

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT,
ZONING AMENDMENT, &
SIDEWALK WAIVER STAFF REPORT****Date: July 19, 2018**

<u>NAME</u>	West Mobile Properties, LLC
<u>SUBDIVISION NAME</u>	U.S. Machine Subdivision
<u>LOCATION</u>	556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South (Southeast corner of Zeigler Circle East and Sellers Lane)
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	B-3, Community Business District
<u>PROPOSED ZONING</u>	I-1, Light Industry District
<u>REASON FOR REZONING</u>	To accommodate expansion of an existing business.
<u>AREA OF PROPERTY</u>	1 Lots / 6.0± Acres
<u>CONTEMPLATED USE</u>	<p>Subdivision approval to create 1 legal lot of record from 4 legal lots of record; Planned Unit Development Approval to allow multiple buildings on a single building site; Rezoning from B-3, Community Business District to I-1, Light Industry District, to allow the expansion of an existing machine shop; and a Sidewalk Waiver to waive construction of a sidewalk along Zeigler Circle East, Zeigler Circle South and Sellers Lane.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>
<u>TIME SCHEDULE</u>	Completion expected within 6 months of permit issuance.

ENGINEERING**COMMENTS**

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Clarify the site boundary or label all of the streets shown in the vicinity map.
- C. Review and revise the written legal description to coincide with the information shown on the drawing.
- D. Correct the Subdivision Name shown on the preliminary plan or on the application form.
- E. Clarify that the drawing items (shown in legend) will be legible when copied/scanned from Probate Court records.
- F. Based on NOTE #10 add verbiage that no access will be allowed to Roosevelt Ave.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Planned Unit Development:

- 1. Label the plan as PUD SITE PLAN.
- 2. Label all items as EXISTING or FUTURE (PROPOSED). Is there a difference between the items shown as "PROPOSED" and those shown as "FUTURE"?
- 3. Show and label any future curbcuts.

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 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.

Sidewalk Waiver:

ZEIGLER CIRCLE EAST: It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

ZEIGLER CIRCLE SOUTH: It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

SELLERS LANE: It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

TRAFFIC ENGINEERING**COMMENTS**

Site is limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. One curb cut can be provided as two one-way curb cuts as approved by Traffic Engineering. 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 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 Subdivision approval to create 1 legal lot of record from 4 legal lots of record; Planned Unit Development Approval to allow multiple buildings on a single building site; Rezoning from B-3, Community Business District to I-1, Light Industry District, to allow the expansion of an existing machine shop; and a Sidewalk Waiver to waive construction of a sidewalk along Zeigler Circle East, Zeigler Circle South and Sellers Lane.

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 site is bounded to the North, East, and West by B-3, Community Business District, and to the South by R-1, Single-Family Residential District.

The subject site was annexed into the City of Mobile in January 2008, with the property being used as a machine shop. At the Planning Commission's March 6, 2008 meeting, the site had a 1-lot Subdivision, Planned Unit Development, and Sidewalk Waiver approved when expansions were planned at that time. The site also had use and surfacing variances granted at the Board of Zoning Adjustment's March 3, 2008 meeting. The applicant now wishes to expand the machine shop operation onto three (3) adjacent lots, to accommodate three (3) new buildings, two (2) new lay down areas, and additional parking.

The Variances were granted with the following conditions:

- 1) the applicant to adhere to all other conditions placed upon Planning Commission approvals;**
- 2) that any future expansion of the operation include applications to the Planning Commission for rezoning to I-2, Heavy Industry, and Planning Approval; and**
- 3) full compliance with all other municipal codes and ordinances.**

The applicant's current rezoning request is based upon the recommendation of the Board of Zoning Adjustment's approval that they do so for any expansions, which they are planning currently. It should be noted however; that while the Board suggested the applicant request an I-2 zoning classification with Planning Approval, a machine shop is allowed by right in an I-1; therefore they have requested the lesser zoning district at the advisement of staff. An I-1 zoning district would also allow gravel lay down yards by right, thus if the rezoning request is approved, there would be no need for the applicant to seek a new variance.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

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 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. Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

The site has an existing pole shed, as well as three buildings immediately adjacent to each other. The applicant is proposing a fourth building abutting one of the three, with two additional buildings proposed in the future. The proposed additions are greater than 50% of the existing building footprints; therefore the site will be required to come into full compliance with tree planting and landscape area. The site plan submitted depicts that the site will fully comply with these requirements. It should be noted that if the rezoning request to I-1 is approved, only frontage trees are required.

Because the site abuts residentially zoned property to the South, the site plan depicts a 6' privacy fence in addition to a 30' wide wooded buffer along Southern property line. If approved, this should be maintained on the site plan.

