

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: July 7, 2011****APPLICANT NAME**

Alter Scrap Processing

DEVELOPMENT NAME

Alter Scrap Processing

LOCATION

1 Hardwood Lane
(East side of Hardwood Lane (private street), 540'± East of
North Craft Highway)

**CITY COUNCIL
DISTRICT**

Council District 2

PRESENT ZONING

I-1, Heavy Industry

CONTEMPLATED USE

Planned Unit Development 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 an existing scrap metal processing facility
with automobile shredding in an I-2, Heavy Industry
District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

The proposed buildings, bulkhead and fill will require a No
Rise Certificate or an approved Flood Study. Must comply with all storm water and flood control
ordinances. There is to be no disturbance to any wetlands unless proper permitting is obtained
from the Corps of Engineers and copies submitted to City of Mobile Engineering Department.
Any work performed in the right of way will require a right of way permit in addition to any
required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm
sewer; must have connection to sanitary sewer.

**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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate

REMARKS

The applicant is requesting Planned Unit Development 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 an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

The applicant submitted Planned Unit Development (PUD) and Planning Approval applications which were approved by the Commission at its April 2006 meeting with the following conditions:

- 1) depiction of a stormwater detention basin, if required;
- 2) illustration of the location of any dumpster or waste storage area on the site plan;
- 3) compliance with the buffering requirements of the Zoning Ordinance from residential uses, with in-fill plantings if the existing vegetation is not sufficient;
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits,
- 5) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process; and
- 6) limitations of hours of shredding operations to between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.

As stated in Section 64-5. of the Zoning Ordinance, 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 any changes to the site plan must be approved by the Planning Commission.

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 hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

The applicant states presently the site is comprised of an existing office building, warehouse, various structures associated with the shedder and a small maintenance building. The applicant is proposing to amend the previously approved Planned Unit Development (PUD) and Planning

Approval to allow construction of a vehicle maintenance shop (80-foot x 50-foot), a clean room (8.5-foot x 22.5-foot), a break room (12-foot x 60-foot) and 30 additional employees parking spaces. The reasons for the additional buildings and parking would allow Alter Scrap to maintain the various mechanical parts of heavy equipment that require regular maintenance; the clean room would allow showering and changing rooms required for the employees who work in specific areas of the facility. Currently the facility does not provide a clean room or break room and due to future environmental regulations, will require the applicant to provide these areas for its employees.

Staff has determined that the proposed improvements will not impact parking or traffic circulation; however, it should be pointed out that the additional facilities may necessitate further compliance with the City of Mobile storm water and flood control regulations.

It is anticipated that lighting would be required on the site for the new facilities. Any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic.

It should be noted that tree and landscaping are not illustrated on the site plan; however, since the original landscape and tree plan was approved, revised plans would be required for approval prior to the issuance of a Certificate of Occupancy.

It should be noted that the original conditions still apply and are also conditions of the amended Planned Unit Development (PUD) and Planning Approval.

RECOMMENDATION **Planned Unit Development** Based on the preceding, the application is recommended for Approval, subject to the following conditions:

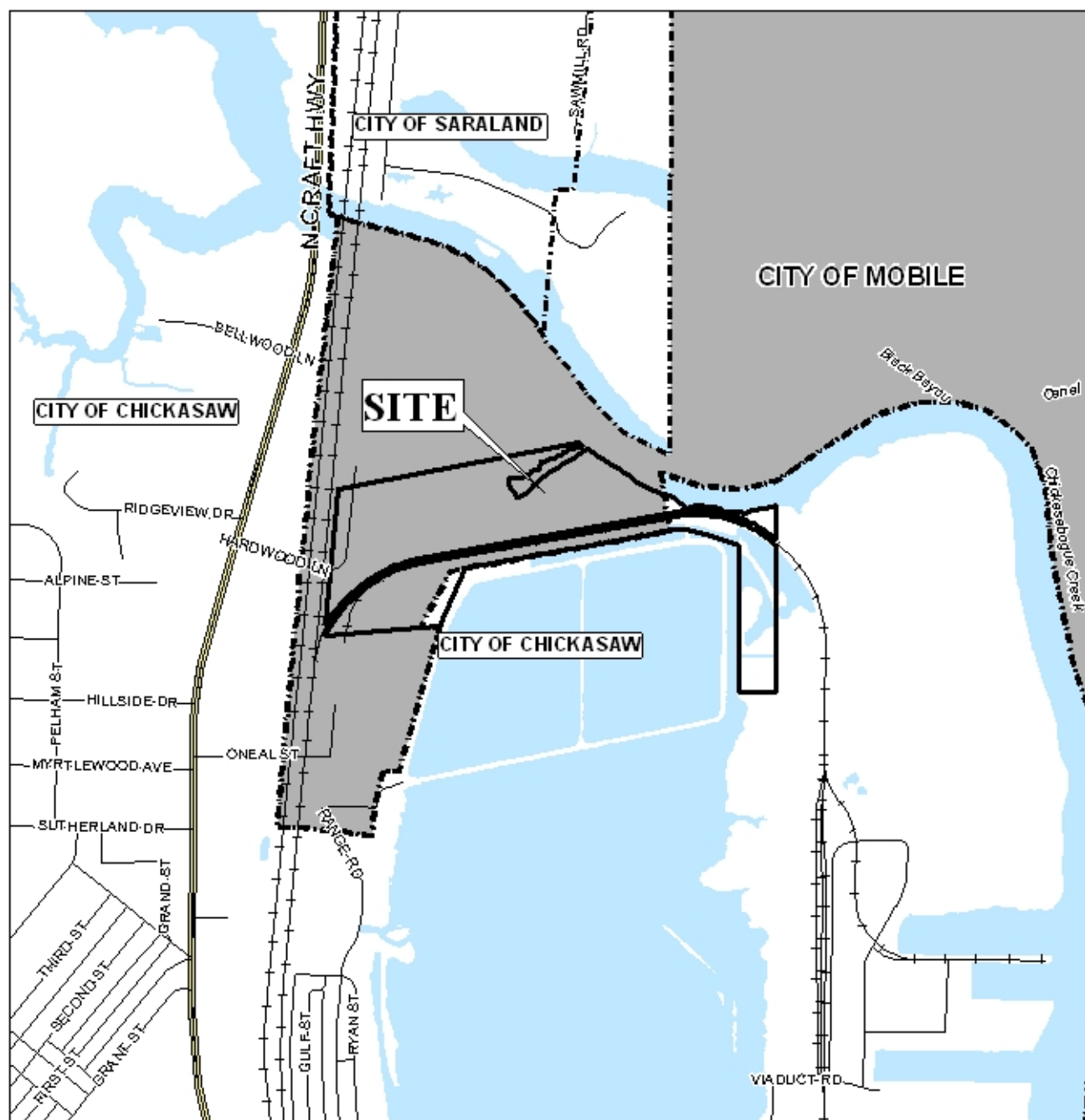
- 1) compliance with Engineering Comments (*The proposed buildings, bulkhead and fill will require a No Rise Certificate or an approved Flood Study. Must comply with all storm water and flood control ordinances. There is to be no disturbance to any wetlands unless proper permitting is obtained from the Corps of Engineers and copies submitted to City of Mobile Engineering Department. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*);
- 2) illustration of the location of any dumpster or waste storage area on the site plan;
- 3) compliance with the buffering requirements of the Zoning Ordinance from residential uses, with in-fill plantings if the existing vegetation is not sufficient;
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 5) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process;
- 6) limitations of hours of shredding operations to between the hours of 6:00 AM. and 6:00 PM with maintenance activities allowed after 6:00 PM;
- 7) full compliance with all municipal codes and ordinances; and

- 8) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.

