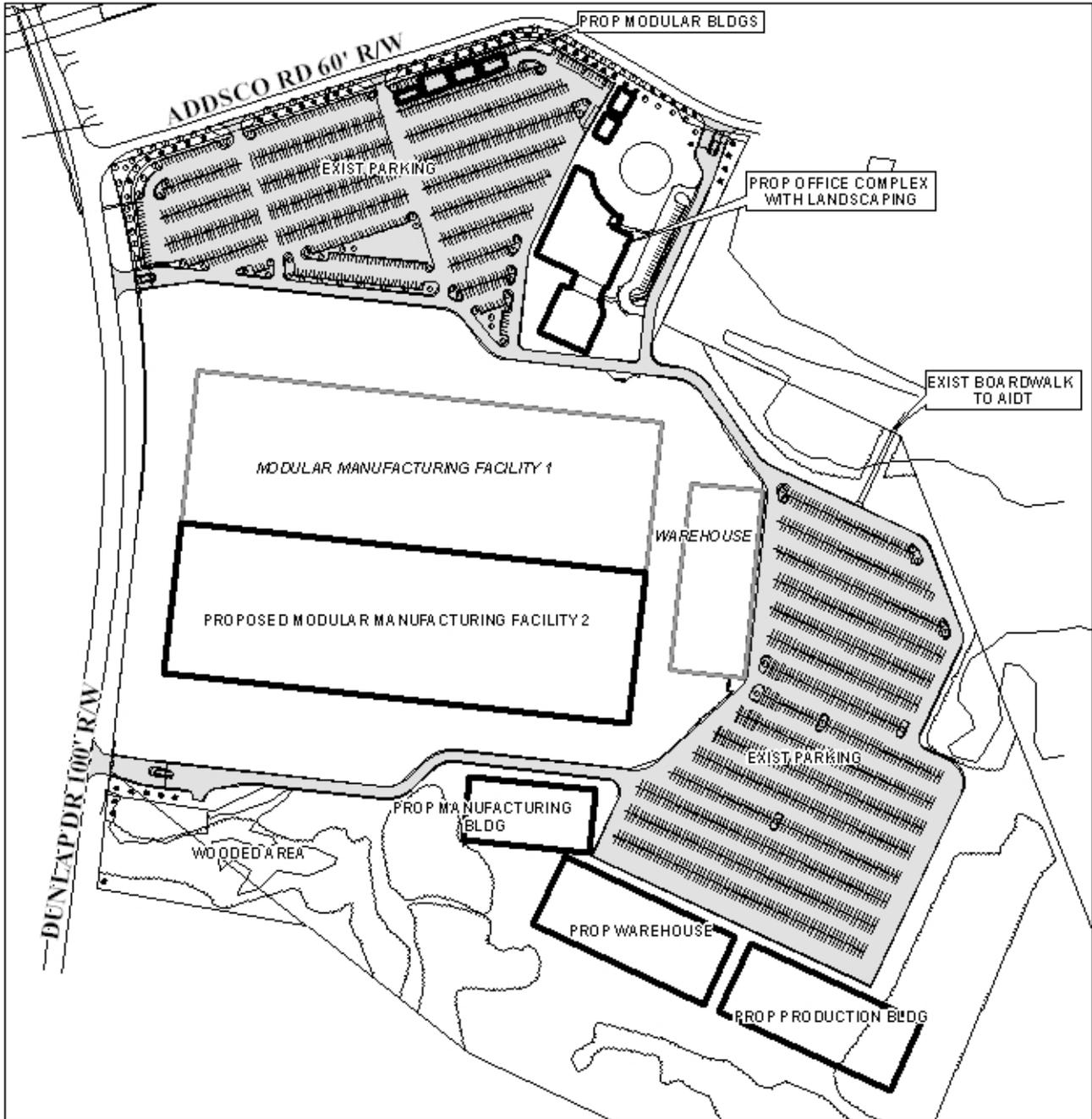
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