

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

Austal / AT & T Subdivision

SUBDIVISION NAME

Austal / AT & T Subdivision

LOCATION

East side of Cochrane Causeway at the East terminus of Dunlap Drive.

**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

2 Lots / 0.3± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow shared access between two building sites, and Subdivision approval to create two legal lots of record.

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame 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 a written legal description and matching bearing and distance labels for the proposed subdivision.
- C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- D. 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.
- E. Show and label all flood zones.

- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Show and label each and every Right-Of-Way and easement.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- J. Provide the Surveyor's Certificate and Signature.
- K. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- R. 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

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.

TRAFFIC ENGINEERING

COMMENTS

Cochran Causeway (US Highway 90) is an ALDOT maintained roadway and an ALDOT permit will be required in addition to any City permits. Driveway number, size, location and design to be approved by ALDOT and 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. Gravel may not extend into the right-of-way of US Highway 90.

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).

MAWSS COMMENTS

No comments.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow shared access between two buildings sites; and Subdivision approval to create two legal lots of record from a single metes-and-bounds parcel. The site is located in Council District 2. No information concerning water and sewer services was provided by the applicant. As the proposed cell tower lot would not require any water and sewer services, and the lot

comprising the remainder of the parent tract would be over 40,000 square feet, the water and sewer services provided would be a moot point. Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

It should be noted that the lot area given with the application (13,063 square feet, or 0.3± acres) is the area of the proposed cellular tower lease area (10,000 square feet), and the access easement (3,060± square feet) from the street to the lease area. This is the area associated with the Planned Unit Development. The Subdivision includes the tower lease area and the remainder of the parent parcel for a total of 6.0± acres.

The purpose of the Subdivision is to create 2 legal lots of record from an existing metes-and-bounds parcel. Lot 1 would remain the undeveloped parent lot, and Lot 2 would be the lease area for the proposed cellular communications tower. Since the lease area would be over 3,000 square feet (10,000 square feet), Alabama law requires the lease area to be made a separate legal lot of record. The Planned Unit Development is required to allow access to the lease area lot across the parent lot.

The site has been given a 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 land use designation mostly applies to larger parcels primarily developed 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.

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 / Subdivision plat will require approval by the Planning Commission.

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.

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 applicant states:

The purpose of this application is to request a Planned Urban Development approval for parcel #29 05 00 0 004 005 owned by Austal USA LLC to allow shared access across the parent parcel, to the wireless telecommunications compound and 155 ft monopole cell tower proposed to be constructed by AT&T. The compound will be located on a 100' x 100' lease area for which we will also be submitting an application for a Subdivision. This Tower will provide service to the industrial part of the city which is a growing area for the City of Mobile. Please consider this proposal and application for a AT&T cell tower for this area of the City.

The subject site is currently zoned I-2, Heavy Industry. The proposed cellular communications tower would be 155' high. As the Zoning Ordinance allows these towers by right to 180' in I-2 districts, no Planning Approval is required to allow the tower. And as the tower would meet all required setbacks and buffer separations required by the Zoning Ordinance, no variances would be required for the tower.

The site abuts I-2 to the North and a small area of R-1, Single-Family Residential, to the West across Cochrane Causeway. The site is adjoined to the East by Polecat Bay and to the South by the Interstate 10 right-of-way.

The proposed lots are labeled on the preliminary plat with their sizes in acres only; therefore, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information. The site fronts Cochrane Causeway which is a component of the Major Street Plan shown as US Highway 90, with a planned 100' right-of-way. As the plat does not indicate the current right-of-way width along the frontage, the plat should be revised to indicate the current right-of-way width. If the right-of-way width is less than the required 100', dedication should be required to provide 50' from the centerline of Cochrane Causeway. However, it appears that the current right-of-way width is well over the required 100'.

No minimum building setback line is indicated on the plat. As the plat does indicate a 50' spoil disposal and pipe line right-of-way and easement across the entire frontage, the plat should be revised to also label the easement line as a 50' minimum building setback line. A note should be required on the Final Plat stating that no structure may be placed or constructed within the easement.

Many sheets of drawings were submitted by the applicant in association with the PUD. For the purposes of this review, Sheet C-2, Overall Site Plan, will be considered the site plan for the PUD review.