The site plan makes note that there is 1,600 square feet of office space on the site with 21 warehouse employees, resulting in 13 parking spaces being required. There are 23 parking spaces currently on the site, with an additional 19 proposed, for a total of 42 parking spaces.

No dumpsters are illustrated on the site, but there is a note that refuse removal is provided by a local company. It should be noted that any dumpsters to be placed on the site in the future should be connected to sanitary sewer with a compliant enclosure, and located out of any required setbacks.

The proposed lot requested to be rezoned is just over 6 acres. Section 64-9.2. of the Zoning Ordinance recommends a minimum of four (4) acres for a new I-1 district.

The applicant provided the following:

The existing facility operates as a fabrication and machine shop, which makes structural and non-structural metal fabrications. There is currently a 16,000 Sq.Ft. building on the subject property, 1,600 Sq.Ft. being utilized for a small office and the rest as a fab shop. Existing paved parking is located along the frontage of Ziegler Circle. The interior of the site is comprised of existing gravel and asphalt paved laydown used for material storage. The proposed addition to the site will add a 14,400 Sq.Ft. building along the east side of the site, south of the existing building, which will be used as additional fab shop area.

There will be no additional parking added along the front of the property at this time. Additional future parking is proposed when the future buildings and lay down areas are added. The scheduled time for construction is immediately following permit approval, with completion being approximately 6 months from the start date.

This facility is located in an area of the City of Mobile, south of Ziegler Boulevard and west of Schillinger Road, in the commercial development of Ziegler Circle. At the time of development, this area was located in an unincorporated portion of Mobile County. The City of Mobile annexed this area in approximately 2006, and the area was spot-zoned B-3, which was suitable for most of the facilities in the area. This facility operates as an existing fabrication and machine shop, which makes structural and non-structural metal fabrications for their clientele. The proper zoning for this type of use would be I-1 or I-2.

The original facility was built over seventeen years ago and was formerly owned and operated by Offshore Inland. The original structure is approximately 6,400 square feet. The facility was purchased approximately thirteen (13) years ago by its present owner, now operating the facility under the name of US Machine Services. The owner was granted a Use and Site Variance in 2008, which allowed the expansion of the 6,400Sq.Ft. building into a 16,000 Sq.Ft. multi-use building for office and fab shop area. The owner is now proposing to add a 14,400 Sq.Ft. building adjacent to the existing building as an additional fab shop area. The proposed use of the new facility will be exactly the same as the use of the existing building. The facility presently employs approximately twenty-one (21) persons.

Trucks enter and exit the facility throughout the day bringing in materials and delivering finished products.

It should be noted that the facility is fully climate-controlled, which is unique for facilities of this type. The relevance here is that all of the fabrication and machine work is conducted indoors, with doors closed, which drastically minimizes noise to the surrounding area. The present facility operates on the northern of four lots that the Applicant presently owns.

The Owner is requesting that the existing PUD (granted in 2008) be amended to include the proposed building, as well as the Future Buildings shown on the Site Plan to allow this facility to grow and continue to operate in the manner that it has operated for all its existence, including the future expansion of the facility, which is also depicted on the proposed Site Plan.

The Applicant is also be requesting a one-lot Subdivision to combine the four lots into one lot. Additionally, the owner is requesting the existing Use & Site Variance be amended to allow this facility to grow and continue to operate in the manner that it has operated for all its existence, including the future expansion of the facility.

The applicant has submitted a variance application, but after further review by City staff, was advised of the condition on the previous Board of Zoning Adjustment approval recommending

rezoning for future expansions. Upon advisement, the applicant submitted the subject rezoning request, and requested the variance application be heldover pending the outcome of the rezoning request.

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 preliminary plat provides the lot size in square feet and acres, and should be retained on the Final Plat, if approved.

The site has frontage on Sellers Lane, Zeigler Circle East, and Zeigler Circle South, all minor roads with curb and gutter and compliant rights-of-way of 50', making no dedication necessary. The site also abuts the North terminus of Roosevelt Avenue, a minor street without curb and gutter, and a compliant 60' right-of-way.

A 20' minimum building setback is depicted along Sellers Lane, Zeigler Circle East, and Zeigler Circle South. These are the same setbacks that were approved by the Planning Commission in 2008, therefore a waiver of Section V.D.9. of the Subdivision Regulations may be appropriate. If approved, a 25' minimum building setback should be depicted for Roosevelt Avenue.

There are several easements on the site for drainage and utilities. If approved, a note should be placed on the Final Plat, stating no structures are allowed in any easements.

As a means of access management, the site should be limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South, with driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note should be placed on the Final Plat stating that the site is denied access to Roosevelt Avenue.

Regarding the Sidewalk Waiver request, as mentioned previously, the currently developed lot was granted a Sidewalk Waiver along both Sellers Lane and Zeigler Circle East in 2008. The proposed expansion of the lot and development require either the provision of sidewalks, or a new waiver to be granted.

