

**ZONING AMENDMENT,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: March 20, 2008

NAME

Clark, Geer, Latham & Associates, Inc.

SUBDIVISION NAME

Point Logistics Subdivision

LOCATION

Subdivision and Zoning: Block bounded by Paper Mill Road, Bay Bridge Road, Peace Lane, and Paper Mill Road Extension; block bounded by Paper Mill Road, Paper Mill Road Extension, Tin Top Alley, and Shelby Street; and Northwest corner of Paper Mill Road and Shelby Street extending along the West side of Paper Mill Road to the East terminus of Edwards Street (unopened public right-of-way) and the South side of Wiley Lane (unopened public right-of-way).

Planned Unit Development: Northwest corner of Paper Mill Road and Shelby Street extending along the West side of Paper Mill Road to the East terminus of Edwards Street (unopened public right-of-way) and the South side of Wiley Lane (unopened public right-of-way).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-1, Single-Family Residential, R-2, Two-Family Residential, and B-2, Buffer Business

PROPOSED ZONING

I-2, Heavy Industry

**REASON FOR
REZONING**

None provided.

AREA OF PROPERTY

3 Lots / 10.4 ± Acres (Subdivision and Zoning sites)
1 Lot / 5.4 ± Acres (PUD site)

CONTEMPLATED USE

Subdivision approval to create 3 lots, Planned Unit Development Approval to allow multiple buildings on a single building site, and Rezoning from R-1, Single-Family Residential, R-2, Two-Family Residential, and B-2, Buffer Business, to I-2, Heavy Industry District to allow offices,

parking, lay down yard and staging area for a trucking facility.

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.

TIME SCHEDULE

No timeframe provided.

ENGINEERING COMMENTS

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Measures need to be implemented at the driveway(s) to keep gravel from entering any storm drainage structures.

TRAFFIC ENGINEERING COMMENTS

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Fire hydrants shall be installed to comply with 2003 IFC 508.5.1

REMARKS

The applicant is requesting Subdivision approval to create 3 lots, Planned Unit Development Approval to allow multiple buildings on a single building site, and Rezoning from R-1, Single-Family Residential, R-2, Two-Family Residential, and B-2, Buffer Business, to I-2, Heavy Industry District to allow offices, parking, lay down yard and staging area for a trucking facility. Trucking facilities are allowed by right in I-2, Heavy Industry Districts.

The applicant proposes to create three (3) lots, and utilize all lots for a trucking facility, including offices, parking and lay-down yards. The northern most lot, Lot 1, will contain office and

tractor-trailer parking uses. The middle lot, Lot 2 will be used for a lay-down yard. Lot 3, the southern-most lot, will be used for additional trailer parking.

Five (5) applications have been submitted – three (3) for rezoning, one (1) for a PUD, and one (1) for Subdivision. There are problems with several of the applications, as follows:

1. it appears that the Subdivision application does not include the entirety of parcel R022208440020076. for proposed Lot 1;
2. all rights-of-way depicted on the Subdivision application are indicated as variable width, thus staff has no indication of minimum or maximum widths to determine the adequacy of the rights-of-way;
3. it appears that the PUD and the Zoning applications for Lot 1 did not include notification of all property owners within 300 feet of the site;
4. it appears that the PUD application does not indicate buffering that would be required where the site is adjacent to residentially-zoned property, and as PUD approval is site plan specific, these buffers must be depicted and labeled;
5. if a dumpster will be provided for the office facility, the PUD site plan must show the location;
6. if storm water detention facilities are required, they must be depicted on the PUD site plan;
7. it appears that the PUD should include all three proposed lots, as they will be used by the proposed trucking company;
8. the site plan submitted for the rezoning of proposed Lot 2 does not indicate the extent of the lay-down area on the lot, nor the point of access to the lot (no curb-cuts are indicated);
9. no justification is provided regarding the rezoning of the site to an I-2, Heavy Industry District, other than a desire to locate a trucking facility on the site (*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.*); and
10. wetlands may occur on the northern portion of Lot 1, thus the plat and site plans should be revised to indicate the location of wetlands.

