

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 19, 2012****DEVELOPMENT NAME**

Austal USA (Outfit Yard) LLC

LOCATION350 Dunlap Drive
(West side of Dunlop Drive, 1375'± South of Addsko
Road).**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

I-2, Heavy Industrial

AREA OF PROPERTY

31.2± Acres

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
building on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances Of the City of Mobile. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater 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. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. All development will require a Flood Study in compliance with City of Mobile codes and ordinances.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. The site plan illustrates parking on the site along the outside of the roadway curve. Currently there is guardrail along the edge of the roadway in this area, which is not illustrated as to remain or to be removed. Any parking that may require backing into the roadway is not recommended. Excluding the parking area through the curve, the access point to the site is nearly 140' wide. It may be appropriate to split the access point into two smaller access points, given the position of the Guard Building.

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 multiple building on a single building site.

The site was the subject of a subdivision application at the December 16, 2010 meeting of the Planning Commission. The proposal, approved by the Planning Commission, was for Subdivision approval to create 1 lot subdivision.

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 applicant has been awarded a significant contract to build several Independence Class Littoral Combat Ships (LCS). Austal is now submitting application to allow multiple buildings on this site for the U. S. Navy to take possession of the ships and outfit the ships with the equipment it requires to do its job.

The applicant has submitted a phased development schedule detailing two phases of construction on the entire Austal campus. However, phases beyond Phase I are based on long range planning and do not have definite development schedules; therefore, it may be anticipated that the application may be required to be extended or amended depending on the applicants need to revise the due to changes in building placement.

The applicant proposes construction of an outfit building adjacent to the outfitting basin and the construction of a portion of the parking lot to support the initial construction force. This phase would also authorize the placement, with the Flood Plain Manager's approval, of temporary manufactured office space. Construction will begin immediately and could last approximately 10-12 months.

Phase II consists of the construction of the remainder of the buildings and the completion of the parking facilities to accommodate the anticipated workforce. Construction would begin upon the completion of Phase I.

The Zoning Ordinance requires one parking space per three manufacturing/warehouse personnel and one space per 300 square feet of office/retail space. The site would provide 388+ parking spaces for this use; however, the Ordinance does not have a maximum number of parking spaces for a site. It should be noted that 3,800 employees would be anticipated within the life of the project for the entire Austal USA site.