It should be noted that the Mobile City Council adopted a "complete streets" policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

Information provided by the applicant did not provide sufficient reason as to why a sidewalk could not be placed either in the right-of-way, or on private property, along any of the frontages. It is true that there are not sidewalks in the area; however as sites are redeveloped, sidewalks will be a requirement. It should also be noted that there is a residential facility for disabled

individuals to the North of the site across Sellers Lane, which may make the provision of sidewalks more desirable.

RECOMMENDATION

Subdivision: The Subdivision request is recommended for Tentative Approval, with a waiver of Section V.D.9. of the Subdivision Regulations, subject to the following:

- 1) retention of the lot size in square feet and acres;
- 2) retention of the 20' minimum building setback along Sellers Lane, Zeigler Circle East, and Zeigler Circle South;
- 3) depiction of a 25' setback along Roosevelt Avenue;
- 4) placement of a note on the Final Plat stating the lot should be limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South, with driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note stating the lot is denied direct access to Roosevelt Avenue;
- 6) placement of a note on the Final Plat stating no structures are allowed in any easements;
- 7) compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Clarify the site boundary or label all of the streets shown in the vicinity map. C. Review and revise the written legal description to coincide with the information shown on the drawing. D. Correct the Subdivision Name shown on the preliminary plan or on the application form. E. Clarify that the drawing items (shown in legend) will be legible when copied/scanned from Probate Court records. F. Based on NOTE #10 add verbiage that no access will be allowed to Rossevelt Ave. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. H. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 8) compliance with Traffic Engineering comments: (*Site is limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. One curb cut can be provided as two one-way curb cuts as approved by Traffic Engineering. 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.);

- 9) 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).); and*
- 10) 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)).*

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 an existing business to expand without relocating;
- b. the proposal does promote 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 allows multiple buildings on a single building site;
- c. the proposal does promote 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 it is allowing an existing business to expand in an existing commercial area;
- d. the proposal does promote the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), the site will comply with tree planting and landscape area requirements;
- e. the proposal does promote the objective of Open space (to encourage the provision of common open space through efficient site design), because the commercial development will the proposed development will not encroach into the adjacent residential district;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), as no new public infrastructure will be necessary.

The Planned Unit Development request is recommended for Approval, subject to the following conditions:

- 1) retention of the 20' minimum building setback along Sellers Lane, Zeigler Circle East, and Zeigler Circle South;
- 2) depiction of a 25' setback along Roosevelt Avenue;
- 3) placement of a note on the Final Plat stating the lot should be limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South, with driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note stating the lot is denied direct access to Roosevelt Avenue;
- 5) placement of a note on the Final Plat stating no structures are allowed in any easements;
- 6) compliance with Engineering comments: *(1. Label the plan as PUD SITE PLAN. 2. Label all items as EXISTING or FUTURE (PROPOSED). Is there a difference between the items shown as "PROPOSED" and those shown as "FUTURE"? 3. Show and label any future curb cuts. 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 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.);

