

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 6, 2017****DEVELOPMENT NAME**

Bruce Smith

**LOCATION**401 Cochrane Causeway  
(West side of Cochrane Causeway, 2/10 mile  $\pm$  North of  
Sixth Street)**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

I-2, Heavy Industry District

**AREA OF PROPERTY**1 Lot / 12.91 $\pm$  Acres**CONTEMPLATED USE**Planned Unit Development Approval to allow multiple  
buildings on a single building site to include a new wash  
station.**TIME SCHEDULE  
FOR DEVELOPMENT**

None given.

**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 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, paving, and all above ground structures, 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. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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**

Cochrane Causeway is an ALDOT maintained roadway. Site is limited to one curb cut with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any new 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 61-929 and City Code Chapters 57 and 64).

## **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 Planned Unit Development approval to allow multiple buildings on a single building site to include a new wash station.

The subject site was made a legal lot of record via Davenport Properties Subdivision, Lot One, on April 7, 2005. A Sidewalk Waiver was also approved for the site at that meeting. In December 2005, an Administrative Planned Unit Development (Admin PUD) was approved for multiple temporary office trailers on the site. The applicant now proposes to construct a permanent equipment washdown building on the site.

The site has been given a Heavy Industry (HI) land use designation, per the recently adopted Future Land Use Plan and Map. 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 mostly applies to larger parcels primarily developed to high-impact industrial activity which is preferably removed from residential and commercial uses. Light

industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

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 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. PUD approval expires in one year if no permits are obtained.

The subject site is located on the East bank of the Mobile River and is surrounded by properties zoned I-2.

The applicant states:

*“Blakeley Boatworks proposes to construct a new equipment washdown building at their property located at 401 Cochrane Causeway. The current parcel number is R02290500002009. The new washdown building will be used to wash and maintain equipment/trucks. The new 30’ x 40’ x 20’ (eave height) washdown building will be an open-ended metal building structure on a concrete slab. The washdown facility will utilize an automatic wash water treatment system for recycling. A new oil/water separator will be installed to treat the water of any pollutants. The property is located at 401 Cochran Causeway. This lot is currently zoned I-2 and will remain as such.”*

The site plan indicates the proposed washdown facility and an area identified as “Future 70’ x 200’ 14,800 SF”. As only details of the washdown facility are given, any future expansion will require an amended Planned Unit Development application.

The parking calculations given on the site plan approved with the 2005 Admin PUD indicated 66 parking spaces were required for the site. However, the current site plan does not provide any parking calculations and only indicates 56 parking spaces provided. Therefore, current parking calculations must be provided and additional designated parking spaces must be provided, if needed. Since at least 25 parking spaces are provided, a photometric plan for the proposed parking area lighting will be required at the time of submitting for building permits. The site plan does not indicate a compliant dumpster nor is there any note referencing refuse collection. The site plan should be revised to either provide a compliant dumpster and enclosure or a note should be placed on the site plan indicating that no dumpster will be utilized and refuse collection will either be by private can service or curbside pick-up.

The 2005 Admin PUD approval required 19 frontage trees. Since only 18 are indicated on the site plan, the site plan should be revised to provide one more overstory frontage tree. A label on the site plan designates Preservation status for the 60” Live Oak tree and this should be retained. As per the 2005 approval, a note should also be placed on the site plan stating that any work on or under the 60” Live Oak tree is to be permitted and coordinated with Urban Forestry, removal to be permitted only in the case of disease or impending danger. No landscaping calculations are provided; therefore the site plan should be revised to provide compliant landscaping calculations. As previously stated, the site received Sidewalk Waiver in 2005 to waive construction of a public sidewalk along Cochrane Causeway.

