

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: May 17, 2018****NAME**

Thomas Larry Smith

**LOCATION**11 Midtown Park East  
(West side of Midtown Park East, 200'± South of Dauphin Street)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lot / 0.4± Acres

**CONTEMPLATED USE**

Planning Approval to allow a petroleum testing laboratory in a B-3, Community Business District, and Planned Unit Development Approval to allow shared access and parking between building sites and reduced parking.

**TIME SCHEDULE  
FOR DEVELOPMENT**Building Permit – June 2018  
Commence Construction – July 2018  
Construction Complete – October 2018**ENGINEERING  
COMMENTS****Planned Unit Development:** RETAIN GENERAL  
NOTES SHOWN ON THE PUD SITE PLAN**Planning Approval:** No Comments**TRAFFIC ENGINEERING  
COMMENTS**

Lot is limited to its existing curb cut with any changes in size, location and design to be approved by 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.

**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).

**REMARKS**

The applicant is requesting Planning Approval to allow a petroleum testing laboratory in a B-3, Community Business District, and Planned Unit Development Approval to allow shared access and parking between building sites and reduced parking. Planning Approval is required for testing laboratories in B-3, Community Business Districts.

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. 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.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the testing laboratory or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required. Furthermore, PUD and PA approvals expire after one year if no permits are obtained.

The site was most recently before the Planning Commission at its May 1, 2014 meeting, where a 1-lot Subdivision and Planned Unit Development were approved; however, both of those approvals have since expired. It should be noted that the purpose of the previous Subdivision was to change the recorded front building setback from 50 feet to 25 feet.

The applicant states the following:

*Nela, LLC is proposing to sell its existing building located at 11 Midtown Park E. The new tenant will be Saybolt/Core Lab which is a testing laboratory. Their business tests small amounts of petroleum product. When the product is on site, it is in very small quantities and stored in ½ gallon jars. This type of use is allowed with planning commission approval, therefore we are seeking your approval for this business use.*

*The purpose of this PUD is to bring the site into compliance with the City of Mobile Ordinances, mainly to allow cross access between parcels. Another purpose of the PUD is to reduce the required parking from 18 spaces to 15 spaces, which is the existing condition. The new tenant is not proposing to alter the building footprint. The existing parking lot will not be altered other than adding wheel stops for the parking in the rear to bring them into compliance and restriping the ADA spaces to bring them into compliance. The interior of the building will be remodeled to remove portions of the work space that are no longer required.*

*The trash service for the property is handled by shared dumpster on an adjacent property.*

*The proposed use of the property is a testing laboratory.*

*The construction will not be phased.*

*Anticipated Schedule:*

*Building Permit —June 2018*

*Commence Construction —July 2018*

*Construction Complete —October 2018*

Regarding the Planned Unit Development application, the applicant is not proposing any structural changes to the building, and is simply requesting approval for the site to continue to function as it has since at least 1984, with reduced parking, and shared access and parking with the adjacent site to the South. Approval of this request may be appropriate due to previous Planned Unit Development applications being approved for the site.

As mentioned in the narrative, the applicant is proposing to test various petroleum products in small quantities, but there is no mention of what type of specific petroleum products will be on the site, or how many square feet of the building will be used for storage. Also, “small quantities” is rather subjective. The vagueness of this information makes it difficult for staff to determine any potential hazards that may be associated with the proposed business. Furthermore, due to Planning Approvals being specific to proposed scope of operations, it may be appropriate to holdover this application to allow the applicant to submit this information to staff.

