

**SUBDIVISION &
PLANNING APPROVAL STAFF REPORT****Date: December 1, 2016**

APPLICANT NAME Board of Water and Sewer Commissioners of the City of Mobile

SUBDIVISION NAME Halls Mill Road Plant Subdivision

DEVELOPMENT NAME Halls Mill Road Plant Subdivision

LOCATION 4115 Riviere Du Chien Road
(West side of Riviere Du Chien Road at the West terminus of Leighton Place Drive [an unimproved road])

CITY COUNCIL DISTRICT Council District 4

PRESENT ZONING R-1, Single-Family Residential District

PROPOSED ZONING R-1, Single-Family Residential District

AREA OF PROPERTY 1 Lot/20.4± Acres

CONTEMPLATED USE Subdivision Approval to create a single legal lot of record from two metes and bounds parcels; and Planning Approval to allow a sewage pumping station with attenuation ponds in an R-1, Single-Family Residential District.

TIME SCHEDULE FOR DEVELOPMENT Immediately

ENGINEERING

COMMENTS **Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Review and revise the plan or the written legal description to match.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide and label the monument set or found at each subdivision corner.

- E. 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.
- F. 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.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

Planning Approval: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. 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, paving, and all above ground structures, 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.
2. 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.
3. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.
4. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan (signed and notarized by the Owner) for the 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.

TRAFFIC ENGINEERING
COMMENTS

Site is limited to its existing access point, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO

standards. Any required onsite 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 (State Act 61-929 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 requesting Subdivision Approval to create a single legal lot of record from two metes-and-bounds parcels; and Planning Approval to allow a sewage pumping station with attenuation ponds in an R-1, Single-Family Residential District.

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 proposed lot, as depicted, meets the minimum size as regulated by the Subdivision Regulations. The lot area size is depicted on the plat in acres. The lot sizes should be provided in both square feet and acres on the Final Plat, if approved.

The site does not have frontage on an improved road as proposed, rather, the site is accessed via a 50' wide unimproved road located at the West terminus of Leighton Place Drive, connecting to Riviere Du Chien Road. It should be noted that this access road is depicted to be part of a 50' wide access easement from the site to Riviere Du Chien Road, as shown on the Chickamauga Subdivision plat, recorded on September 29, 2013. The access road and easement should be illustrated on the Final Plat as it is on the preliminary plat.

The 25-foot minimum building setback line is not depicted for the proposed lot. If approved, the Final Plat should illustrate a 25' minimum setback for the lot, as a box around the point where the access road easement abuts the lot.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

The entire site appears to be depicted as a “Suburban Neighborhood” Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Neighborhood Area is to allow for:

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles; and
- Appropriate scaled infill development to complement existing character of neighborhoods.

Regarding the proposed project, the applicant states:

McCrory and Williams, Inc. has been authorized to act as the agent on behalf of The Board of Water and Sewer Commissioners of the City of Mobile, Alabama concerning the above referenced project.

The Board of Water and Sewer Commissioners of the City of Mobile, Alabama is currently in the planning and design stage for the construction of the Halls Mill Creek Lift Station & Stormwater Attenuation Basin Project. The location of the site for this planned construction is the property where the Halls Mill Sewage Treatment Plant previously existed. In approximately 1979 the Halls Mill Sewage Treatment Plant was decommissioned. At this time the Halls Mill Pump Station remains operational and the site is also utilized to store materials.

The project is located at the west end of an access road, said access road being on the west side of the intersection of Riviere Du Chien Road and Leighton Place Drive in Mobile, Alabama.

The planned construction activity is the construction of the Halls Mill Creek Lift Station & Stormwater Attenuation Basin Project.

The purpose of this project is to reduce sewage overflows during storm events. This will be accomplished by pumping sewage-stormwater from the gravity sanitary sewer main interceptor that inflows to the Halls Mill Creek Lift Station during storm events to the Stormwater Attenuation Basins that are being planned for construction. When the construction of this project has been completed the design will provide the ability to reduce sewage overflows during storm events by detaining the sewage-stormwater in the Stormwater Attenuation Basins during storm events and allow it to be pumped to the treatment plant after storm events.

The applicant is proposing to place a sewage pumping station and four (4) severe weather attenuation ponds of approximately 4 million (4,000,000) gallons each for a total of 16 million gallons. To minimize the impact of the proposed facility on adjacent properties, the applicant should maintain as much of a natural vegetative buffer around the site as possible, both during and after construction.

