

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL
STAFF REPORT**

Date: May 6, 2021

DEVELOPMENT NAME

Thomas LLC

LOCATION

2785 and 2789 MacMae Drive
(South terminus of MacMae Drive).

**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2 Lots / 4.0± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access and parking between building sites; and Planning Approval to amend a previously approved Planning Approval to allow light warehousing in excess of 40,000 square feet in a B-3, Community Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Within one year of approval.

**ENGINEERING
COMMENTS**

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 Permitting 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. 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.

Planning Approval:

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6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to the driveway as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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 [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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access and parking between building sites; and Planning Approval to amend a previously approved Planning Approval to allow light warehousing in excess of 40,000 square feet in a B-3, Community Business District.

The site has been given a Mixed Commercial Corridor (MCC) 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.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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.

Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission.

The following narratives are provided concerning the applications:

Planned Unit Development

THE APPLICANT RECENTLY PURCHASED LOTS 2 & 3 THAT HAVE BEEN DEVELOPED FOR MANY YEARS WITH CROSSOVER DRIVES AND PARKING. HE IS PROPOSING TO CONSTRUCT A 3000 SF WAREHOUSE AND ALLOWING FOR A FUTURE EXPANSION OF 1000 SF. THIS WAREHOUSE WILL ONLY BE USED FOR STORAGE. THE LOCATION OF THE NEW BUILDING WILL DISPLACE SIX EXISTING PARKING SPACES AND THEY HAVE BEEN RELOCATED ON THE SITE.

THERE IS AN EXISTING 10' BUFFER STRIP AND A 6' WOOD PRIVACY FENCE LOCATED ALONG THE SOUTH PROPERTY LINE WHERE THIS SITE ADJOINS A RESIDENTIAL SUBDIVISION. SINCE THIS IS AN EXISTING FACILITY, THERE SHOULD BE NO ADVERSE AFFECTS ON THE SURROUNDING NEIGHBORHOOD.

Planning Approval

THIS APPLICATION IS TO AMEND A PREVIOUS PLANNING APPROVAL TO ALLOW THIS PROPERTY TO HAVE MORE THAN 40,000 SF OF LIGHT WAREHOUSES.

The subject site consists of Lots 2 and 3, Willard Court Subdivision. Lot 2 (2785 Macmae Drive) has two existing office/warehouse buildings, one being approximately 20,000 square feet, and the other approximately 11,200 square feet. The smaller building was approved via a Planned Unit Development and Planning Approval in 2013. Lot 3 (2789 Macmae Drive) contains an office/warehouse building of approximately 12,000 square feet. The two lots share access and parking. The applicant proposes to add an additional 3,000 square-foot warehouse to Lot 3. As this would alter the site plan of the previously approved PUD, the previous approval must be amended to allow the proposed building. Additionally, as the site is zoned B-3, light warehousing over 40,000 square feet requires Planning Approval; thus the previously approved Planning Approval must be amended to allow the proposed 3,000 square-foot warehouse since the combined lots would have a total of approximately 46,200 square feet of warehousing.

In addition to the proposed new building, the site plan indicates a compliant dumpster enclosure added as per a condition of the 2013 approvals, and sufficient parking to support all uses. The six (6) existing parking spaces displaced by the new building are indicated to be relocated further East and adjacent to existing parking spaces near the dumpster enclosure. The site was originally developed in compliance with landscaping, tree planting, buffering and sidewalks, and will remain in compliance.

The site abuts a residential subdivision to the South with a street stub of Belvedere Circle East adjoining the site; previous approvals required that the site should be denied access to Belvedere Circle East. A note should be required on a revised site plan stating such, if approved. As per the Traffic Engineering comments, the site is limited to the driveway as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A note should be required on revised site plans stating these comments, if approved. Two (2) copies of a revised PUD site plan and two (2) copies of a revised Planning Approval site plan should be submitted to and approved by Planning and Zoning reflecting conditions of approvals prior to the request of building or site development permits.