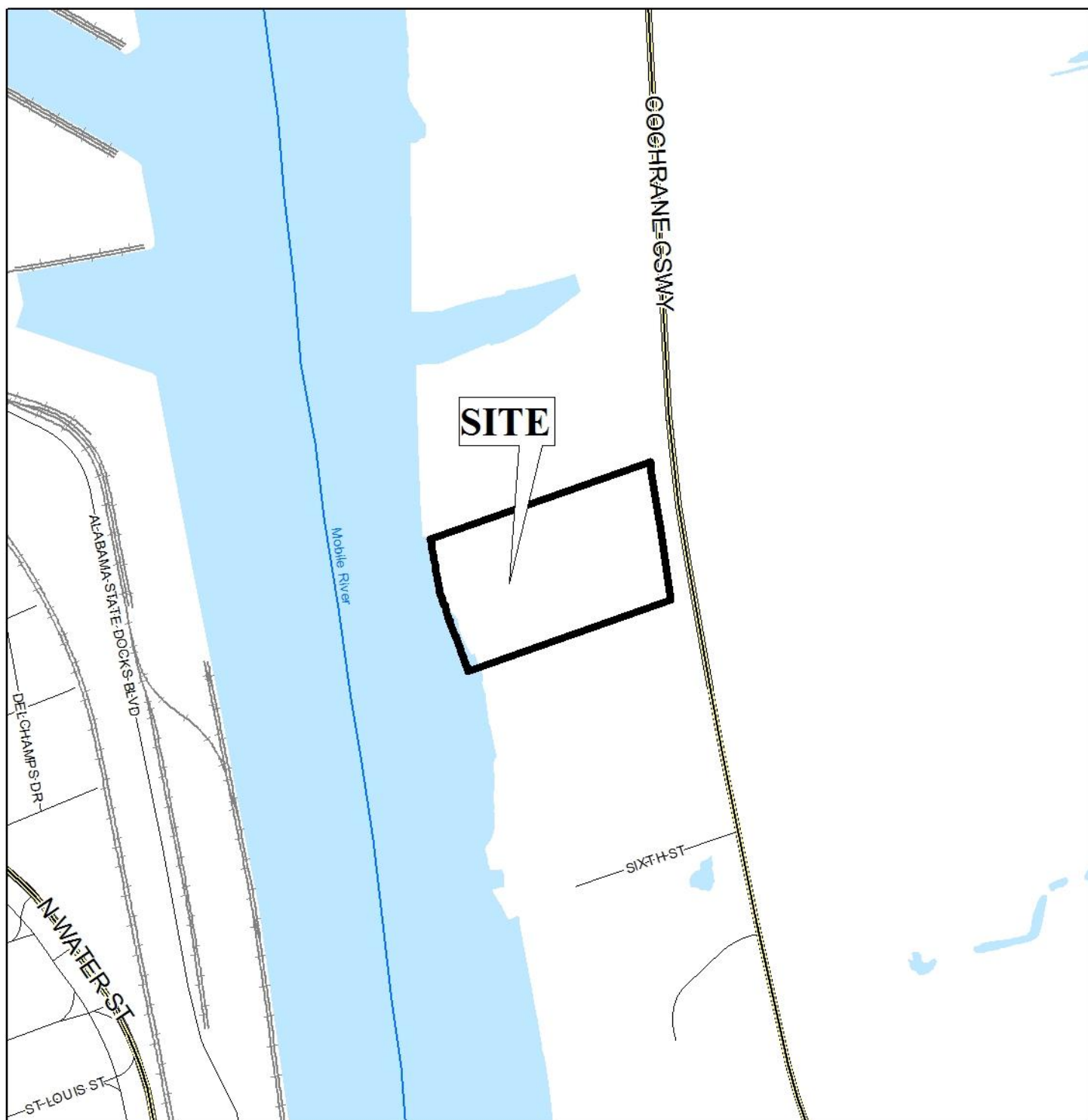
A review of 2006 aerial photographs of the site indicates the adjacent property to the South was vacant and undeveloped. However, 2010 aerial photographs indicate that property had been developed as a parking and boat repair/laydown yard. It appears that such development was done without any Planning Commission approvals or land disturbance permitting. Property tax records indicate that the current owner/applicant purchased the subject site of the PUD, the adjacent site to the South, and the property directly across Cochrane Causeway from the subject site in 2014. It appears that the previous user of the subject site expanded into the adjacent property. It should be noted that the site plan submitted with this application is not accurate in that it indicates a fence in place along the South property line: aerial photographs show that there is no fence in place, and that there is extensive shared access between the two properties.

As the business operation actually includes two properties, those properties should be combined into one via a one-lot subdivision, or the second property should be made a legal lot and joined via the PUD. Also, the PUD should be revised to include the expanded operation. A sidewalk along Cochrane Causeway should also be provided along the expanded area, or a Sidewalk Waiver application should be submitted in conjunction with the revised PUD site plan and Subdivision.

