

**SUBDIVISION,  
PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL  
STAFF REPORT****Date: February 18, 2021****APPLICANT NAME**The Board of Water and Sewer Commissioners of the City  
of Mobile**SUBDIVISION NAME**

MAWSS Stickney Plant Subdivision

**DEVELOPMENT NAME**

MAWSS Stickney Plant

**LOCATION**4800 Moffett Road  
(Northwest corner of Moffett Road and Shelton Beach  
Road Extension)**CITY COUNCIL  
DISTRICT**

Council District 1

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

1 Lot / 42.2± Acres

**CONTEMPLATED USE**Subdivision Approval to create one (1) legal lot of record  
from several legal lots of record and metes-and-bounds  
parcels, Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow  
multiple buildings on a single building site, and Planning  
Approval to amend a previously approved Planning  
Approval to allow the expansion of a water treatment plant  
in an R-1, Single-Family Residential District.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate.

**ENGINEERING  
COMMENTS****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 a solid thicker line for the Subdivision Boundary.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide the Surveyor's and Owner's (notarized) signatures.
- E. 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.
- F. 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.
- G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- H. 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.
- I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- K. 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**

#### **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.

### **Planning Approval**

No comments.

### **TRAFFIC ENGINEERING**

#### **COMMENTS**

US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by ALDOT (where applicable) and 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 (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 Subdivision Approval to create one (1) legal lot of record from several legal lots of record and metes-and-bounds parcels; Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and, Planning Approval to amend a previously approved Planning Approval to allow the expansion of a water treatment plant in an R-1, Single-Family Residential District. The site is located in Council District 1, and the applicant indicates it is served by public water and sanitary sewer systems.

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.

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 / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The review required for Planning Approval examines the applicant's location and site plan with regard to: transportation, parking and access; public utilities and facilities; traffic congestion and hazards; and, to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is also site plan-specific and limited to the scope of operations; therefore, any future changes to the site plan or scope of operations, as approved, by current or future applicants, must be submitted for Planning Approval.

The site has been given a Light Industry 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.

The Light Industry land use designation applies to an array of modern, low-impact industrial uses that include: assembly and processing, warehousing, and 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 with specific zoning requirements. The Light Industry designation may also include uses such as complementary offices and retail.

Light Industry 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 advanced research facilities, as well as stand-alone education, 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, rather they 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 Light Industry and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

The site was originally the subject of Planning Approval in 1989 to allow the construction of an above-ground processing tank. Most recently, at its April 21, 2011 meeting, the Planning Commission approved PUD, Planning Approval and Rezoning requests to allow multiple buildings on a single building site, shared access, operation of a water treatment facility, and rezoning of a portion of the site from B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to resolve a situation of split-zoning. The PUD and Planning Approval were approved with the condition that an application for Subdivision review be submitted by October, 2011, since the site is composed of several metes-and-bounds parcels and legal lots of record. Rezoning approval was conditioned upon approval of the PUD.

Rezoning of a portion of the site was approved by City Council at its June 7, 2011 meeting (see Ordinance 1718), and a one-lot subdivision was approved by the Planning Commission at its November 3, 2011 meeting. However, the subdivision plat was not recorded in Mobile County Probate Court and the approval has since expired.

It should be noted that a Sidewalk Waiver request was also approved at the November 3, 2011 Planning Commission effectively waiving the requirement for sidewalks along each of the site's street frontages.

The purpose of the requests at hand is to create a single legal lot of record, and to amend the previously approved PUD and Planning Approval site plans to incorporate the construction of a new 1,792 square-foot emergency generator building (with a five-day fuel tank capacity), and a new 740 square-foot maintenance building while continuing to allow multiple buildings on a single building site and operation of a water treatment facility in an R-1 zoning district.

The subdivision plat illustrates the site has frontage along Moffett Road, Shelton Beach Road Extension, Leruth Road, Mercedes Road, and Woodley Road. Moffett Road is an ALDOT-maintained, proposed Principal Arterial street on the Major Street Plan, requiring a 100' right-of-way. Shelton Beach Road Extension, Leruth Road, Mercedes Road, and Woodley Road are all minor streets with curbing and gutter, each requiring a 50' right-of-way; however, Shelton Beach Road Extension appears to have a recorded 60' right-of-way at this location. The plat depicts adequate rights-of-way along each street frontage except Moffett Road and Woodley Road. As such, the plat should be revised to depict compliant rights-of-way along Moffett Road and Woodley Road, or to depict dedication to provide sufficient right-of-way along these street frontages. The plat should also be revised to correct the spelling of Moffett Road, which is currently labeled as "Moffat Road."

Dedication of the corner radius appears to have been made at the intersection of Moffett Road and Shelton Beach Road Extension, as required by Section V.B.16. of the Subdivision Regulations, but it should be labeled on the Final Plat, if approved.

The lot as proposed is irregularly shaped, but would not be out of character with the surrounding neighborhood as several neighboring subdivisions with irregularly shaped lots have been approved by the Planning Commission.

The lot meets the minimum size requirements for lots served by public water and sanitary sewer in R-1 zoning districts; and while the size of the lot is appropriately labeled in acres, the plat should be revised to also provide the size of the lot in square feet, adjusted for any required dedication, if approved.

The 25' minimum building setback line is illustrated along each street frontage except for Mercedes Road. Moreover, the setback line is not adjusted where a portion of the lot line abutting the East side of Lot 1 of Arata Subdivision is irregularly shaped. If approved, the 25' minimum building setback line should be illustrated on the plat along all street frontages, and it should also be revised to be compatible with the applicable lot lines along Moffett Road.

Regarding access management, a note reflecting Traffic Engineering's comments should be required on the Final Plat, and PUD and Planning Approval site plans, if approved.