RECOMMENDATION

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional support facilities within a developed site;

- 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 it is providing new processing resources beyond those already existing;
- 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 a relatively small amount of space in relation to the over-all site will actually be required for the proposed project;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as a large area of the site will remain undisturbed;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

Based upon the preceding, this application is recommended for approval subject to the following conditions:

- 1) placement of a note on a revised site plan stating that the site is denied access to Belvedere Circle East;
- 2) 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 Permitting 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. 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.);

- 3) placement of a note on a revised site plan stating the Traffic Engineering comments: *(Site is limited to the driveway as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 4) 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 [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.);*
- 5) 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);* and
- 6) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan (hard copy and pdf) prior to the request of building or site development permits.

Planning Approval: Staff recommends the following Findings of Fact for Approval for the Planning Approval:

- 1) The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
- 2) The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed facilities are located out of any traffic lanes; and
- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, and will be associated with the established functioning of the site as an office/warehouse development.

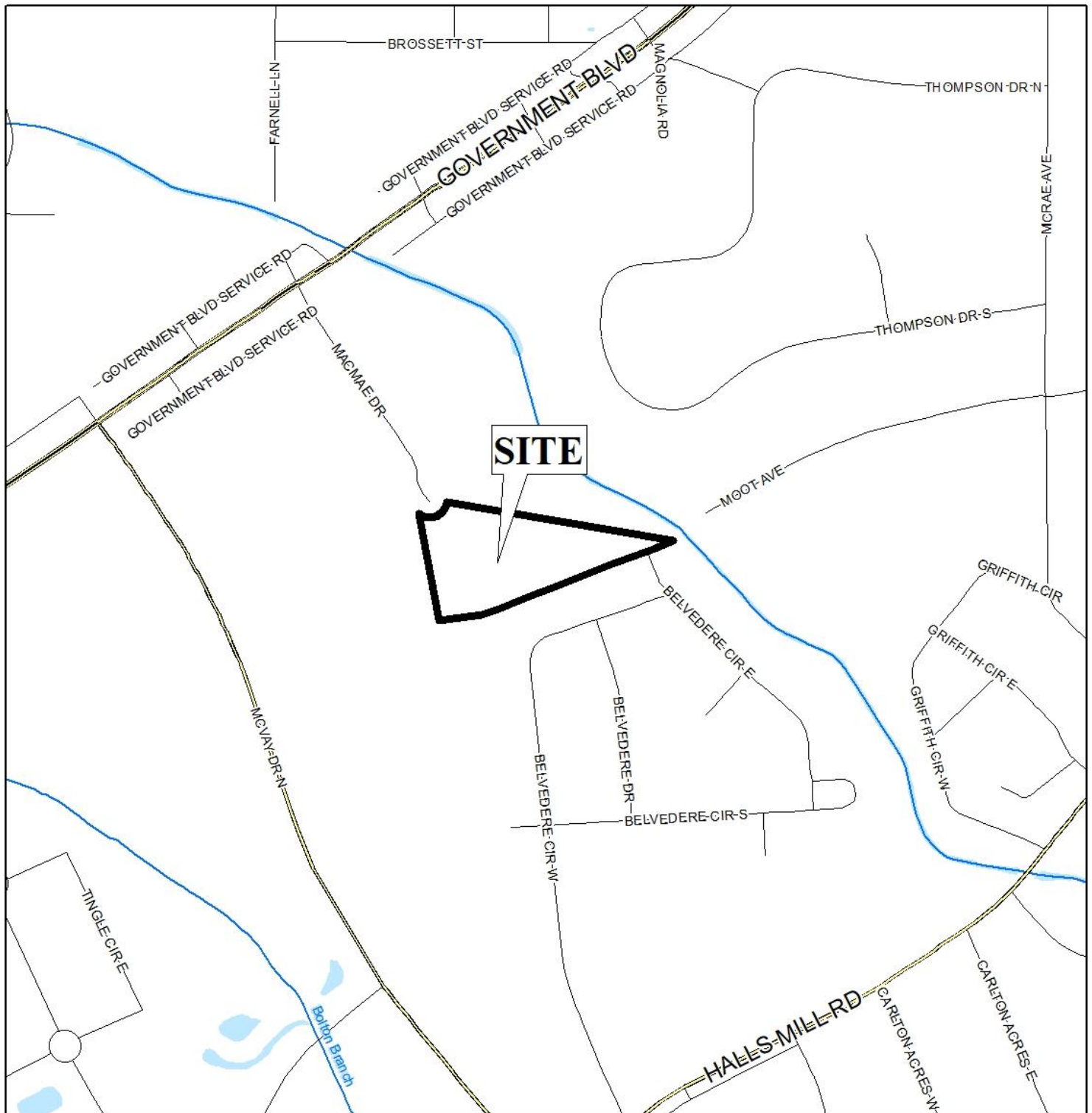
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LOCATOR MAP



