

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: September 6, 2012****DEVELOPMENT NAME**

Flexicrew

**LOCATION**

Northeast corner of Laughlin Drive and Laughlin Drive South.

**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

I-1, Light Industry District

**AREA OF PROPERTY**

1 Lot / 0.7± Acre

**CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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. Any and all proposed development within the property lines will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT****COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

**REMARKS**

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site is currently undeveloped and a two-story office/warehouse building and a detached associated equipment storage canopy structure are proposed to be built. The applicant is an employment service specializing in crew staffing for the offshore oil industry and also conducts minor skill training in welding and pipe fitting associated with the industry.

The site was recently the subject of a two-lot Subdivision, the Resubdivision of Lots 4 and 5, Laughlin Industrial Park Subdivision, approved by the Commission on July 5, 2012. Conditions of approval have been incorporated into the site plan; however, that resubdivision has not yet been recorded. Therefore, if this PUD is approved, completion of the resubdivision should be a condition of approval.

The site plan submitted generally meets the requirements for new development in an I-1 District. Landscaping and tree plantings proposed are compliant, public sidewalks are indicated, and vehicular access and maneuvering is compliant with an asphalt-paved standard vehicle parking lot. The site plan does not indicate bumper stops or curbing within the parking stalls along the Northwest side of the parking lot. Therefore, the site plan should be revised to indicate such within that area of the parking lot. Total site coverage by all structures would be approximately 18%, well below the 75% allowed in I-1 Districts.

One aspect of the site plan not indicated to be compliant is the crushed limestone area to the rear of the proposed building. Aggregate parking and storage areas are not allowed in I-1 Districts. However, the narrative furnished with the application indicates that this area is to be used for the storage of pallets of steel and the loading and unloading of other equipment used in crew training such as air compressors and welding machines. As a PUD can be utilized to modify district regulations, the allowance of the crushed limestone lay-down yard would be justified in this instance according to the proposed use.

The site will have to comply with the City of Mobile storm water and flood control ordinances. The storm water detention system and best management practices for erosion and sediment control should be in place early in the site development process. As no storm water detention is indicated on the site plan, it should be revised to indicate such if required by City Engineering.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

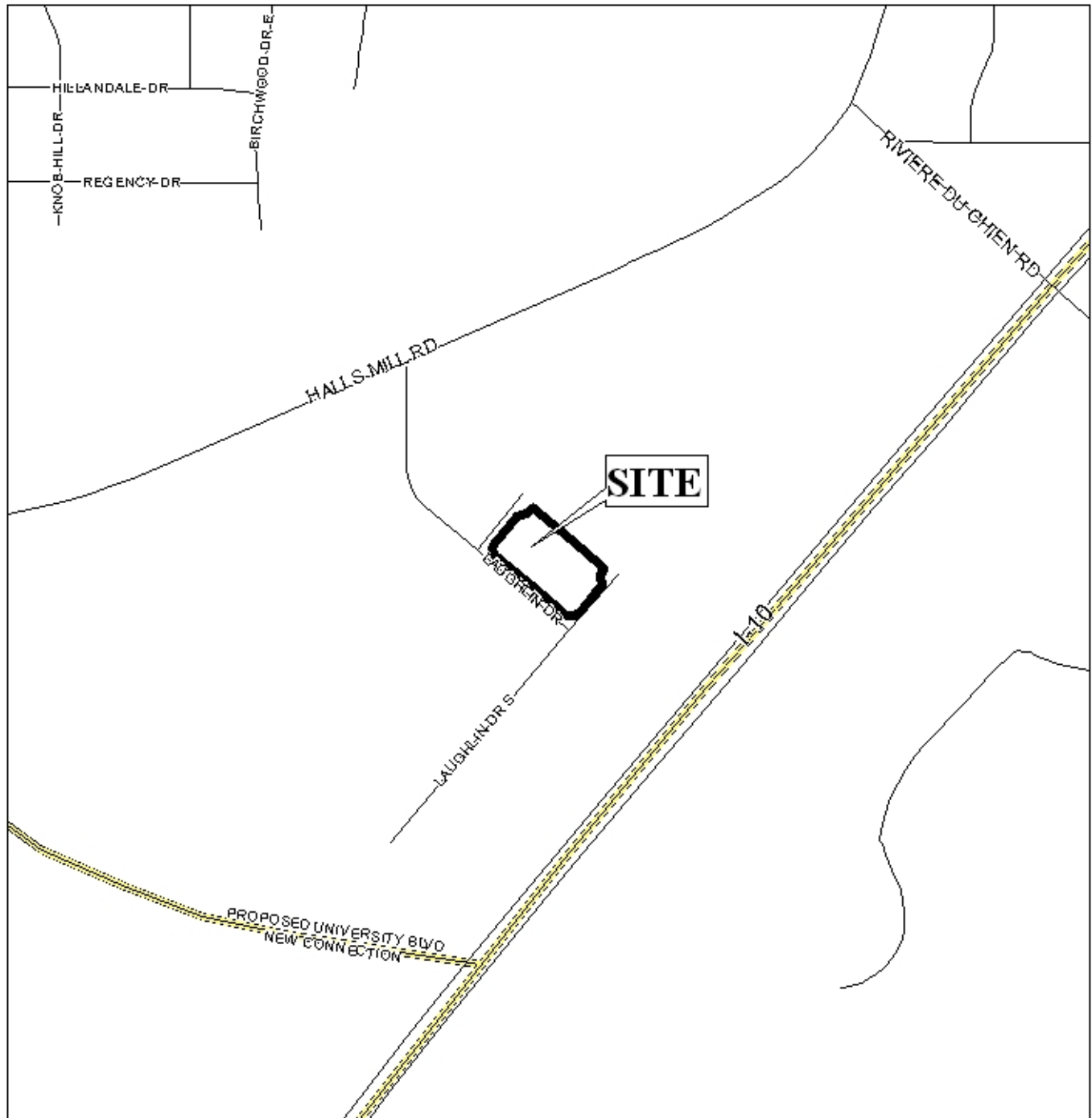
No perimeter fencing or gates are indicated on the site plan; therefore, if approved, such would not be allowed to be constructed without a new PUD approval. And no freestanding HVAC or generator units are indicated on the site plan; therefore, if approved, such would not be allowed to be constructed without a new PUD approval.