Regarding the PUD and Planning Approval, the site plan illustrates the site is developed with an operations building, two (2) pump buildings, a chlorine building, a flow control building, a

blower building, multiple settling and flocculator basins, an underground sludge handler, two (2) surface reservoirs, a thickener/clarifier tank, multiple chemical tanks, and a telecommunications tower (approved by the Board of Zoning Adjustment in 2009). As mentioned, the applicant proposes to construct an emergency power generator building large enough to contain a five-day supply of fuel, and a maintenance building. The generator is proposed to be constructed in the paved parking area adjacent to the low head pumping building, and the maintenance building is proposed to be constructed south of the thickener/clarifier tank near the West property line.

It should be noted that the site of the proposed generator appears to be developed with a structure. The generator will also eliminate five (5) off-street parking spaces. A table on the site plan depicts that 12 off-street parking spaces are required, but does not account for the proposed maintenance building. However, 16 spaces are provided, including one (1) van accessible space, which exceeds the 15 spaces required for the current and proposed land uses. The site plan should be revised to reflect the required amount of off-street parking for all applicable buildings. Also, a demolition permit will be required for the structure being replaced by the generator, and should be obtained prior to the approval of any new construction permits.

As on the subdivision plat, the site plan should also be revised to correct the spelling of Moffett Road, which is currently labeled as “Moffat Road.”

Full compliance with tree planting and landscape area ordinances is not required as a result of the proposed additions to the site, but the site plan does illustrate multiple tree plantings along the Moffett Road frontage. A table on the site plan also depicts adequate landscape area is provided.

Commercial use of the property typically requires that a buffer be provided where the site abuts residentially zoned property. However, previous PUD and Planning Approvals of the site allowed a 6'-tall chain link security fence surrounding the site to remain. Additional approval to retain the chain link fence may, therefore, be appropriate.

No dumpsters or dumpster pads are illustrated on the site plan, and it is difficult to determine from aerial photos if there are any currently on site. Any dumpster placed on the property shall be in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance.

The proposed changes to the site do not require provision of a photometric plan at this time, but any new site lighting should be in compliance with Section 64-6.A.3.c. of the Zoning Ordinance regarding parking lot lighting and illumination standards.

The water treatment facility has been operating since 1944, per previous Planning Commission reviews, and the Planning Commission has approved adjustments to the PUD and Planning Approval over time. Moreover, the proposed additions are a minor change to the site and its operations and would not appear to cause any significant changes to the site's impact on the surrounding neighborhood with respect to public health, safety or welfare. As such, approval of the PUD and Planning Approval may be appropriate.

## **RECOMMENDATION**

**Subdivision:** Based on the preceding, staff recommends Tentative Approval of the subdivision request subject to the following conditions:

- 1) Revision of the plat to depict compliant rights-of-way along Moffett Road and Woodley Road, or to depict dedication to provide sufficient right-of-way along these street frontages;
- 2) Revision of the plat to label dedication of the corner radius at the intersection of Moffett Road and Shelton Beach Road Extension, or dedication of the corner radius in compliance with Section V.B.16.;
- 3) Revision of the plat to correct the spelling of Moffett Road, which is currently labeled as "Moffat Road";
- 4) Provision of the lot size in square feet and acres on the Final Plat, or provision of a table on the plat with the same information, adjusted for dedication;
- 5) Revision of the plat to illustrate the 25' minimum building setback line along all street frontages;
- 6) 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 a solid thicker line for the Subdivision Boundary. C) Provide and label the monument set or found at each subdivision corner. D) Provide the Surveyor's and Owner's (notarized) signatures. E) 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. F) 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. G) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. H) 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. I) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J) 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. K) 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.);



- 7) Placement of a note on the plat stating Traffic Engineering comments: (*US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by ALDOT (where applicable) and 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 (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.*);
- 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) Full compliance with all other municipal codes and ordinances.

**Planned Unit Development:** Based on the preceding, staff recommends to the Planning Commission 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) by utilizing a single building site for multiple buildings, thus facilitating site development that is diverse from traditional site development, which is limited to one building per building site, and because greater flexibility is required due to the scope and scale of the 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) by permitting more buildings on a single building site than is generally possible under district regulations, thus accommodating existing conditions of the 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) by facilitating minor changes to a site whose impact on the use of the land may be considered less demanding of resources than denser commercial developments within the neighborhood;
- d) the proposal promotes the objective of environment (to preserve and protect as urban amenities the natural features and characteristics of the land) with tree plantings and landscaping to break up the expanse of existing pavement, protect soil erosion, reduce the hazards of flooding, and promote the pleasant appearance and character of the neighborhood;
- e) the proposal promotes the objective of open space (to encourage the provision of common open space through efficient site design) by not exceeding the maximum building site coverage of the underlying district, and by maintaining landscaping and tree plantings on the site; and

- f) the proposal promotes the objective of public services (to encourage optimum use of available public utilities, streets and community facilities) by facilitating changes to a site which serves the community as a vital resource such that it may continue operating in an event where operations would otherwise be disrupted (e.g. natural disaster, power outage, etc.).

The Approval should be subject to the following conditions:

- 1) Revision of a table on the site plan to reflect the required amount of off-street parking for all applicable buildings;
- 2) Revision of the site to correct the spelling of Moffett Road, which is currently labeled as “Moffat Road”;
- 3) Revision of the site plan to illustrate the 25’ minimum building setback line along all street frontages;
- 4) 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.);*
- 5) Placement of a note on the site plan stating Traffic Engineering comments: *(US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by ALDOT (where applicable) and 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.);*

- 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 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.);*
- 8) Completion of the subdivision process prior to the approval of any land disturbing or building activities;
- 9) Provision of a revised PUD site plan to the Planning & Zoning Department prior to signing of the Final Plat; and
- 10) Compliance with all other municipal codes and ordinances.