The site plan indicates the proposed 100' x 100' tower lease area and 30' wide access easement from Cochrane Causeway, across a portion of the parent parcel. The site plan should be revised to indicate the lease area as Lot 2 and the remainder of the parent parcel as Lot 1, with each lot labeled with its size in both square feet and acres, or with the furnishing of a table on the site plan providing the same information. The site plan should also be revised to label the current right-of-way width of Cochrane Causeway along the site frontage.

As stated above, the 50' spoil disposal and pipe line right-of-way and easement along the front of the site is indicated on the preliminary plat for the Subdivision; however, it is not illustrated on the preliminary PUD site plan. The PUD site plan should be revised to show this right-of-way/easement with the easement line also identified as the 50' minimum building setback line. A note should be placed on the site plan stating that no structure may be placed or constructed within the easement.

The site plan indicates a gravel drive within the right-of-way extending into the access and utility easement to the tower lease area. This is allowed in I-2 districts; however, gravel paving is not

allowed within the public right-of-way. As per the Traffic Engineering comments, gravel may not extend into the right-of-way of US Highway 90. Therefore, the site plan should be revised to provide a paved surface within the public right-of-way, to be coordinated with Traffic Engineering and ALDOT. Chainlink gates are indicated within 8' from the right-of-way line. As this does not allow a vehicle to queue completely out of the right-of-way, the site plan should be revised to provide at least a 20' queuing depth from the right-of-way.

Two evergreen trees are indicated within the right-of-way; however, any required trees must be planted on-site. As the access easement is 30' wide, only one frontage tree is required, but must be placed within the 25' front setback. As the site has a 50' recorded easement along the front, one overstory tree should be planted within the access easement just beyond the 50' recorded easement. This tree should be at least 3" in diameter at breast height, when planted.

The site plan indicates a proposed 60' x 60' chainlink fence around the tower compound. This should be revised to specify that the fence be an 8' high wooden privacy fence. No public sidewalk is indicated within the public right-of-way. As Lot 2 would be developed for the proposed tower, a public sidewalk along the frontage of the access easement would be required. Therefore, the site plan should be revised to illustrate a compliant City-standard sidewalk along the street frontage, or a Sidewalk Waiver obtained.

RECOMMENDATION

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

- 1) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to label the current right-of-way width of Cochrane Causeway (US Highway 90);
- 3) dedication to provide 50' from the centerline of Cochrane Causeway (US Highway 90) if the current width from centerline is less than 50';
- 4) revision of the plat to also label the 50' spoil disposal and pipe line right-of-way and easement line as the 50' minimum building setback line;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within the 50' spoil disposal and pipe line right-of-way and easement;
- 6) compliance with the 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 a written legal description and matching bearing and distance labels for the proposed subdivision. C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a*

note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D. 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. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. 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. M. 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. N. 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. O. 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 P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. R. 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.];

- 7) *compliance with the Traffic Engineering comments: [Cochran Causeway (US Highway 90) is an ALDOT maintained roadway and an ALDOT permit will be required in addition to any City permits. Driveway number, size, location and design to be approved by ALDOT and 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. Gravel may not extend into the right-of-way of US Highway 90.];*
- 8) *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)];*
- 9) *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).]; and*
- 10) *submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.*

Planned Unit Development: Staff recommends the following Findings of Fact for Approval:

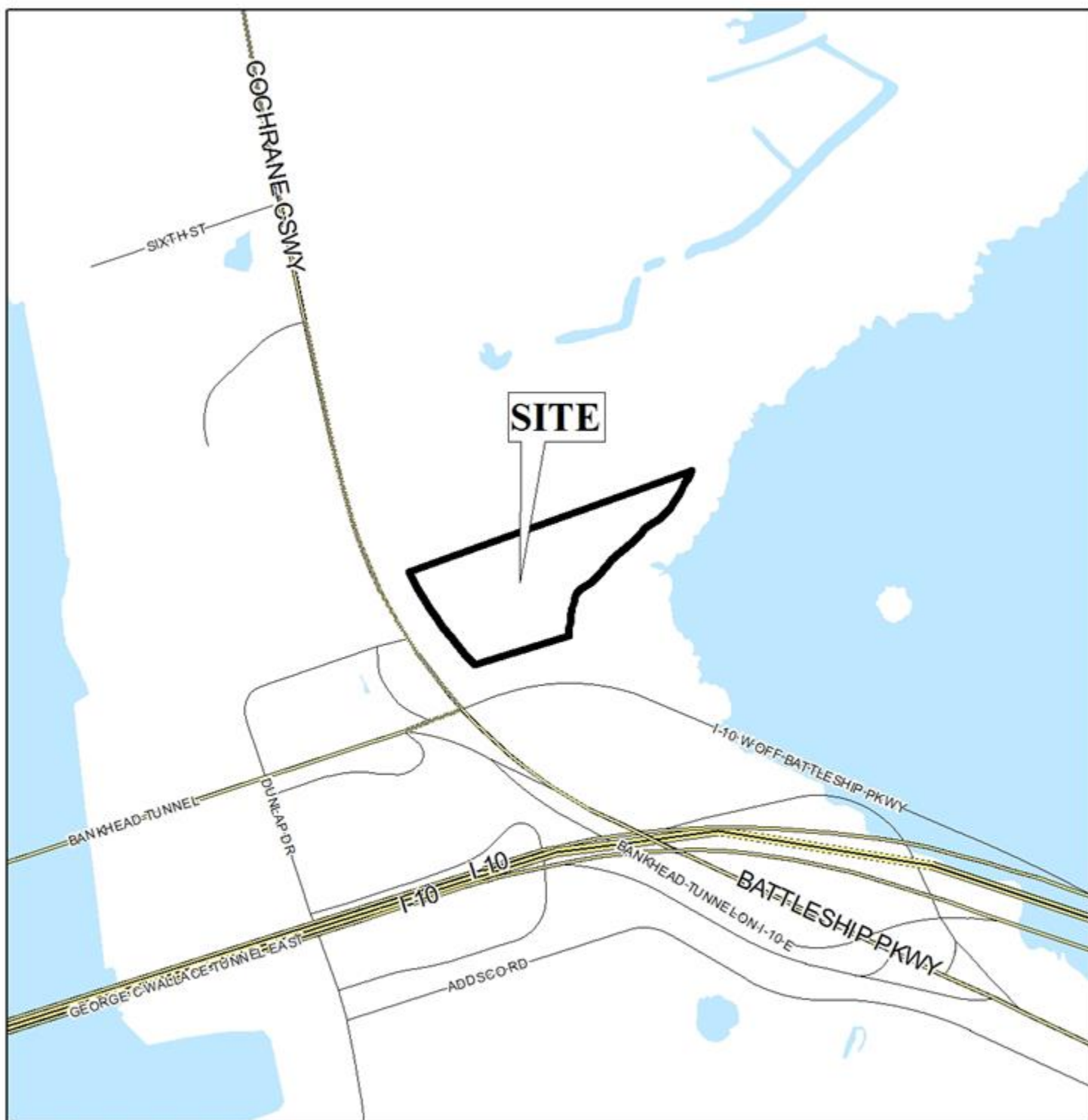
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for the development of a portion of an existing undeveloped site to meet the applicant's needs and provides improved cell service to the area;
- b. the proposal promotes the objectives of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because new lots can be created and have shared access between uses;
- 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 development), because the development will occupy only a small portion of the over-all site, leaving ample area for other development;
- 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 proposed development requires only a small area of the site with minimal impact to the wetlands;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because of the relatively small size of the tower compound;
- 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.

The Approval is subject to the following conditions:

- 1) revision of the site plan to indicate the lease area as Lot 2, and the remainder of the parent parcel as Lot 1, with each lot labeled with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 2) revision of the site plan to label the current right-of-way width of Cochrane Causeway along the site frontage;
- 3) revision of the site plan to illustrate the 50' spoil disposal and pipe line right-of-way and easement line, and to also label it as the 50' minimum building setback line;
- 4) placement of a note on the site plan stating that no structure may be constructed or placed within the 50' spoil disposal and pipe line right-of-way and easement;
- 5) revision of the site plan to provide a paved surface within the public right-of-way to the access easement, to be coordinated with Traffic Engineering and ALDOT;
- 6) revision of the site plan to provide a minimum 20' of vehicle queuing space between the right-of-way and gates along the access drive;
- 7) revision of the site plan to provide one overstory tree within the access easement just beyond the 50' recorded easement to be at least 3" in diameter at breast height when planted;
- 8) revision of the site plan to specify that the 60' x 60' fence around the tower compound be an 8' high wooden privacy fence;
- 9) revision of the site plan to provide a compliant City-standard sidewalk along the street frontage, or the obtaining of a Sidewalk Waiver;

