

PLANNED UNIT DEVELOPMENT**Date: July 19, 2018****DEVELOPMENT NAME**

Blakeley Boatworks

SUBDIVISION NAME

Davenport Properties Subdivision, Unit Three

LOCATION401 Cochrane Causeway
(West side of Cochrane Causeway, 600'± North of Sixth Street)**CITY COUNCIL****DISTRICT**

District 2

AREA OF PROPERTY

2 Lots / 20.9± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings, shared access and parking between building multiple sites.

TIME SCHEDULE**FOR DEVELOPMENT**

None given.

ENGINEERING**COMMENTS**

1. Label all of the proposed future work items.
2. Many of the notes shown on the PUD site plan are applicable to a set of construction plans but not a PUD site plan (i.e. 1-5).
3. Add the following note to the PUD site plan - A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. 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 2015-116 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 Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings, shared access and parking between multiple building sites.

The subject site consists of two adjacent but separate properties. The Northern portion is an existing legal lot of record, and the Southern portion is a metes-and-bounds parcel approved at the Commission's September 7, 2017 meeting as a one-lot Subdivision (Davenport Properties, Unit Three Subdivision). In conjunction with the Subdivision, a Planned Unit Development was also approved to allow shared access and parking between the two buildings sites and to allow multiple buildings on two building sites to include a new wash station. The wash station was proposed on the existing legal lot of record on the Northern portion of the subject site. The applicant now proposes to place a 28' x 60' trailer on the Southern portion to be used as a worker break room and field personnel meeting room. As this would alter the site plan of the previously approved PUD, a new Application is required to amend the previous site plan; hence this application.

The site has been given a Heavy Industry (HI) land use designation, per the recently adopted Future Land Use Plan and Map. 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 larger parcels primarily developed to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

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.

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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) 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 re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

It should be noted that the Final Plat for Davenport Properties Subdivision, Unit Three, has not yet been signed and recorded. Therefore, since the proposed trailer is on the proposed lot of that Subdivision, the Final Plat for Davenport Properties Subdivision, Unit Three, should be signed and recorded, with seven copies of the recorded plat submitted to Planning and Zoning, prior to the issuance of Building Permits for the proposed trailer installation on the site.

The site plan submitted for this review is the same as approved for the original 2017 PUD approval but revised to indicate the trailer addition. All Planning and Zoning compliance conditions of the 2017 approval are indicated on the site plan. It should be noted that public sidewalks within the right-of-way are not indicated for either lot; however, each lot was previously granted a separate Sidewalk Waiver and no public sidewalks are required for the site.

The proposed trailer is indicated as meeting all required setbacks and sufficient parking is provided on the site. As this is a minor revision to the previously approved PUD, the allowance of the trailer would seem in order and subject to the previously required site compliance conditions. It should be noted that one condition of the previously approved PUD is obtaining of after-the-fact building permits for the three existing office buildings on the subject lot. Records indicate that those permits still have not been obtained. Therefore, the installation of the trailer on the site should be subject to those permits being obtained prior to the issuance of Building Permits for the proposed trailer's installation.

RECOMMENDATION

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

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for the reconfiguration of an existing and developed site to meet the owner's needs;
- b) the proposal promotes the objectives of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the proposed addition is within the site and not along street frontages requiring setbacks;
- 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 development), because the development is within a developed area of the boatyard and does not require new construction on raw land;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because it is of minimal size compare to the rest of the site; and
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