**Planning Approval:** Based on the preceding, staff recommends to the Planning Commission the following Findings of Fact for Approval of the Planning Approval:

- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities because it should have no impact on these items due to the limited scope of the request;
- b. The proposal will be appropriate with regard to the use of public utilities and facilities because the site is utilized for public service as a water treatment facility and the request will ensure it continues operating in an event where operations would otherwise be disrupted (e.g. natural disaster, power outage, etc.);
- c. The proposal will not cause undue traffic congestion or create a traffic hazard because the request will not cause an increase in traffic; and
- d. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because of the length of time the site has been developed and because of existing conditions.

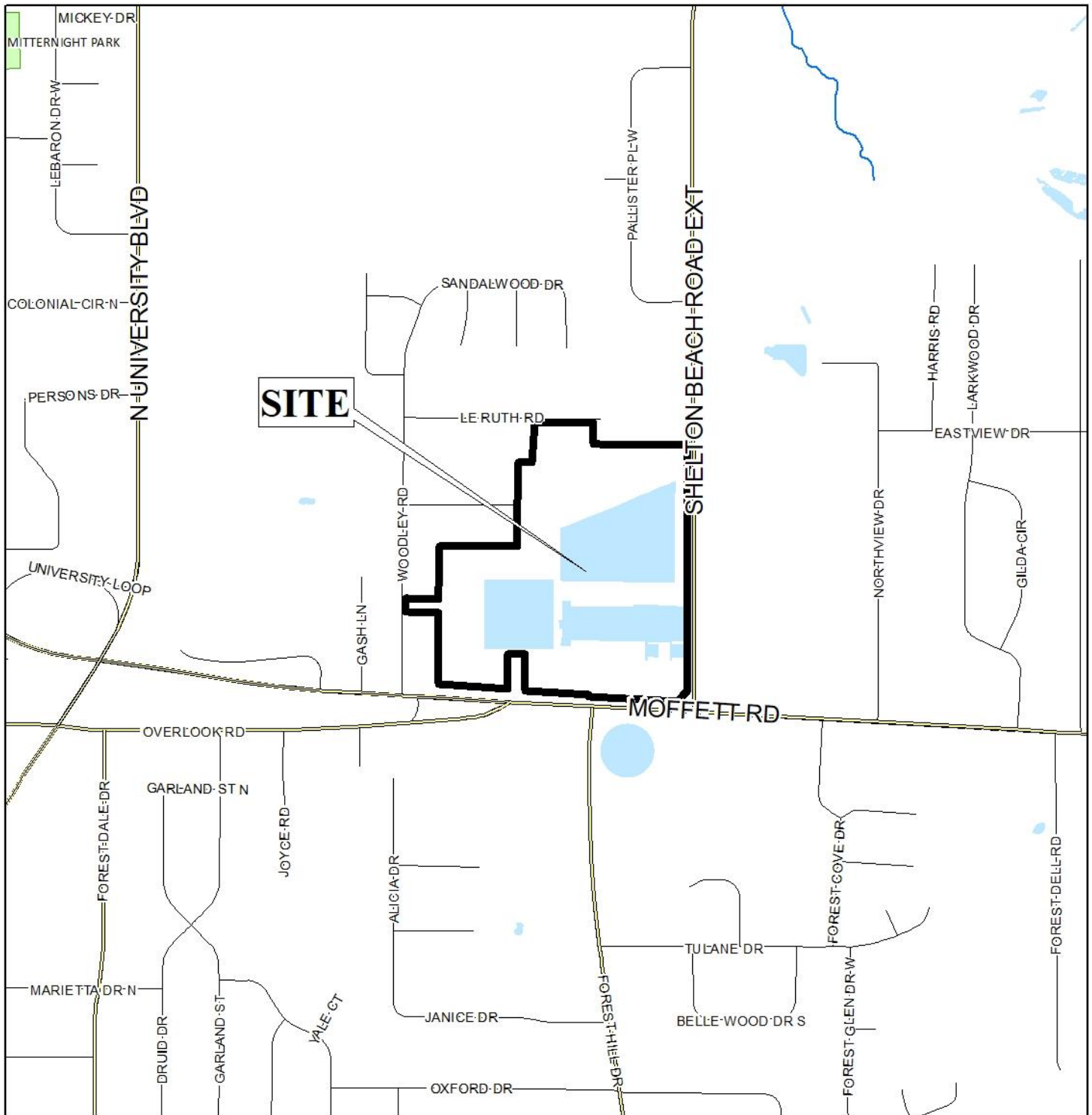
The Approval should be subject to the following conditions:

- 1) Revision of a table on the site plan to reflect the required amount of off-street parking for all applicable buildings;
- 2) Revision of the site to correct the spelling of Moffett Road, which is currently labeled as "Moffat Road";
- 3) Revision of the site plan to illustrate the 25' minimum building setback line along all street frontages;
- 4) Placement of a note on the plat stating Traffic Engineering comments: *(US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by*

*ALDOT (where applicable) and 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.);*

- 5) *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.);*
- 6) *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.);*
- 7) *Completion of the subdivision process prior to the approval of any land disturbing or building activities;*
- 8) *Provision of a revised Planning Approval site plan to the Planning & Zoning Department prior to signing of the Final Plat; and,*
- 9) *Compliance with all other municipal codes and ordinances.*