- 10) 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 applicationjj8 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.];*
- 11) compliance with the Traffic Engineering comments: *[Cochran Causeway (US Highway 90) is an ALDOT maintained roadway and an ALDOT permit will be required in addition to any City permits. Driveway number, size, location and design to be approved by ALDOT and 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. Gravel may not extend into the right-of-way of US Highway 90.];*
- 12) 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)];*
- 13) 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).]; and*
- 14) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

LOCATOR MAP



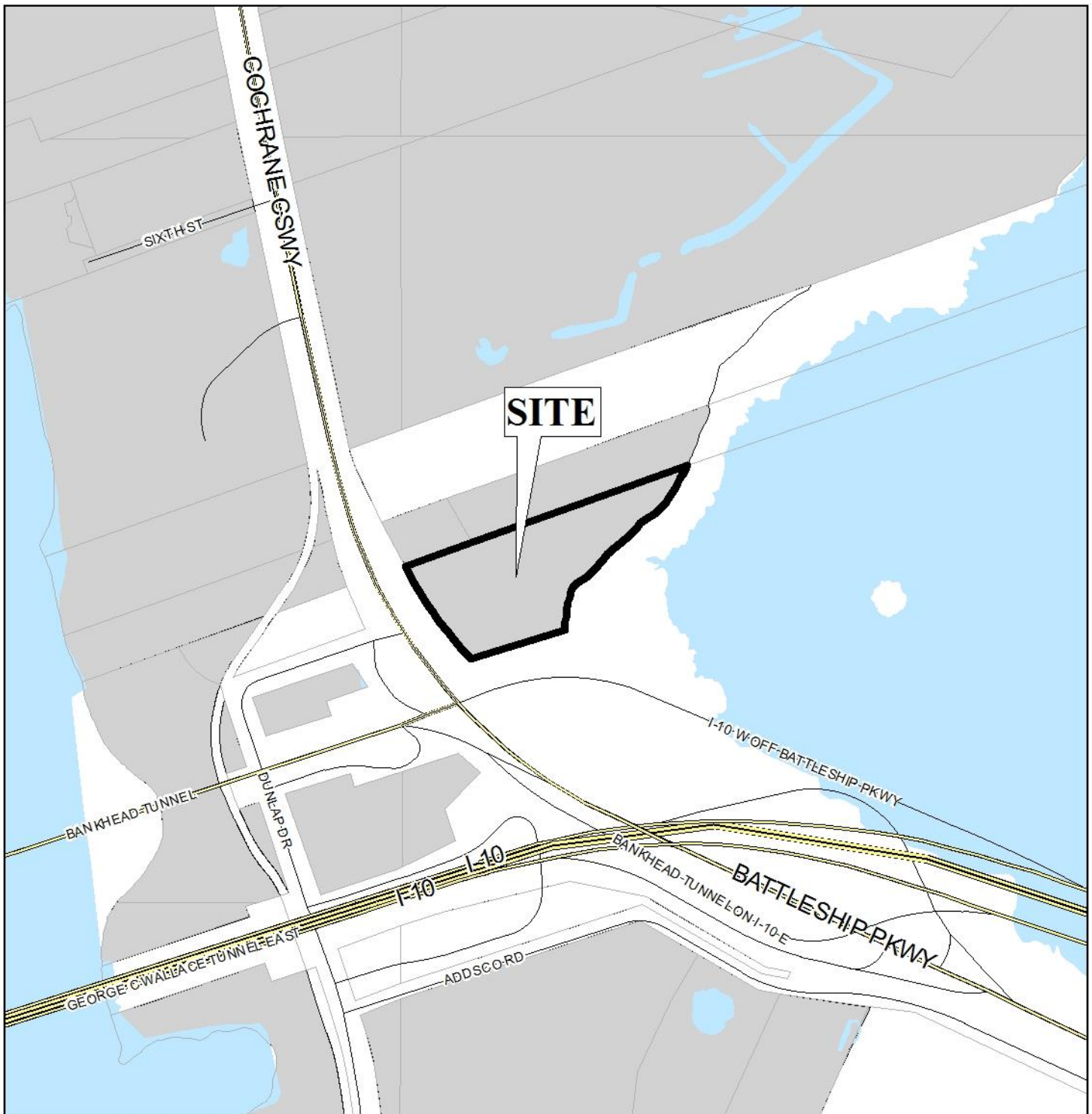
APPLICATION NUMBER 11 DATE September 20, 2018