### **RECOMMENDATION**

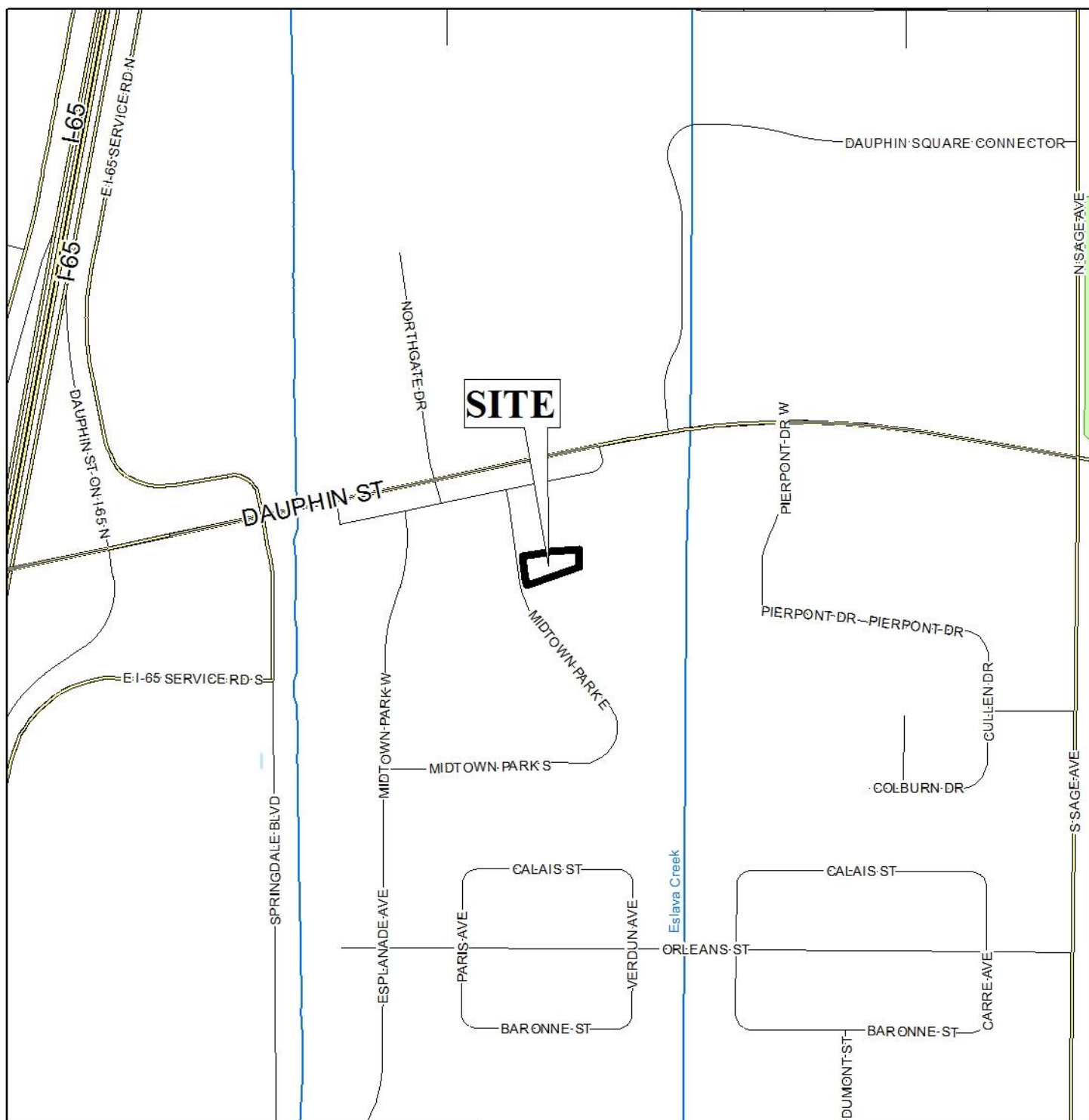
**Planned Unit Development:** Based upon the preceding, the application is recommended for Holdover to the June 21, 2018 meeting, with revisions due by May 24<sup>th</sup> to address the following:

- 1) Submittal of specific information regarding the type and quantity of petroleum products to be tested at the facility, and the square footage of the building proposed to store the petroleum products.

**Planning Approval:** Based upon the preceding, the application is recommended for Holdover to the June 21, 2018 meeting, with revisions due by May 24<sup>th</sup> to address the following:

- 1) Submittal of specific information regarding the type and quantity of petroleum products to be tested at the facility, and the square footage of the building proposed to store the petroleum products.