# LOCATOR MAP



APPLICATION NUMBER 8 DATE February 18, 2021

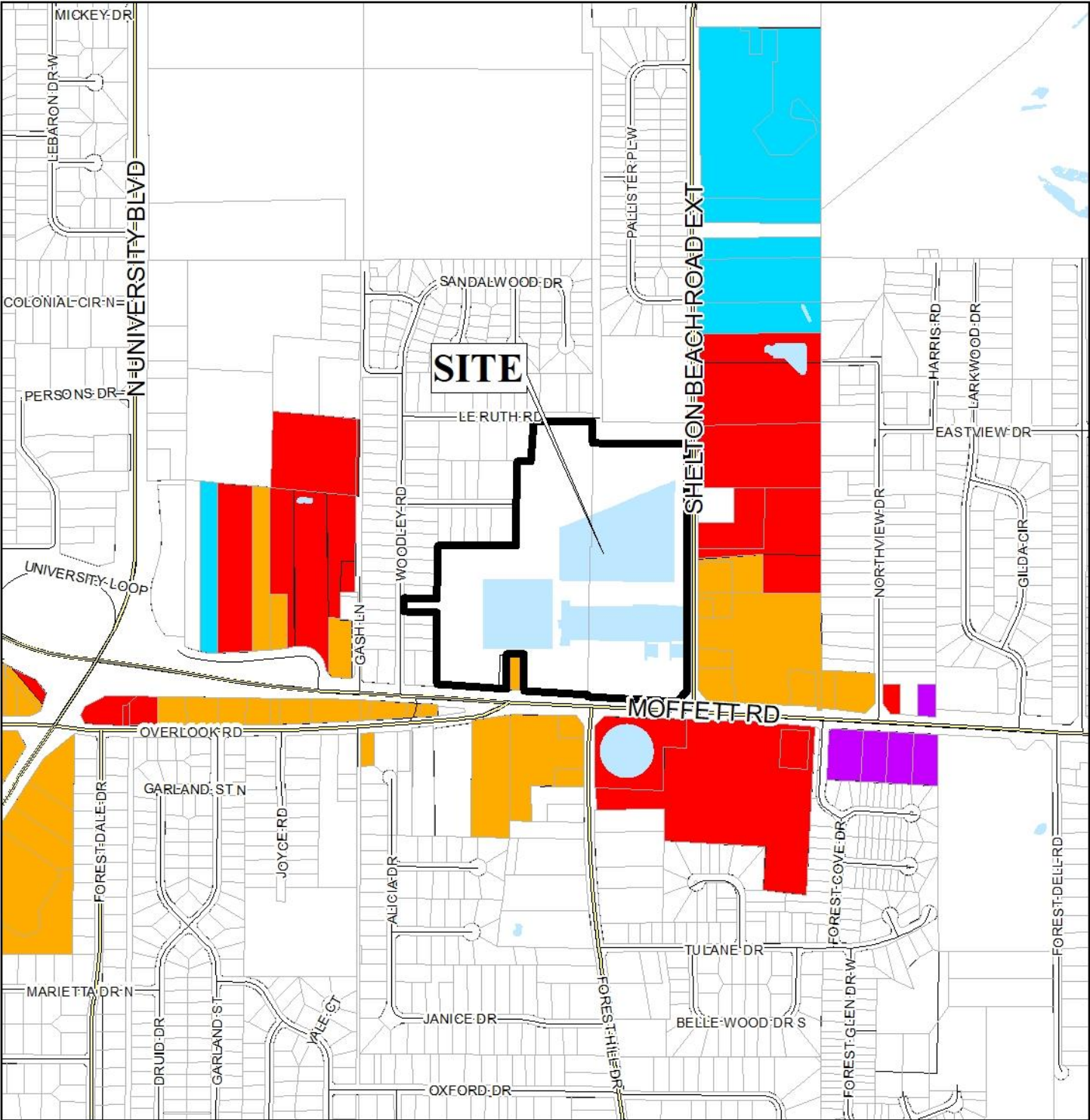
APPLICANT MAWSS Stickney Plant Subdivision

