

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL****Date: May 16, 2019****NAME**

Kemira Chemicals, Inc.

**LOCATION**1 Cyanamid Road  
(North terminus of Cyanamid Road [private street],  
extending to the South side of Hog Bayou).**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

I-2, Heavy Industry District

**AREA OF PROPERTY**

39.9± Acres

**CONTEMPLATED USE**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 allow the expansion of an existing chemical  
plant at which hazardous materials or substances are used  
or produced.**TIME SCHEDULE  
FOR DEVELOPMENT**Beginning: June 2019  
Completion: October 2020**ENGINEERING  
COMMENTS****Planned Unit Development:  
PLAN:**

ADD THE FOLLOWING NOTES TO THE PUD SITE

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 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
5. 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.
6. 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.
7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**Planning Approval:**

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7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Site is limited to the access as illustrated on the approved PUD with any changes in number, size, location and design to be approved by 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 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).

### **REMARKS**

The applicant is requesting 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 allow the expansion of an existing chemical plant at which hazardous materials or substances are used or produced.

The site has been given 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 designation applies to larger parcels primarily devoted 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.

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.

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.

**Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission. It should be noted that Planning Approvals are also specific to the scope of operations, so if in the future, Also, PUDs expire in one year if no permits are obtained.**

The site last received a 1-lot Subdivision, Planning Approval, and Planned Unit Development approval from the Planning Commission at its June 5, 2008 meeting, to allow the construction of a new chemistry lab. Planning Approval is required due to a variety of hazardous materials or substances either manufactured or used in the manufacturing process at the site.

The applicant states:

*The contemplated use for the proposed development will be an EPAM expansion to the existing Kemira Chemicals plant that will consist of the buildings and equipment areas as*

*listed on the Site Plan drawing MB-CIV-1-003. The beginning of development is approximately June 15, 2019, and the anticipated mechanical completion of development is October of 2020.*

*The proposed project involves the expansion at the existing Kemira Chemicals, Inc. plant in Mobile, Alabama. The expansion will consist of the AMD Storage Tanks, Acrylonitrile Storage Tanks, BioAMD Building, Enzyme Storage Area, Cooling Towers, Utility Building, Control Room, Raw Material Tank Farm, EPAM Building, EPAM Storage Tank Farm, Truck/Rail loading and unloading facilities, and miscellaneous Mechanical Buildings and equipment. The majority of the project area will be cleared and grubbed to allow for the expansion project. A large storm water detention pond will be installed to capture storm water runoff from the developed area and will allow the post-developed flows leaving the study points to be less than the pre-developed flows. A secondary containment basin will also be installed to collect accidental spills from all unloading/loading/containment areas and process/fire water discharge flows from all containment areas in order to be tested. Miscellaneous underground utilities will be provided such as fire water, process, sanitary sewer, and potable water lines.*

EPAM is an abbreviation used to describe an emulsion of anionic polyacrylamide. EPAM is used in paper making, water treatment, and oil recovery processes, to aggregate suspended particles into clotlike masses or small lumps of solids in a liquid (a process known as flocculation).

Staff has been able to determine that Kemira has been in contact with the Alabama Department of Environmental Management (ADEM) since at least May 2018 in regards to the proposed additions and any associated permitting requirements. The site plan submitted illustrates that the additions will include several tank farms and chemical labs, as well as possible office space

No information is provided on the amount of materials to be stored on site; however staff research has determined that the proposed materials are in keeping with those already on the site.

No parking data is provided on the site plan regarding the amount of office space or warehouse employees. The site plan submitted in 2008 provided this information, and indicated the site was required to have 77 parking spaces. The site currently has 99 parking spaces available, which may be sufficient to accommodate the proposed expansion. If approved, a revised site plan should be submitted including information of the amount of office space and warehouse employees so that staff can confirm that the site has sufficient minimum parking available, and if necessary, provide additional parking.