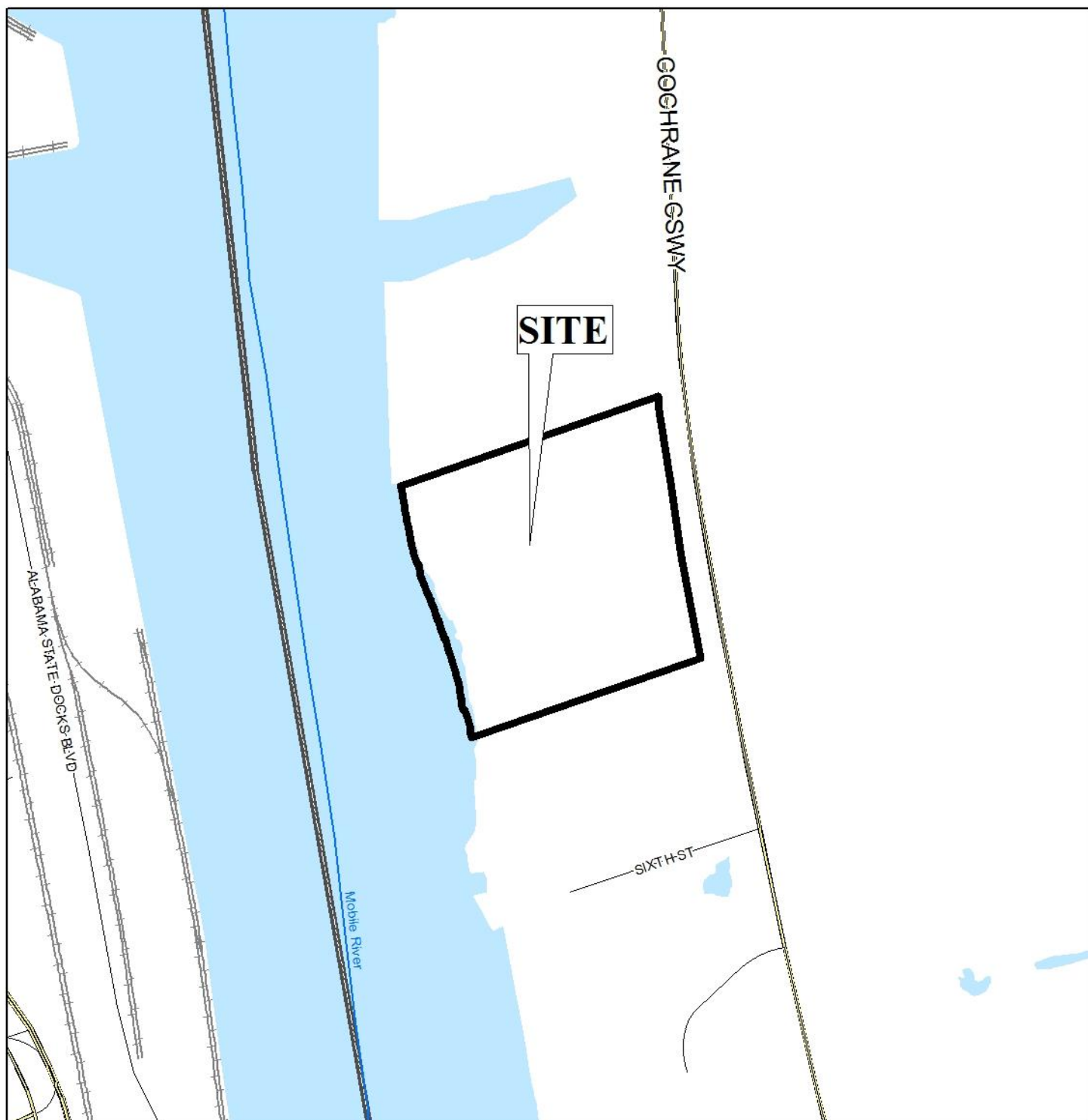
The Approval is subject to the following conditions:

- 1) obtaining of after-the-fact building permits for the three existing office buildings on the site prior to the issuance of Building Permits for the proposed trailer's installation;
- 2) signing and recording of Davenport Properties Subdivision, Unit Three, and submittal of seven copies of the recorded Final Plat to Planning and Zoning prior to the issuance of Building Permits for the proposed trailer's installation;
- 3) subject to the Engineering comments: *[1. Label all of the proposed future work items. 2. Many of the notes shown on the PUD site plan are applicable to a set of construction plans but not a PUD site plan (i.e. 1-5). 3. Add the following note to the PUD site plan -*

A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.];

- 4) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) subject to 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 (State Act 2015-116 and City Code Chapters 57 and 64).];*
- 6) subject to 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).];*
- 7) revision of the site plan to include any notes required of this approval; and
- 8) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

