



Agenda Item # 11

MOD-003646-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1879 Conception Street Road

Applicant / Agent:

MAWSS (McCrary & Williams, Inc., Agent)

Property Owner:

Daryl Russell

Current Zoning:

I-1, Light Industrial District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Immediately

Proposal:

- Modification of a previously approved Planned Unit Development.

Considerations:

1. Modification of a previously approved Planned Unit Development with seven (7) conditions.


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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER <u> 11 </u> DATE <u> March 19, 2026 </u>	 NTS
APPLICANT <u> MAWSS (McCrorry & Williams, Inc., Agent) </u>	
REQUEST <u> PUD Modification </u>	

SITE HISTORY

The site was developed as a water treatment plant sometime before 1984.

Rezoning of the property from B-3, Community Business District, to I-1, Light Industrial District was adopted by the City Council on November 23, 1982.

An Administrative Planned Unit Development (PUD) to continue allowing multiple structures on the property site while permitting the construction of additional site improvements was approved in September 2009.

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

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE PUD MODIFICATION 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. 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.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by 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. An Administrative Planned Unit Development (PUD) approved in 2009 authorized construction of a 2,552-square-foot processing building, along with associated storage tanks and a receiving area. The applicant now proposes to construct two (2) additional electrical buildings on the site with a combined total area of approximately 1,200 square feet. Due to the addition of new structures of this size, the request constitutes a Major Modification to the previously approved PUD and requires amendment of the original PUD site plan.

The property is zoned I-1 (Light Industrial District), within which a water treatment plant is permitted by right. A detailed project description and all associated application materials are available through the link provided on Page 1 of this report.

Site access is provided from Conception Street Road via Treatment Plant Road and an unopened street right-of-way. A 25-foot front yard setback must be illustrated wherever the property has frontage along a public street right-of-way, whether opened or unopened.

The preliminary site plan provides the lot size in acres only. The Final PUD Site Plan should include the total lot area expressed in both acres and square feet. The plan should also retain the provided site data table identifying the total square footage of existing and proposed buildings.

Commercial and industrial uses require buffering where adjacent to residential zoning districts. The subject property abuts undeveloped R-1 (Single-Family Residential) property to the south. Although not depicted on the submitted site plan, recent aerial imagery indicates the presence of an existing vegetative buffer between the residentially zoned property and the water treatment facility. This buffer should be preserved and clearly illustrated on the Final PUD Site Plan.

An existing chain-link fence surrounding the facility is shown on the preliminary plan and should be retained on the Final PUD Site Plan.

Elevation drawings for the proposed electrical buildings were not submitted. The maximum allowable building height in the I-1 District is 45 feet; this limitation should be noted on the Final PUD Site Plan.

Planned Unit Developments are site-plan specific. If approved, a revised PUD Site Plan depicting all existing and proposed improvements must be submitted to the Planning & Zoning Department. The revised plan should include, at a minimum:

- Total lot area in both square feet and acres;
- The size and location of all buildings, tanks, and processing facilities, including the two proposed electrical buildings totaling approximately 1,200 square feet;
- All streets along which the site has frontage, including right-of-way widths;
- Zoning district information;
- Parking and traffic circulation;
- Required buffers, setbacks, and fencing;
- Applicable notes and conditions of approval;
- The site's legal description or recorded plat reference; and
- A graphic scale and north arrow (as shown on the preliminary plan)

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

No dumpsters or dumpster pads are shown on the site plan, and it is unclear whether any currently exist on the property. Any dumpster placed on site must comply with the enclosure and placement requirements of Article 3, Section 64-3-13.A.4 of the UDC and should be illustrated on the Final PUD Site Plan. Alternatively, a note indicating that curbside waste removal is utilized may be provided.

It is also unclear whether the proposed improvements will require tree removal. If tree removal is proposed, the applicant should coordinate with staff to ensure continued compliance with any approved tree plans on file.

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

The water treatment facility has been in operation since prior to 1984. The proposed additions represent a relatively minor modification to the site and are not expected to adversely affect the surrounding area with

respect to public health, safety, or welfare. Therefore, approval of the requested PUD modification may be appropriate.

Any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council.

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

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning 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.