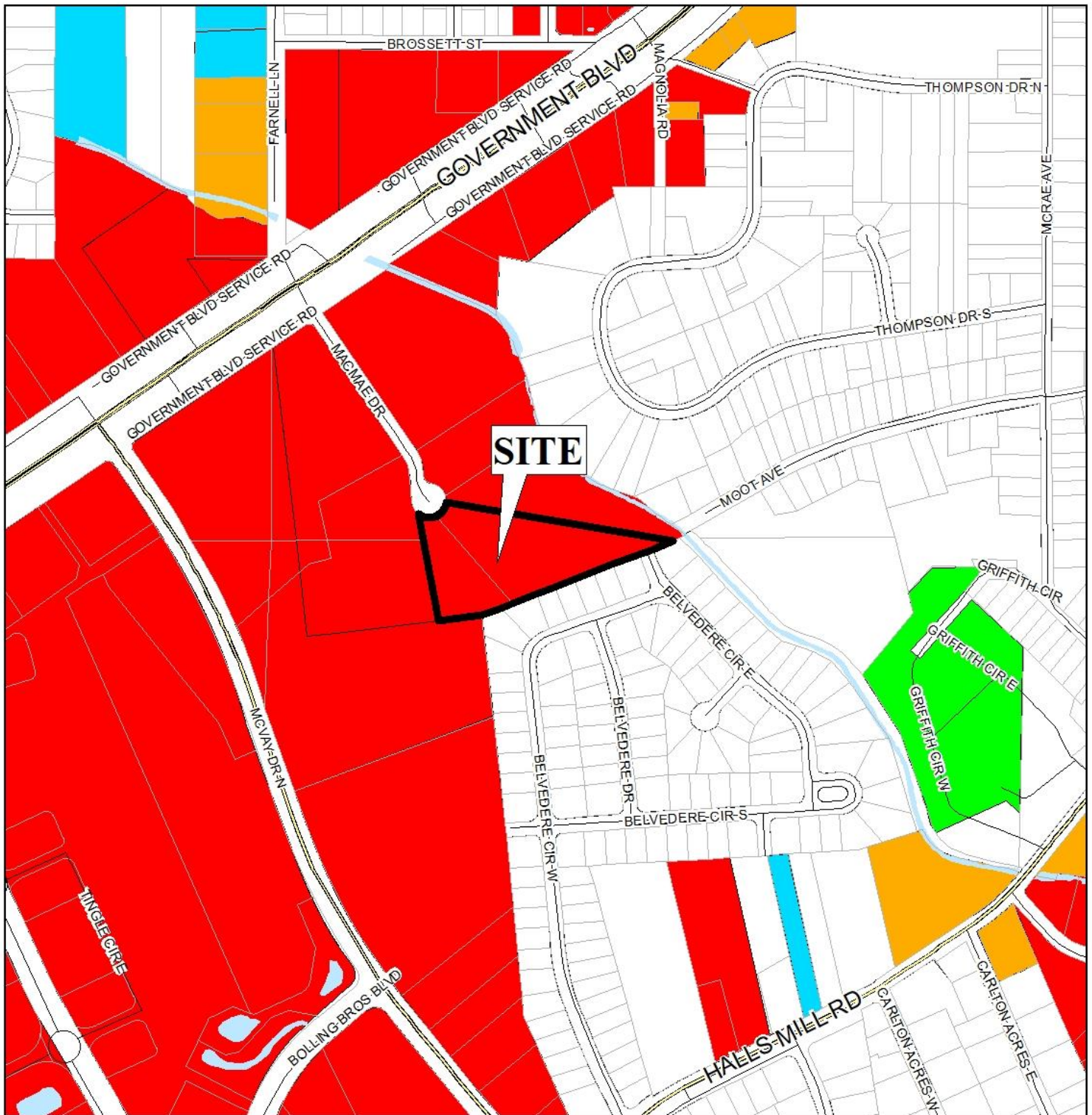
APPLICATION NUMBER 12 DATE May 6, 2021

APPLICANT Thomas LLC

REQUEST Planned Unit Development, Planning Approval



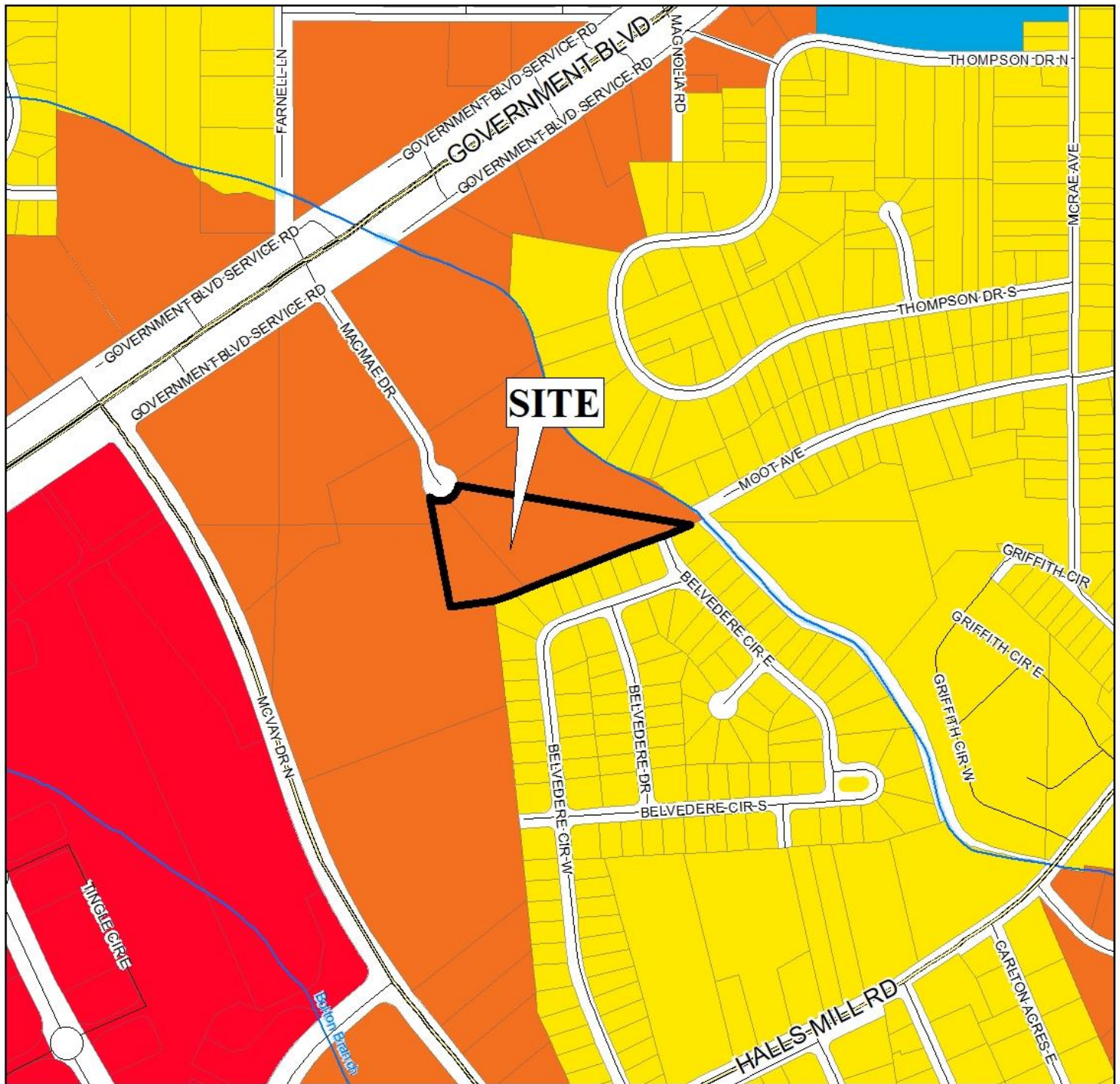
LOCATOR ZONING MAP



APPLICATION NUMBER 12 DATE May 6, 2021
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REQUEST Planned Unit Development, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE May 6, 2021

