

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****September 20, 2018**

<u>DEVELOPMENT NAME</u>	Royal Lagoon Seafood Subdivision
<u>SUBDIVISION NAME</u>	Royal Lagoon Seafood Subdivision
<u>LOCATION</u>	5188 & 5208 Mobile South Street (North side of Mobile South Street, 650'± East of Business Parkway)
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>AREA OF PROPERTY</u>	1 Lot / 2.4 ± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site, and to create one legal lot of record from two legal lots of record.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not provided

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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Add a note to the SUBDIVISION PLAT stating 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.
- D. Add a note to the Plat stating 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.
- E. 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.

- F. Add a note to the plat stating that all 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.
- G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Planned Unit Development: RETAIN NOTES 1, 2, 3, 5, & 6 AS SHOWN ON THE PUD SITE PLAN.

TRAFFIC ENGINEERING

COMMENTS

Lot is limited to two curb cuts with 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).

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 AND Subdivision approvals to allow multiple buildings on a single building site, and to create one legal lot of record from two legal lots of record. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The current lot 2-A (on the West) has an existing building, and just received a permit to build a non-habitable structure where pallets are to be stored. The applicant wishes to combine Lot 2-A with Lot 2-B, and build a second habitable structure on the site. The two existing legal lots were previously one legal lot, and were divided into two lots at the January 19, 2006 Planning Commission meeting.

The site has been given a Light Industry (LI) 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, prior to the site being annexed into the City of Mobile in 2009.

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

LI 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 advance research facilities, as well as stand-alone educational, 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, but rather 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 LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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.

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.

The proposed lot meets the minimum size, area, and frontage requirements as defined by Section V.D.2. of the Subdivision Regulations, and the lot size is provided in square feet and acres on the preliminary plat. If approved, this information should be retained.

The site fronts Mobile South Street, a minor road with curb and gutter, which should have a minimum right-of-way of 50 feet. The preliminary plat depicts an existing right-of-way of 80 feet, making no dedication necessary.

The 25' minimum building setback line is not depicted on the preliminary plat or on the site plan. Both the plat and the site plan should be revised to depict the 25' minimum building setback line.

The site currently has one existing 40-foot wide curb-cut to Mobile South Street. The previous subdivision approval allowed both existing lots to have one curb cut each, and the site plan submitted illustrated the proposed lot to have two curb cuts. If approved, a note should be placed on the Final Plat stating that the lot is limited to two curb-cuts to Mobile South Street with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

There is a 7.5' drainage and utility easement along the West property line of the proposed lot. If approved, a note should be placed on the Final Plat stating that no structures are allowed to be placed in any easement.

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.

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.

Because the proposed addition to the site will result in an increase in building footprint of more than 50%, the entire site will need to be brought into full compliance with tree planting and landscape area requirements. There is a note on the site plan stating that the site will comply with these standards, and should be retained, if approved.

A new dumpster is depicted on the site plan. The site plan indicates that the dumpster will be connected to sanitary sewer and be enclosed by a 6' high privacy fence, as per Zoning Ordinance requirements. If approved, this note should be retained on the site plan.

The site plan indicates that the parking lot will have a total of 27 parking spaces to serve the site upon completion. It is difficult for staff to determine if this will be adequate for the development as proposed, because the site plan provides the amount of office space (1,890 square feet), but not the number of warehouse employees. If approved, the site plan should be revised to state the number of employees, so that staff can confirm that there will be sufficient parking available. It should also be noted that because the resulting parking lot expansion results in an increase in the amount of parking spaces by more than 25%, the site will need to come into compliance with Section 64-6.A.8. of the Zoning Regulations, and a photometric site plan will be required at the time of permitting.

It should be noted that the existing development (Lot 2-A), has an existing area of gravel at the rear of the main structure. As part of the expansion of the development, that gravel area will need to be paved with asphalt or concrete. If approved, the site plan should be revised to reflect this.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention the lot size in square feet and acres on the Final Plat;
- 2) revision of plat to depict the 25' minimum building setback line;
- 3) retention of the labeling of the right-of-way width along Mobile South Street;
- 4) placement of a note on the Final Plat stating that the lot is limited to two curb-cuts to Mobile South Street, with any changes to the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 5) 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the SUBDIVISION PLAT stating 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. D. Add a note to the Plat stating 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. E. 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. F. Add a note to the plat stating that all 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. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);;

- 6) compliance with Traffic Engineering comments: *(Lot is limited to two curb cuts with 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.);*
- 7) 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)."*
- 8) compliance with Fire 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)";*
- 9) provision of two (2) revised PUD site plans prior to the signing of the Final Plat; and
- 10) completion of the Subdivision prior to the issuance of permits.