APPLICANT Austal / AT&T Subdivision

REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE September 20, 2018

APPLICANT Austal / AT&T Subdivision

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



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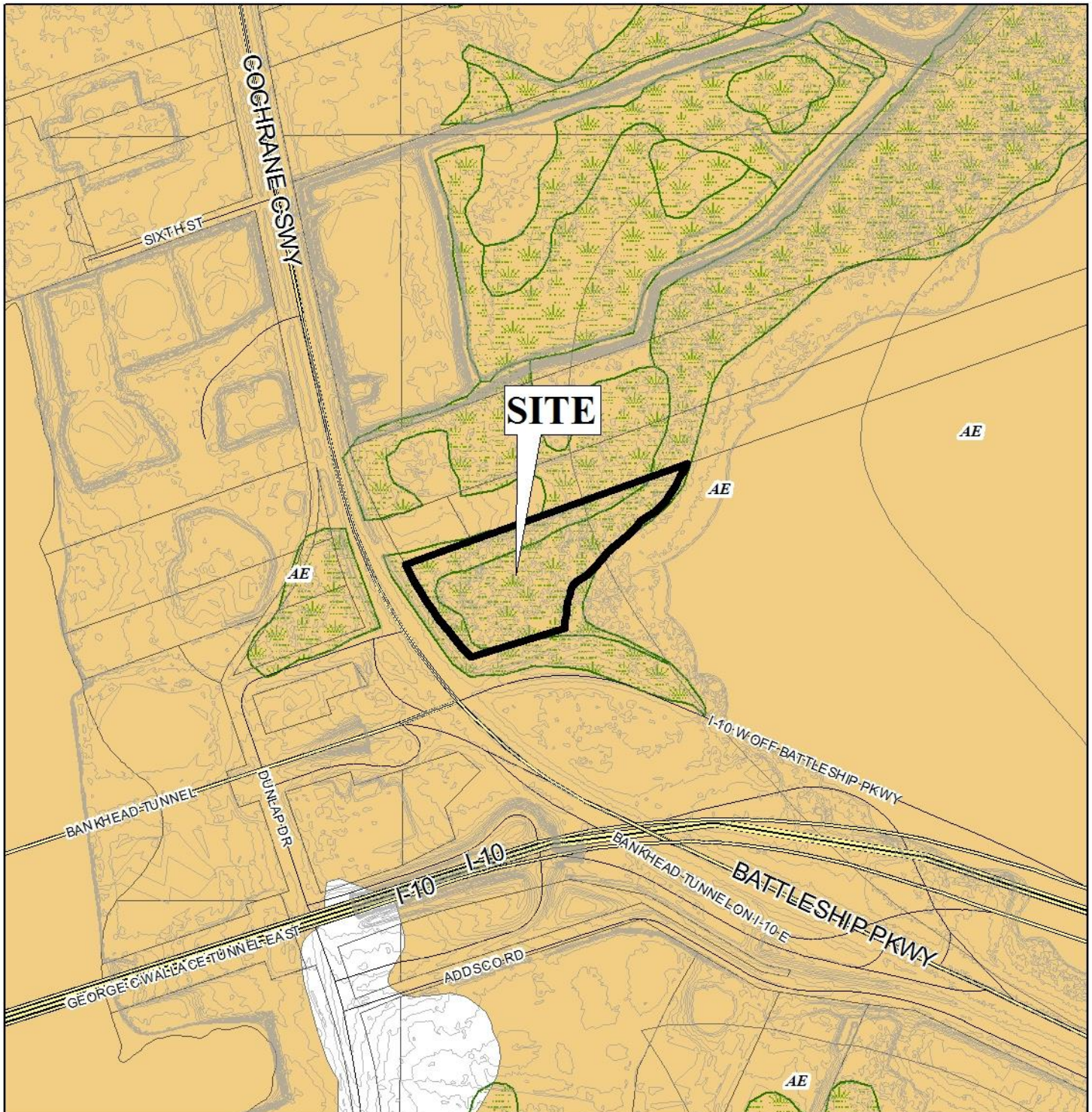
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REQUEST Subdivision, Planned Unit Development

