

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: MAY 1, 2008****DEVELOPMENT NAME**

Kemira Industrial Subdivision

SUBDIVISION NAME

Kemira Industrial Subdivision

LOCATION

1 Cyanamid Road

LOCATION

(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).

CITY COUNCIL**DISTRICT**

District 2

AREA OF PROPERTY

1-lot / 39.9± acres

CONTEMPLATED USE

buildings on a single building site.

Planned Unit Development Approval to allow multiple

TIME SCHEDULE**FOR DEVELOPMENT**

None given.

ENGINEERING**COMMENTS**

Any fill in floodway will require a flood study. Show minimum finished floor on each final plat; MFFE not legible on plans submitted. Show graphic representation of limits of special flood hazard area on final plat based on FEMA maps, not elevation. Please note that by ordinance, the City of Mobile policies the X-shaded special flood hazard area according to FEMA regulations for the AE special flood hazard area. 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 shows 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.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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

Shall comply with Section 508.5.1 of the 2003 International Fire Code.

REMARKS

The applicant is seeking Subdivision Approval to create one lot from four metes and bounds parcels, and Planned Unit Development Approval to allow multiple buildings on a single building site. The site is located in Council District 2, and according to the application is served by public water and sanitary facilities.

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.

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 any changes to the site plan must be approved by the Planning Commission.

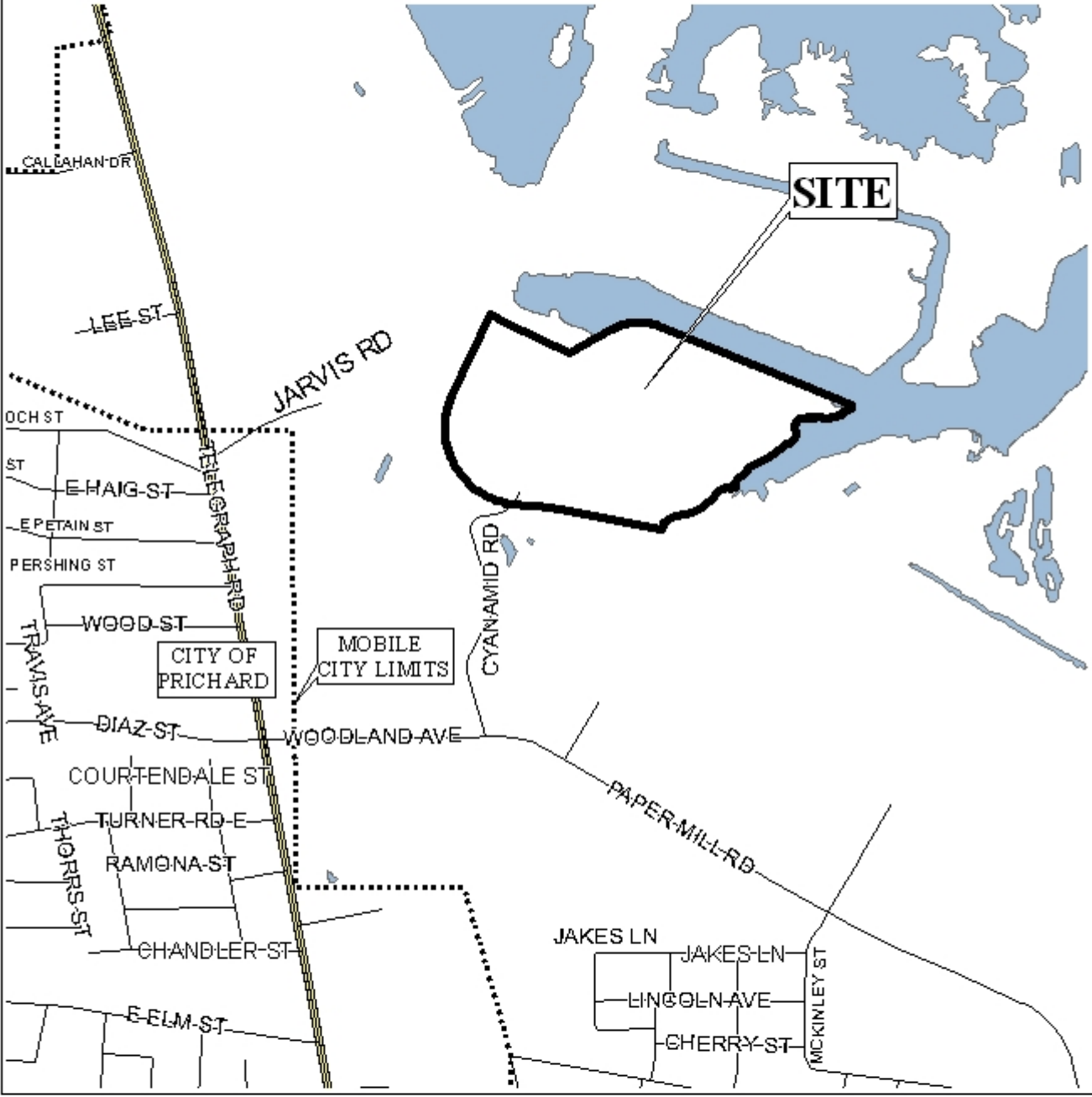
The site is zoned I-2, Heavy Industry District. Information submitted by the applicant indicates that a variety of hazardous materials or substances are either manufactured or used in the manufacturing process at the site. Hazardous materials or substances are defined by the Zoning Ordinance as having one of the following characteristics: flammable, explosive, corrosive, toxic, radioactive, or readily decomposing into oxygen at elevated temperatures. Since there are several toxic, corrosive, and flammable materials and/or substances associated with the applicant's operation, an expansion of any kind will require Planning Approval in conjunction with the submitted Subdivision and Planned Unit Development.

