

ZONING AMENDMENT STAFF REPORT**Date: August 7, 2014****NAME**

Standard Concrete Products, Inc.

LOCATION7600 Mitsubishi Lane
(East terminus of Mitsubishi Lane)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

I-1, Light-Industry District

PROPOSED ZONING

I-2, Heavy-Industry District

AREA OF PROPERTY

2-Lots/130.3 ± Acres

CONTEMPLATED USE

Rezoning from I-1, Light-Industry District, and I-2, Heavy-Industry District, to I-2, Heavy-Industry District, to allow a concrete product manufacturing facility and eliminate split zoning.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified

**ENGINEERING
COMMENTS**

No comments

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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 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 Rezoning from I-1, Light-Industry District, and I-2, Heavy-Industry District, to I-2, Heavy-Industry District, to allow a concrete product manufacturing facility and eliminate split zoning.

This site most recently appeared before the Planning Commission at its April 19, 2012 meeting where the Commission approved a 2-lot subdivision and rezoning request. The subdivision was recorded; however, the rezoning approval has since expired, thus the reasoning for current request.

The site is shown as industrial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component 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 zoning classification.

The site is adjacent to I-2 industrial properties to the East, I-1 industrial property to the North and R-A, Residential-Agriculture West of the site. Although property to the South is within the county, it is also industrially used.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The applicant did not specifically address any of the above conditions, but rather stated the need to eliminate split zoning of the site in order to expand the existing industry in compliance with the Zoning Ordinance and, as such, the above condition #4 would be applicable.

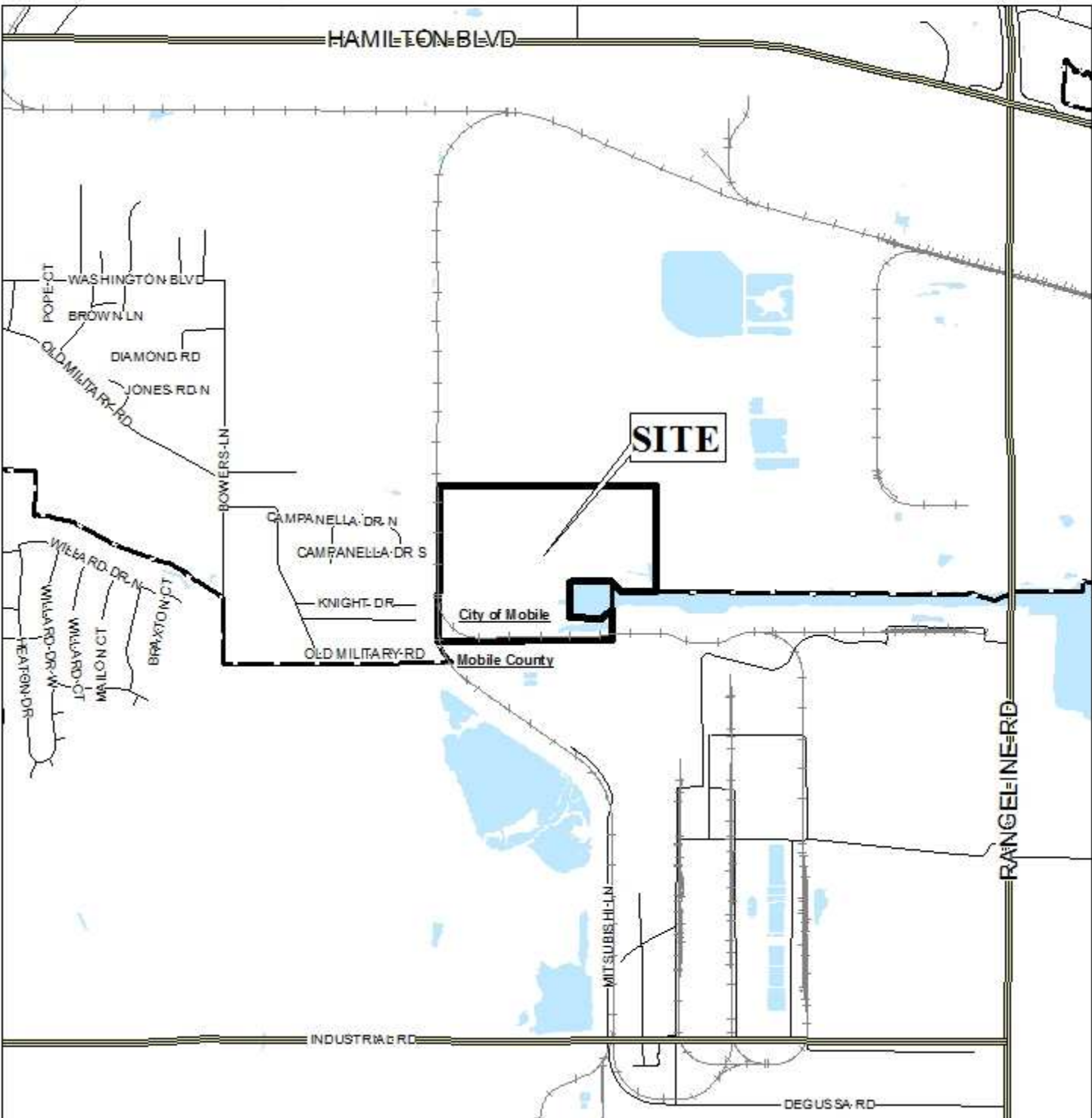
As previously mentioned, the site is currently industrially developed and, as the applicant proposes to expand the existing operations, a Planned Unit Development application will be necessary prior to any new construction (as was required by the 2012 zoning approval). Therefore, a detailed site plan in compliance with Section 64-5. of the Zoning Ordinance will be required with an accompanying Planned Unit Development application to the Commission for shared access between Lots 1 and 2, prior to any requests for Land Disturbance. As the 2012 rezoning request was approved by the Commission, approval of this request may also be appropriate.