It should also be pointed out that during a community meeting conducted by District 2 Councilman William Carroll, held during the evening of Thursday, March 13, 2008, residents of the Plateau community expressed very strong opposition to this application, as well as to a similar application for a trucking facility (Boyd Brothers) located further North on Paper Mill Road (that was heldover until the April 3rd meeting of the Planning Commission). Residents stated that they did not support the incursion of additional I-2 areas into the Plateau community, nor intense uses such as trucking facilities due to traffic, pollution, property value impacts and quality of life concerns.

RECOMMENDATION

Rezoning: The rezoning requests are recommended for Holdover until the April 17th meeting so that the following can take place (revisions due by March 26th):

- 1) Submittal of labels and postage so that appropriate notification of all property owners can occur for the rezoning application for proposed Lot 1;
- 2) Revision of the Zoning application for Lot 1 to include the expansion required by the Subdivision application (five copies of revised site plan);
- 3) Revision of the site plan for proposed Lot 2 to depict the extent of the lay-down yard, and the proposed location of any entrance to the site (five copies of revised site plan);
- 4) Provision of justification regarding why the sites should be rezoned (*addressing at least one of the following items: 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.*).

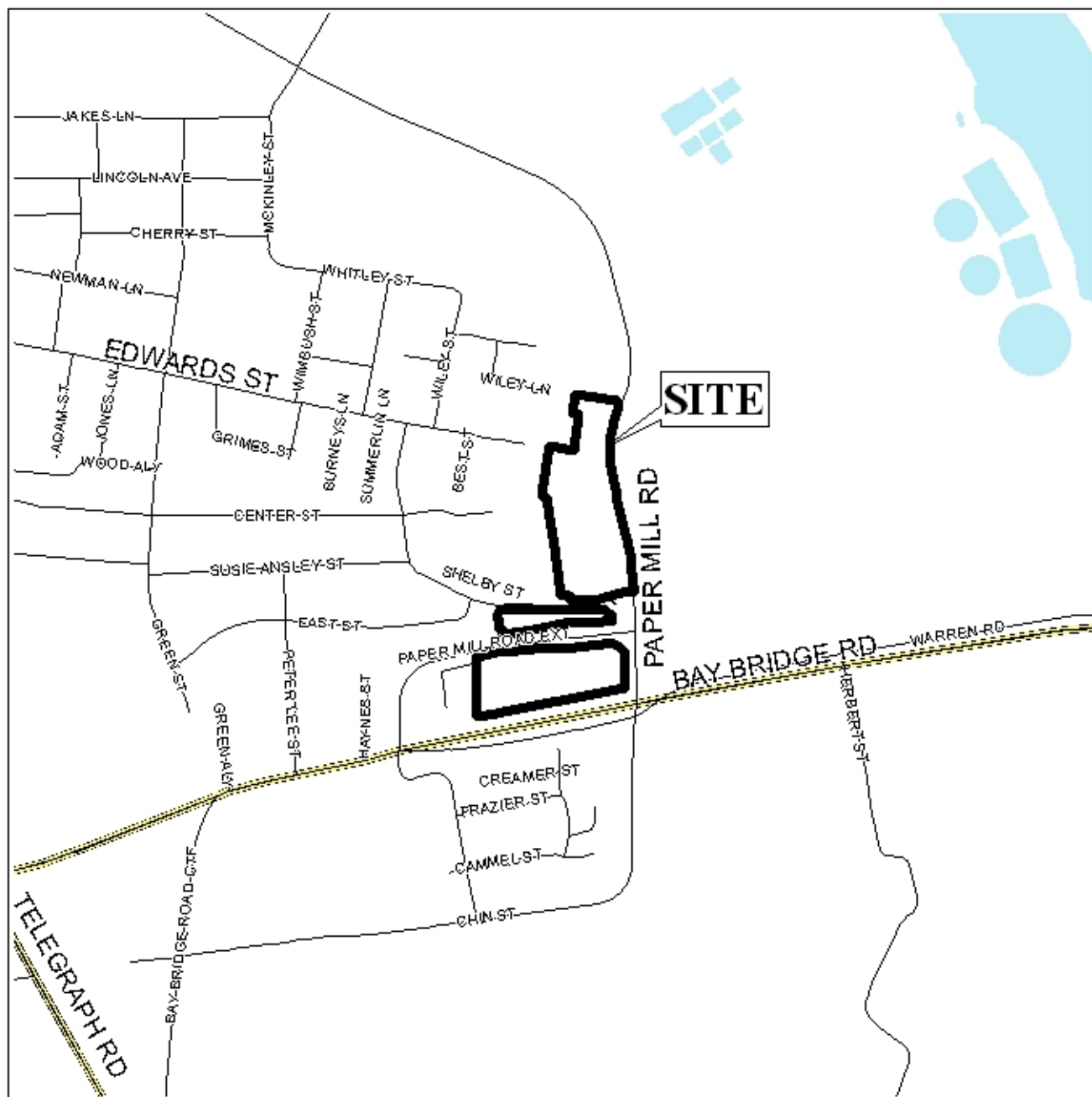
Planned Unit Development: The rezoning requests are recommended for Holdover until the April 17th meeting so that the following can take place (five copies of revisions due by March 26th):