The proposed site plan illustrates an existing aggregate driveway and proposes that the area housing the new pump station have aggregate surfacing. Due to the nature of the proposed facility, it is possible that the applicant will require large vehicles to service the site, as well as

possible land disturbing activities to service connecting sewer lines; therefore it may be appropriate to allow aggregate surfacing, due to the unique nature of the facility.

No mention is made of whether the site will utilize a dumpster, or curbside pickup; however, due to the nature of the site, such needs are unlikely.

While the proposed project does not necessarily meet the intents of the Map for Mobile in this area, the project will result in much needed utilities services to residents in the area.

RECOMMENDATION

Subdivision: The request is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size in square feet and acres;
- 2) retention of the 50' wide access road easement;
- 3) illustration of the 25' minimum setback for the lot, as a box around the point where the access road easement abuts the lot;
- 4) placement of a note stating that the lot is limited to one curb cut to the 50' wide access road;
- 5) compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Review and revise the plan or the written legal description to match. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 6) compliance with Traffic Engineering comments (*Site is limited to its existing access point, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required onsite parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

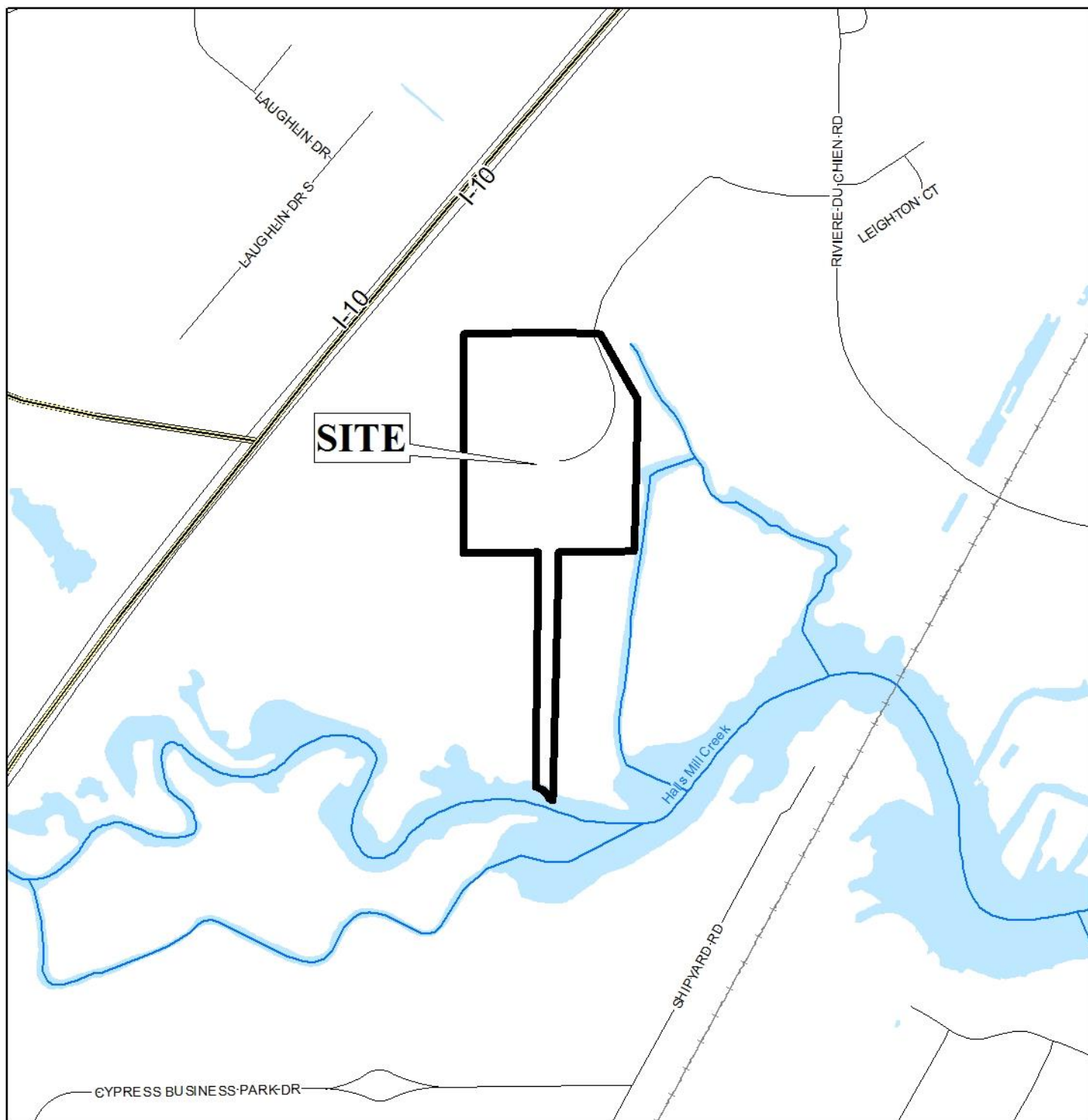
- 7) compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).*);
- 8) compliance with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).*); and
- 9) completion of the Subdivision process prior to requests for final inspections.