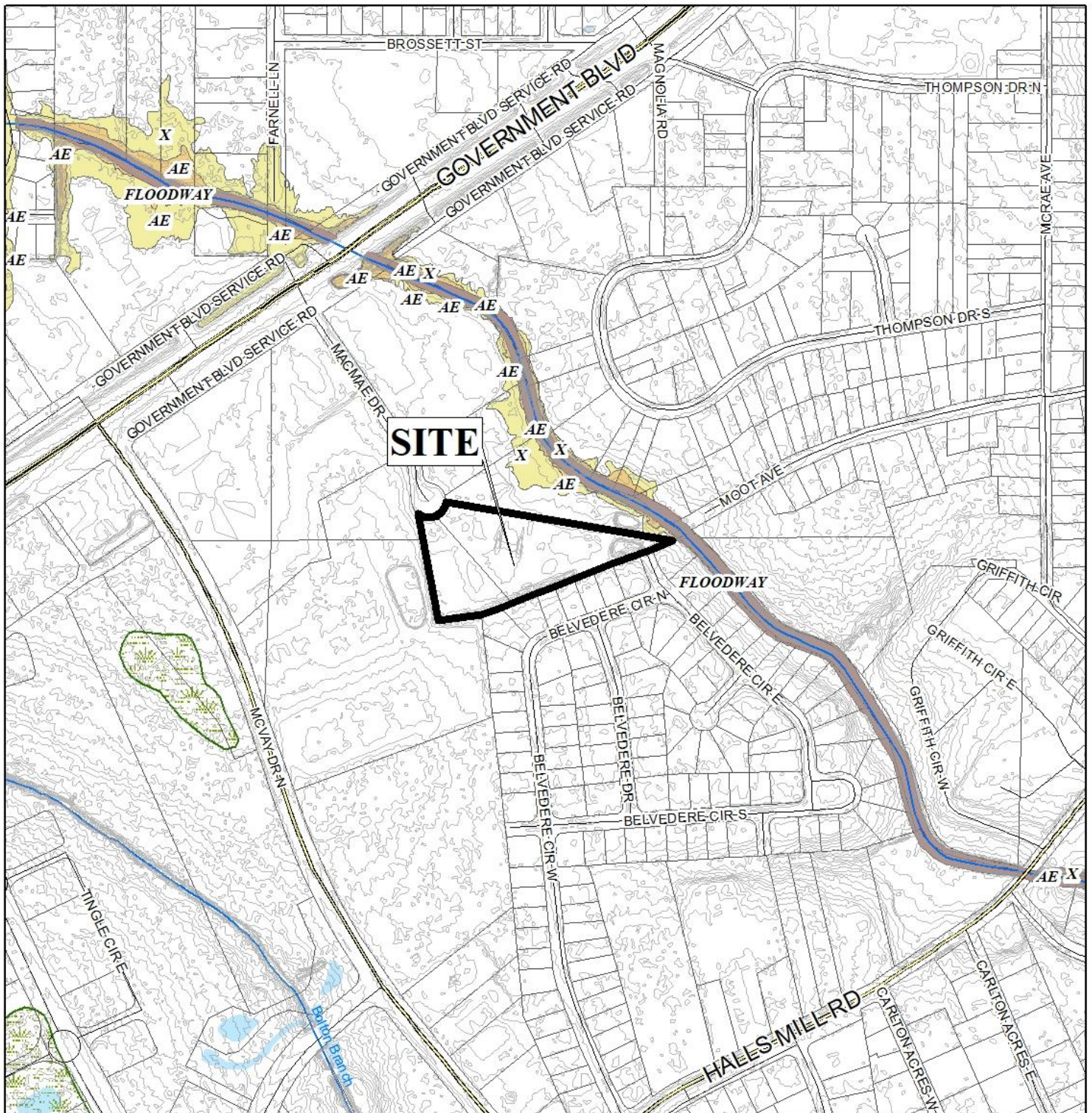
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| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry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