LOCATOR MAP



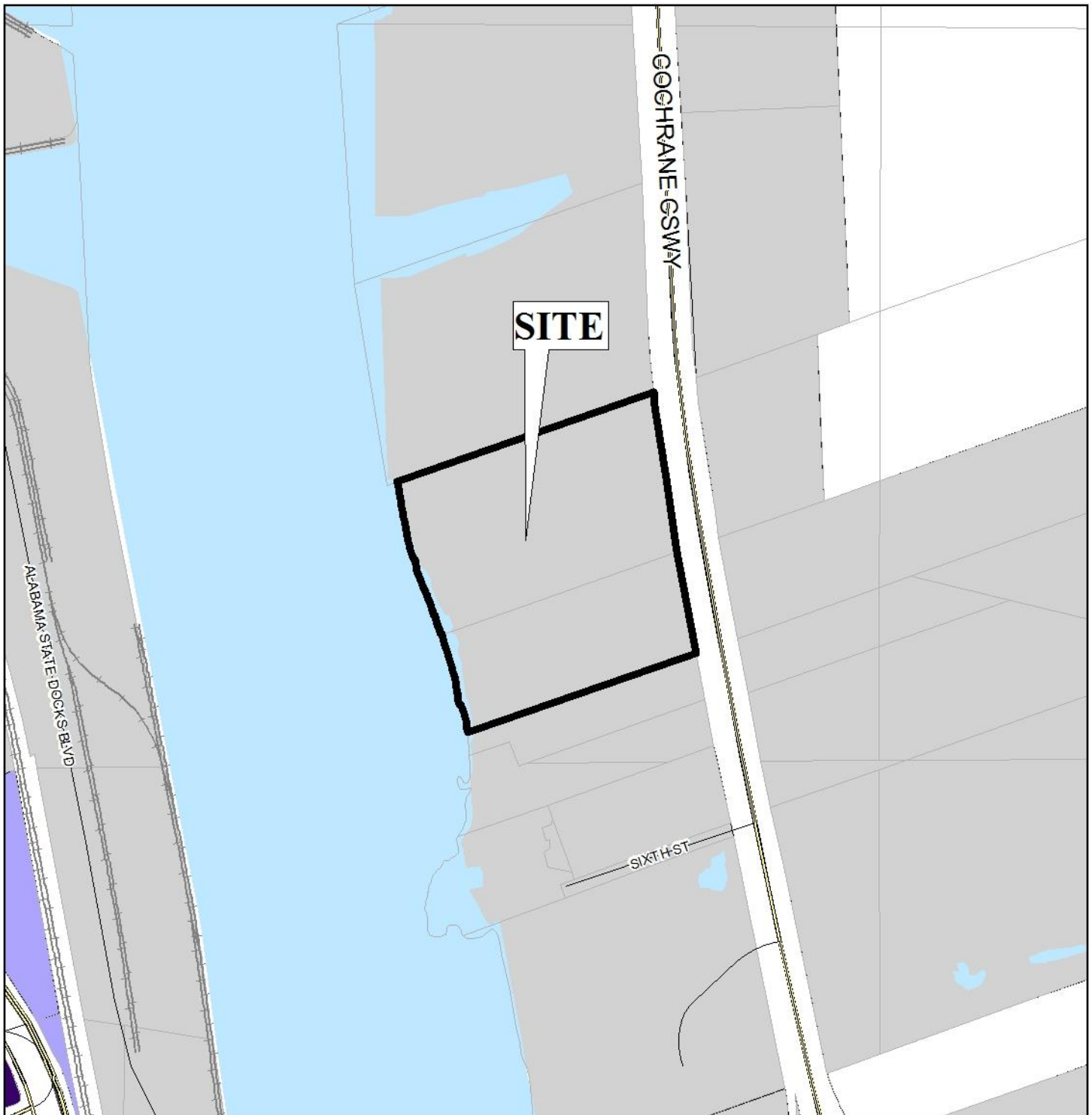
APPLICATION NUMBER 16 DATE July 19, 2018