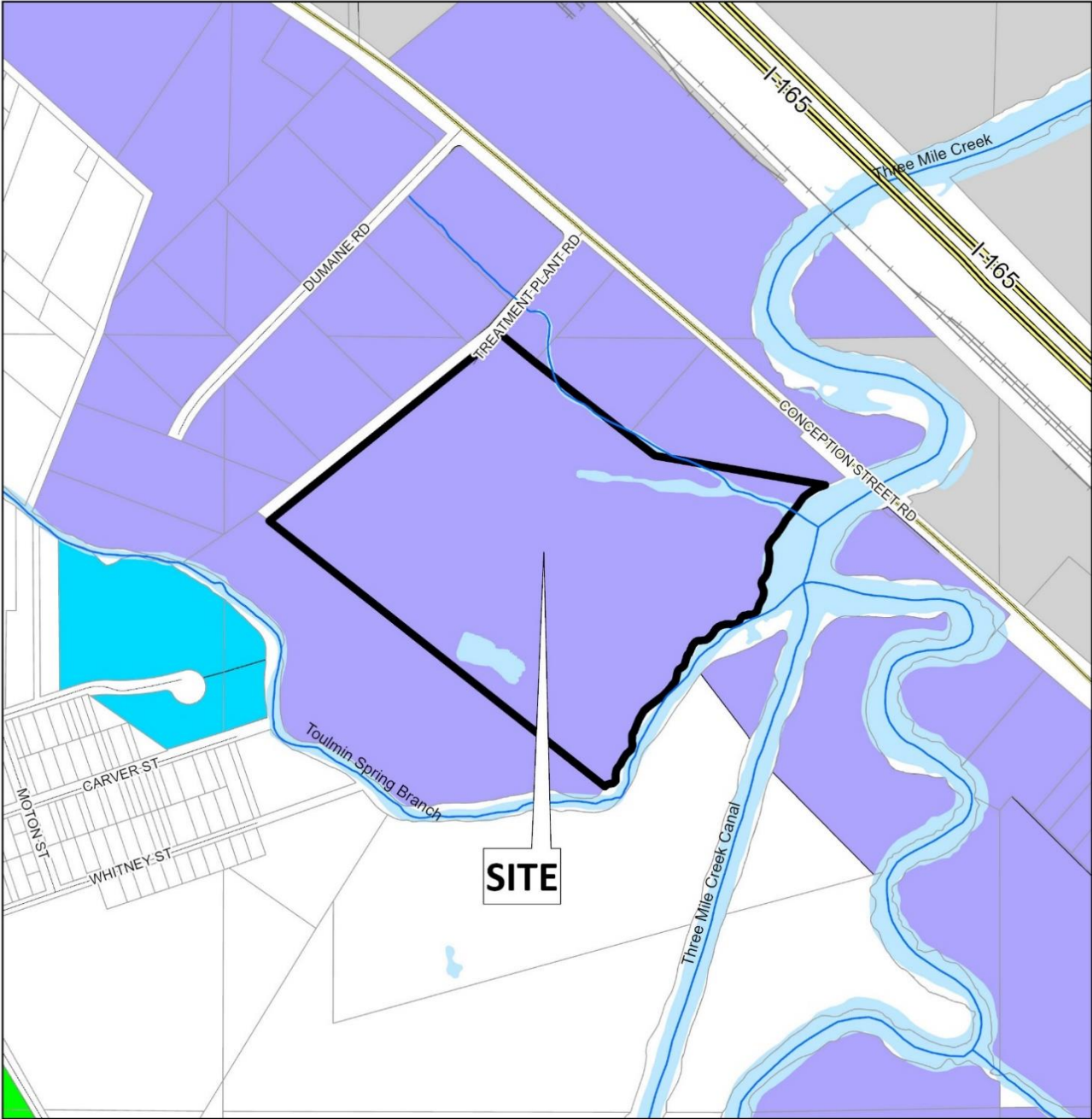
Considerations:

If the Planning Commission considers approval of the request, the following conditions should apply, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the Final Planned Unit Development (PUD) Site Plan to depict all existing and proposed improvements and demonstrate compliance with the Unified Development Code and the following requirements:

- Illustration of a minimum 25-foot front yard setback along all public street rights-of-way, whether opened or unopened;
 - Provision of the lot size in both square feet and acres;
 - Depiction of the existing vegetative buffer adjacent to residentially zoned property;
 - Retention of the existing chain-link fence;
 - Provision of the size (in square feet) of all buildings, tanks, and processing facilities, including the two proposed electrical buildings;
 - Inclusion of zoning district information;
 - Illustration of parking and traffic circulation, including a table showing required and provided parking spaces;
 - Provision of the site's legal description or recorded plat reference;
 - Retention of the graphic scale and north arrow;
 - Provision of a note stating that the maximum allowable building height in the I-1 zoning district is 45 feet;
 - Provision of a note stating that any new site lighting shall comply with Article 3, Section 64-3-9.C of the Unified Development Code;
 - Provision of a note stating that any dumpsters placed on the property shall comply with Article 3, Section 64-3-13.A.4 of the Unified Development Code, or alternatively, that curbside waste removal services will be utilized;
 - Provision of a note stating that any proposed tree removal shall be coordinated with staff to ensure compliance with applicable tree preservation requirements;
 - Provision of a note stating that any signage shall require separate review and permitting through the Planning and Zoning Department, and that illuminated signage shall be installed by a licensed and bonded sign contractor and obtain required electrical permits;
 - Provision of a note stating that any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council.
2. Compliance with all Engineering comments noted in this staff report;
 3. Compliance with all Traffic Engineering comments noted in this staff report;
 4. Compliance with all Urban Forestry comments noted in this staff report;
 5. Compliance with all Fire Department comments noted in this staff report;
 6. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
 7. Full compliance with all municipal codes and ordinances.