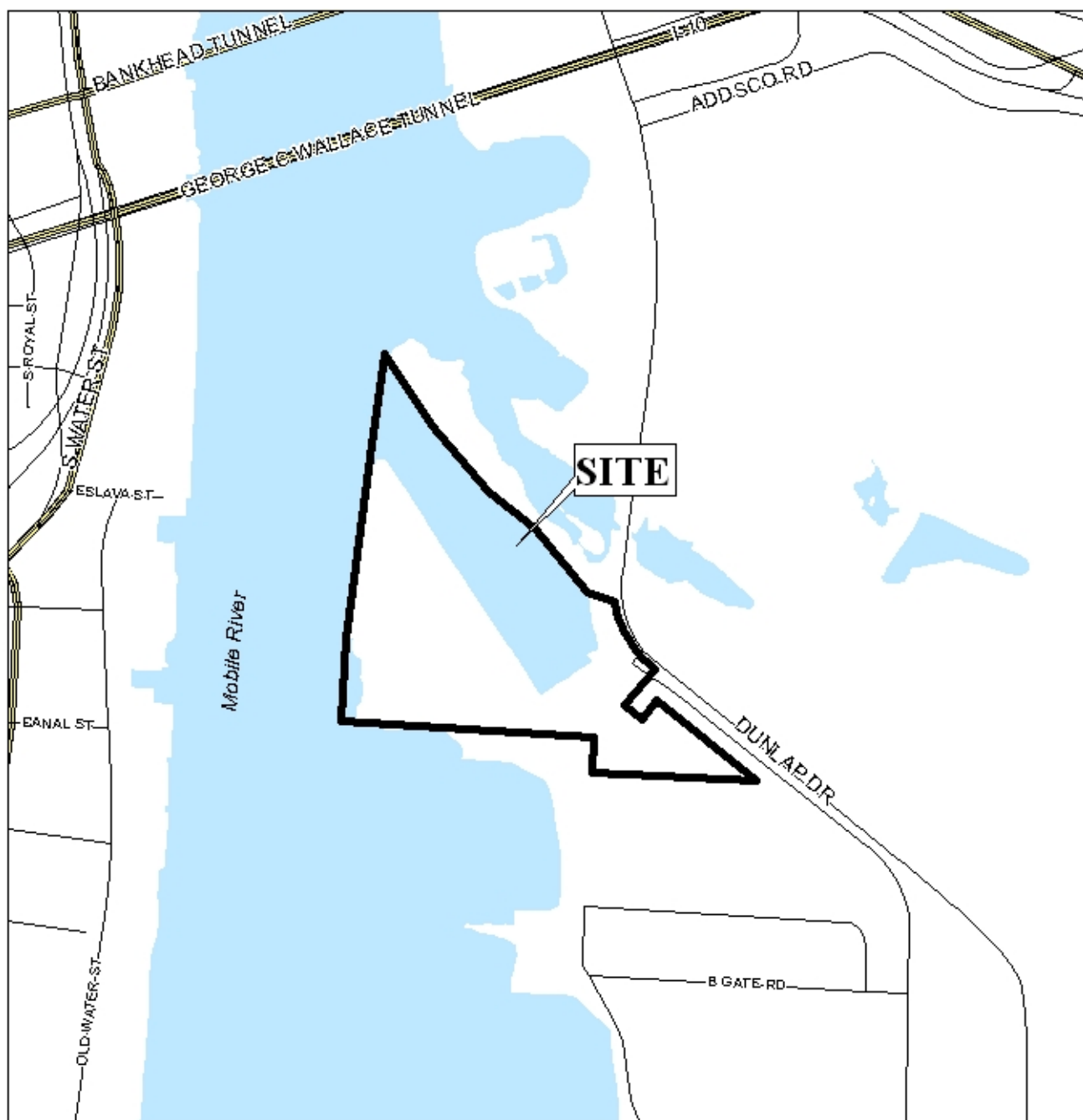
Additionally, the entire Austal campus encompasses approximately 126+ acres; the fact that this development is for the outfitting of large marine vessels does not warrant full compliance with the landscaping and tree planting requirements of the Zoning Ordinance. However, the applicant proposes providing approximately twelve percent total landscaping on-site and plant one tree per 30 feet of linear road frontage, which meets the landscaping and tree requirements. Therefore, the landscaping and planting requirements proposed by the applicant would be acceptable.

RECOMMENDATION

Planned Unit Development: Based upon the revised PUD site plan, this application is recommended for Approval, subject to the following:

- 1) submission of two copies of the revised site plans to Urban Development; and
- 2) revision of the site plan to comply with Engineering comments(*Must comply with all storm water and flood control ordinances Of the City of Mobile. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater 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. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. All development will require a Flood Study in compliance with City of Mobile codes and ordinances.*); and
- 3) revision of the site plan to comply with Traffic Engineering comments(*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. The site plan illustrates parking on the site along the outside of the roadway curve. Currently there is guardrail along the edge of the roadway in this area, which is not illustrated as to remain or to be removed. Any parking that may require backing into the roadway is not recommended. Excluding the parking area through the curve, the access point to the site is nearly 140' wide. It may be appropriate to split the access point into two smaller access points, given the position of the Guard Building*).

LOCATOR MAP



APPLICATION NUMBER 14 DATE January 19, 2012

APPLICANT Austal USA LLC

REQUEST Planned Unit Development



PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

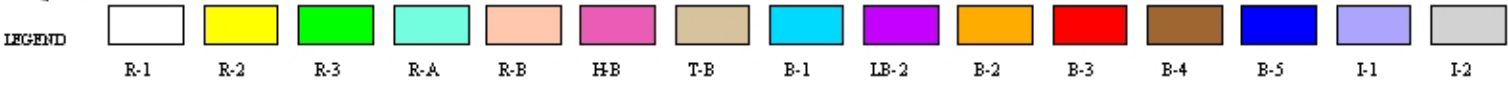


The site is surrounded by industrial land use.