REQUEST Subdivision, PUD, Planning Approval



NTS

## LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE February 18, 2021

APPLICANT MAWSS Stickney Plant Subdivision

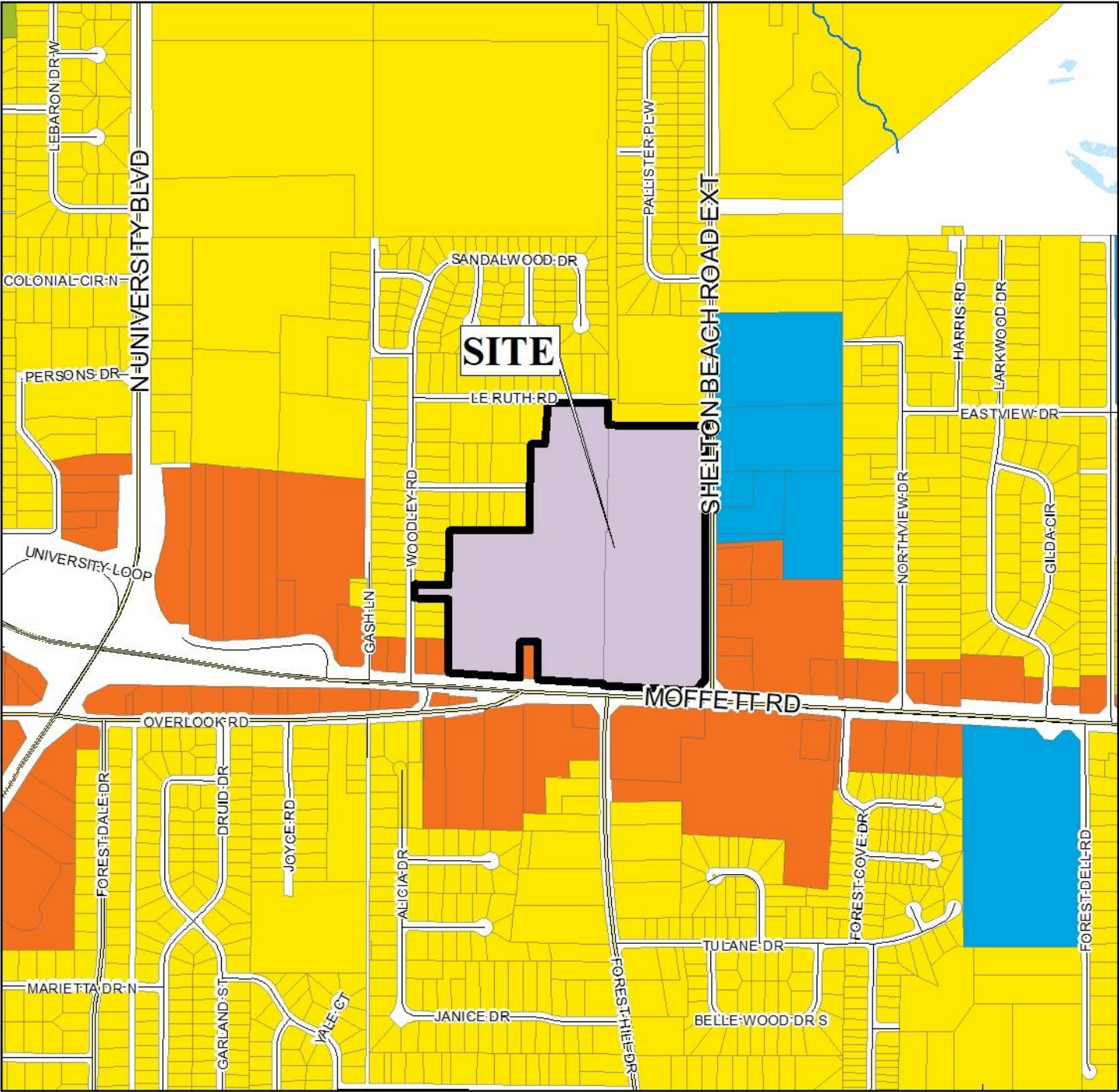
REQUEST Subdivision, PUD, Planning Approval



NTS

















## FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE February 18, 2021

APPLICANT MAWSS Stickney Plant Subdivision

REQUEST Subdivision, PUD, Planning Approval

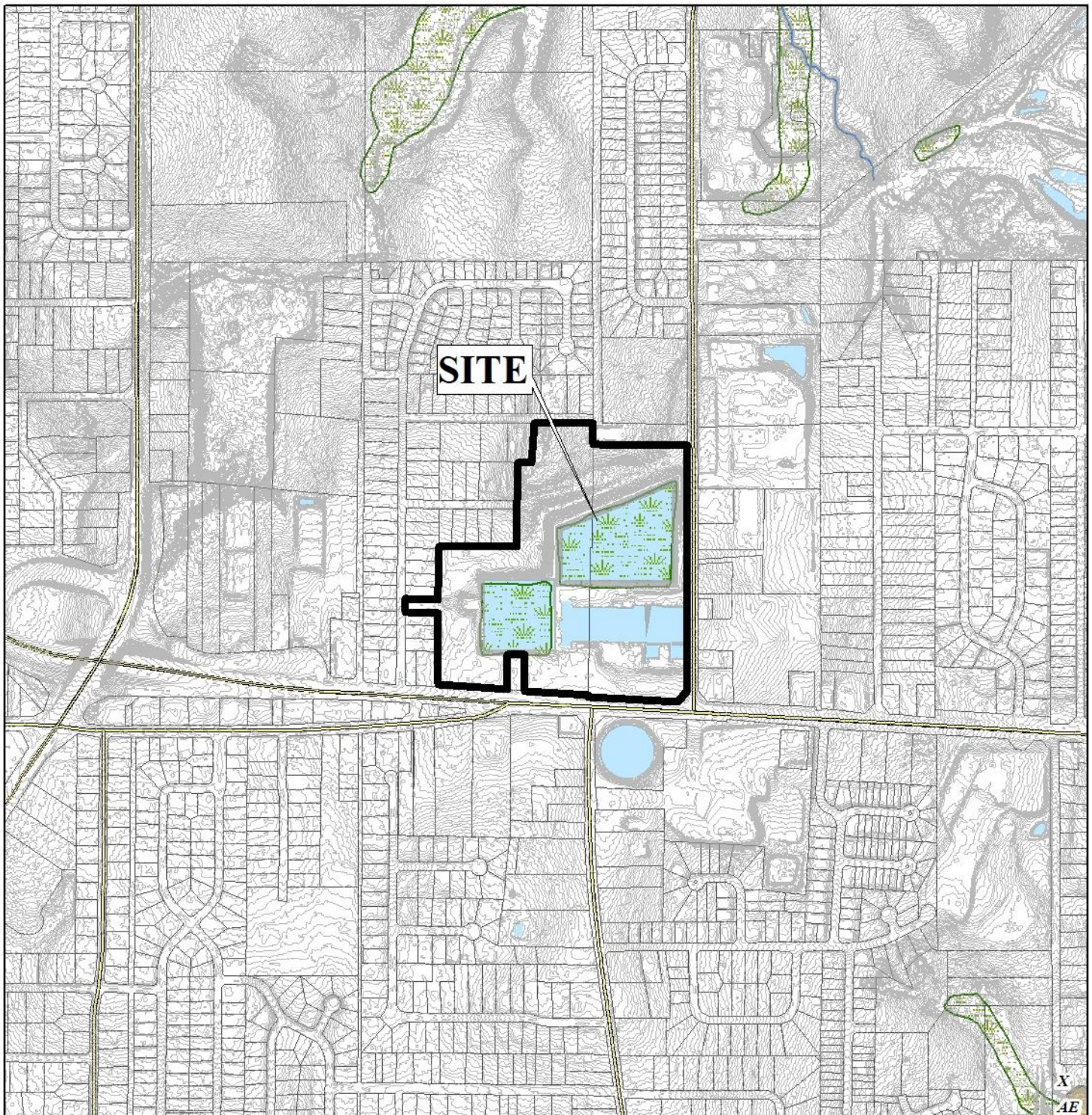
- |   |   |   |  |
|---|---|---|--|
|  Low Density Residential   |  Neighborhood Center - Traditional |  Downtown Waterfront |  Parks & Open Space |
|  Mixed Density Residential |  Neighborhood Center - Suburban    |  Light Industry      |  Water Dependent    |
|  Downtown                  |  Traditional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