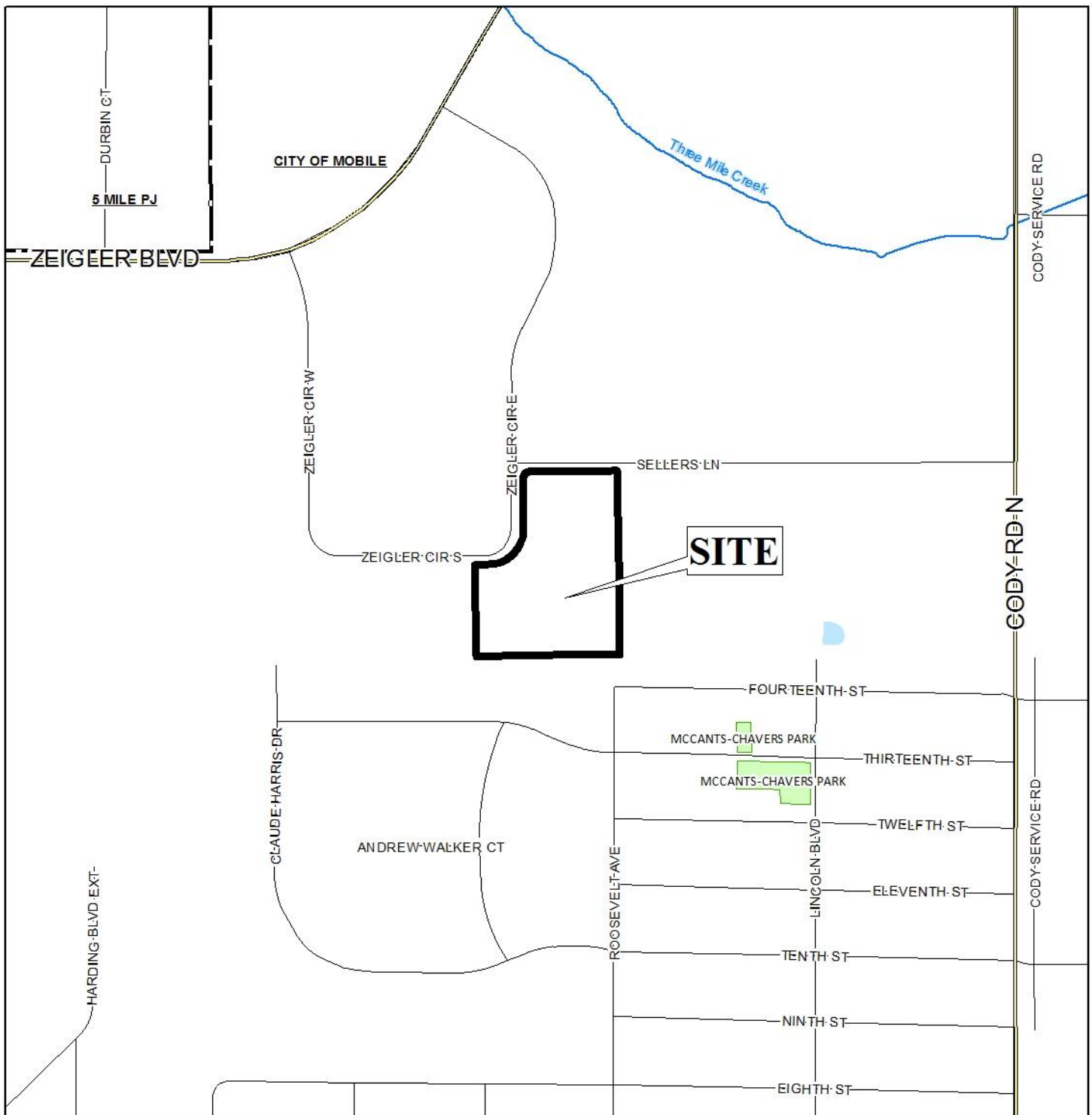
- 7) compliance with Traffic Engineering comments: (Site is limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. One curb cut can be provided as two one-way curb cuts as approved by Traffic Engineering. 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.);
- 8) 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).); and
- 9) 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)).

Rezoning: The Rezoning request for I-1, Light Industry District is recommended for Approval, subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

Sidewalk Waiver: The Sidewalk Waiver request along Sellers Lane, Zeigler Circle East, and Zeigler Circle South is recommended for Denial.

LOCATOR MAP



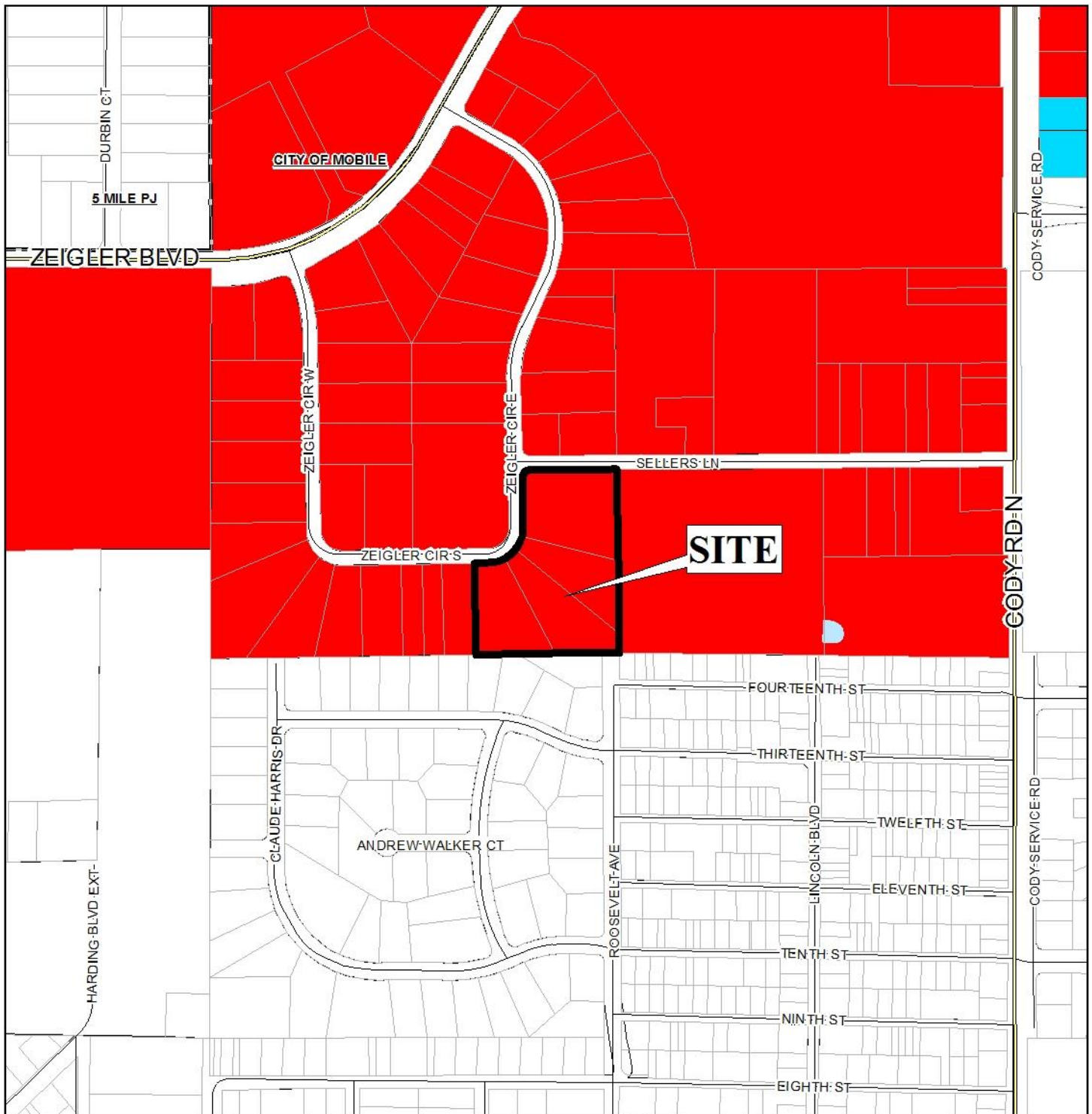
APPLICATION NUMBER 17 DATE July 19, 2018