RECOMMENDATION

Subdivision: Based on the preceding, this application is recommended for holdover to the meeting of June 5th to allow the applicant to submit a Planning Approval application to be heard in conjunction with the Subdivision and Planned Unit Development. The application should be submitted no later than May 12th.

Planned Unit Development: Based on the preceding, this application is recommended for holdover to the meeting of June 15th to allow the applicant to submit a Planning Approval application to be heard in conjunction with the Subdivision and Planned Unit Development. The application should be submitted no later than May 12th.

LOCATOR MAP



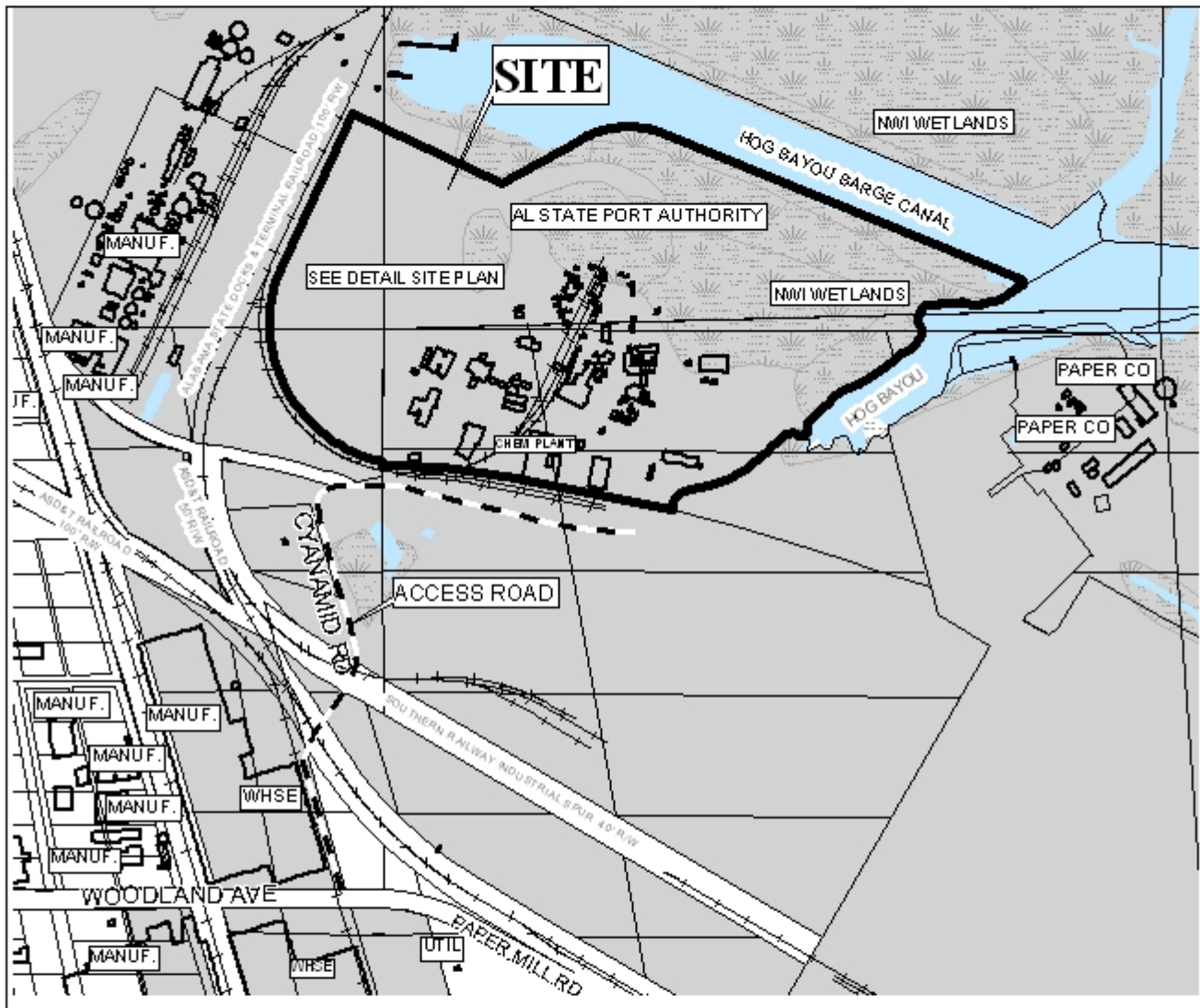
APPLICATION NUMBER 18 & 19 DATE May 1, 2008

