



Agenda Item # 11

MOD-003571-2025 & MOD-003580-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Planning Approval Modification](#)

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

DETAILS

Location:

4800 Moffett Road

Applicant / Agent:

The Board of Water and Sewer Commissioners of the
City of Mobile / Lindsay Tucker, Garver, LLC

Property Owner:

Mobile Area Water and Sewer System

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Modification of a previously approved Planning Approval.
- Modification of a previously approved Planned Unit Development.

Considerations:

1. Holdover.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u> 11 </u> DATE <u> January 15, 2026 </u>	 NTS
APPLICANT <u> The Board of Water and Sewer Commissioners of the City of Mobile(Lindsay Tucker, Garver, LLC, Agent) </u>	
REQUEST <u> PA Modification, PUD Modification </u>	

SITE HISTORY

The site has operated as a water treatment facility since at least 1944, predating its annexation into the City of Mobile in 1956. Upon annexation, the property was assigned a single-family residential zoning classification, which it has retained through adoption of the current Unified Development Code (UDC).

In 1989, the property received Planning Approval to allow construction of an above-ground processing tank at the existing water treatment facility in the R-1, Single-Family Residential District.

At its November 2, 2009, meeting, the Board of Zoning Adjustment approved Use, Height, Side Street Side Yard Setback, and Tree Planting Variances to allow construction of a 153-foot-tall monopole telecommunications tower on a portion of the site. The tower was approved to be located 112 feet from the side street property line, with no required tree plantings, within the R-1 zoning district.

At its April 21, 2011, meeting, the Planning Commission approved Planning Approval, Planned Unit Development (PUD), and Rezoning requests to allow expansion of the existing water treatment facility within the R-1 zoning district. The approvals permitted multiple buildings on a single building site with shared access and rezoned a portion of the property from B-2, Neighborhood Business District, to R-1, Single-Family Residential District to resolve a split-zoning condition. The Planning Approval and PUD were conditioned upon submission of a Subdivision application by October 2011, as the site consisted of a combination of metes-and-bounds parcels and legal lots of record. Rezoning approval was conditioned upon approval of the PUD.

The City Council approved the rezoning request at its June 7, 2011, meeting, and the Planning Commission approved a one-lot subdivision at its November 3, 2011, meeting. However, the subdivision plat was not recorded in the Mobile County Probate Court, and the approval subsequently expired.

Also at its November 3, 2011, meeting, the Planning Commission approved a Sidewalk Waiver request waiving the construction of sidewalks along Mercedes Road and Le Ruth Road.

At its February 18, 2021, meeting, the Planning Commission approved Subdivision, Planning Approval, and PUD requests for a one-lot subdivision and further expansion of the existing water treatment facility with multiple buildings on a single site. The site was subsequently developed in accordance with these approvals, and the subdivision plat was recorded in the Mobile County Probate Court as the *MAWSS Stickney Plant Subdivision*.

Most recently, at its May 20, 2021, meeting, the Planning Commission approved a Sidewalk Waiver request waiving the construction of sidewalks along Shelton Beach Road Extension and Moffett Road.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Planning Approval Modification (MOD-003571-2025)

No comments.

Planned Unit Development Modification (MOD-003580-2025)

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 (251-208-6070) 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.

Traffic Engineering Comments:

Driveway number, 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 Article 3, Section 64-3-12 of the City's Unified Development Code.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The subject site is developed as an existing water treatment facility located within an R-1, Single-Family Residential Suburban District. The requests seek to modify a previously approved Planning Approval to allow further expansion of the water treatment facility within the R-1, Single-Family Residential Suburban District, and to modify a previously approved Planned Unit Development (PUD) permitting multiple buildings on a single building site in order to allow construction of a new clarifier, pump station, and associated site improvements.

A comparison of recent aerial imagery with the Planning Approval and PUD site plans approved in 2021 indicates that 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; an emergency power generator building and a maintenance building approved by the Planning Commission in 2021; and a telecommunications tower approved by the Board of Zoning Adjustment in 2009.