APPLICANT U.S. Machine Subdivision

REQUEST Subdivision, PUD, SW, Rezoning from B-3 to I-1



LOCATOR ZONING MAP



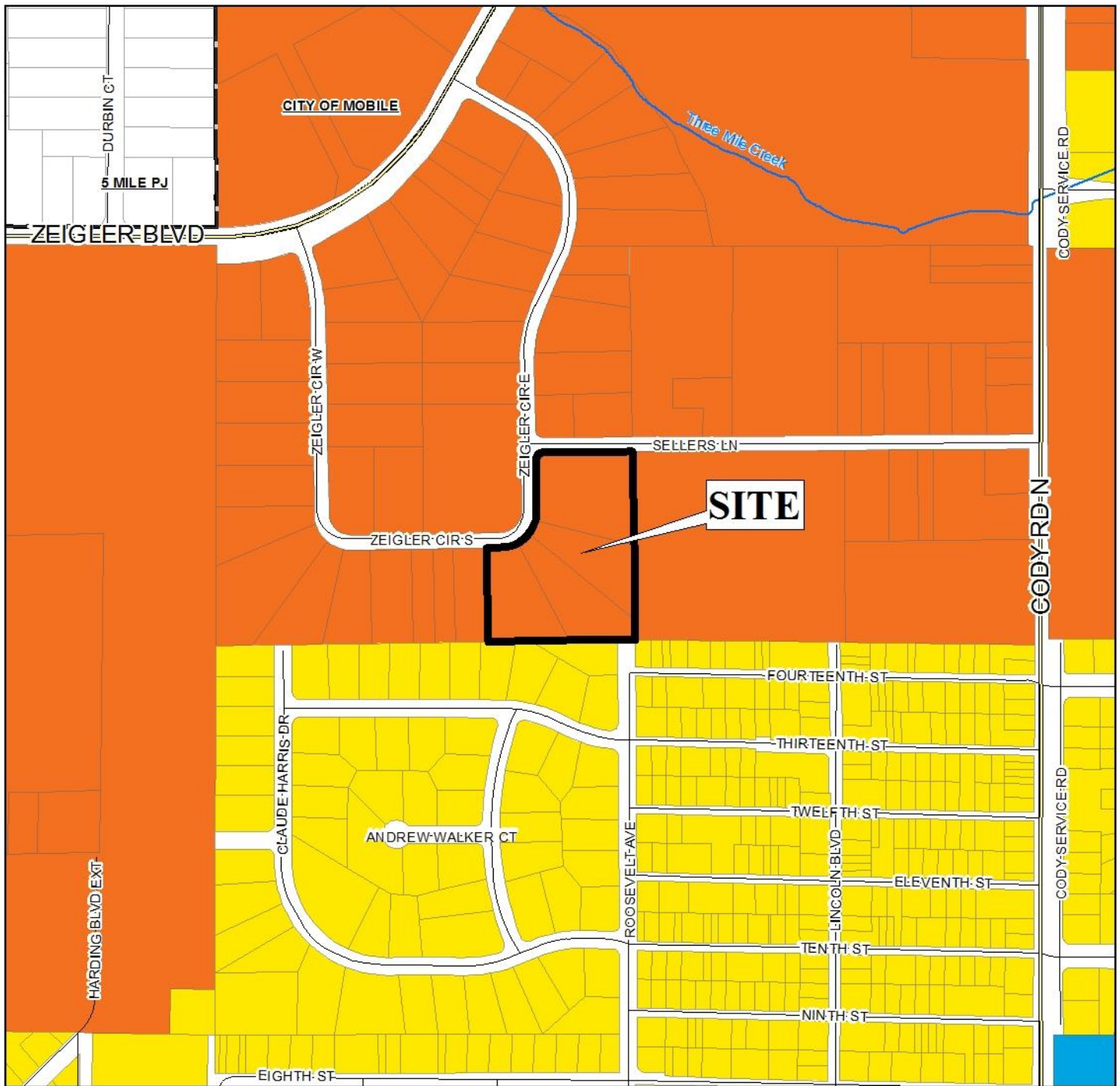
APPLICATION NUMBER 17 DATE July 19, 2018