NTS



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 8 DATE February 18, 2021

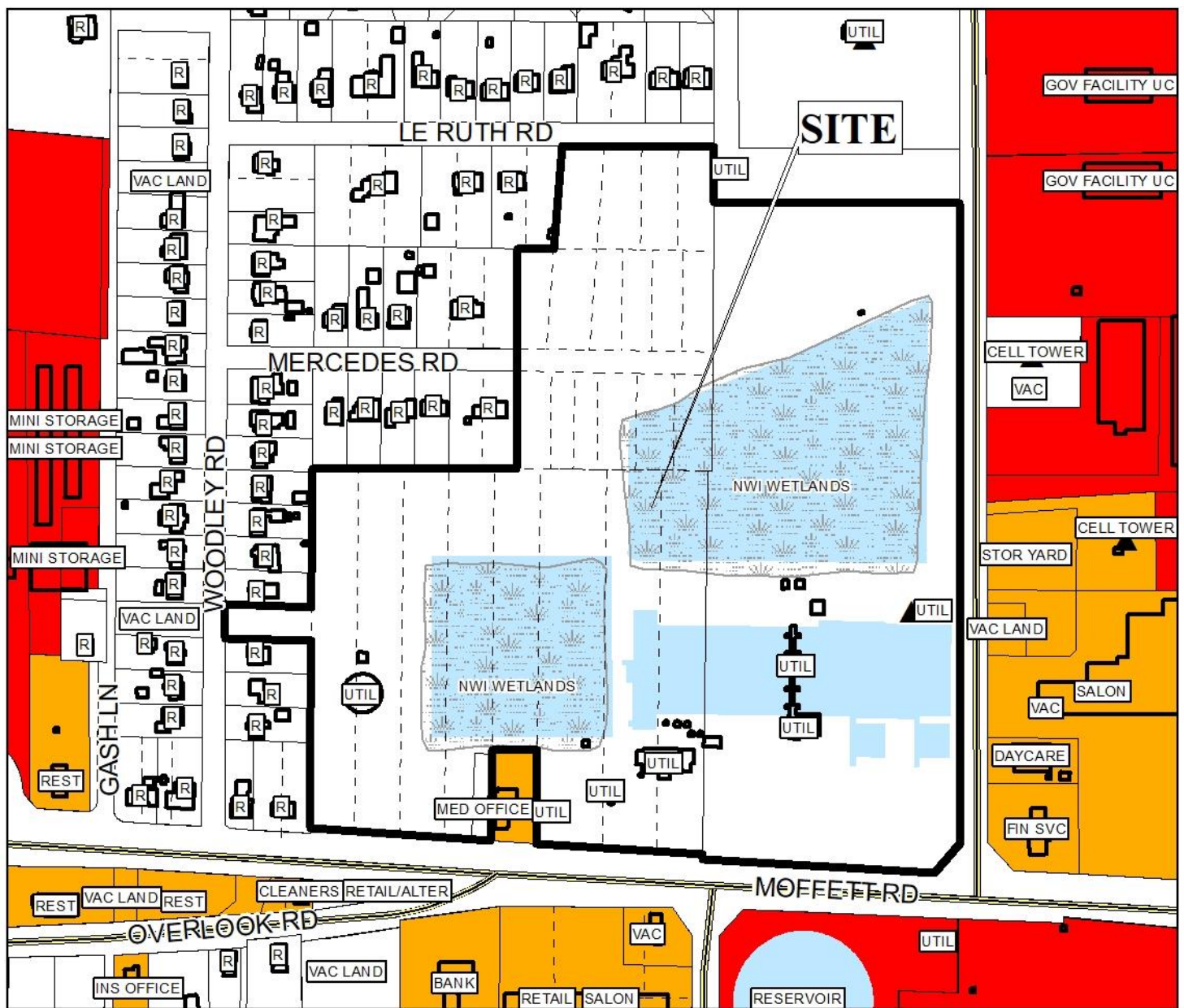
APPLICANT MAWSS Stickney Plant Subdivision

REQUEST Subdivision, PUD, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units, vacant land, and commerical units.