APPLICANT Cowles, Murphy, Glover & Associates

REQUEST Planned Unit Development



LOCATOR ZONING MAP



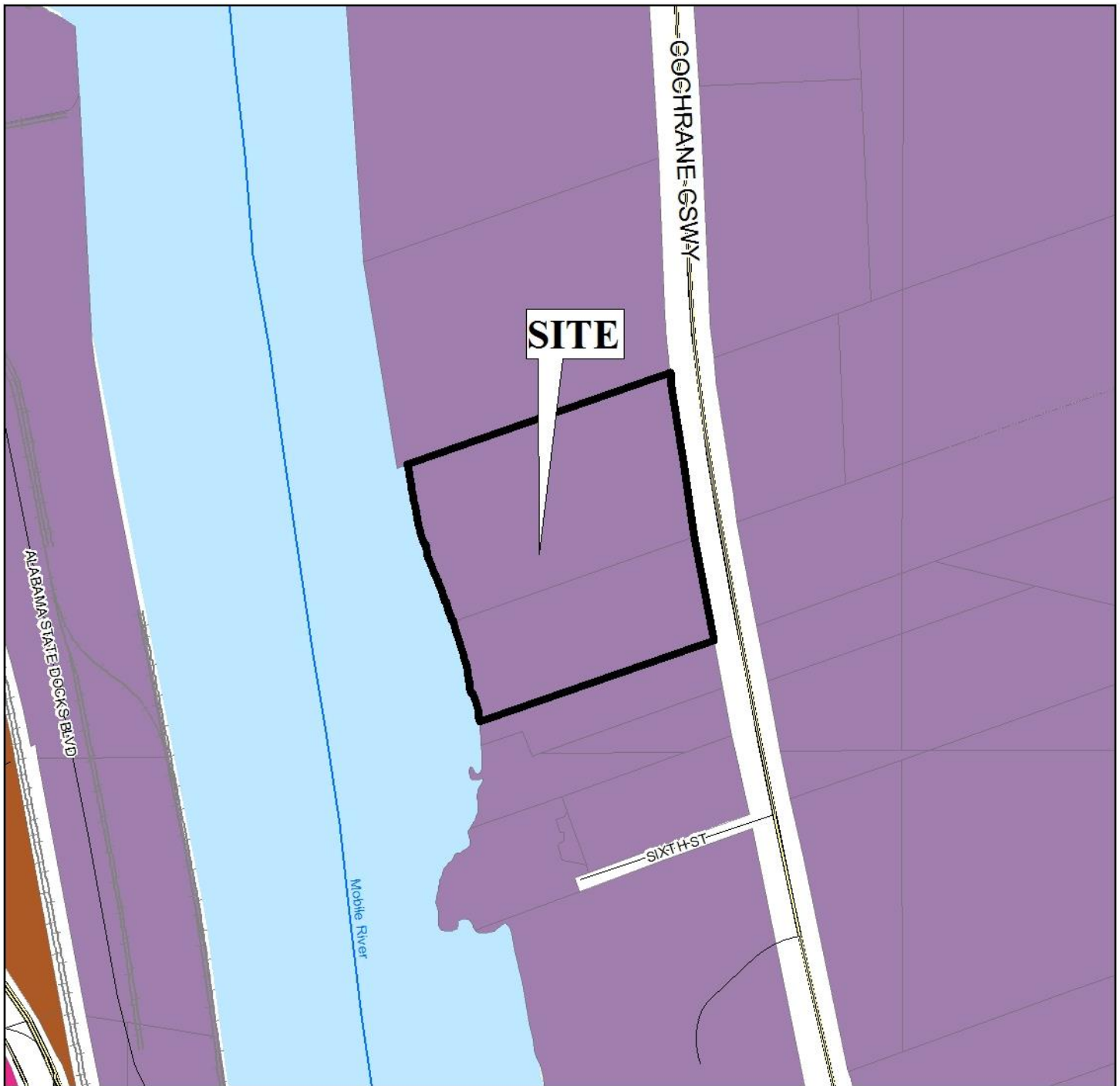
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FLUM LOCATOR MAP