Planned Unit Development: Staff recommends 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), because it allows for an existing business to expand without relocating;
- 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), because the applicant is expanding onto an adjacent site and incorporating the development into one lot;
- 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 site is within a developed area;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project is within an existing developed area; and

- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

Based upon the preceding, the application is recommended for Approval, subject to the following:

- 1) revision of the site plan to depict the 25' minimum building setback line;
- 2) revision of the site plan to depict the existing gravel area at the rear of the primary structure on Lot 2-A will be paved with asphalt or concrete;
- 3) provision of photometric plans showing full compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance at the time of permitting;
- 4) retention of the note on the site plan stating that the new dumpster will be connected to sanitary sewer and have a 6' high privacy fence enclosure;
- 5) retention of the note stating that the site will comply with tree planting and landscape area requirements;
- 6) revision of the site plan to indicate how many warehouse employees will be on the site;
- 7) compliance with Engineering comments: *(RETAIN NOTES 1, 2, 3, 5, & 6 AS SHOWN ON THE PUD SITE PLAN.)*;
- 8) compliance with Traffic Engineering comments: *(Lot is limited to two curb cuts with 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.)*;
- 9) 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)."*
- 10) compliance with Fire 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)";* and
- 11) provision of two (2) revised PUD site plans prior to the signing of the Final Plat.

LOCATOR MAP



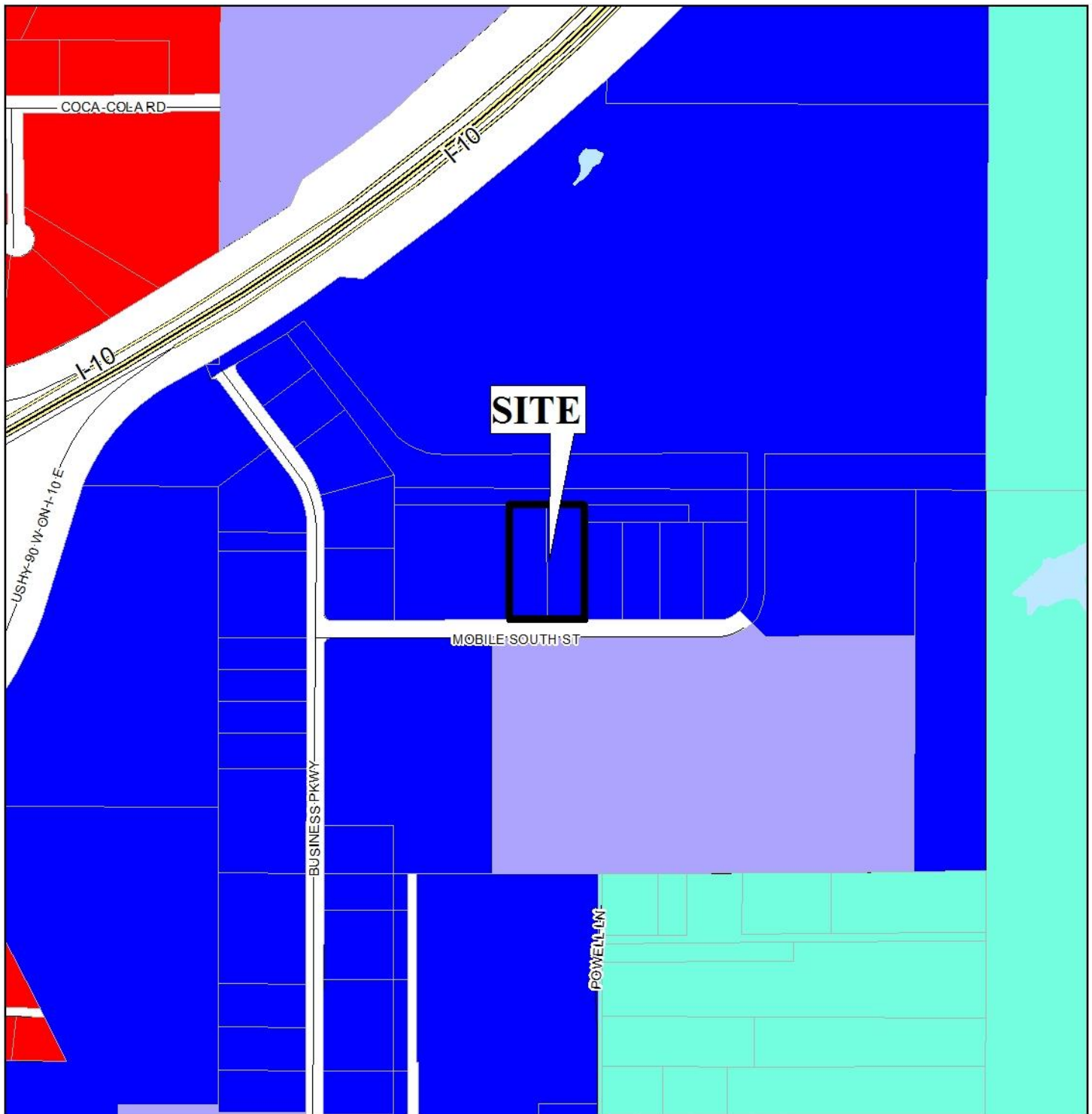
APPLICATION NUMBER 10 DATE September 20, 2018