RECOMMENDATION

Planning Approval: The request is recommended for Tentative Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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, paving, and all above ground structures, 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. 2. 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. 3. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 4. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan (signed and notarized by the Owner) for the 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.*);
- 2) compliance with Traffic Engineering comments (*Site is limited to its existing access point, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required onsite parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 3) compliance with 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).*);
- 4) compliance with Fire 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
- 5) full compliance with all municipal codes and ordinances.

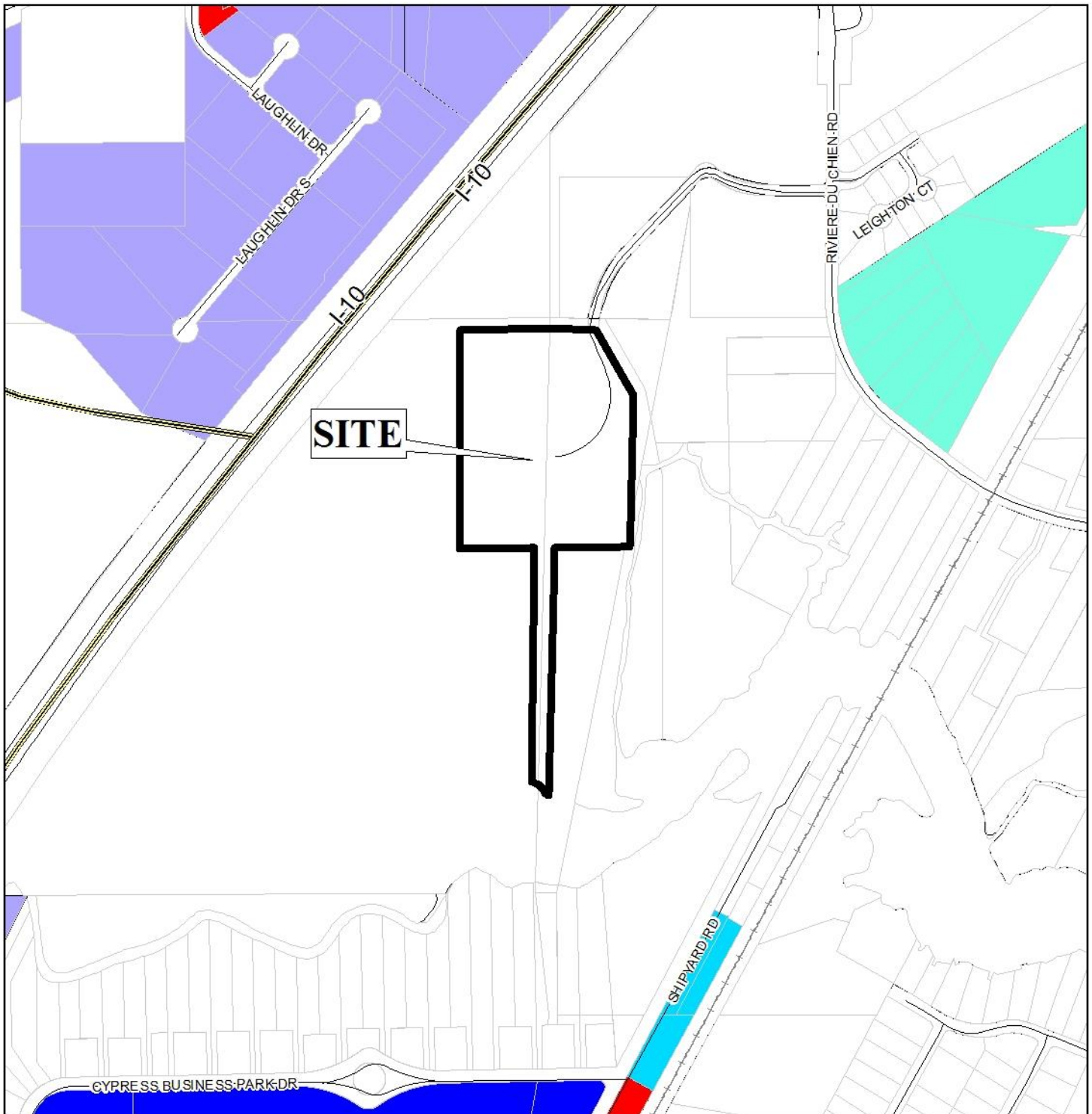
LOCATOR MAP



APPLICATION NUMBER	14	DATE	December 1, 2016
APPLICANT	Halls Mill Road Plant Subdivision		
REQUEST	Subdivision, Planning Approval		



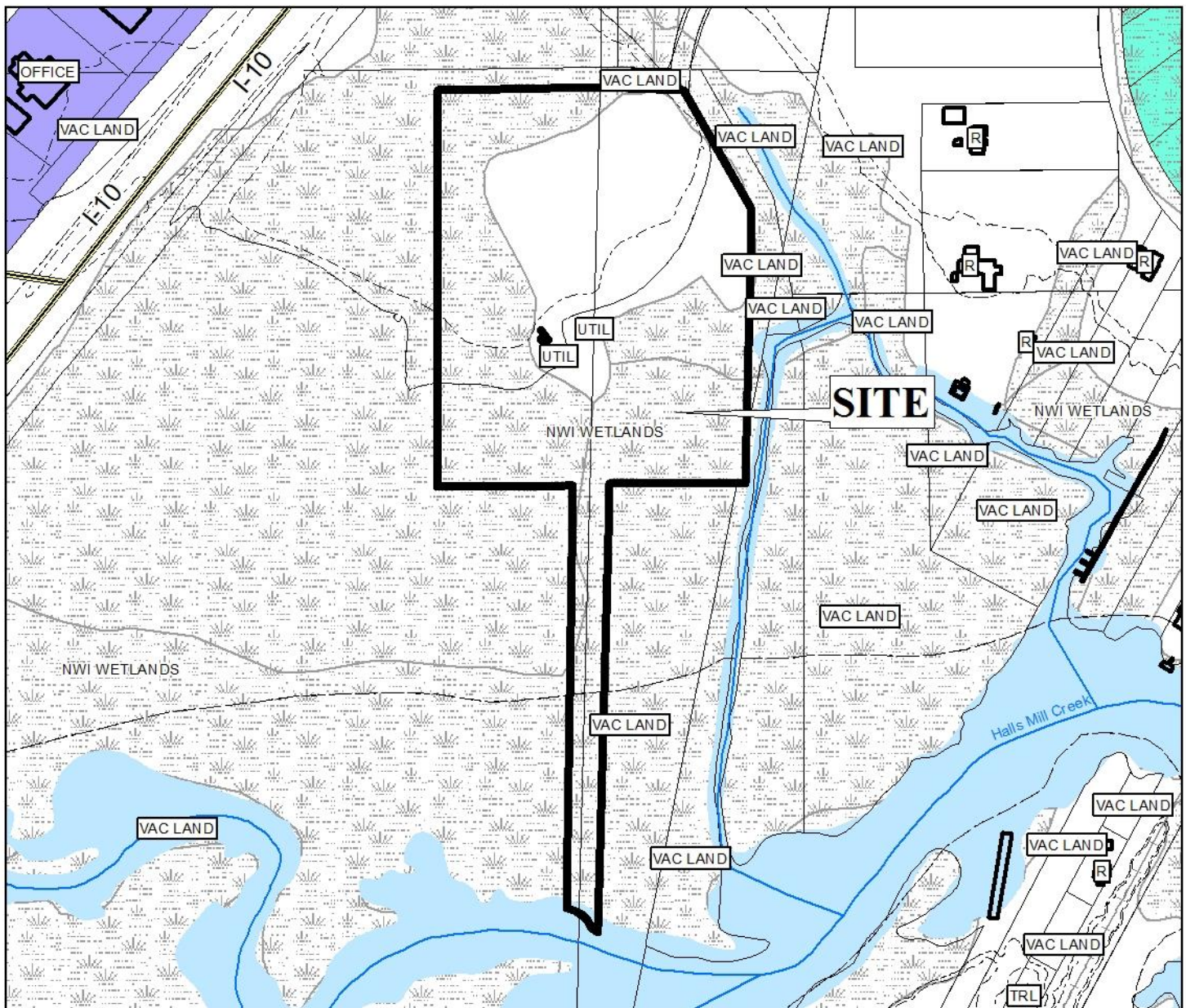
LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial units lie northwest of the site, and residential units lie to east.