**RECOMMENDATION**      **Planned Unit Development:** Based upon the preceding, this application is recommended for holdover to the meeting of August 17<sup>th</sup> to allow the applicant to address the following items:

- 1) submission of a one lot Subdivision to combine Parcels R022905000002009 and R022905000002008 into one legal lot of record, or to create a legal lot of the latter parcel;
- 2) revision of the PUD site plan to include both properties (Parcels R022905000002009 and R022905000002008);
- 3) provision of a public sidewalk along Cochrane Causeway for Parcel R022905000002008 or the submission and approval of a Sidewalk Waiver application;
- 4) revision of the site plan to provide parking calculations and compliant parking;
- 5) revision of the site plan to provide landscaping and tree planting calculations for the enlarged site and indicate compliance with such calculations; and
- 6) revision of the site plan to either provide a compliant dumpster and enclosure or placement of a note on the site plan indicating that no dumpster will be utilized and refuse collection will either be by private can service or curbside pick-up.

# LOCATOR MAP



APPLICATION NUMBER 7 DATE July 6, 2017

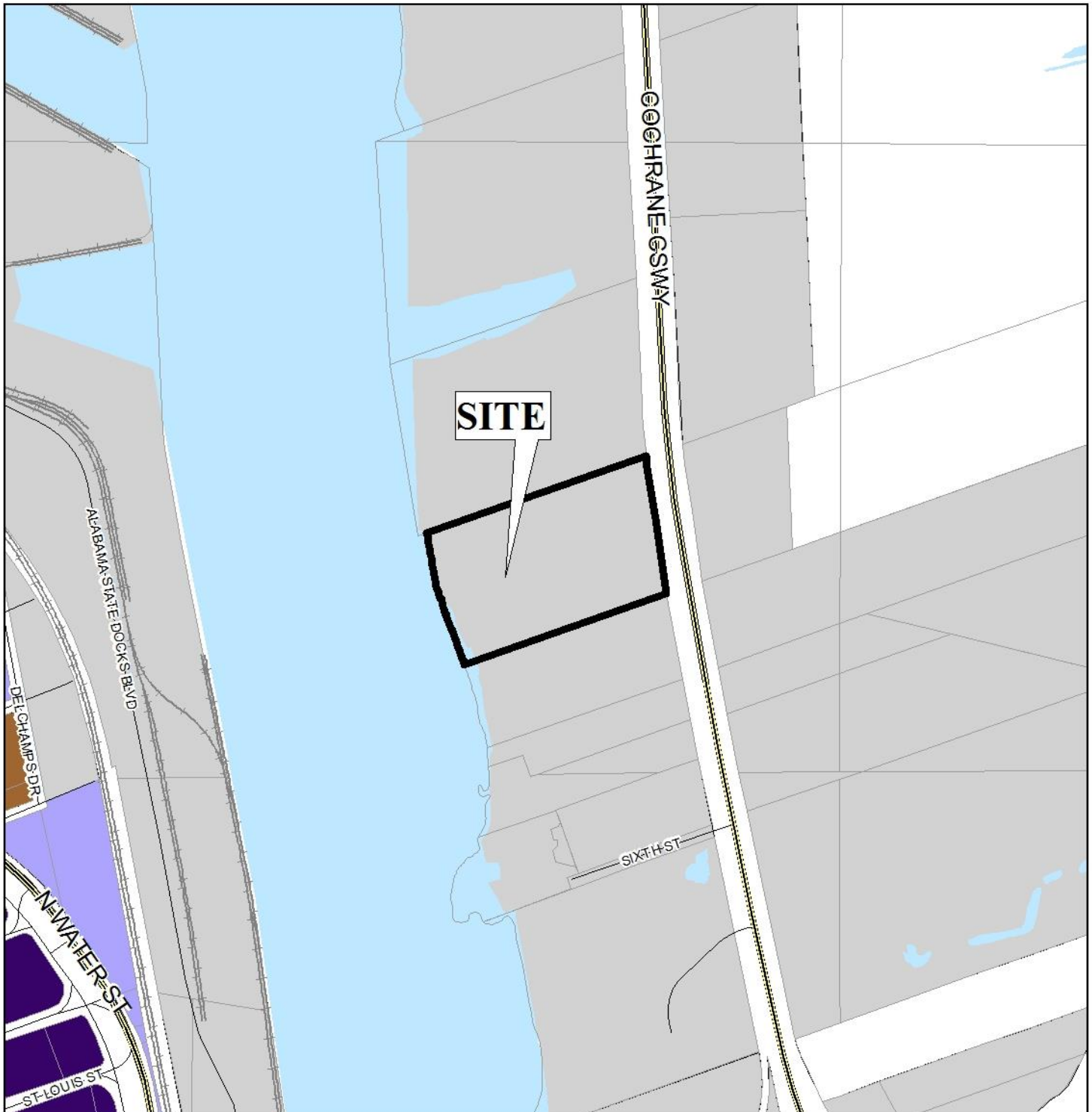
APPLICANT Bruce Smith

REQUEST Planned Unit Development



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# LOCATOR ZONING MAP



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial 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



The site is surrounded by industrial units.

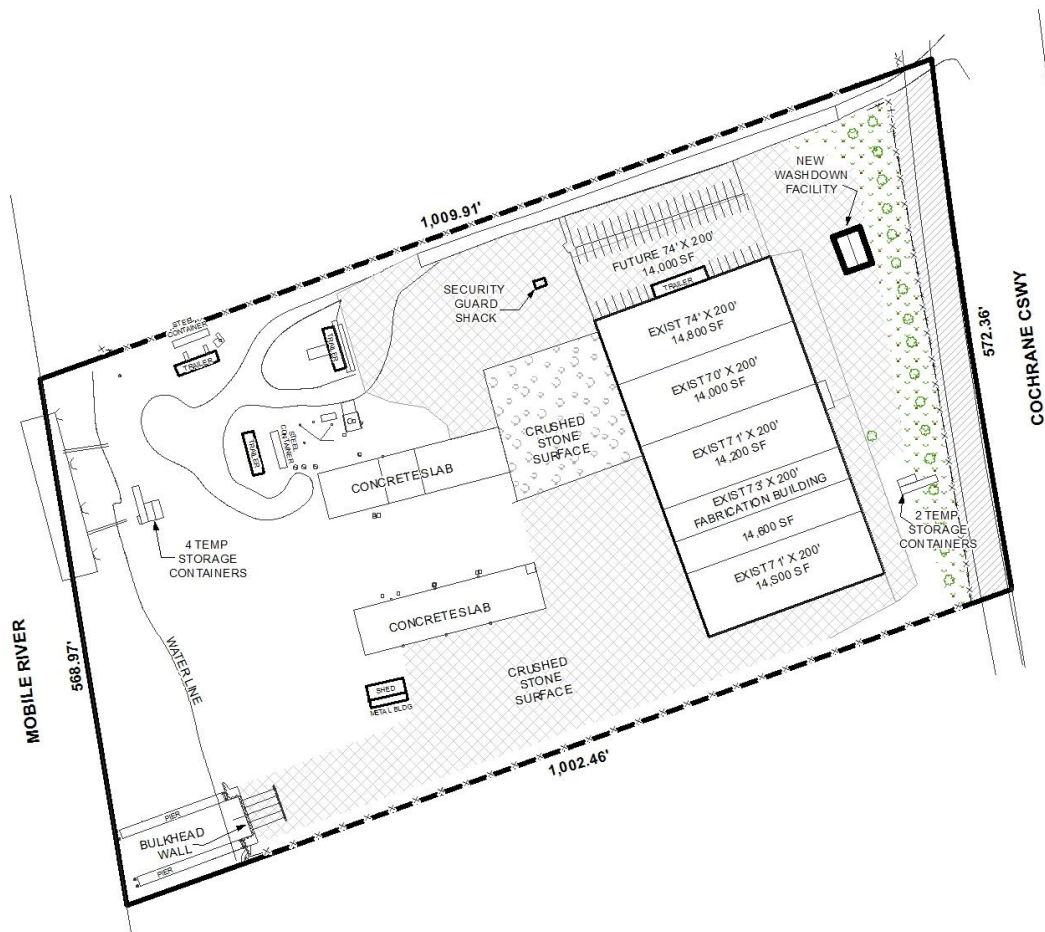
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SITE PLAN



The site plan illustrates the existing buildings, storage containers, and the new proposed washdown facility.

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