RECOMMENDATION

Based upon the preceding, the rezoning request is recommended for approval, subject to the following conditions:

- 1) Any new development/expansion on site to be limited to an approved Planned Unit Development, prior to any requests for Land Disturbance; and
- 2) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 7 DATE August 7, 2014

APPLICANT Standard Concrete Products, Inc.

REQUEST Rezoning from I-1 and I-2 to I-2



[illegible]

Residences are located to the west of the site. Industrial facilities are located to the north and south of the site.

APPLICATION NUMBER 7 DATE August 7, 2014

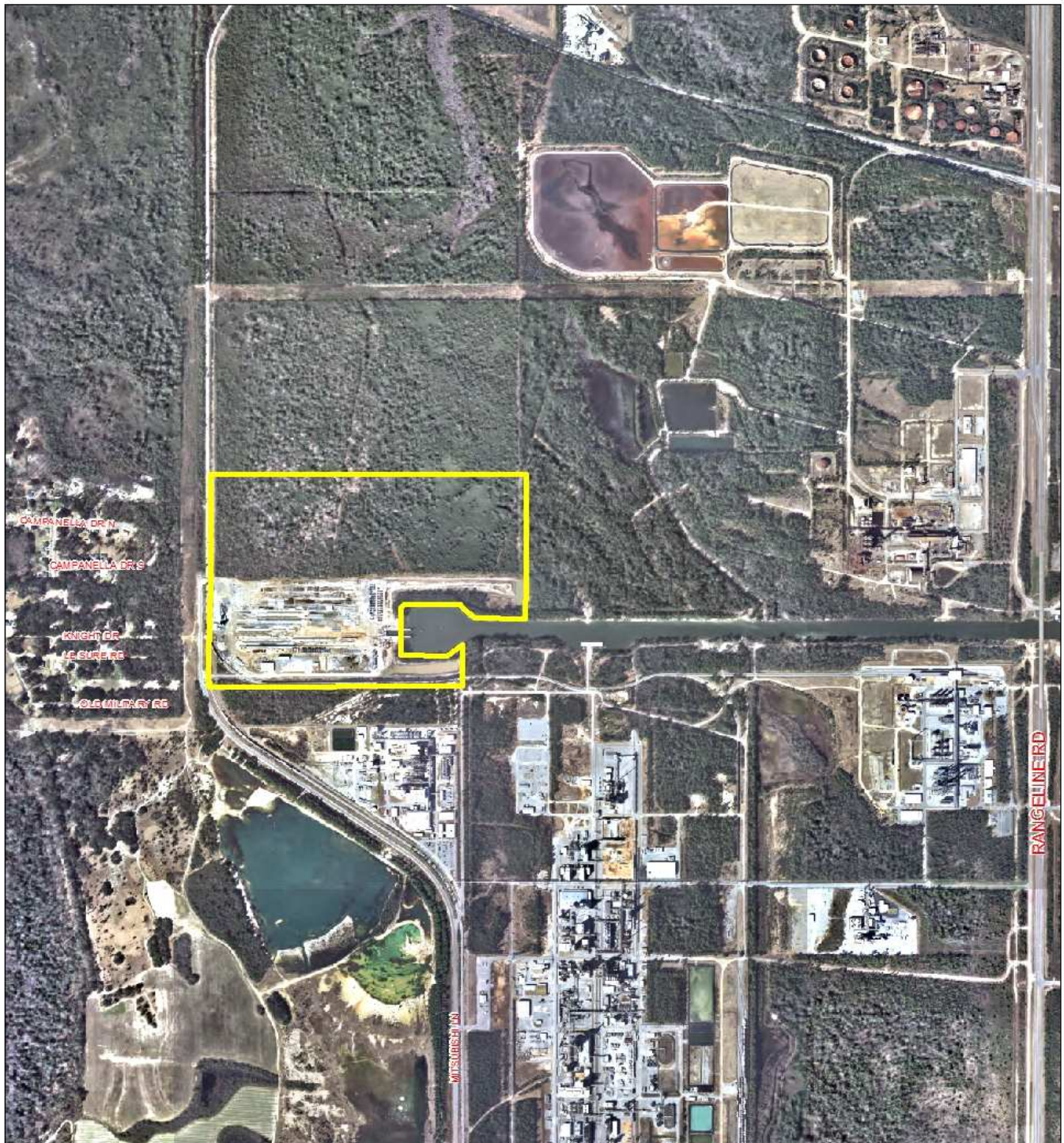