# LOCATOR MAP



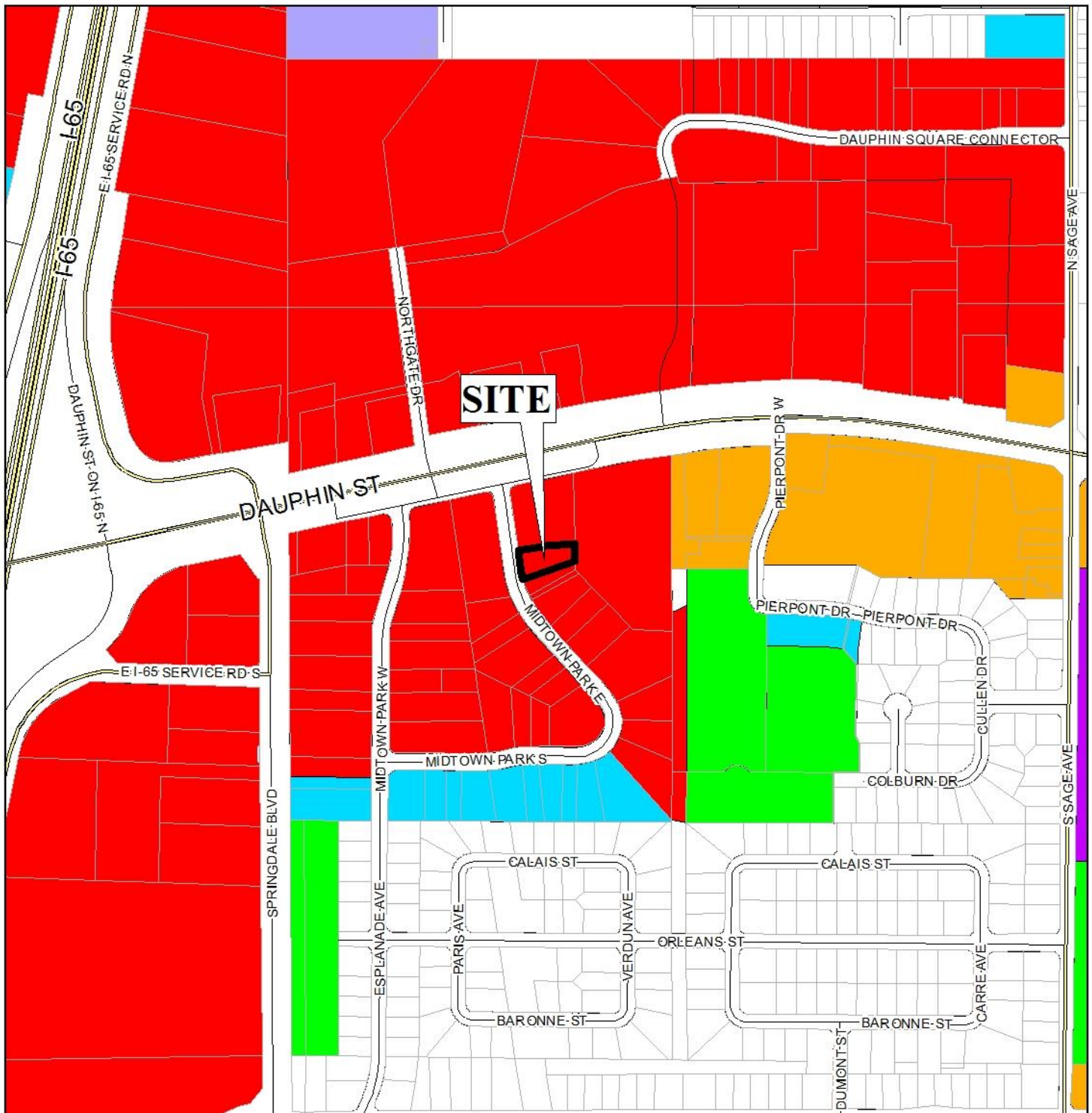
APPLICATION NUMBER 15 DATE May 17, 2018

APPLICANT Thomas Larry Smith

REQUEST Planned Unit Development, Planning Approval