The site plan submitted with the application depicts only the proposed improvements, which include a new circular clarifier tank, a pump station building, and a concrete splitter box for directing flow. The applicant indicates that the total area of new development is approximately 12,000 square feet, with the proposed pump station building replacing an existing maintenance building of less than 1,000 square feet. No additional parking appears to be required as a result of the proposed modifications, and two (2) existing parking spaces would be removed in conjunction with the demolition of the existing maintenance building, but staff cannot verify if parking for the overall development will remain compliant without a comprehensive site plan.

Planning Approvals and Planned Unit Developments are site-plan-specific. Therefore, if the requests are approved, a revised site plan depicting all existing and proposed site improvements must be submitted to the Planning and Zoning Department. The site plan should include the total lot area in both square feet and acres; the size of each building, tank, and processing facility; all streets along which the site has frontage with their respective rights-of-way; and all applicable site data, including zoning district information, parking, traffic circulation, and required notes. In addition, the plan should include the site's legal description or recorded plat reference, a graphic scale, and a north arrow, as well as compliance with any conditions of approval, if approved.

Commercial use of the property would typically require buffering where the site abuts residentially zoned property. However, previous Planning Approval and PUD approvals allowed the existing six-foot-tall chain-link security fence surrounding the site to remain. Additional approval to retain the chain-link fence may therefore be appropriate.

The proposed modifications do not necessitate submission of a photometric plan at this time. Any new site lighting, however, must comply with the illumination standards of Article 3, Section 64-3-9.C. of the Unified Development Code (UDC).

No dumpsters or dumpster pads are illustrated on the submitted site plan, and it is unclear from aerial imagery whether any currently exist on site. Any dumpster placed on the property must comply with the enclosure and placement standards of Article 3, Section 64-3-13.A.4. of the UDC and should be illustrated on revised Planning Approval and PUD site plans. Alternatively, a note state curbside waste removal is utilized should be placed on the revised site plans.

It is unclear whether the proposed improvements would require removal of any required trees. If tree removal is proposed, the applicant should coordinate with staff to ensure continued compliance with any applicable tree plans on file.

Signage is not depicted or described in the application materials. Any signage will require separate review and permitting through the Planning and Zoning Department. Illuminated signage must be installed by a licensed and bonded sign contractor and will require electrical permits from the Permitting Department.

The water treatment facility has been in operation since 1944, as documented in previous Planning Commission reviews, and the Commission has approved modifications to the PUD and Planning Approval over time. The proposed improvements represent a relatively minor modification to the site and its operations and are not anticipated to result in significant impacts to the surrounding neighborhood with respect to public health, safety, or welfare. As such, approval of the requested Planning Approval and PUD modifications may be appropriate.

Any future development or redevelopment of the site may require additional Planning Approval and PUD modifications, subject to review and approval by the Planning Commission and City Council. A note to this effect should be included on the Final Planning Approval and PUD Site Plans.

If approved, revised Modified Planning Approval and PUD Site Plans (hard copy and PDF) must be submitted to and approved by the Planning and Zoning Department prior to recordation in Probate Court, in accordance with Section 64-5-8.B.2(f) of the UDC.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting,

- hours of operation or any other conditions that mitigate the impacts of the proposed development;
and
- b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
 6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
 7. Shall not be detrimental or endanger the public health, safety or general welfare.
 8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