APPLICANT Royal Lagoon Seafood Subdivision

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



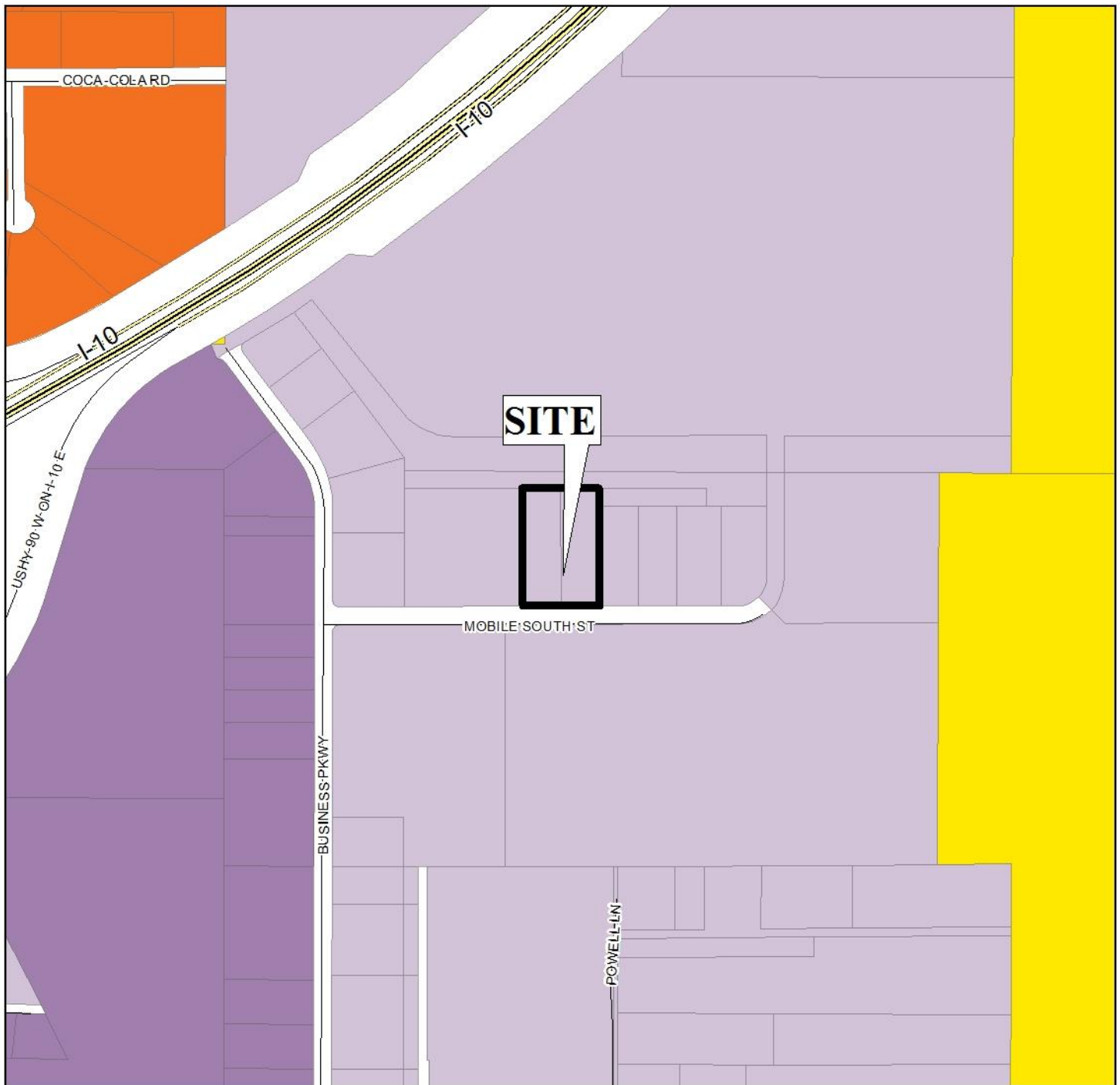
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APPLICANT Royal Lagoon Seafood Subdivision