# LOCATOR ZONING MAP



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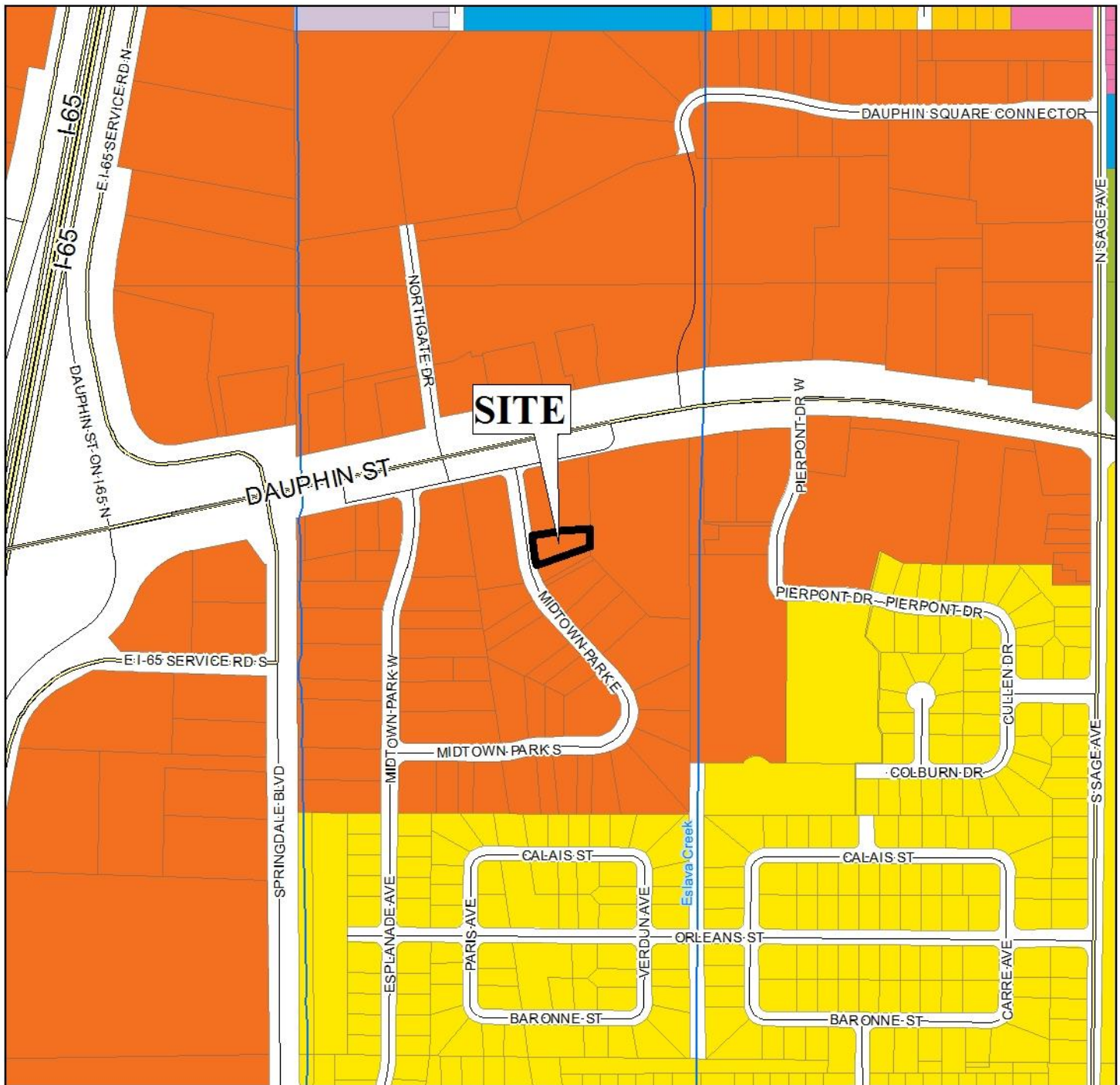
REQUEST Planned Unit Development, Planning Approval