## **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional chemical storage and processing facilities in an undeveloped portion of the site;

- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow the continuation of the existing company operations at the site without the need to find another location large enough to support the operation;
- 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), because the proposed improvements will occur on a site currently occupied by the applicant;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), new storm water detention ponds are proposed to mitigate the impacts of the new improvements;
- e) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) revision of the site plan to provide information of the amount of office space and warehouse employees so that staff can determine if the site has sufficient minimum parking available, and if necessary, provide additional parking;
- 3) compliance with the 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 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 5. 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. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

- 4) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to the access as illustrated on the approved PUD with any changes in number, size, location and design to be approved by 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.);*
- 5) compliance with the 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 the 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).);*
- 7) full compliance with all municipal codes and ordinances; and
- 8) submission of a revised PUD and PA site plan prior to any request for permits.

**Planning Approval:** Based upon the preceding, staff recommends to the Planning Commission the following findings of facts 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 sufficient infrastructure appears to already be in place;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed improvements are in an industrially developed area, and not a residential area; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will allow for the existing business to expand existing operations.

The approval is subject to the following conditions:

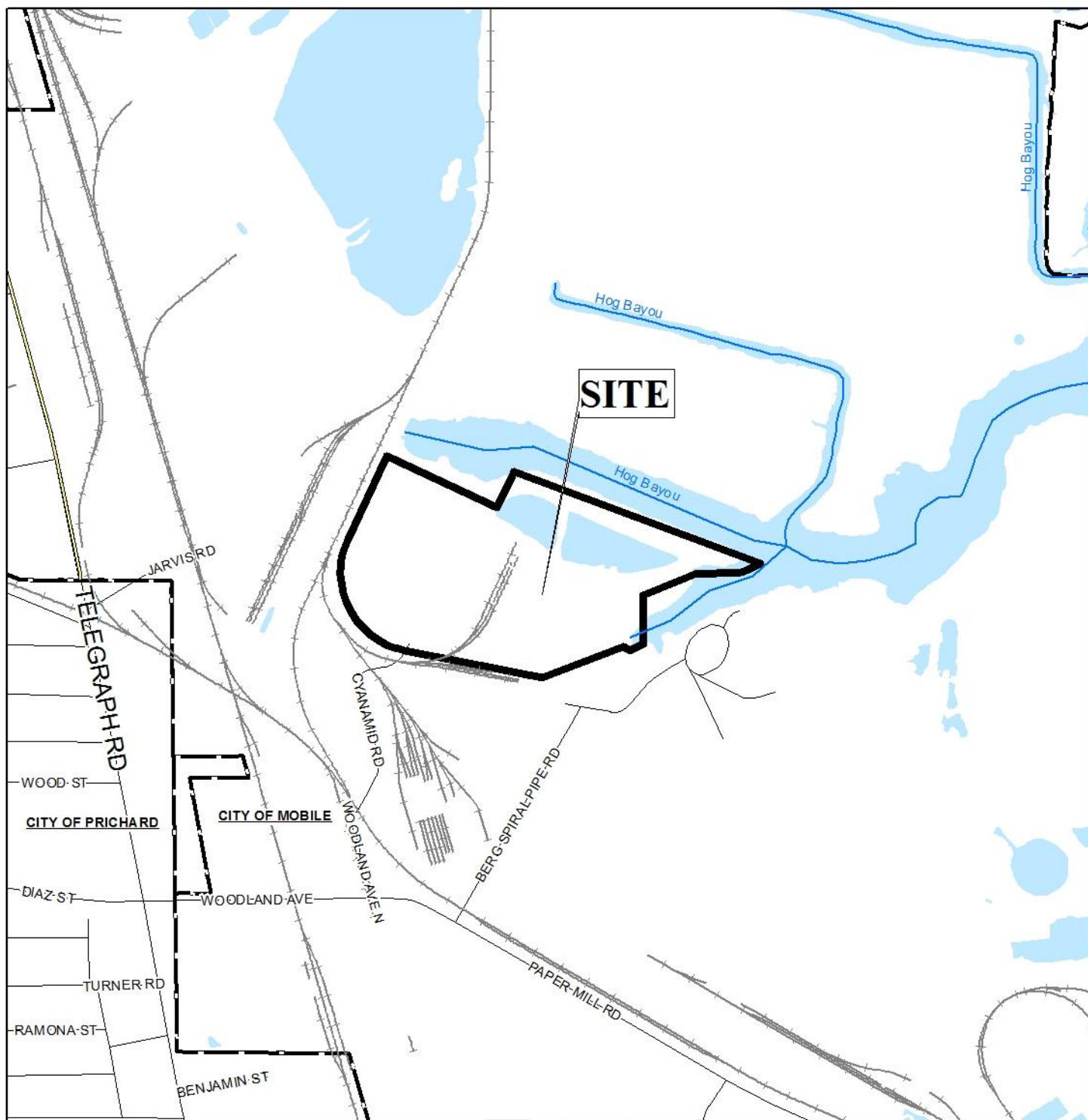
- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) revision of the site plan to provide information of the amount of office space and warehouse employees so that staff can determine if the site has sufficient minimum parking available, and if necessary, provide additional parking;
- 3) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to the access as illustrated on the approved PUD with any changes in number, size, location and design to be approved by 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..);*