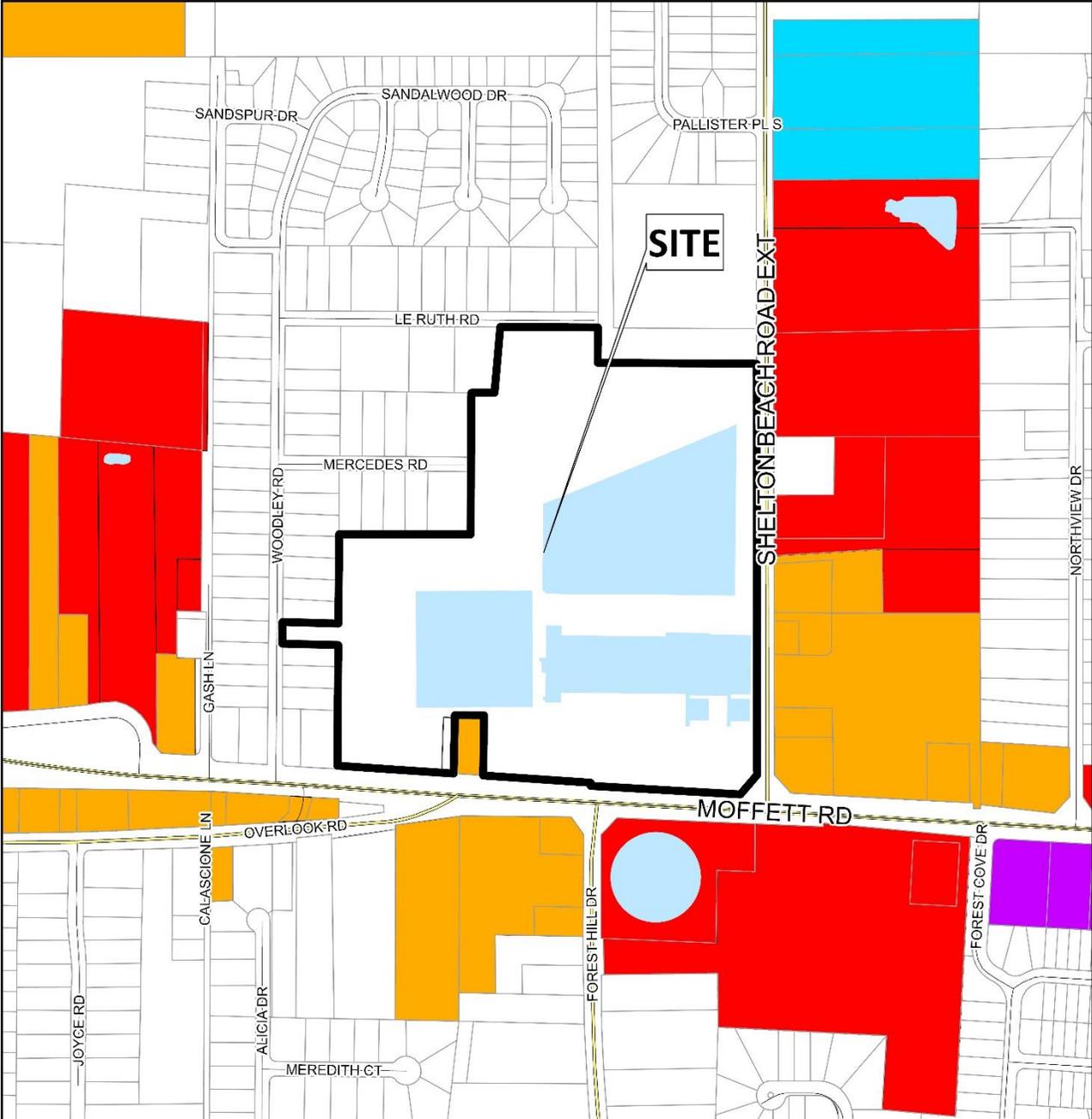
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

The Planning Commission should consider holding the request over to the February 19th meeting, with required revisions and any additional information submitted no later than February 6th to allow the applicant adequate time to address the following:

1. Submission of a revised site plan depicting all existing and proposed site improvements, consistent with the previously approved Planning Approval and Planned Unit Development (PUD). The site plan shall include, at a minimum:
 - Total lot area in square feet and acres;
 - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
 - Zoning district information;
 - Parking layout and total number of spaces;
 - Traffic circulation and access;
 - All streets along which the site has frontage, including existing rights-of-way;
 - The site's legal description or recorded plat reference;
 - A graphic scale and north arrow; and
 - All required notes, including a note stating that future development or redevelopment may require additional Planning Approval and/or PUD modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file of the revised site plan meeting the Planning and Zoning Department's submittal standards.