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 12 DATE May 6, 2021

APPLICANT Thomas LLC

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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REQUEST Planned Unit Development, Planning Approval

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

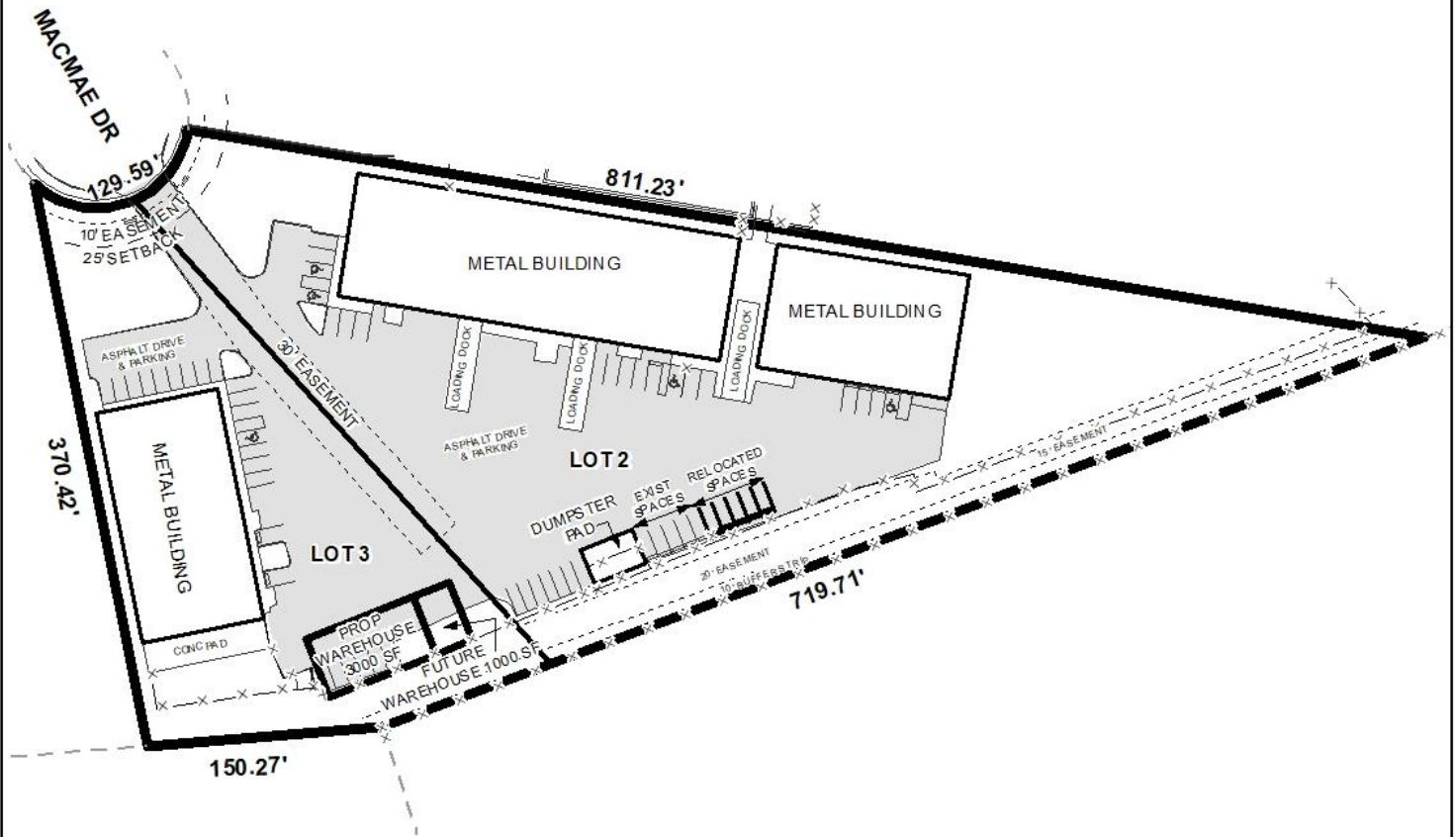


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APPLICATION NUMBER 12 DATE May 6, 2021
 APPLICANT Thomas LLC
 REQUEST Planned Unit Development, Planning Approval



SITE PLAN



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

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