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- 5) *compliance with the 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).);*
- 6) *full compliance with all municipal codes and ordinance; and*
- 7) *submission of a revised PUD and PA site plan prior to any request for permits.*



# LOCATOR MAP



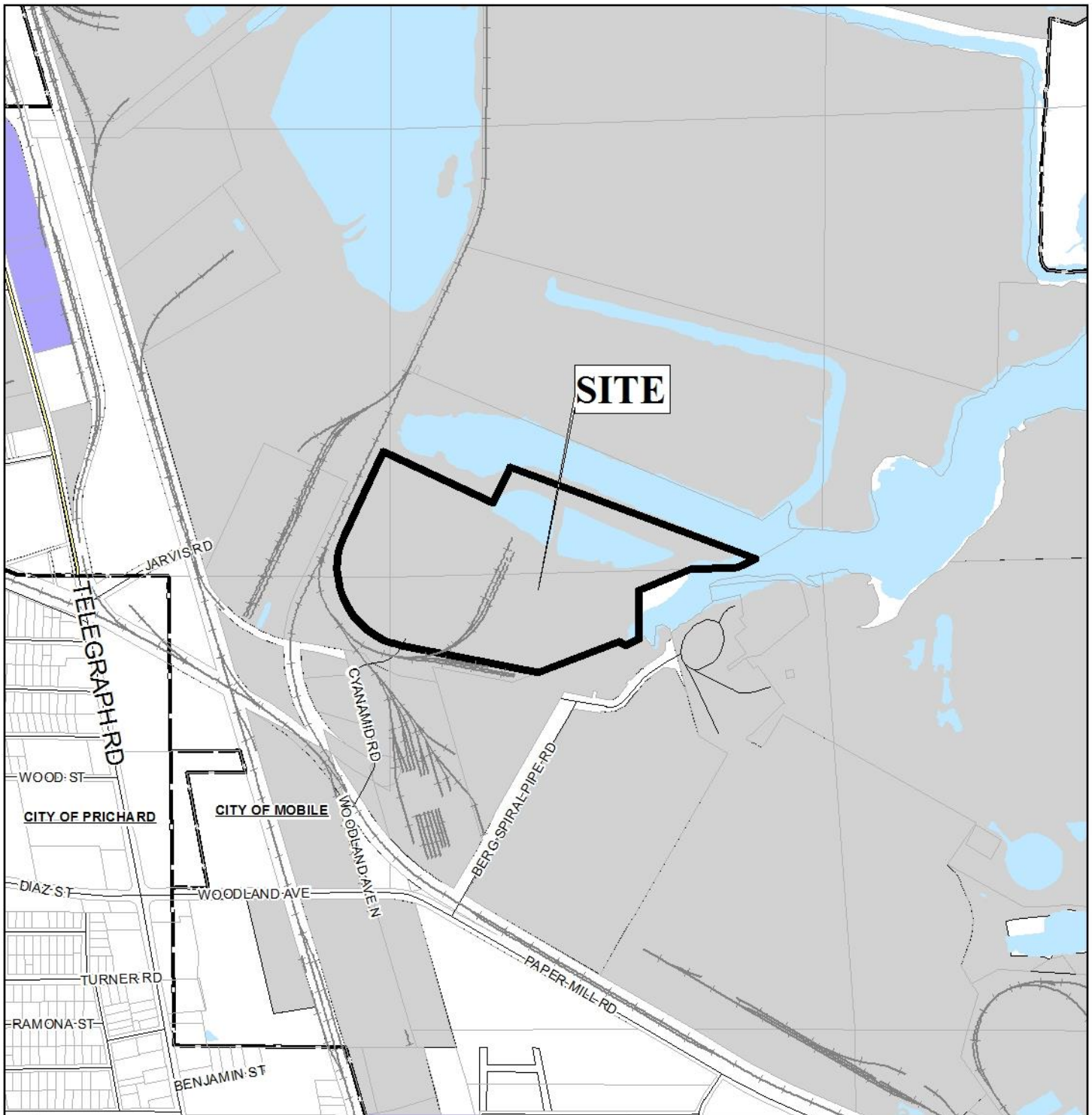
APPLICATION NUMBER 10 DATE May 16, 2019

APPLICANT Kemira Chemicals. Inc

REQUEST Planning Approval, PUD



# LOCATOR ZONING MAP



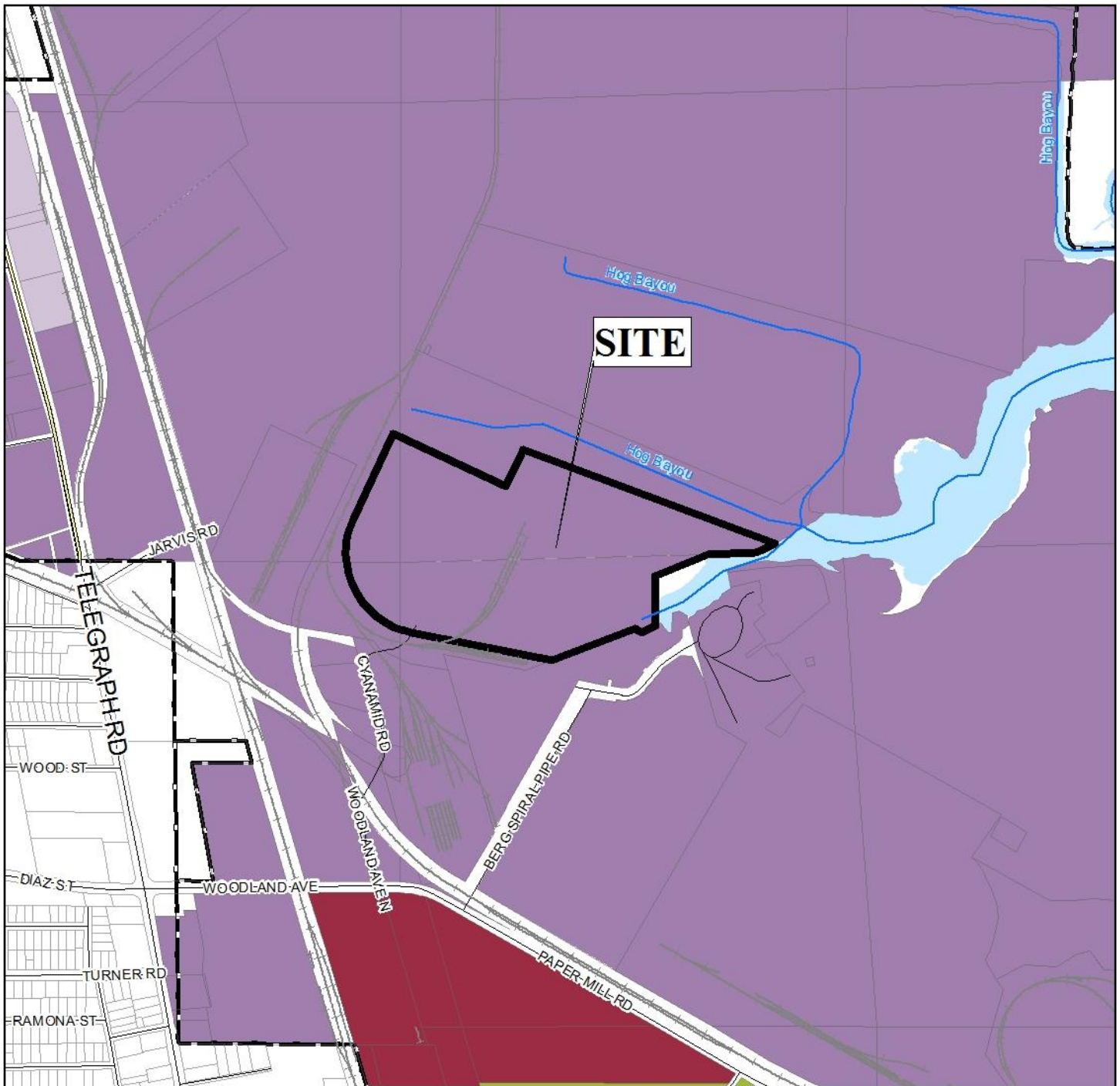
APPLICATION NUMBER 10 DATE May 16, 2019

APPLICANT Kemira Chemicals. Inc

REQUEST Planning Approval, PUD



# FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE May 16, 2019

APPLICANT Kemira Chemicals. Inc

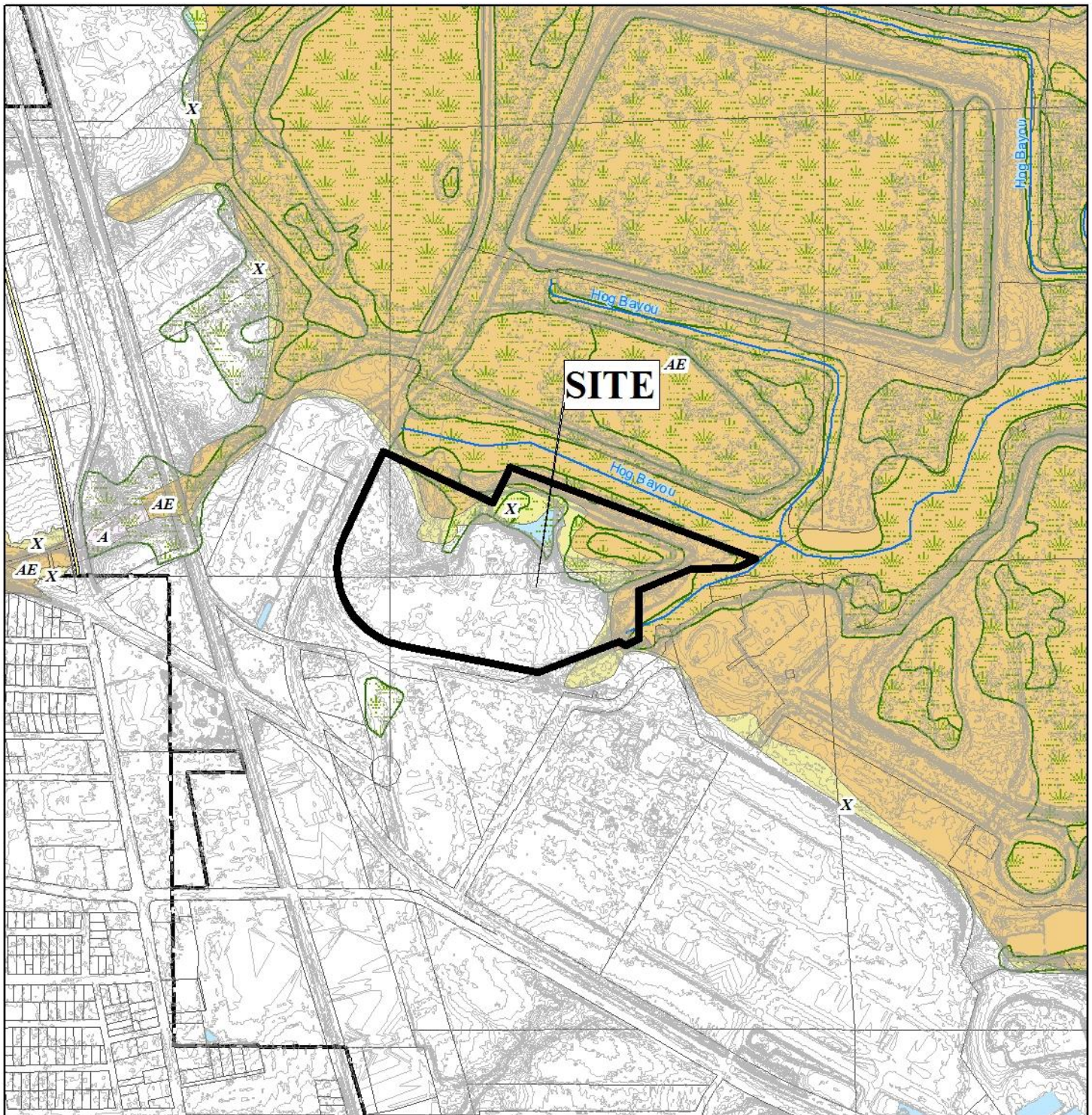
REQUEST Planning Approval, PUD

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	





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 10 DATE May 16, 2019