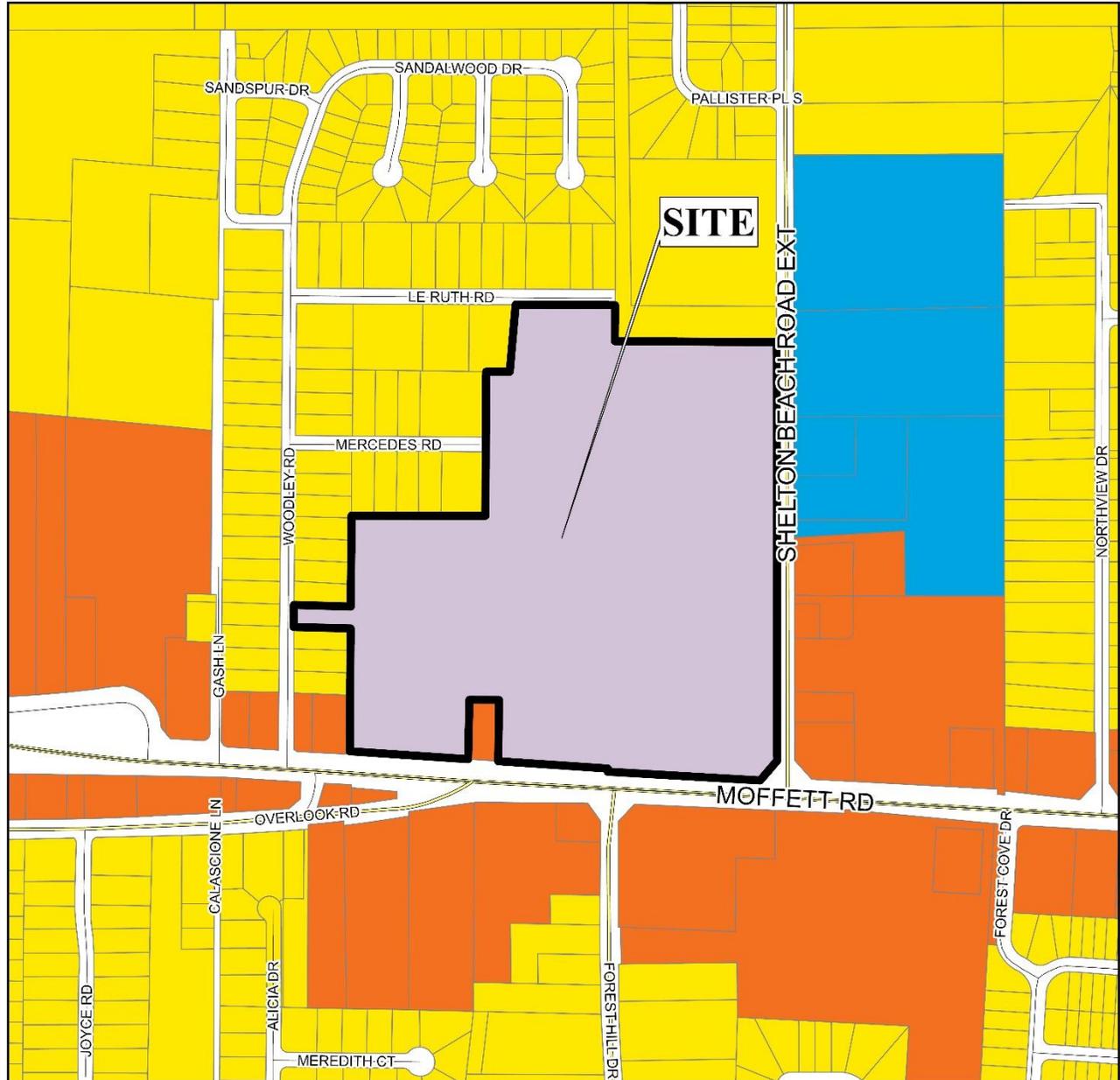
LOCATOR ZONING MAP



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REQUEST <u>PA Modification, PUD Modification</u>	