APPLICANT U.S. Machine Subdivision

REQUEST Subdivision, PUD, SW, Rezoning from B-3 to I-1



FLUM LOCATOR MAP



APPLICATION NUMBER 17 DATE July 19, 2018

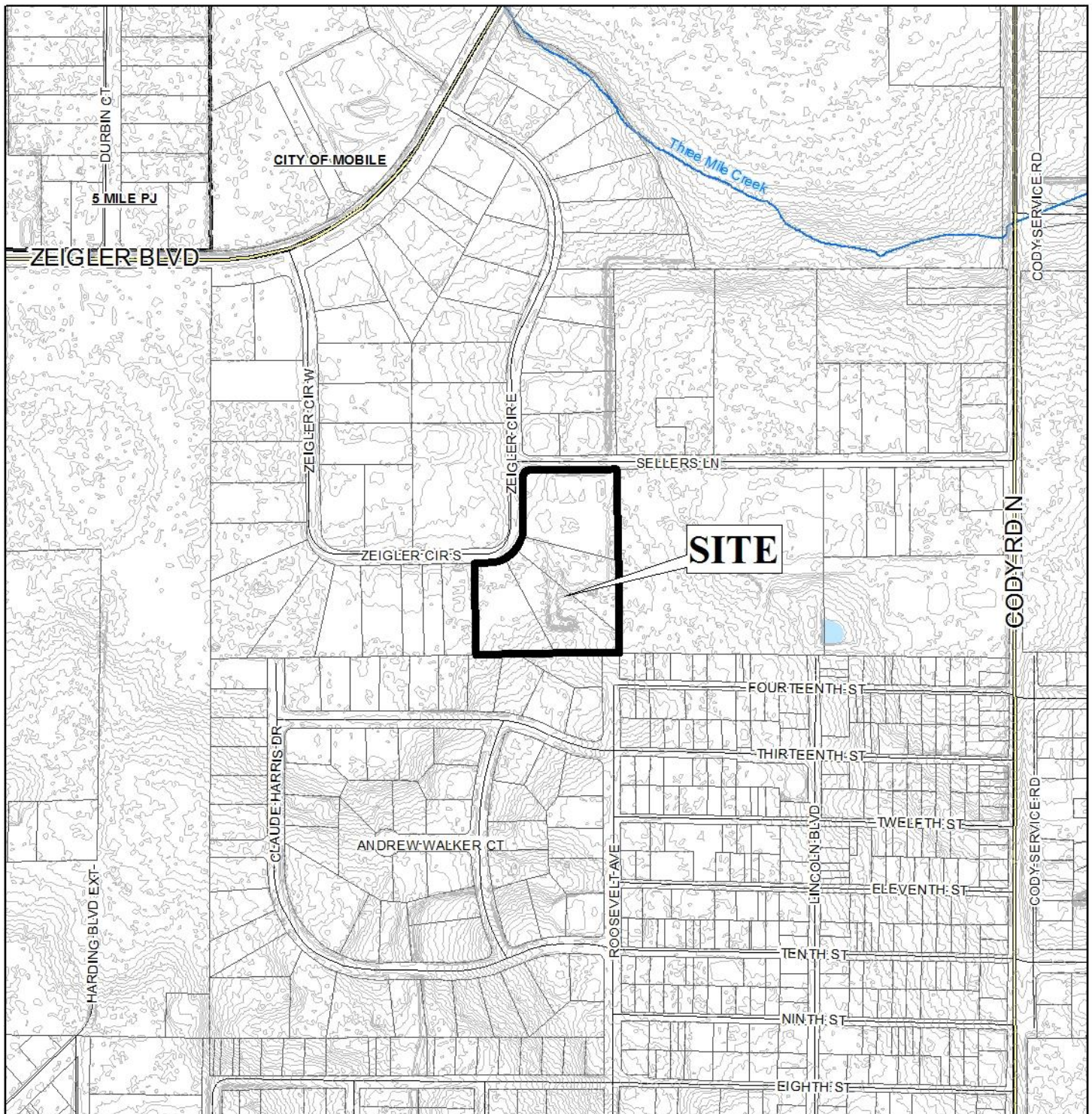
APPLICANT U.S. Machine Subdivision

REQUEST Subdivision, PUD, SW, Rezoning from B-3 to I-1