- 1) Revision of the site plan to include all three proposed lots as part of the PUD application, and indication on the site plan of existing/proposed curb-cuts, parking, surfacing, required landscaping and buffering, dumpster location, etc.;
- 2) Submittal of labels and postage by March 26th so that appropriate notification of all property owners can occur for the PUD application, including the expanded PUD site;
- 3) Depiction and labeling of any required storm water detention basins.

Subdivision: The Subdivision request is recommended for Holdover until the April 17th meeting so that the following can take place (six copies of revisions due by March 26th):

- 1) Revision of the plat to include the entirety of parcel R022208440020076. for proposed Lot 1, or provision of documentation to show that the entirety is included;
- 2) Submittal of labels and postage by March 26th so that appropriate notification of all property owners can occur for the Subdivision application, if additional notification is required due to the inclusion of the entirety of the parcel;
- 3) Revision of the plat to indicate minimum and maximum widths of public rights-of-way; and
- 4) Depiction of any wetland areas.

LOCATOR MAP



APPLICATION NUMBER 18-22 DATE March 20, 2008

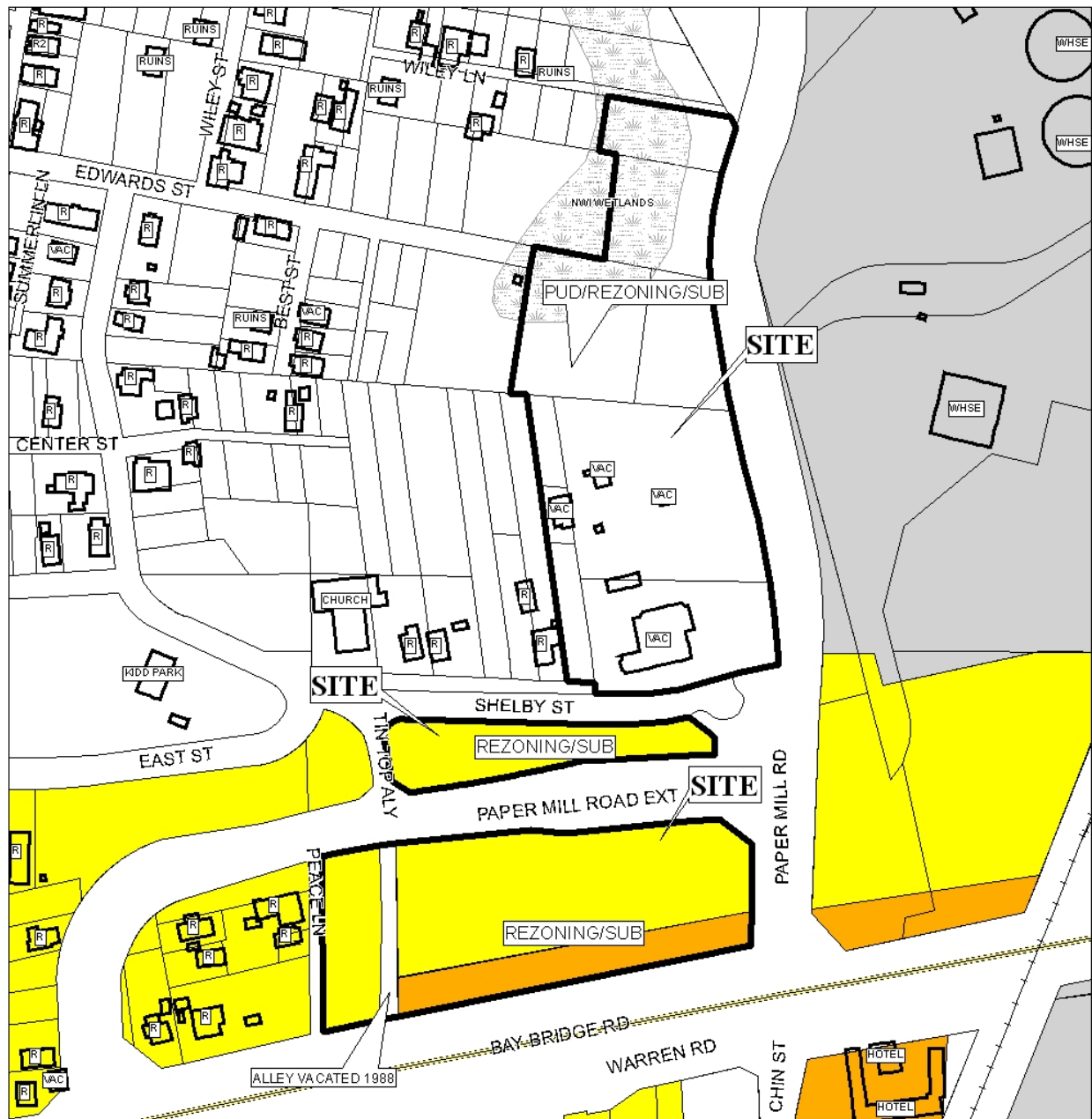
APPLICANT Clark, Geer, Latham & Associates, Inc.