APPLICANT	Standard Concrete Products, Inc.
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REQUEST	Rezoning from I-1 and I-2 to I-2
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	R-A		R-3		T-B		B-2		B-5		MUN		SD-WH		T5.1
	R-1		R-B		B-1		B-3		I-1		OPEN		T3		T5.2
	R-2		H-B		LB-2		B-4		I-2		SD		T4		T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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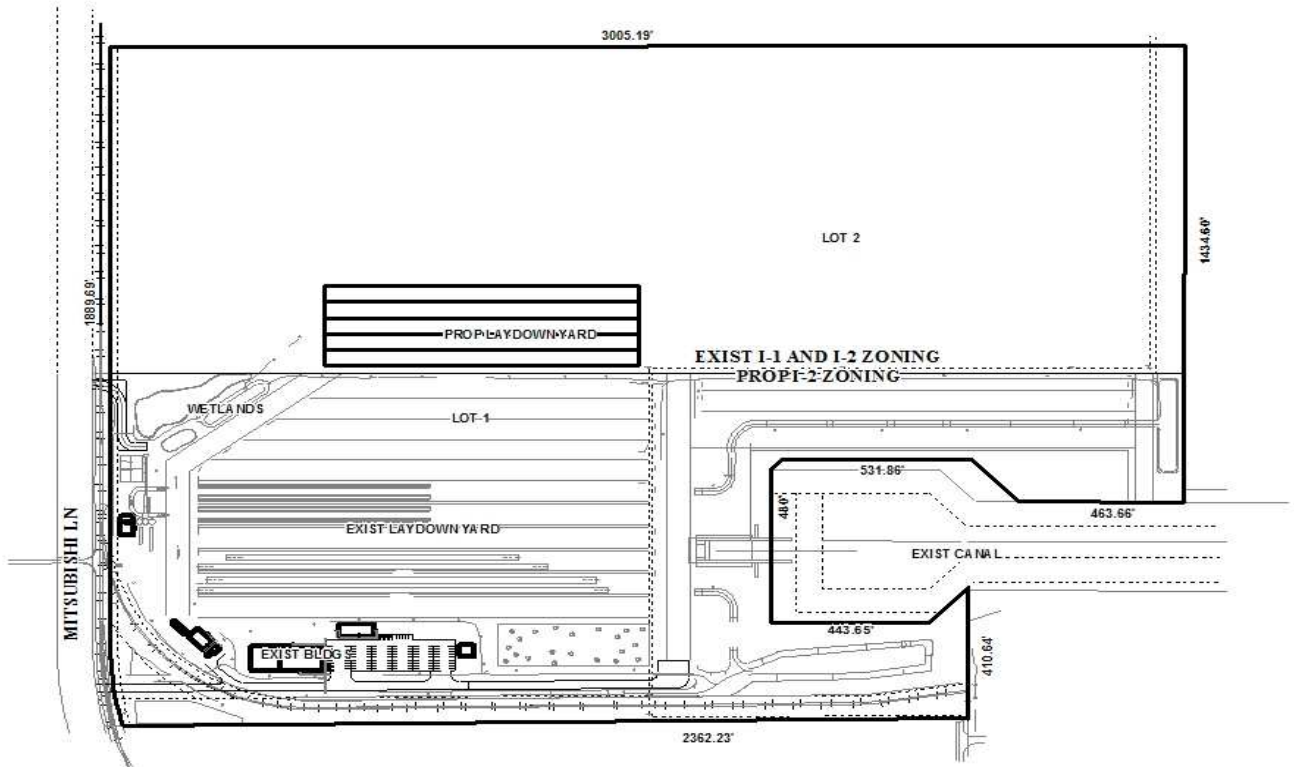
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NTS

SITE PLAN



The site plan illustrates the existing concrete manufacturing facility and proposed laydown yard.

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NTS