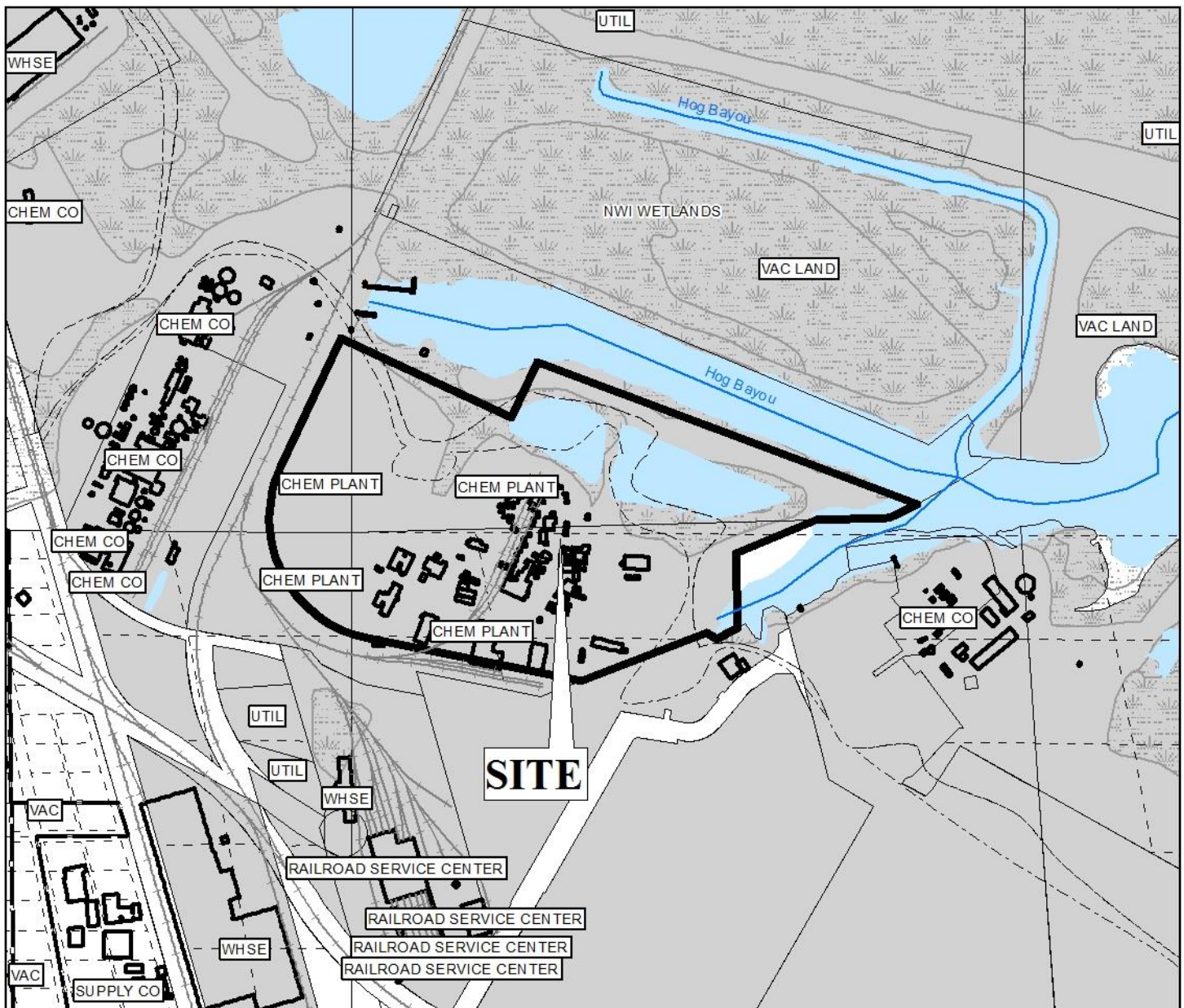
APPLICANT Kemira Chemicals. Inc

REQUEST Planning Approval, PUD





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

APPLICATION NUMBER 10 DATE May 16, 2019

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REQUEST Planning Approval, PUD