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



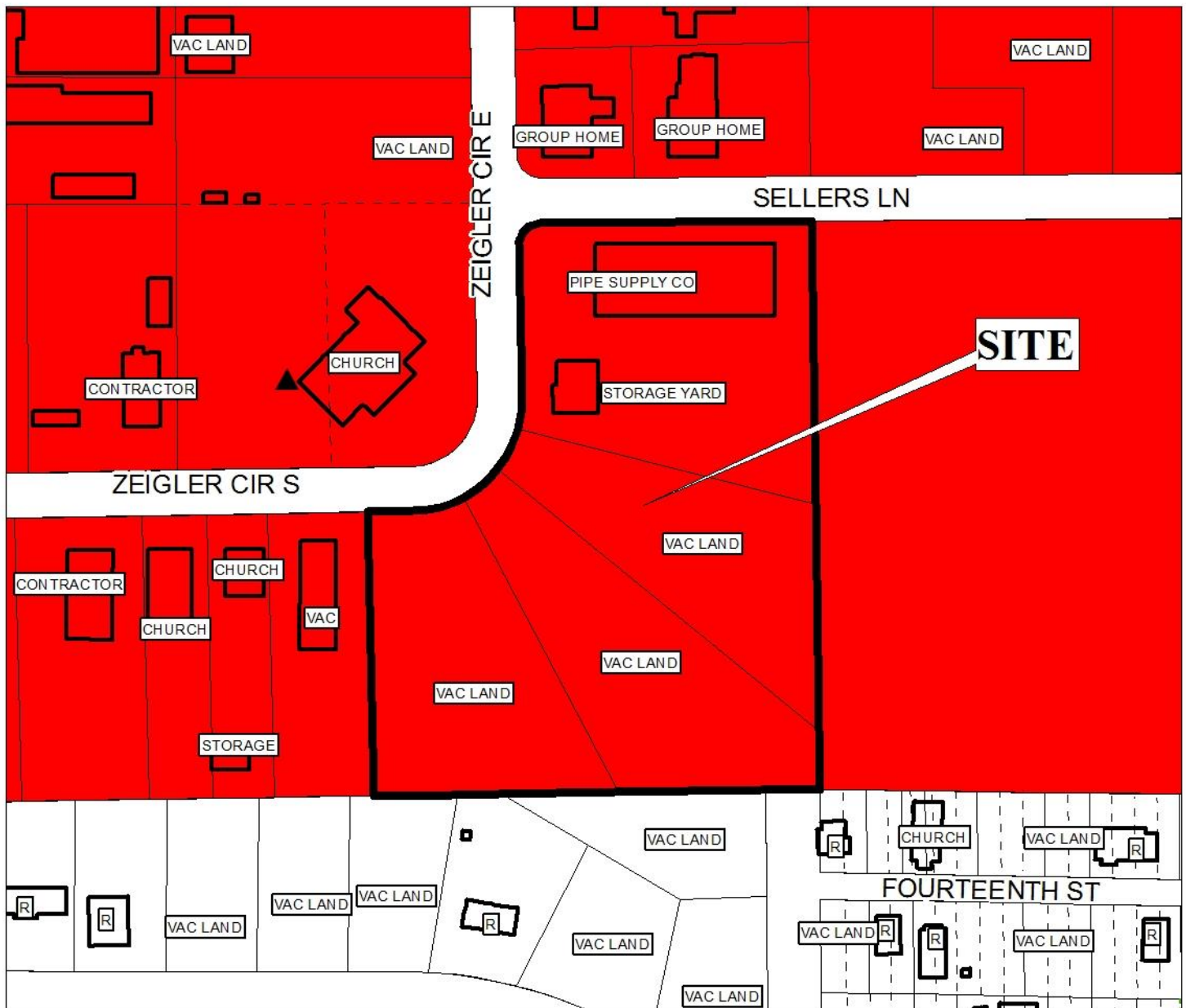
APPLICATION NUMBER 17 DATE July 19, 2018

APPLICANT U.S. Machine Subdivision

REQUEST Subdivision, PUD, SW, Rezoning from B-3 to I-1



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the north and west, and residential units to the south.