**RECOMMENDATION**      **Planned Unit Development:** The request for multiple buildings on a single building site, to include an aggregate surface laydown yard, is recommended for approval, subject to the following conditions:

- 1) completion of the Subdivision process for Laughlin Industrial Park Subdivision, Resubdivision of Lots 4 & 5;
- 2) revision of the site plan to indicate either bumper stops or curbing along the Northwest edge of the parking lot;
- 3) revision of the site plan to indicate any storm water detention as may be required by City Engineering;
- 4) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) subject to Engineering comments: *(1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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. Any and all proposed development within the property lines will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work);*
- 6) subject to Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 7) subject to Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*

- 8) submission of a revised PUD site plan to Planning illustrating the conditions of approval for this PUD prior to any applications for land disturbance or building permits;
- 9) no perimeter fencing or gates are to be allowed without a new PUD approval;
- 10) no freestanding HVAC or generator units are to be allowed without a new PUD approval; and
- 11) compliance with all other municipal codes and ordinances.

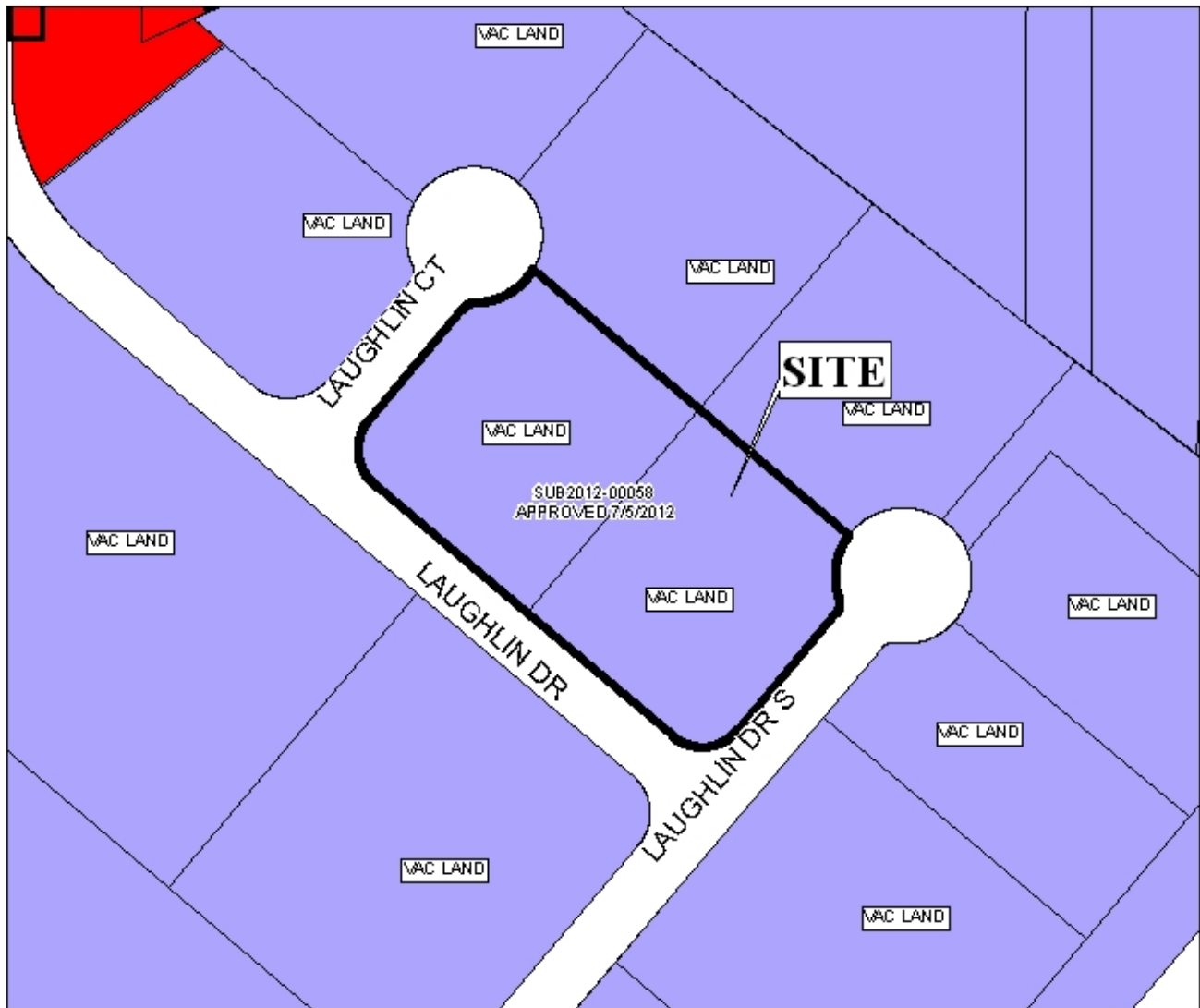
# LOCATOR MAP



APPLICATION NUMBER 11 DATE September 6, 2012  
APPLICANT Flexicrew  
REQUEST Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant land.

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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS



## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

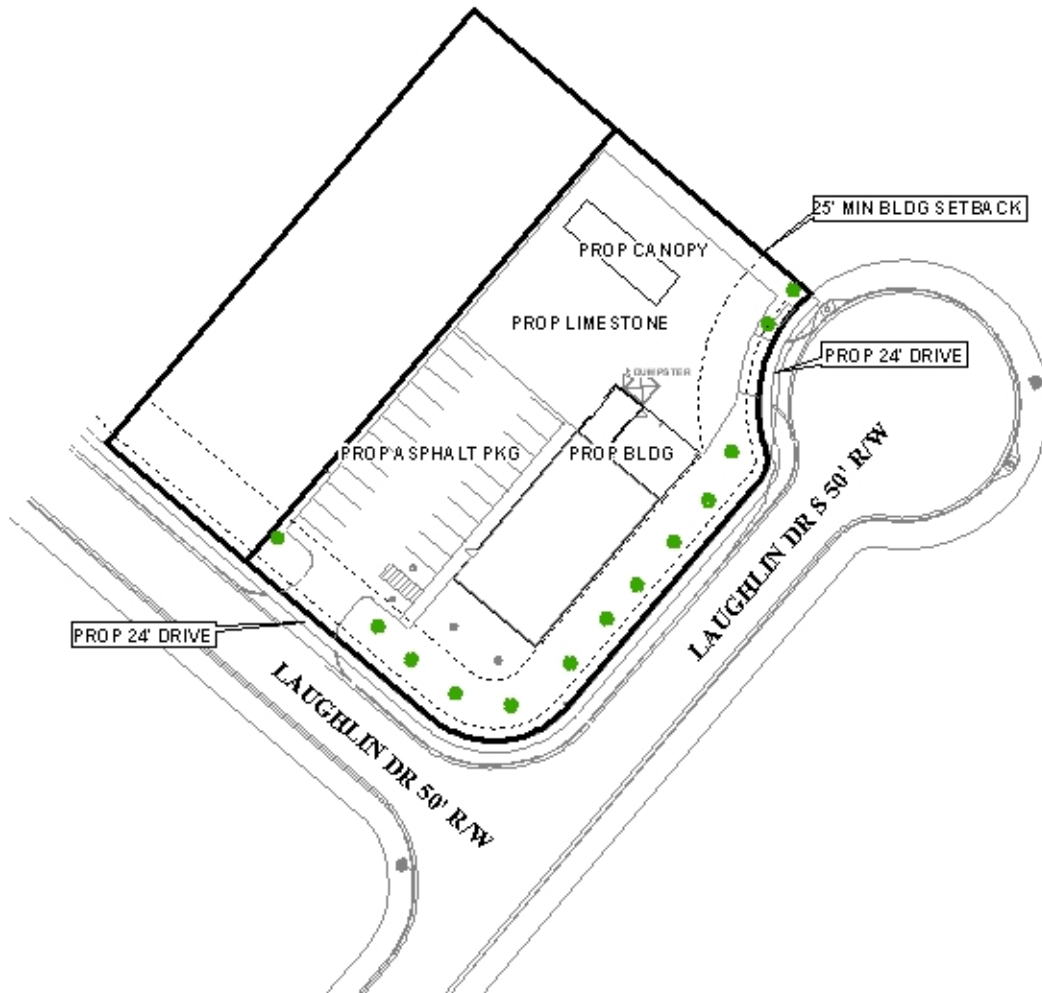


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## SITE PLAN



The site plan illustrates the proposed development.

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