Planning Approval: Based on the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering Comments (*The proposed buildings, bulkhead and fill will require a No Rise Certificate or an approved Flood Study. Must comply with all storm water and flood control ordinances. There is to be no disturbance to any wetlands unless proper permitting is obtained from the Corps of Engineers and copies submitted to City of Mobile Engineering Department. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*);
- 2) illustration of the location of any dumpster or waste storage area on the site plan;
- 3) compliance with the buffering requirements of the Zoning Ordinance from residential uses, with in-fill plantings if the existing vegetation is not sufficient;
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits,
- 5) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process; and
- 6) limitations of hours of shredding operations to between the hours of 6:00 AM and 6:00 PM with maintenance activities allowed after 6:00 PM; and
- 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



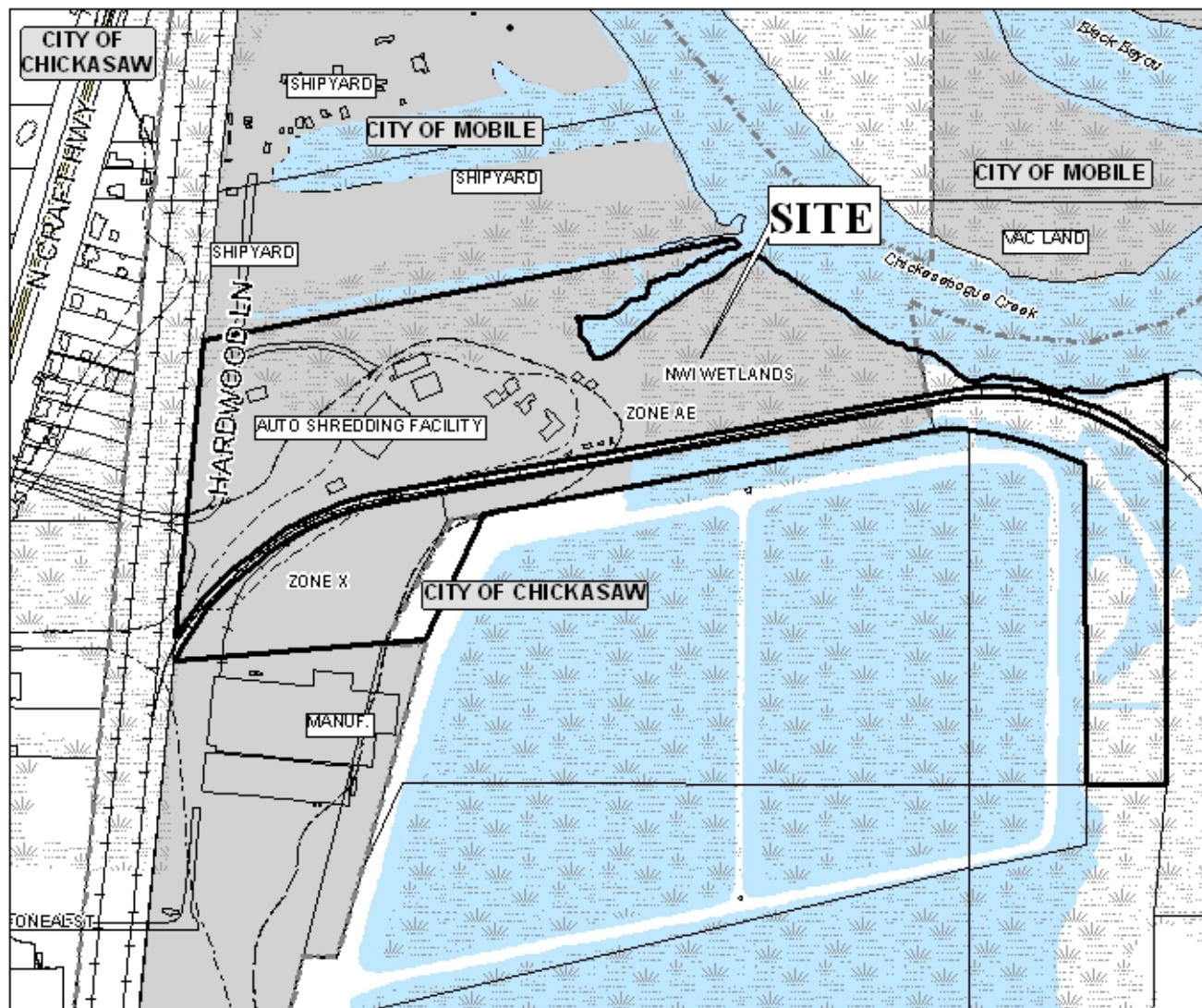
APPLICATION NUMBER 10 & 11 DATE July 7, 2011