APPLICATION NUMBER 17 DATE July 19, 2018

APPLICANT U.S. Machine Subdivision

REQUEST Subdivision, PUD, SW, Rezoning from B-3 to I-1

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

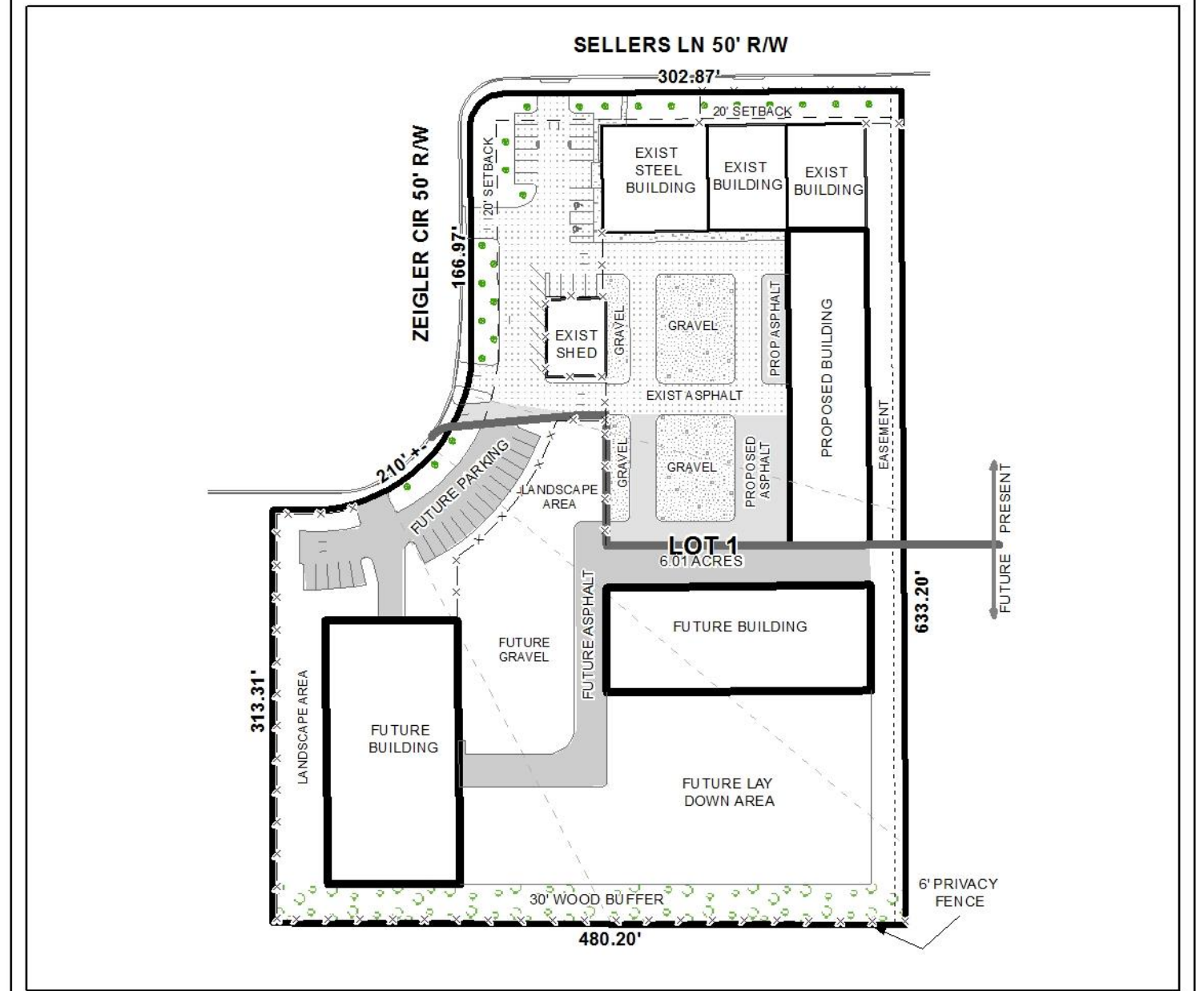


The site is surrounded by commercial units to the north and west, and residential units to the south.


APPLICATION NUMBER 17 DATE July 19, 2018
 APPLICANT U.S. Machine Subdivision
 REQUEST Subdivision, PUD, SW, Rezoning from B-3 to I-1



SITE PLAN



The site plan illustrates the existing and proposed surfaces, and existing and proposed buildings.

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