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE January 15, 2026

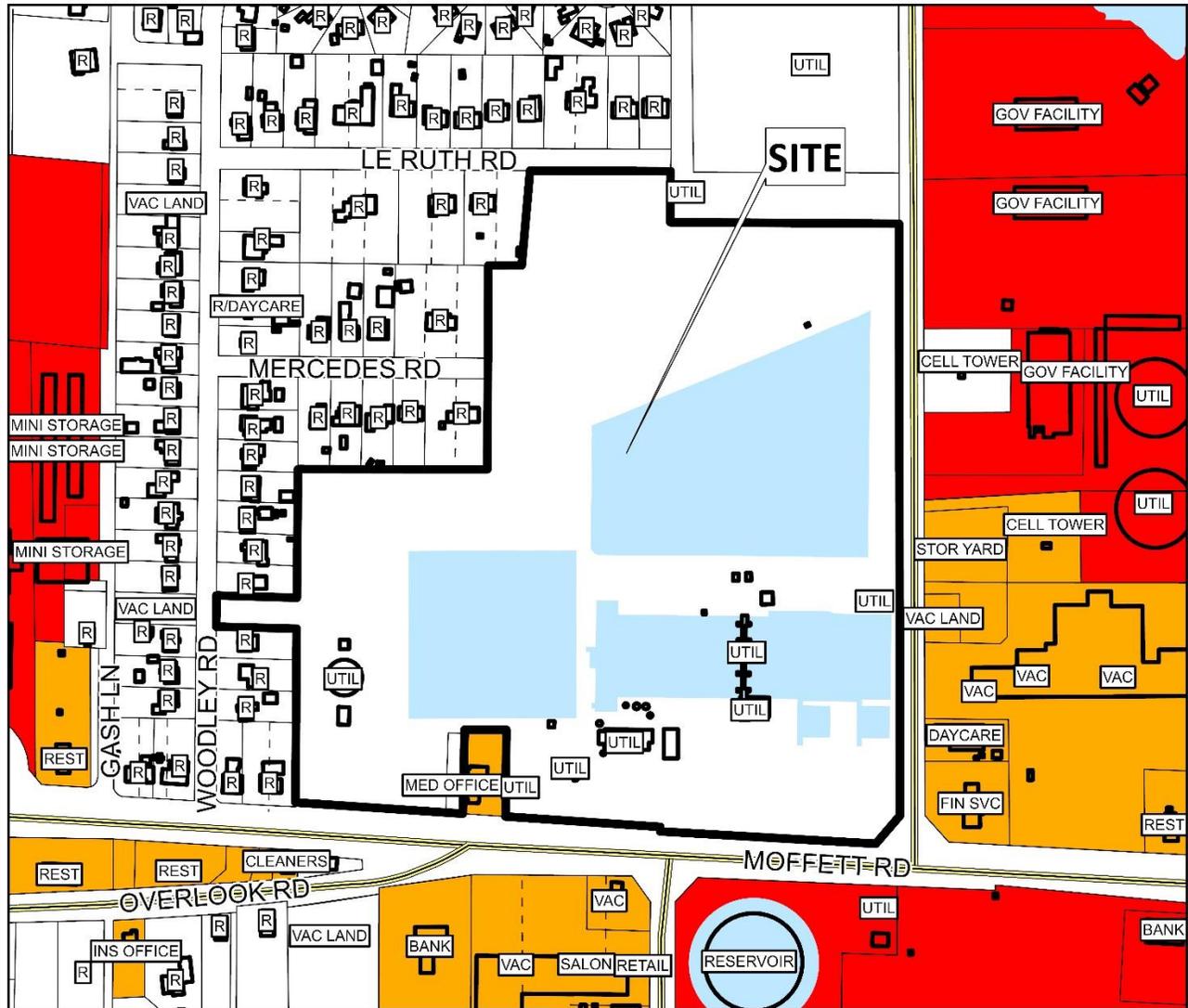
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REQUEST PA Modification, PUD Modification