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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



Commercial units lie northwest of the site, and residential units lie to east.

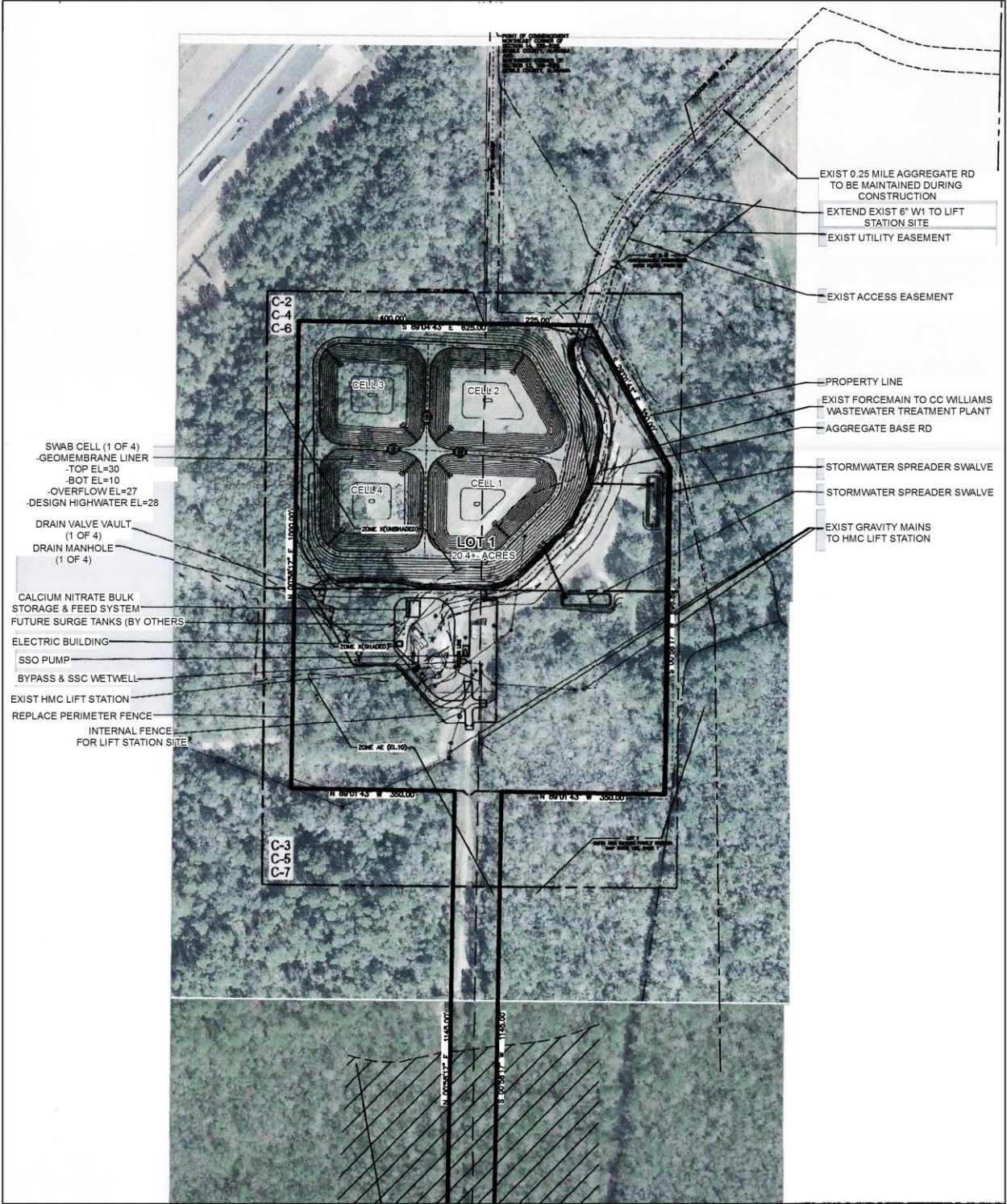
APPLICATION NUMBER 14 DATE December 1, 2016