NTS



# FLUM LOCATOR MAP



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APPLICANT Thomas Larry Smith

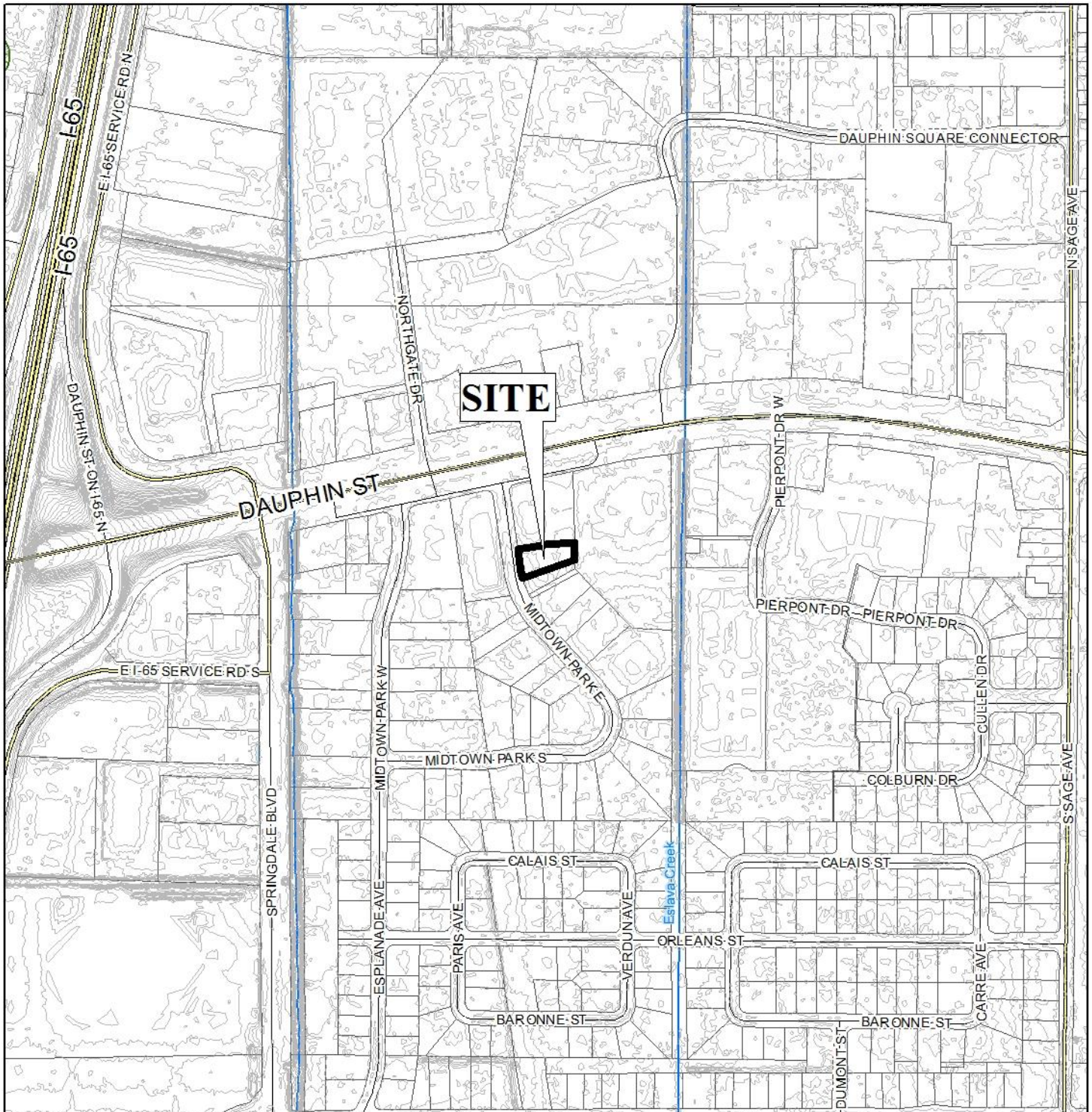
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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