APPLICANT Alter Scrap Processing

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

APPLICATION NUMBER 10 & 11 DATE July 7, 2011
 APPLICANT Alter Scrap Processing
 REQUEST Planned Unit Development, Planning Approval

LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

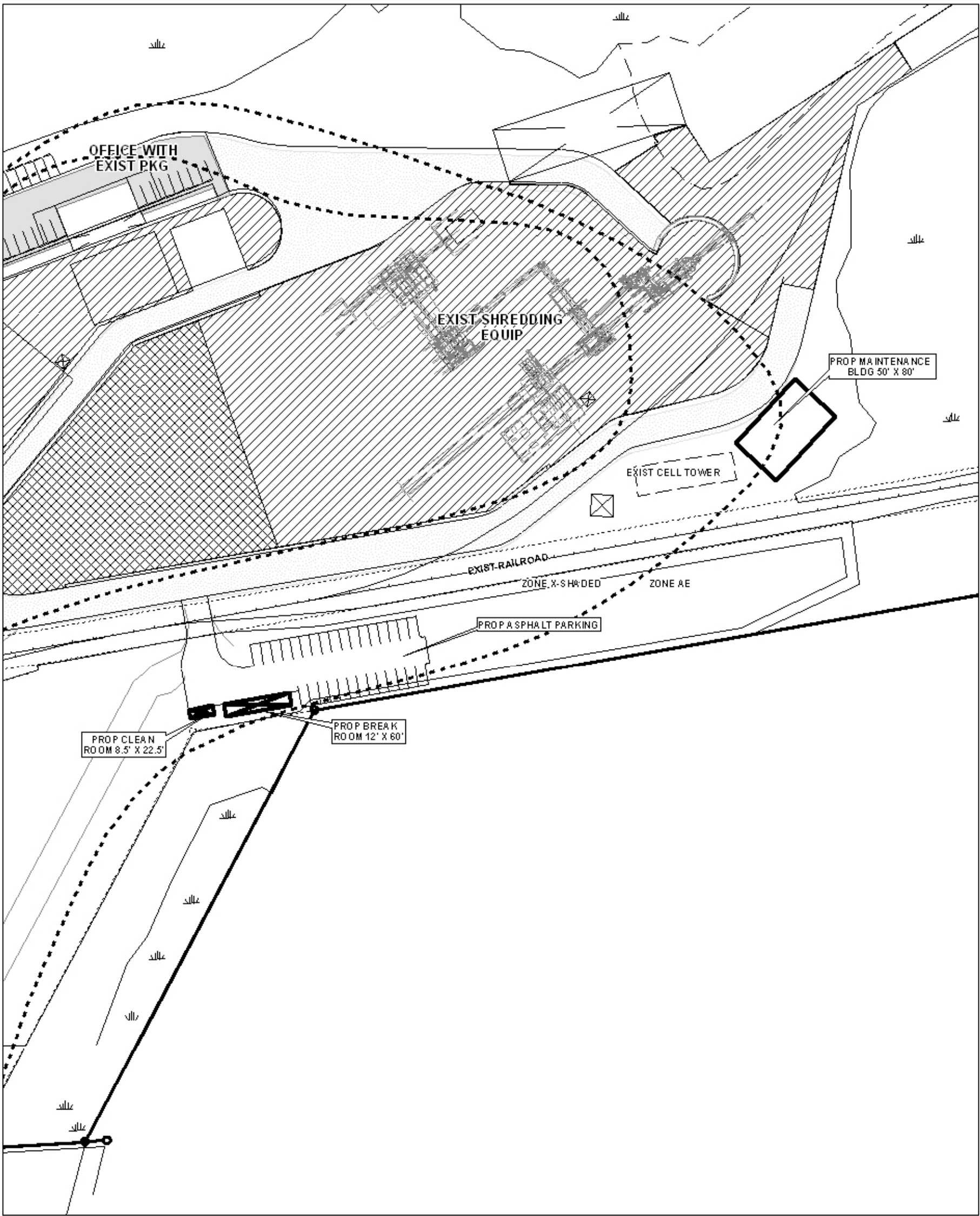