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



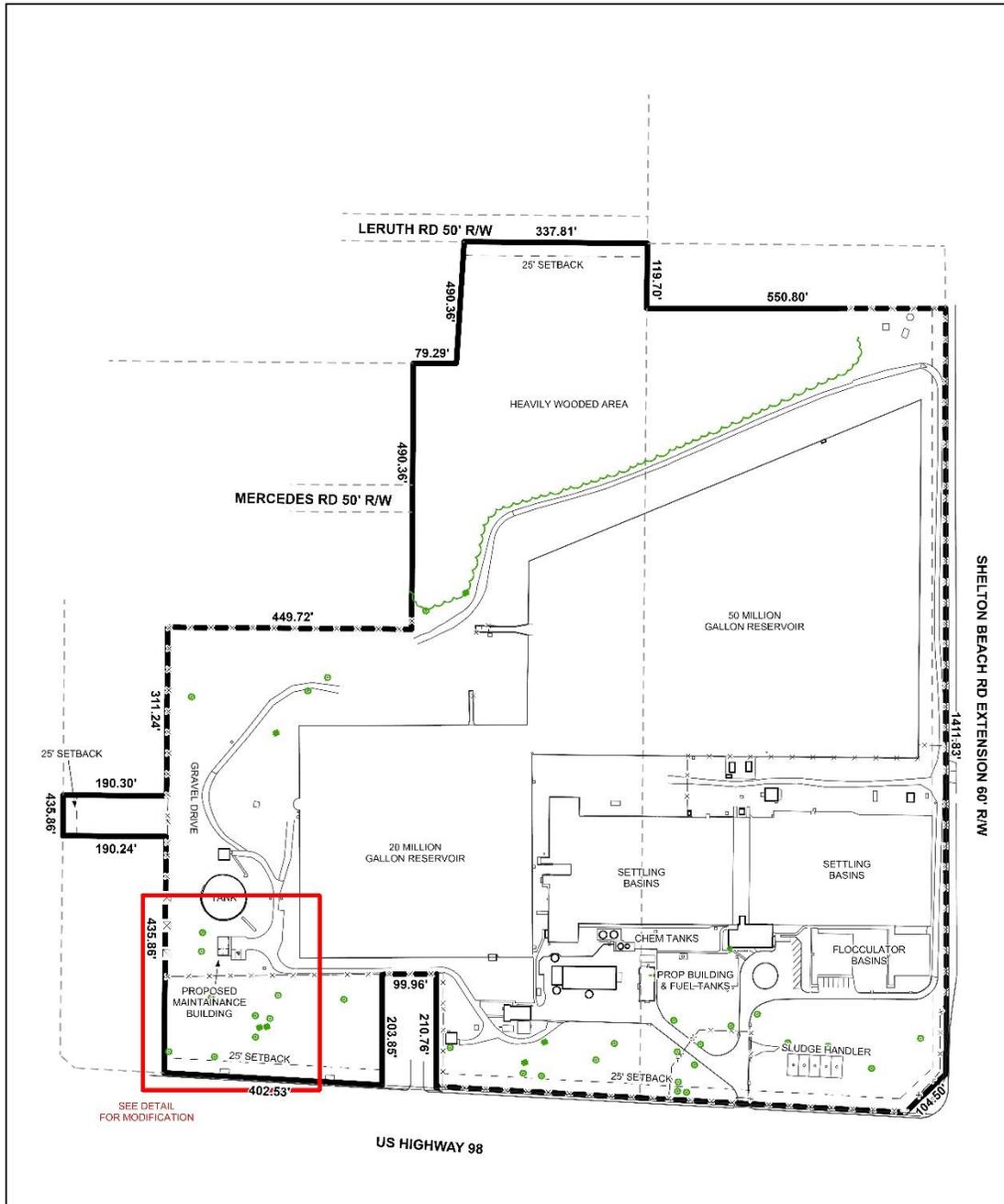
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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<table style="width: 100%; font-size: small;"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table>	 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2	 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6	 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1		
 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2																						
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6																						
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1																							