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE September 20, 2018

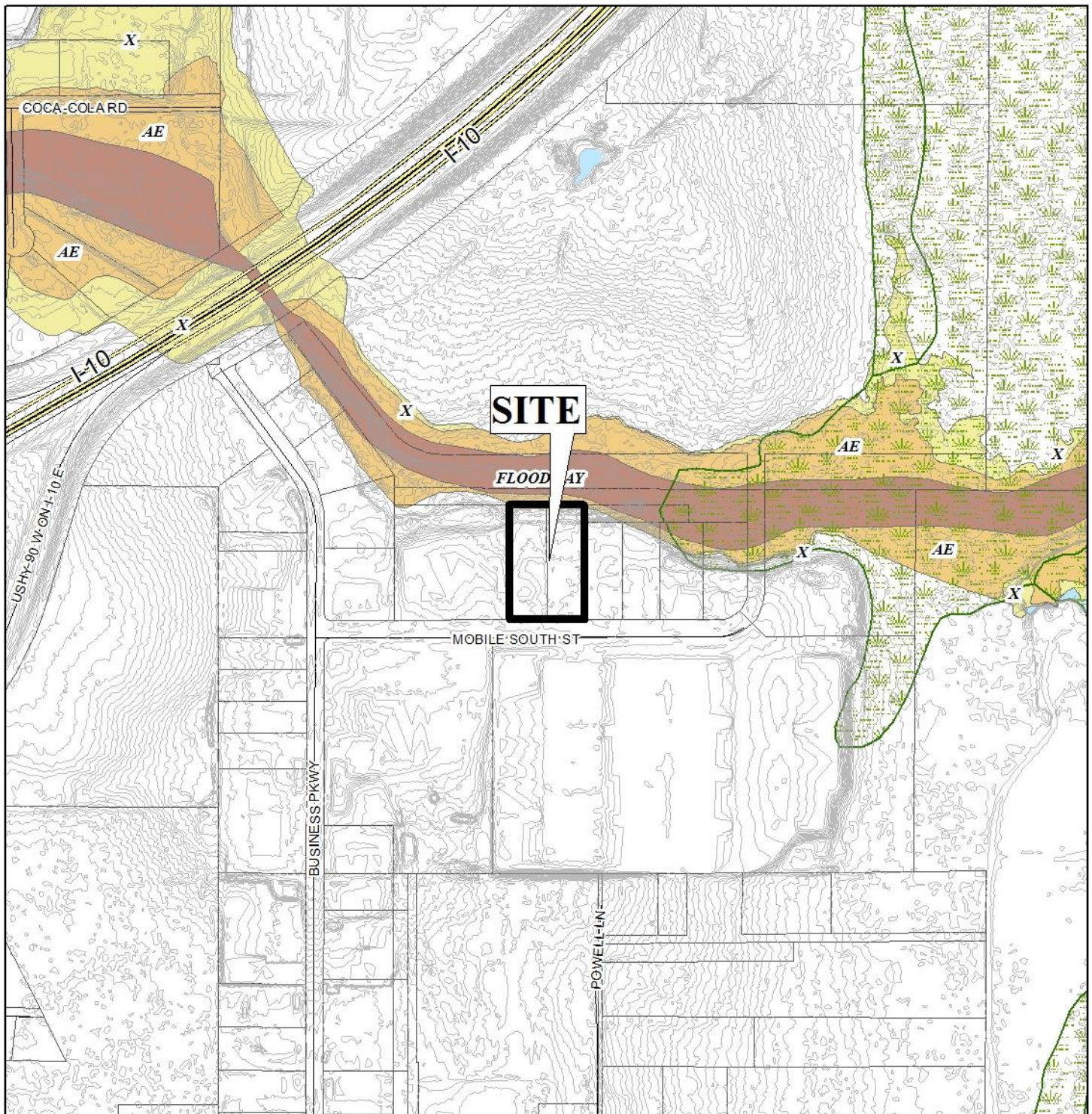
APPLICANT Royal Lagoon Seafood Subdivision