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

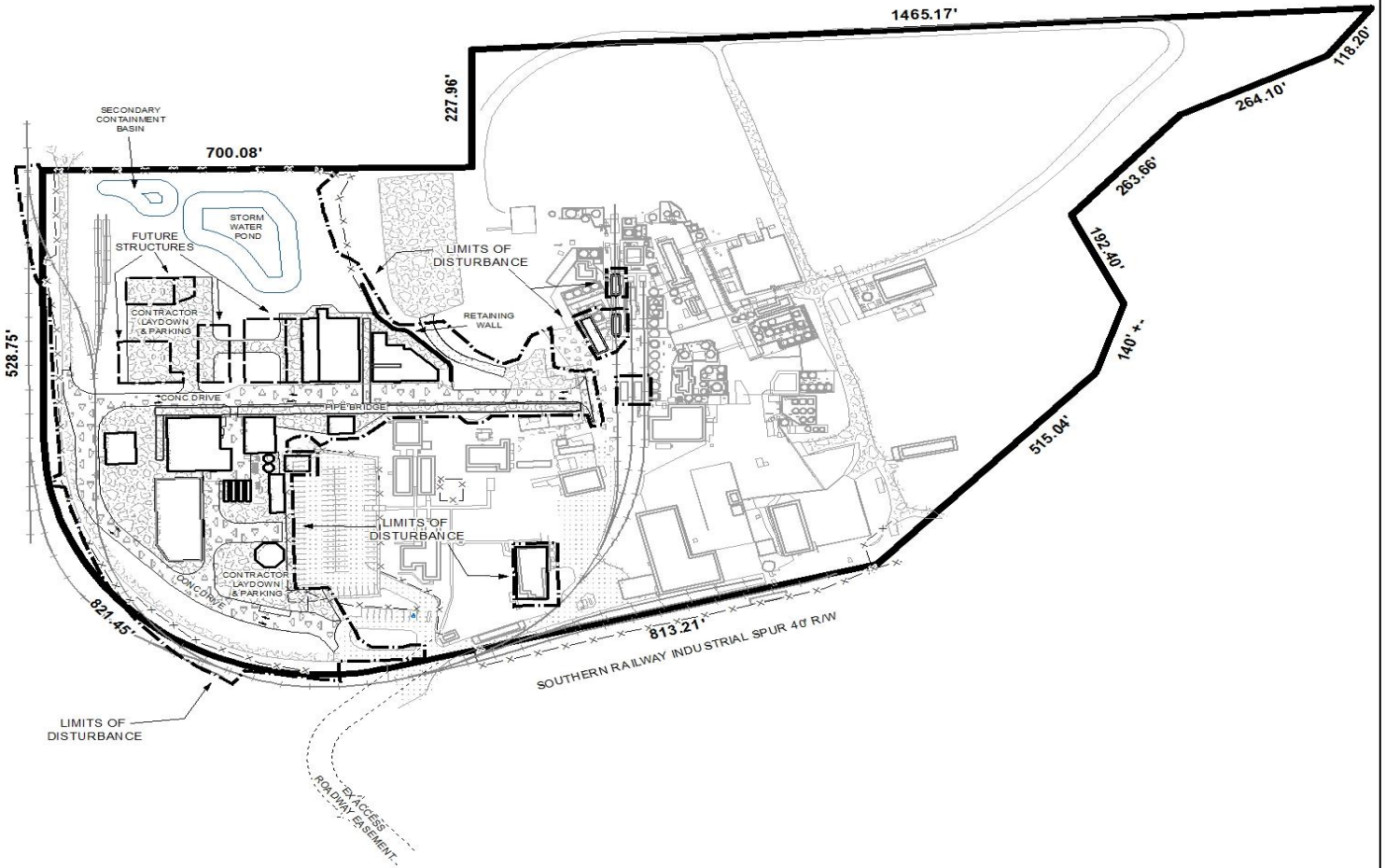


The site is surrounded by industrial units.