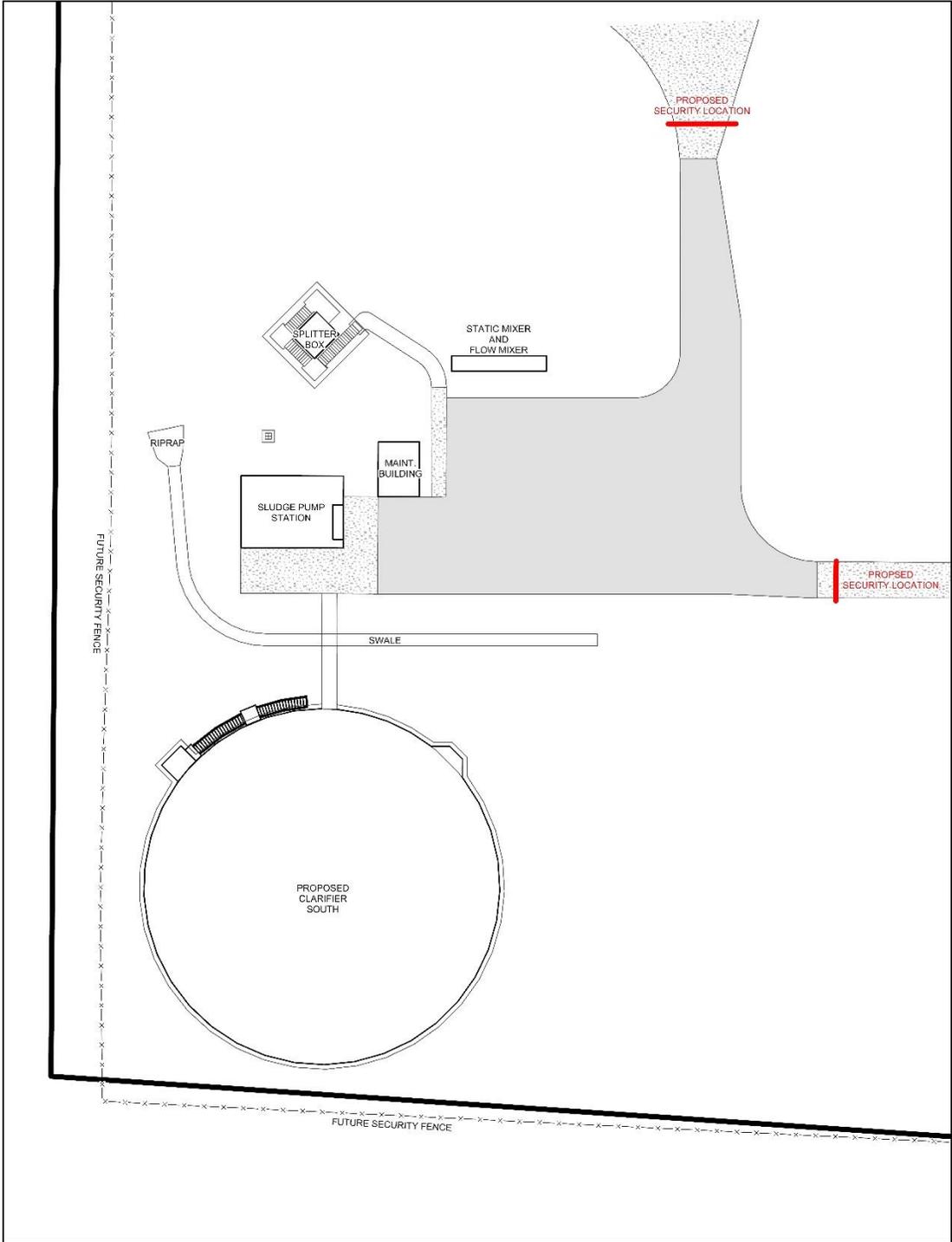
EXISTING SITE PLAN



The site plan illustrates existing buildings, drives, landscaping, and setbacks.

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MODIFICATION SITE PLAN



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NTS

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

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. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced 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.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › 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 corridor 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.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example