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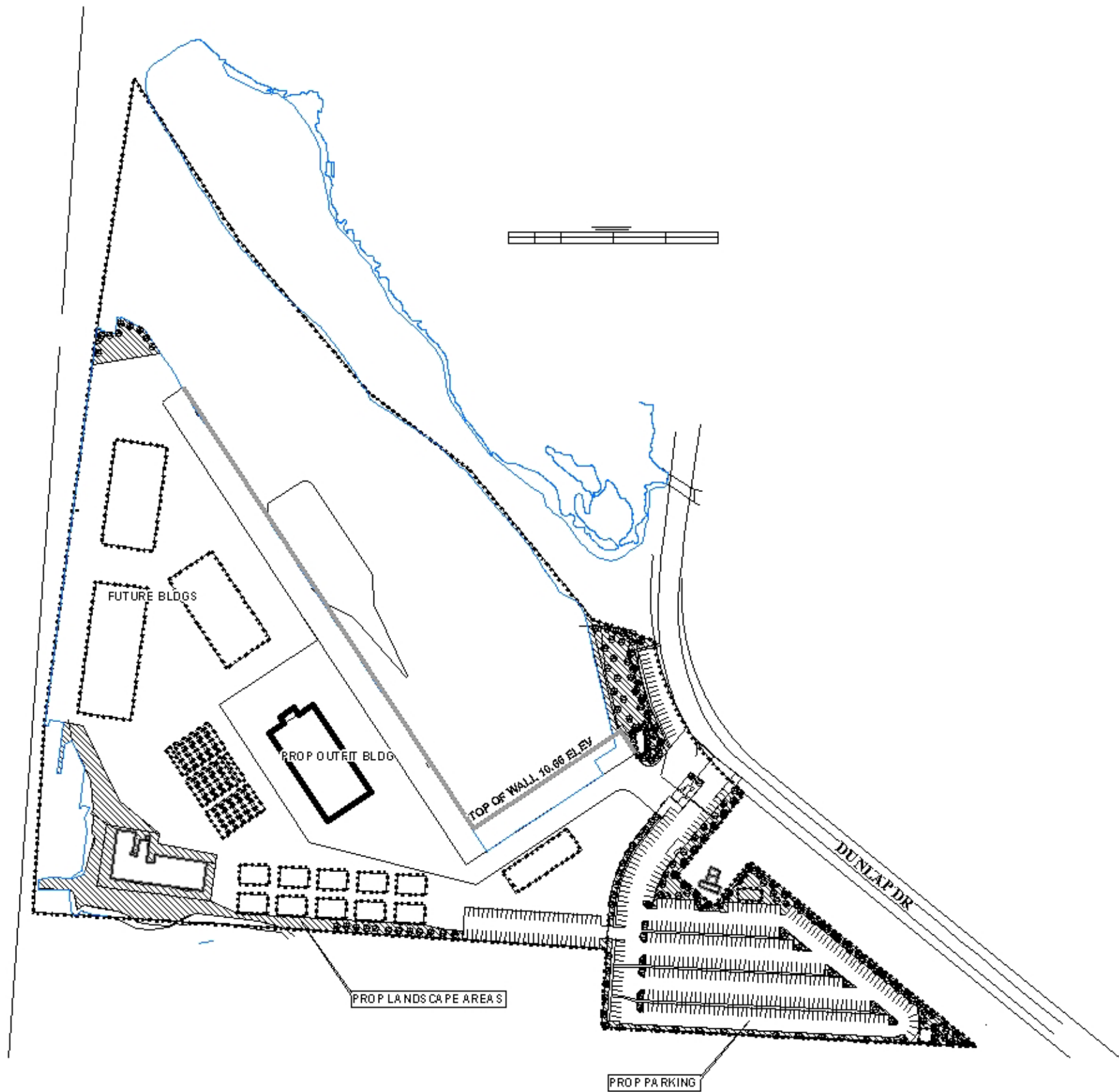
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SITE PLAN



The site plan illustrates the proposed improvements.

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