# ENVIRONMENTAL LOCATOR MAP



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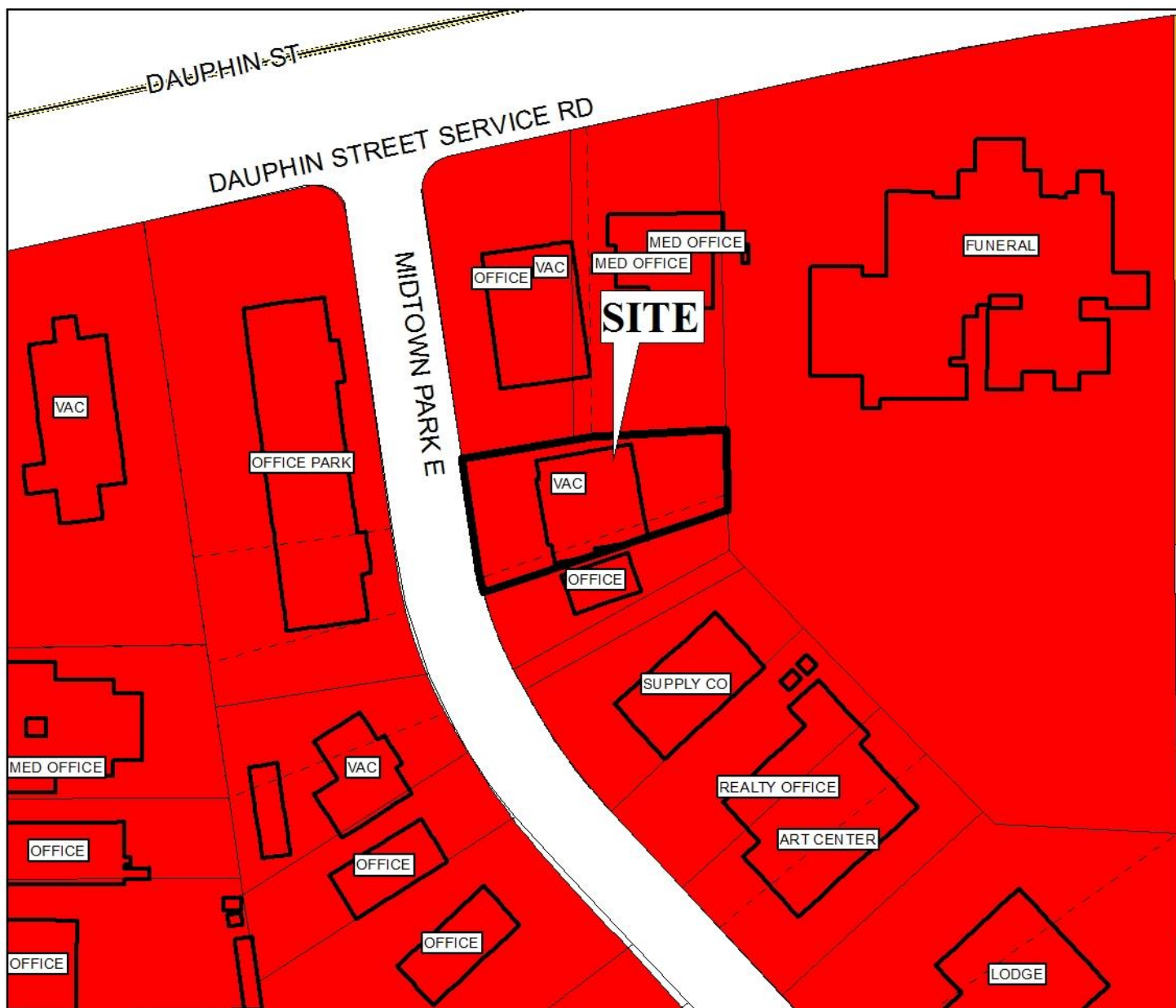
REQUEST Planned Unit Development, Planning Approval



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 15 DATE May 17, 2018

APPLICANT Thomas Larry Smith

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



The site is surrounded by commercial units.