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	



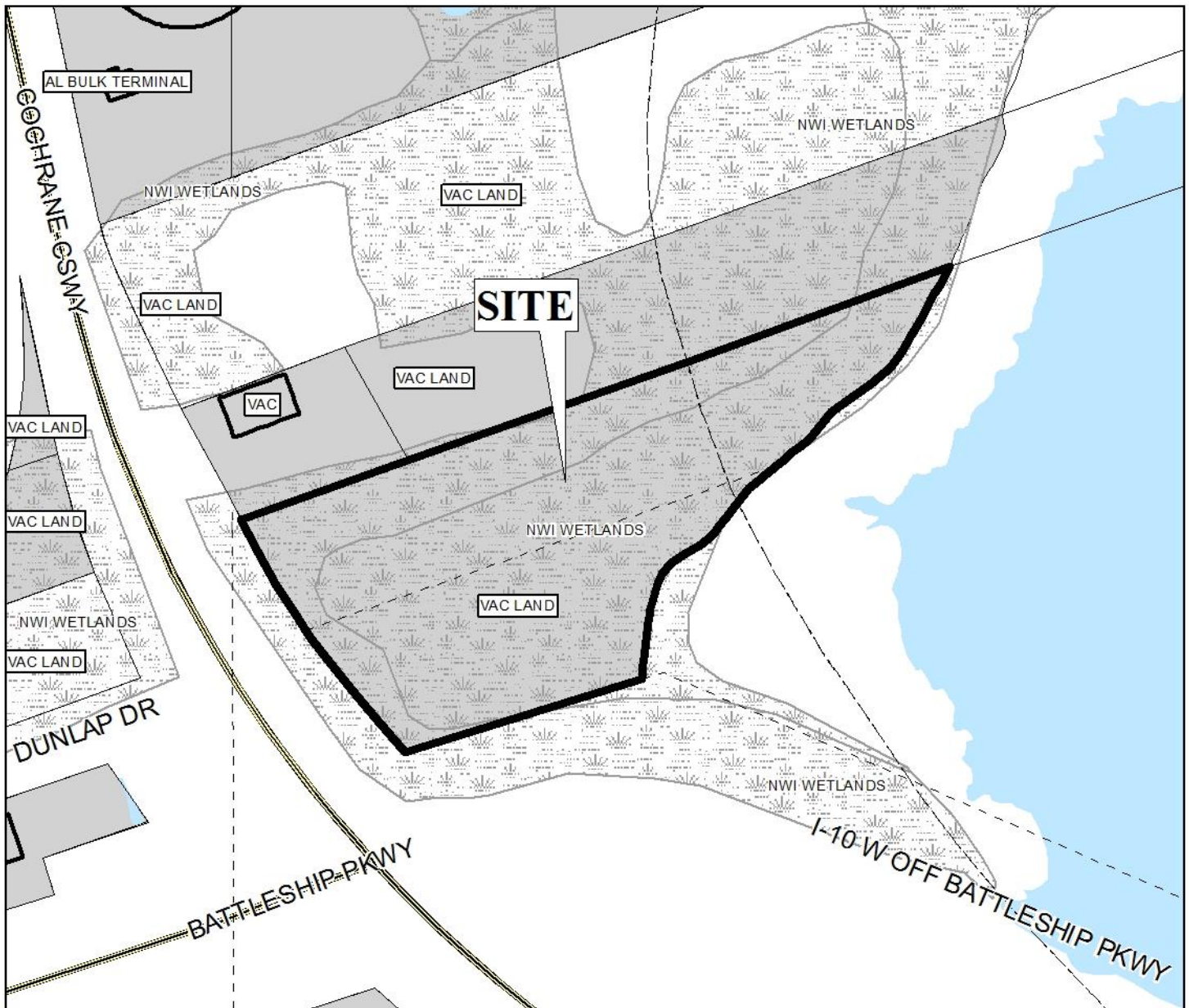
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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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