REQUEST Subdivision, PUD, Rezoning from R-1, R-2 and B-2 to I-2



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

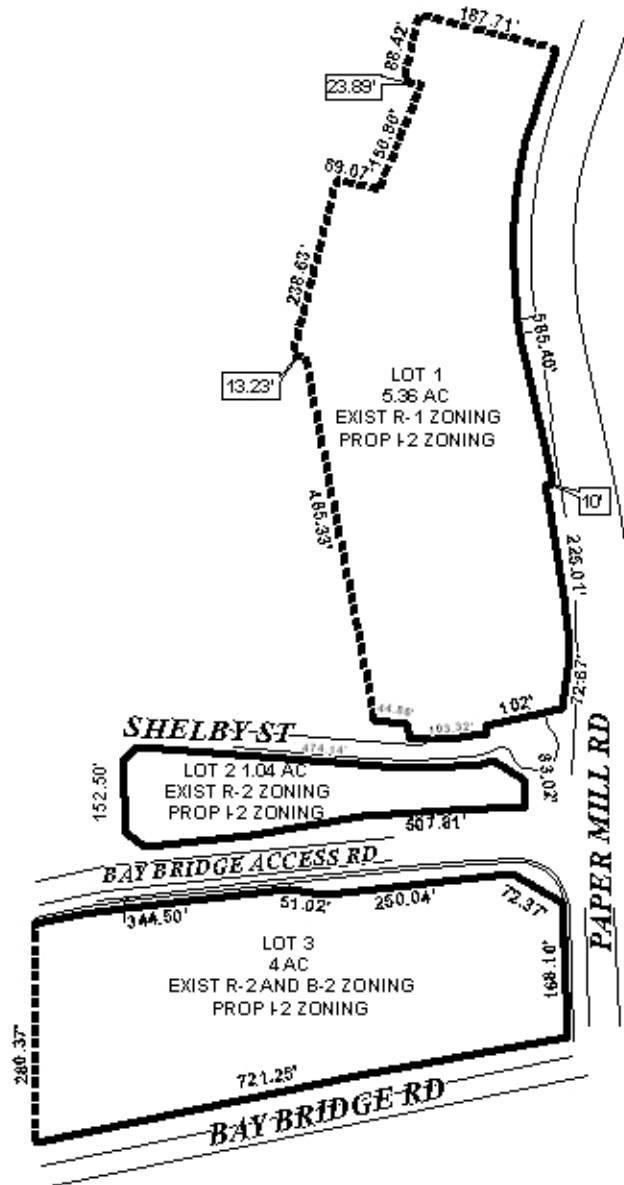
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REQUEST Subdivision, PUD, Rezoning from R-1, R-2 and B-2 to I-2



SUBDIVISION AND ZONING DETAIL



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NTS