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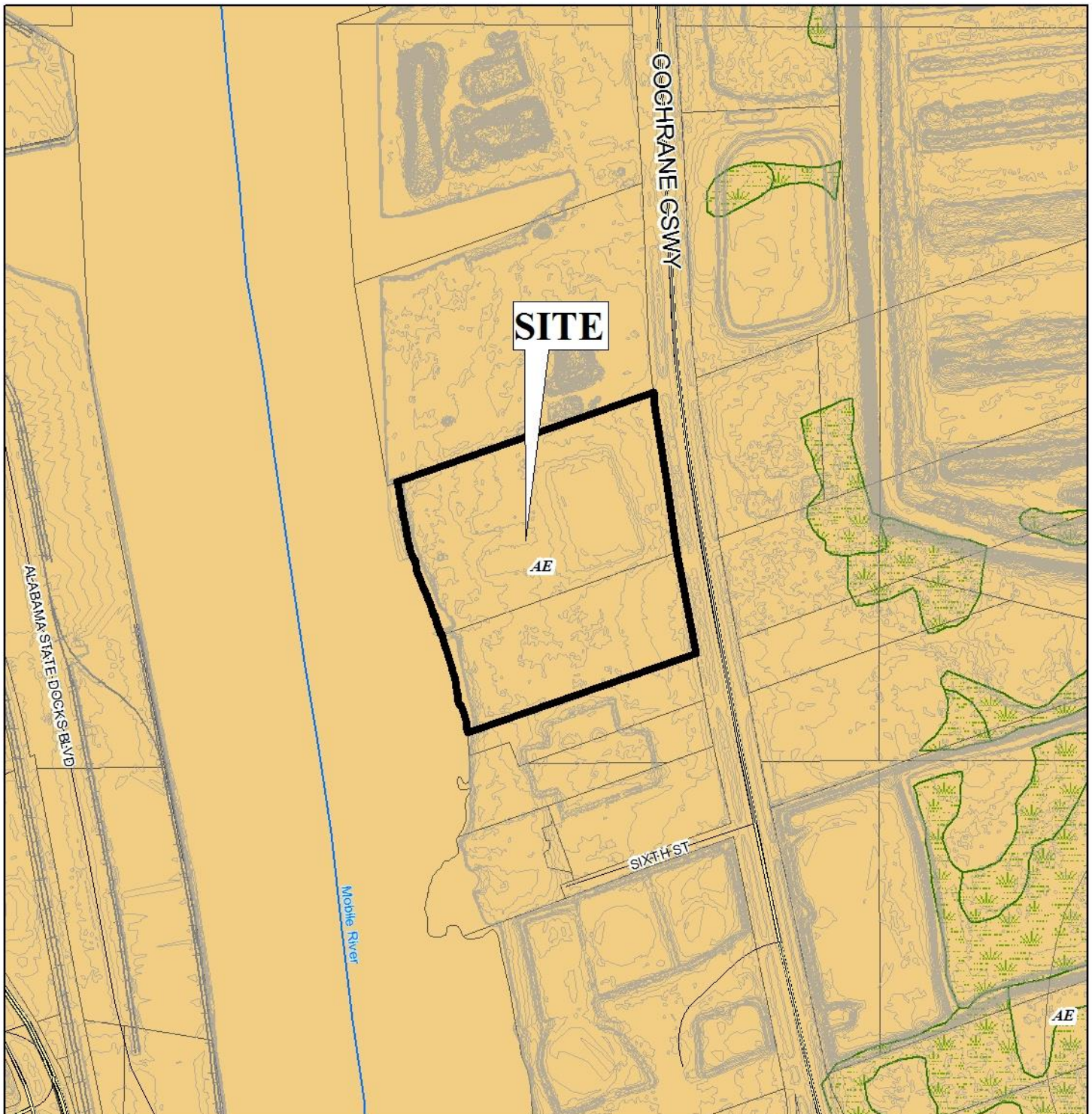
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|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood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



ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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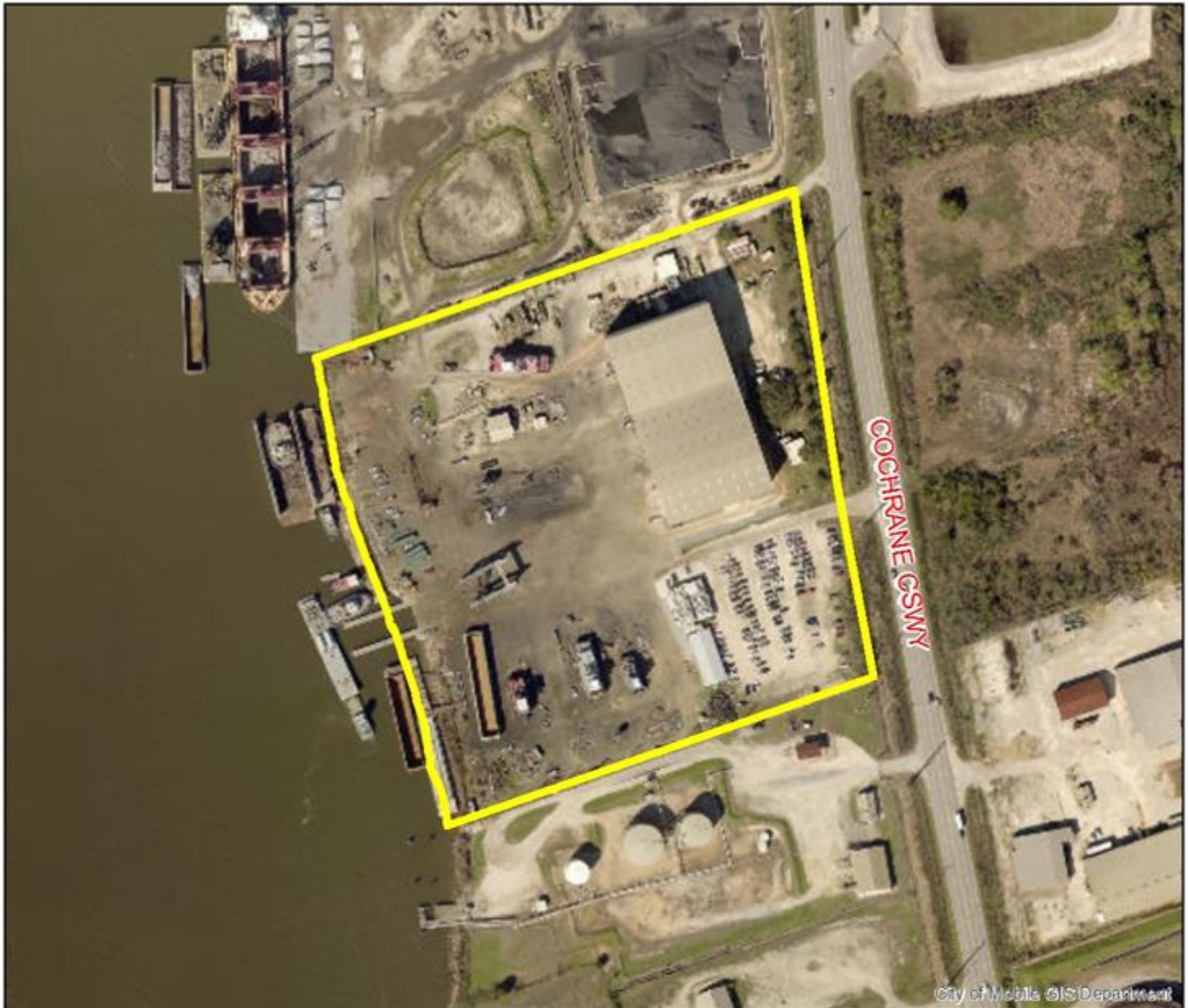
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|-----|-----|------|-----|-----|------|-------|------|
| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH | T5.1 |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 | T6 |



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

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REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing buildings, existing parking, setback, and proposed trailer location.

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