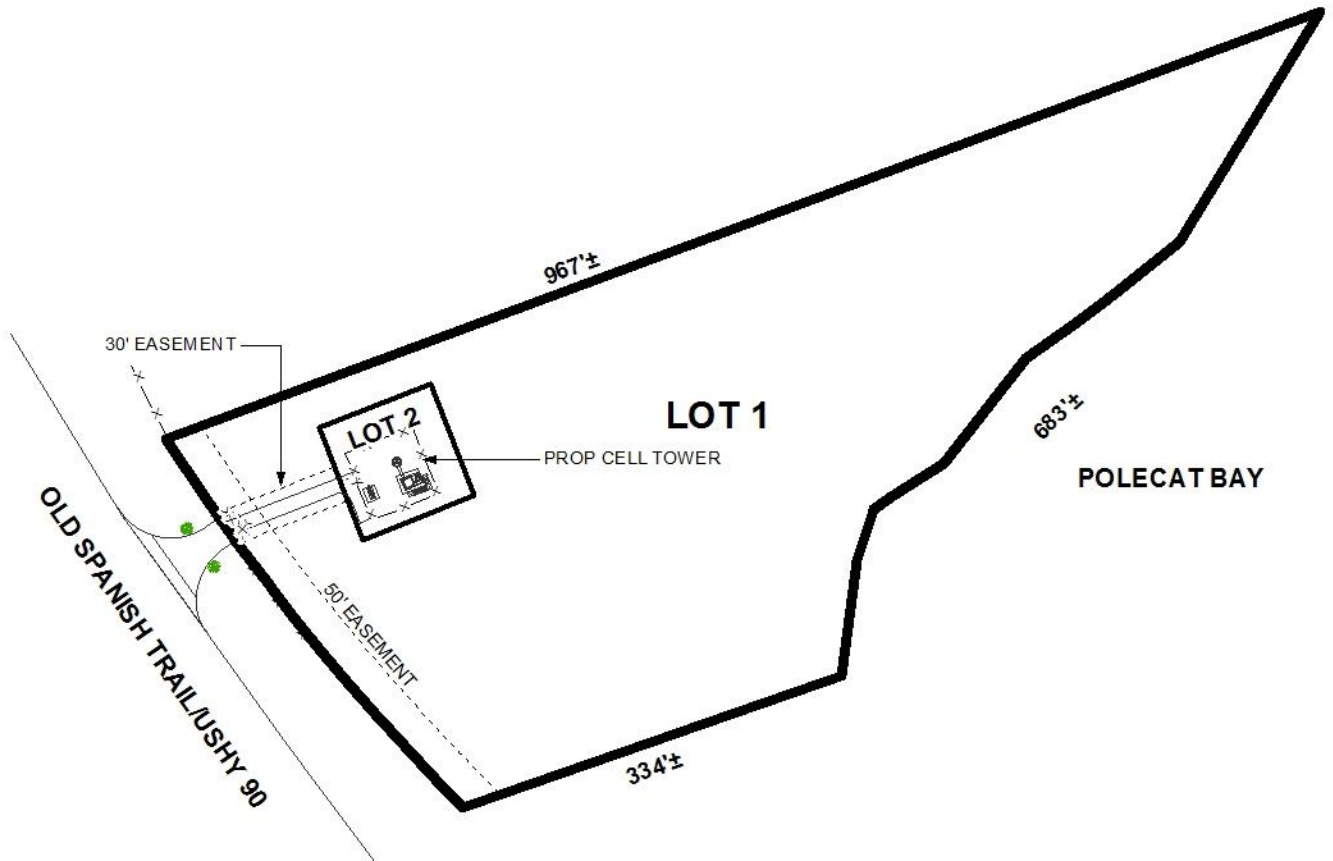


The site is surrounded by industrial units.