REQUEST Subdivision, Planned Unit Development

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



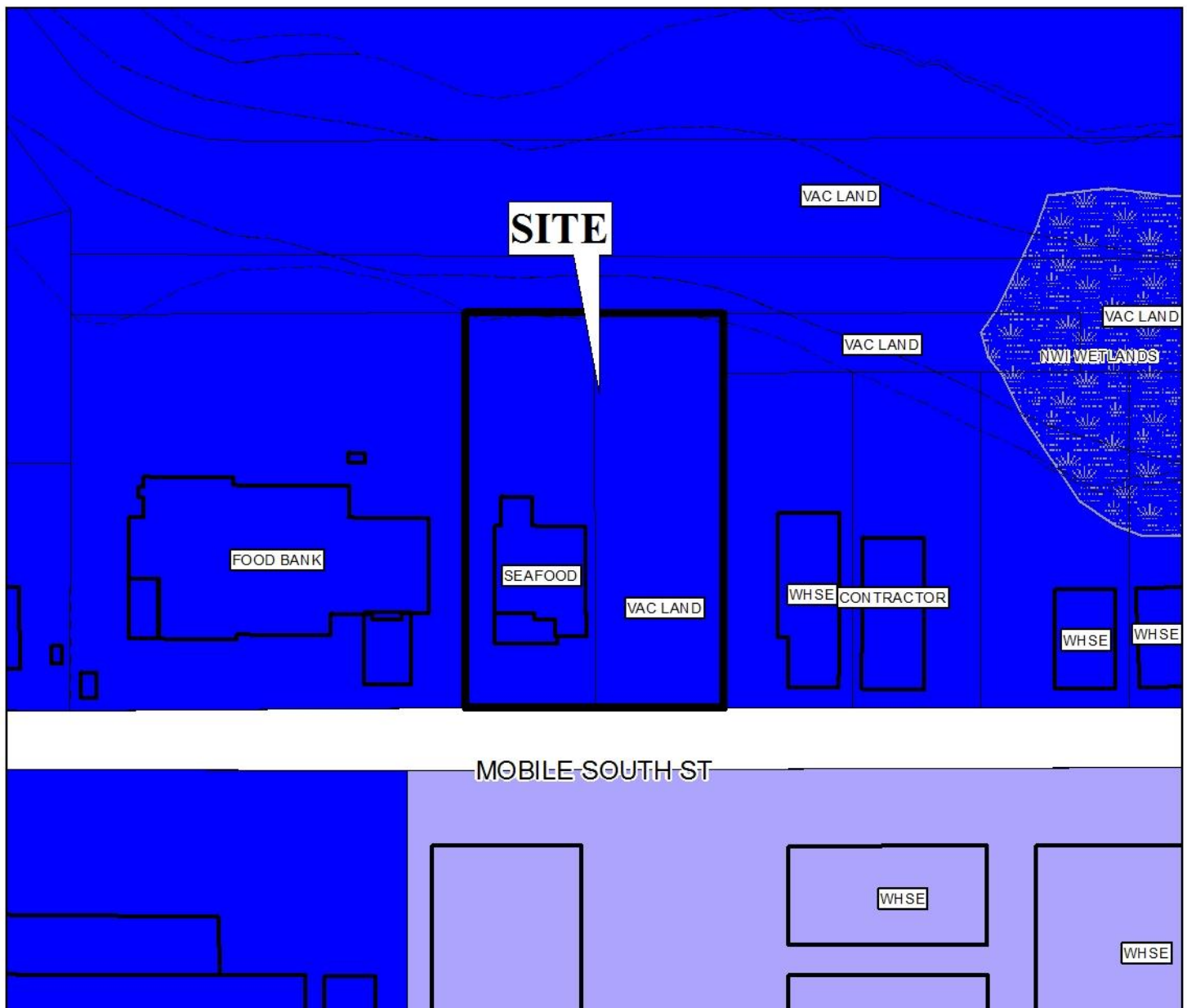
APPLICATION NUMBER 10 DATE September 20, 2018