APPLICATION NUMBER	10	DATE	May 16, 2019
APPLICANT	Kemira Chemicals. Inc		
REQUEST	Planning Approval, PUD		



# SITE PLAN



The site plan illustrates the existing buildings, tanks, proposed buildings and detention pond.

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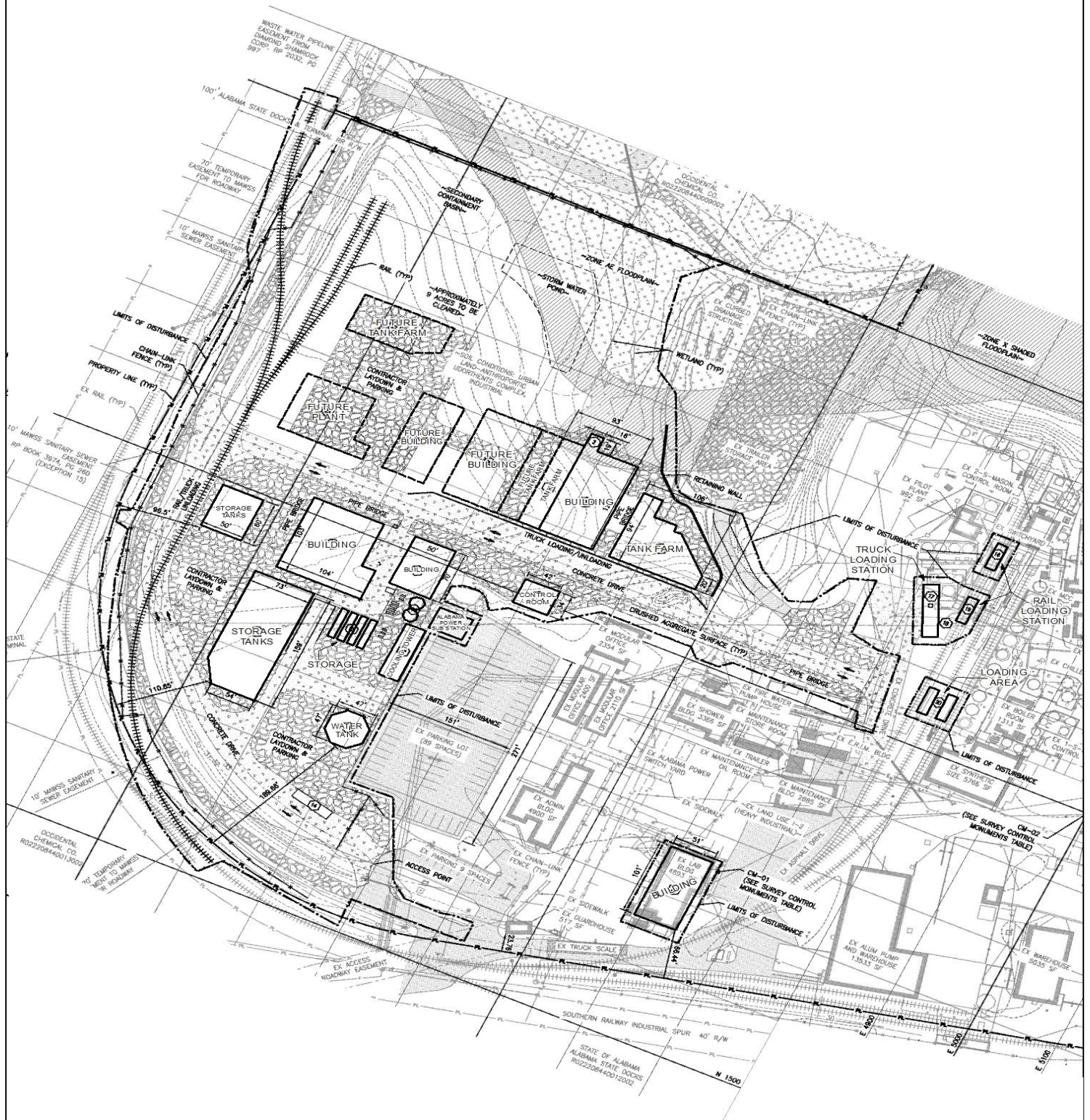
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NTS



# DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE May 16, 2019

APPLICANT Kemira Chemicals, Inc

REQUEST Planning Approval, PUD



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