APPLICATION NUMBER 15 DATE May 17, 2018

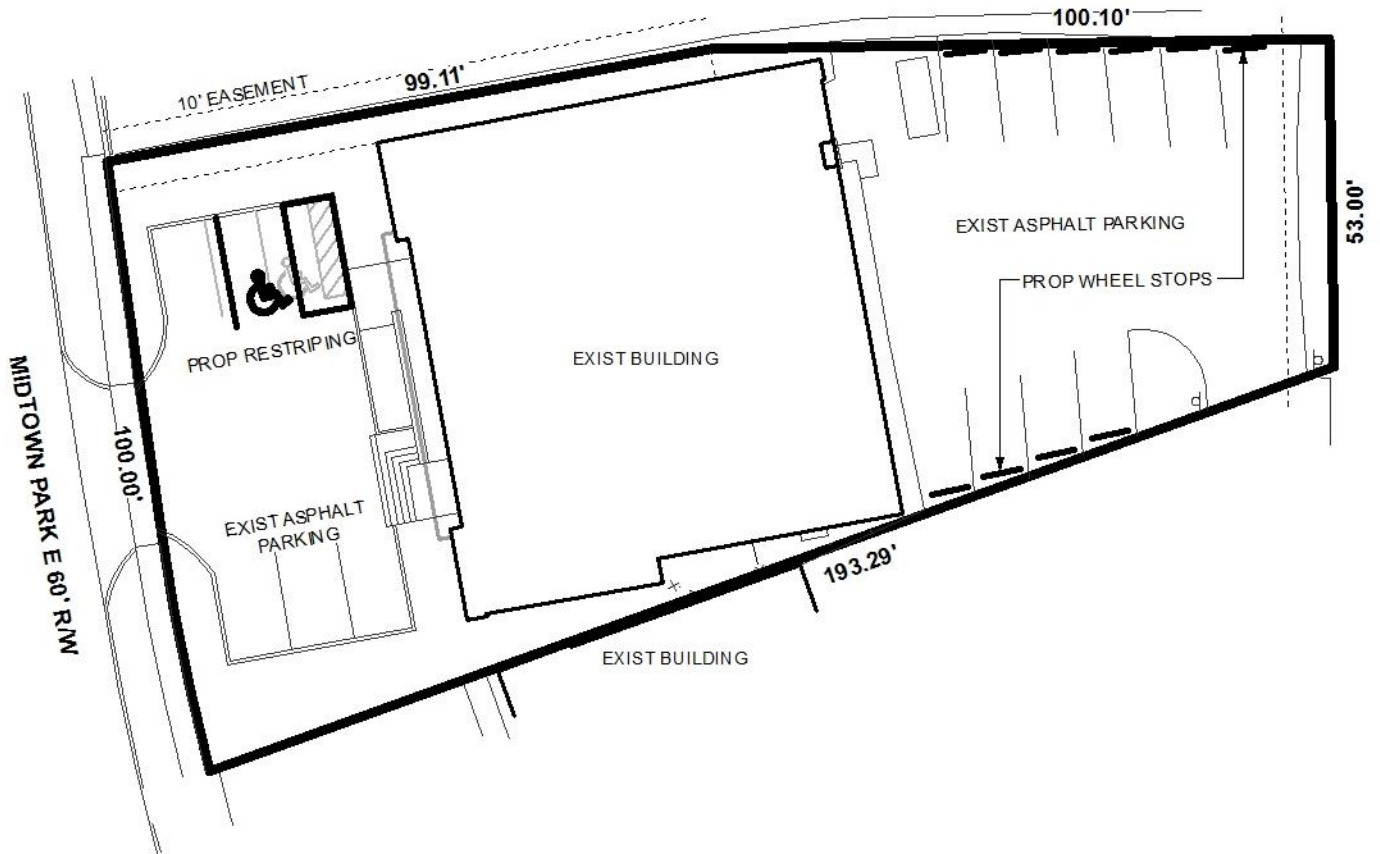
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# SITE PLAN



The site plan illustrates the existing building, existing parking, easment, proposed restriping, and proposed wheel stops.

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