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REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Industrial units are located to the southeast.

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REQUEST Subdivision, Planned Unit Development

 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



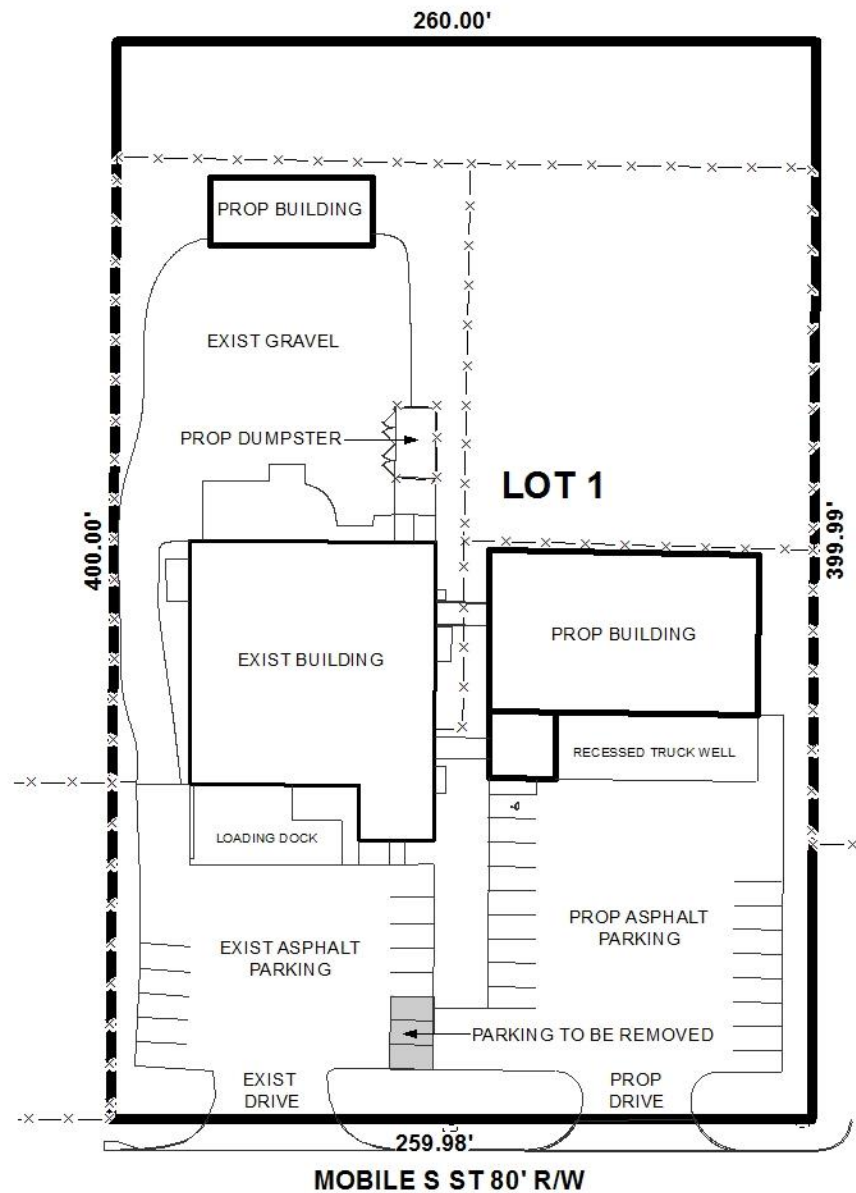
City of Mobile GIS Department

The site is surrounded by commercial units. Industrial units are located to the southeast.

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SITE PLAN



The site plan illustrates the existing building, existing parking, existing drive, proposed buildings, proposed parking, and proposed drive.

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