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SITE PLAN



The site plan illustrates the easements and propsoed cell tower location.

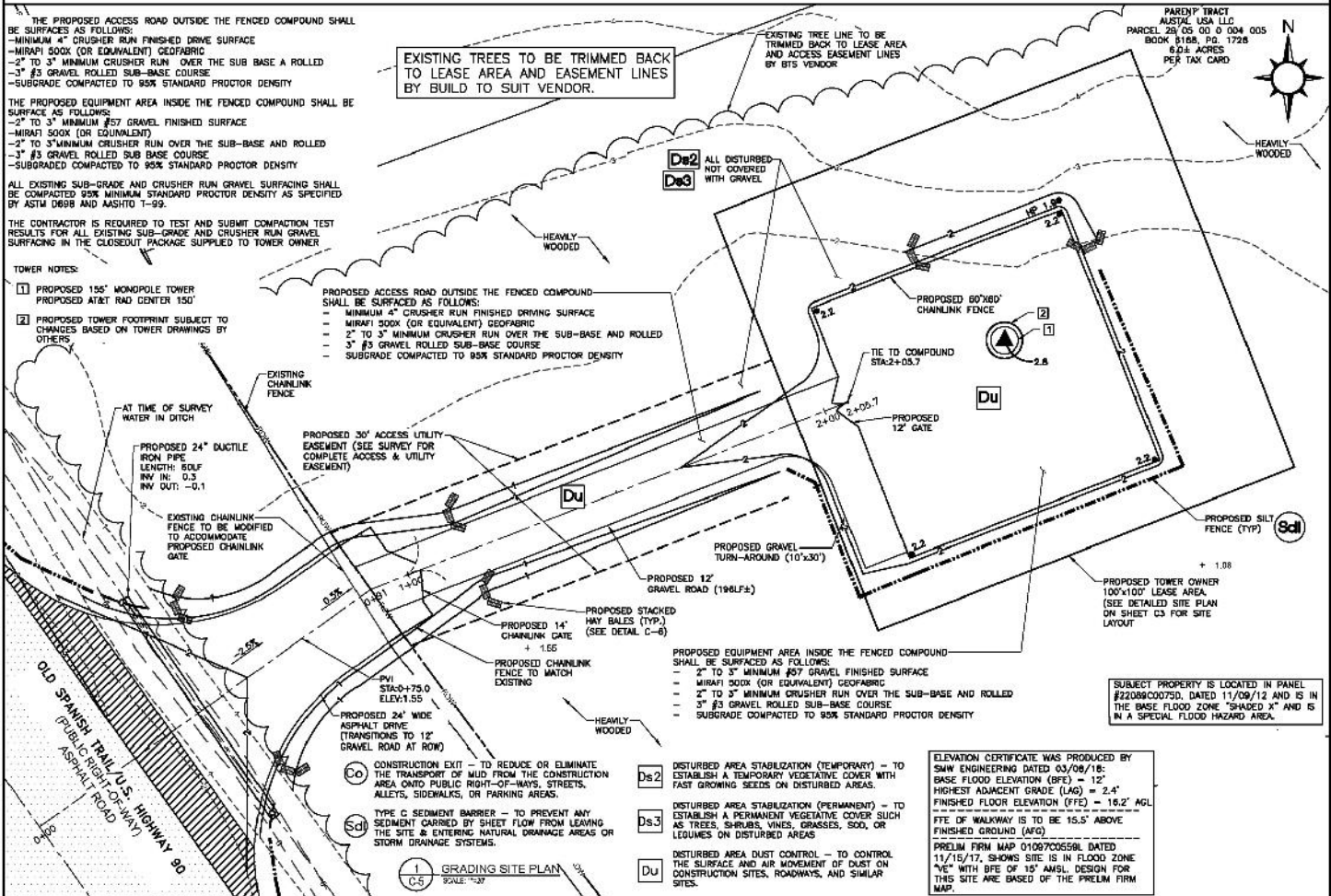
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REQUEST Subdivision, Planned Unit Development



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE September 20, 2018

APPLICANT Austal / AT&T Subdivision

REQUEST Subdivision, Planned Unit Development