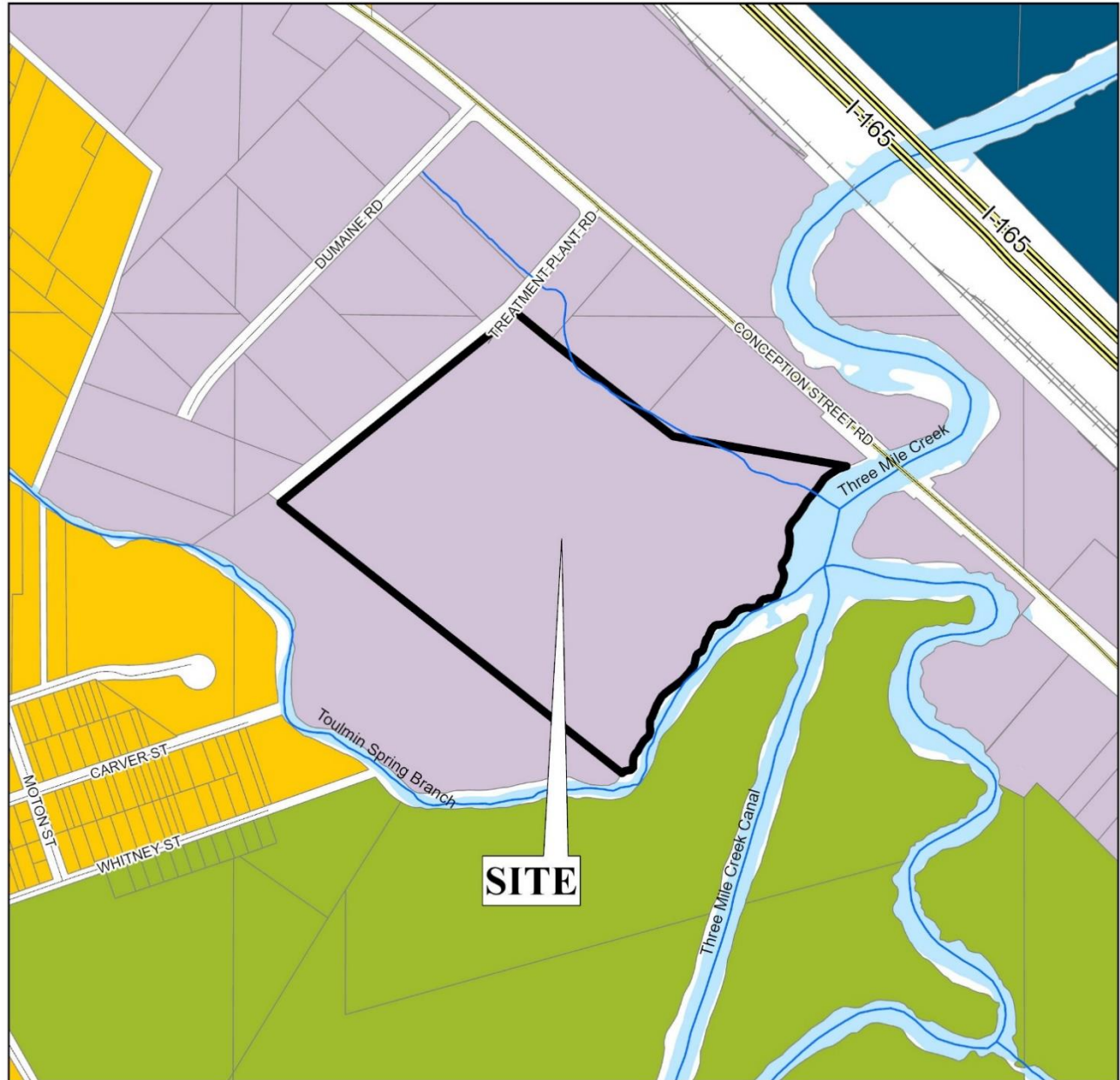
LOCATOR ZONING MAP



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REQUEST	PUD Modification		



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE March 19, 2026

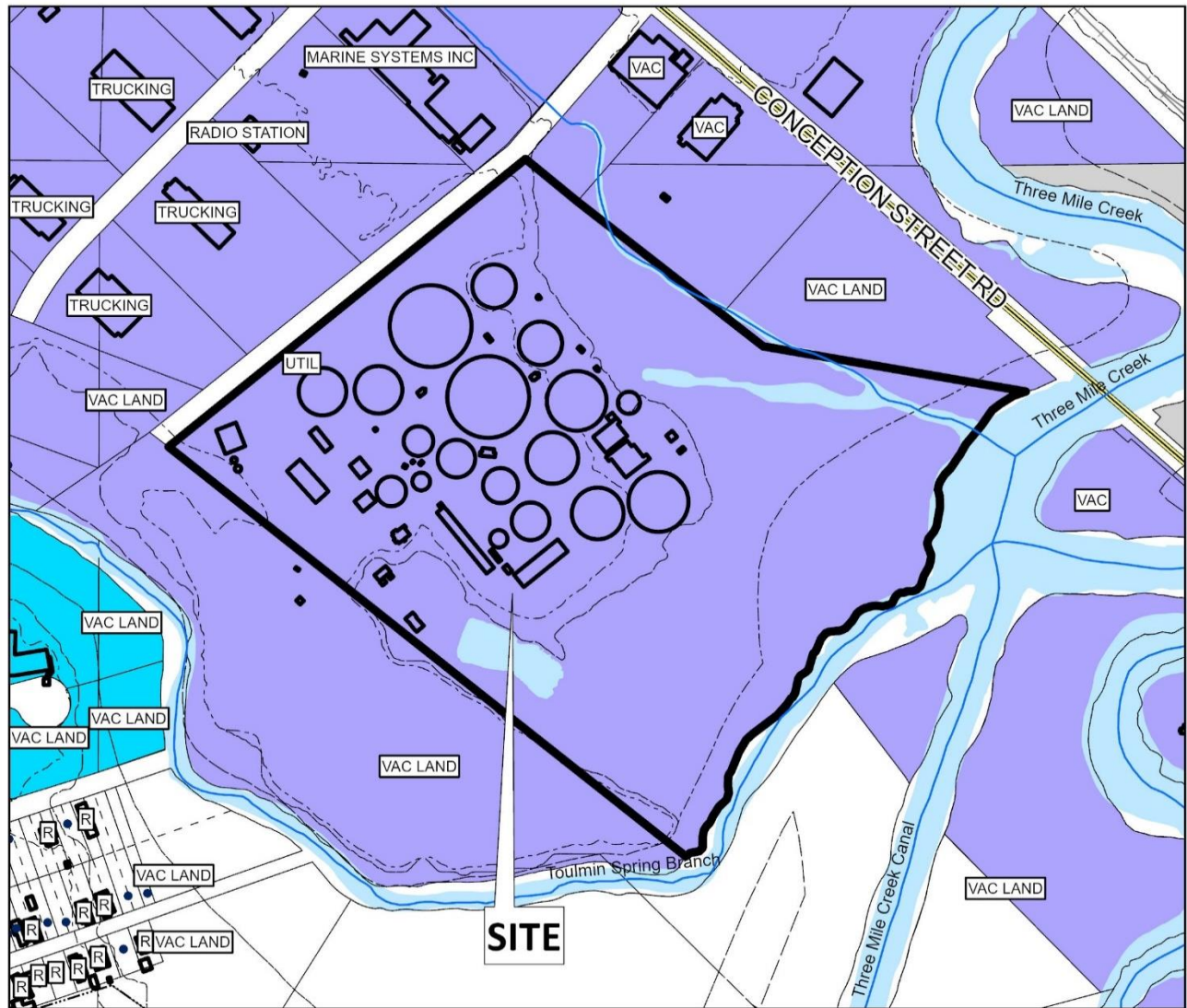
APPLICANT MAWSS (McCroy & Williams, Inc., Agent)

REQUEST 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 residential and commercial units.

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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	

SITE PLAN



The site plan illustrates existing and proposed buildings, drives, and tanks.

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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