APPLICATION NUMBER 8 DATE February 18, 2021

APPLICANT MAWSS Stickney Plant Subdivision

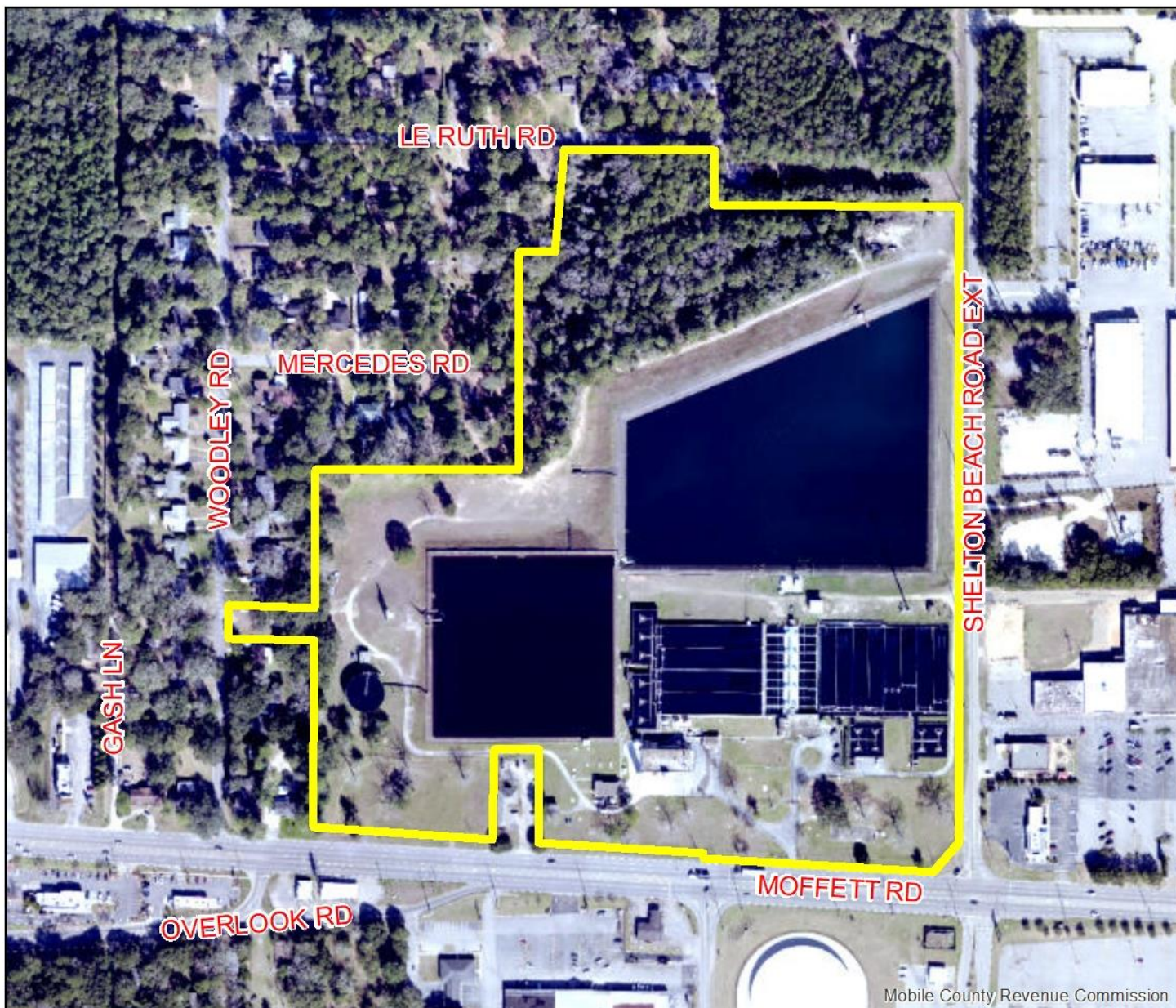
REQUEST Subdivision, PUD, Planning Approval

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 single family residential units, vacant land, and commercial units.

APPLICATION NUMBER 8 DATE February 18, 2021

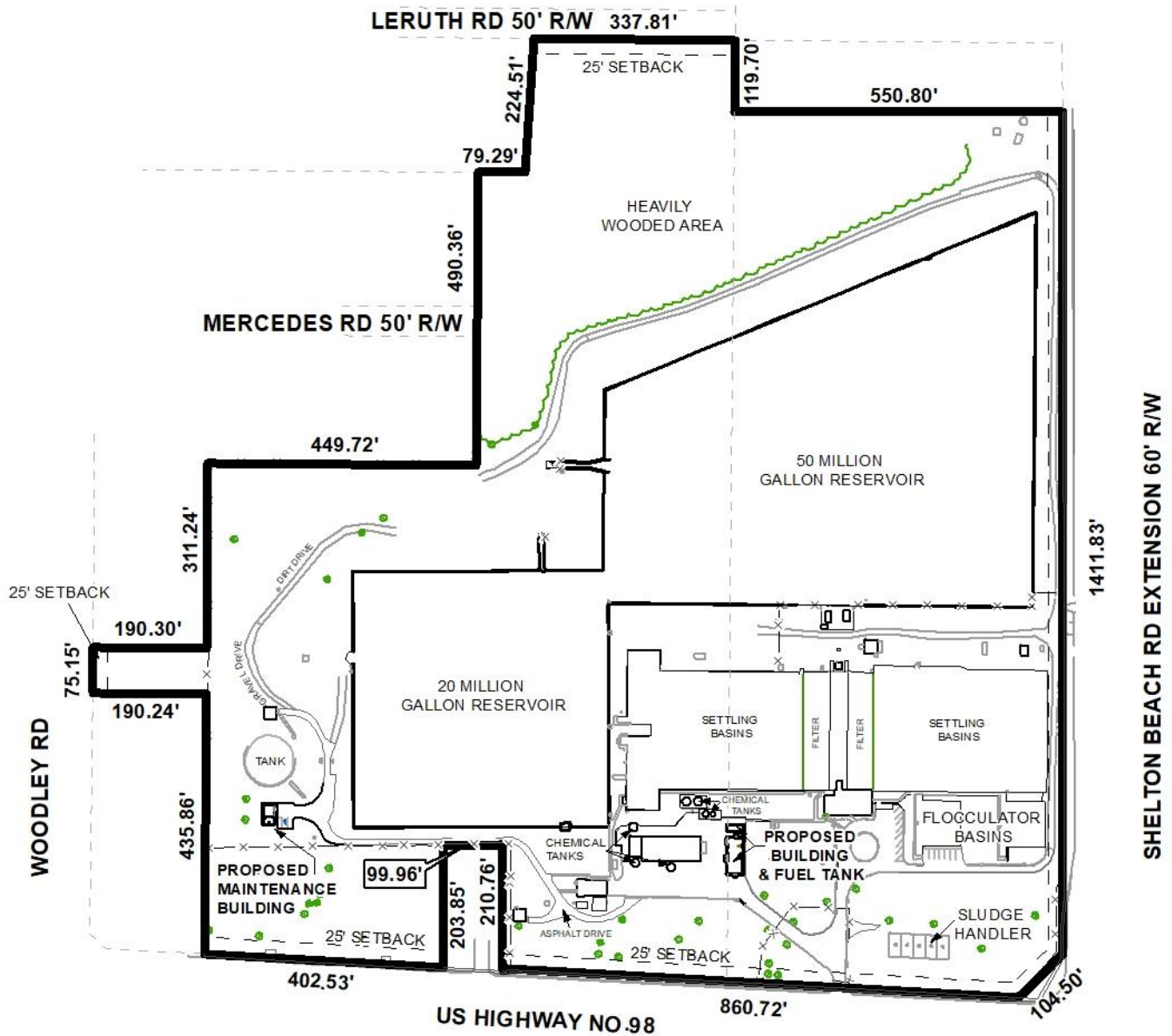
APPLICANT MAWSS Stickney Plant Subdivision