APPLICANT Halls Mill Road Plant Subdivision

REQUEST Subdivision, Planning Approval



SITE PLAN



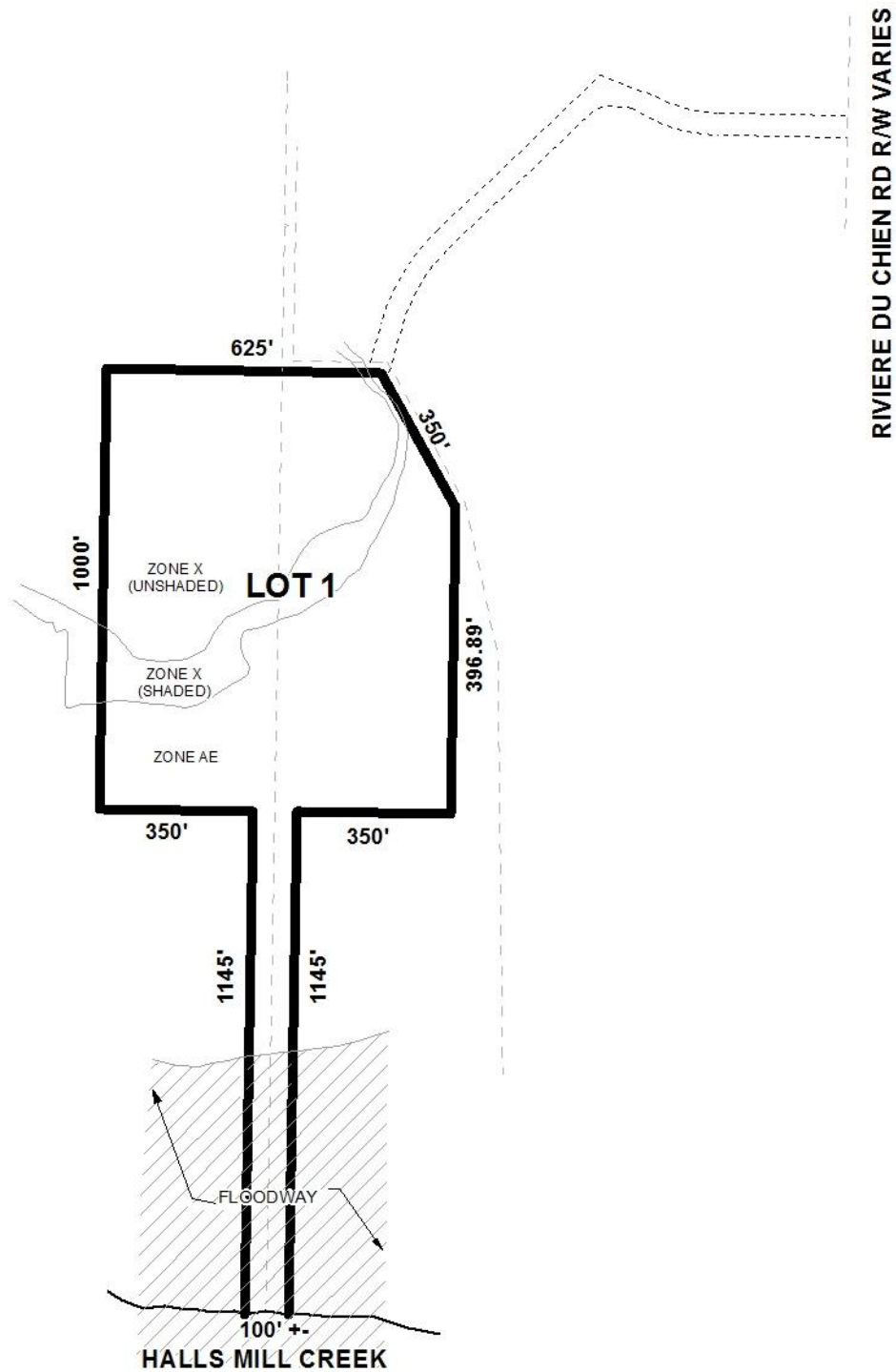
The site plan illustrates the cells, easement, and buildings.

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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE December 1, 2016
APPLICANT Halls Mill Road Plant Subdivision
REQUEST Subdivision, Planning Approval