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N
NTS

DETAIL SITE PLAN



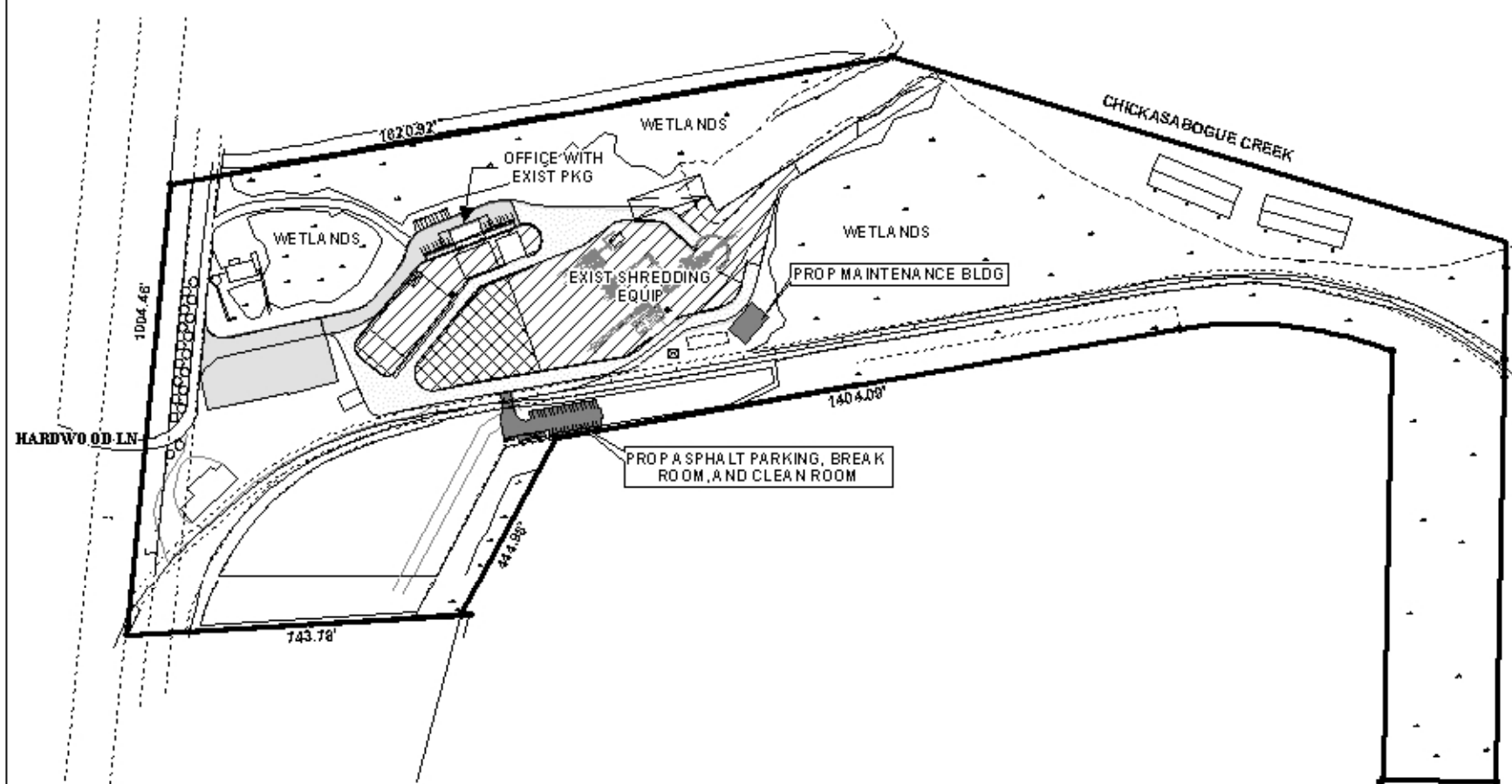
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SITE PLAN



The site plan illustrates the existing auto shredding facility and the proposed parking and structure improvements.

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