REQUEST Subdivision, PUD, Planning Approval





# SITE PLAN



The site plan illustrates proposed buildings, and existing water treatment facility structures.

APPLICATION NUMBER 8 DATE February 18, 2021

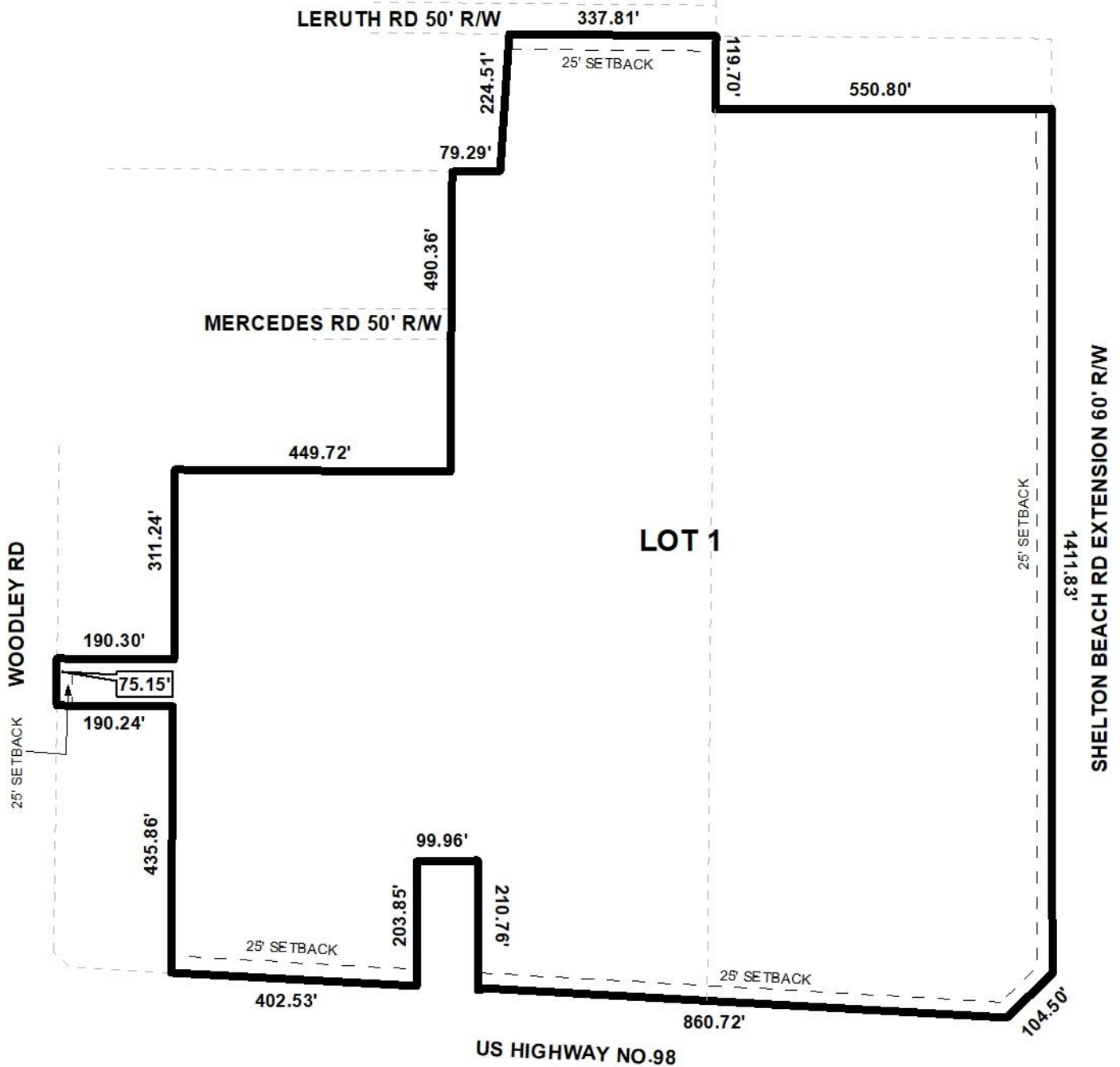
APPLICANT MAWSS Stickney Plant Subdivision

REQUEST Subdivision, PUD, Planning Approval



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE February 18, 2021  
APPLICANT MAWSS Stickney Plant Subdivision  
REQUEST Subdivision, PUD, Planning Approval