APPLICANT Kemira Industrial Subdivision

REQUEST Subdivision, Planned Unit Development

NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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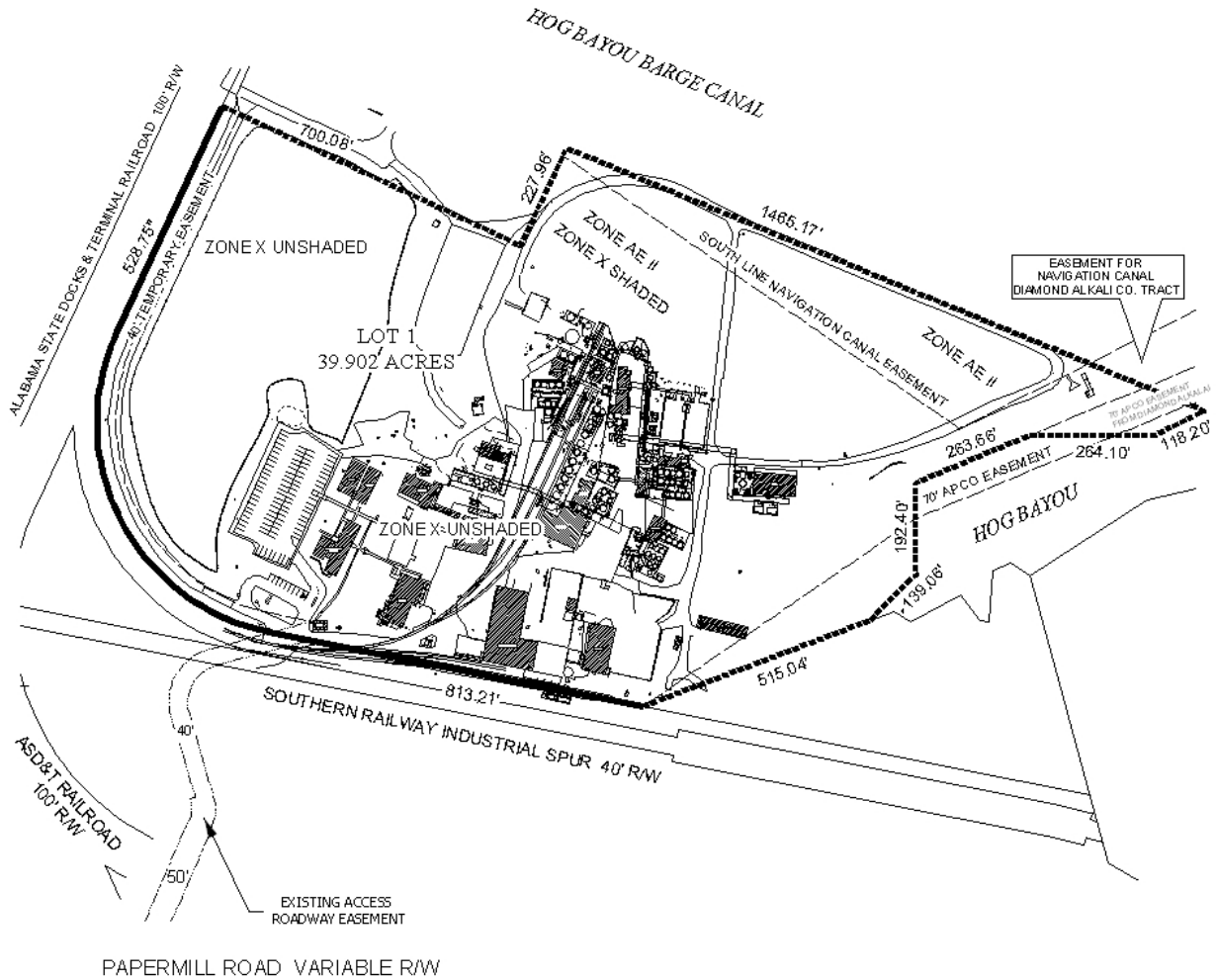
REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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SITE PLAN



The site plan illustrates lot dimensions, flood zones, and easements.

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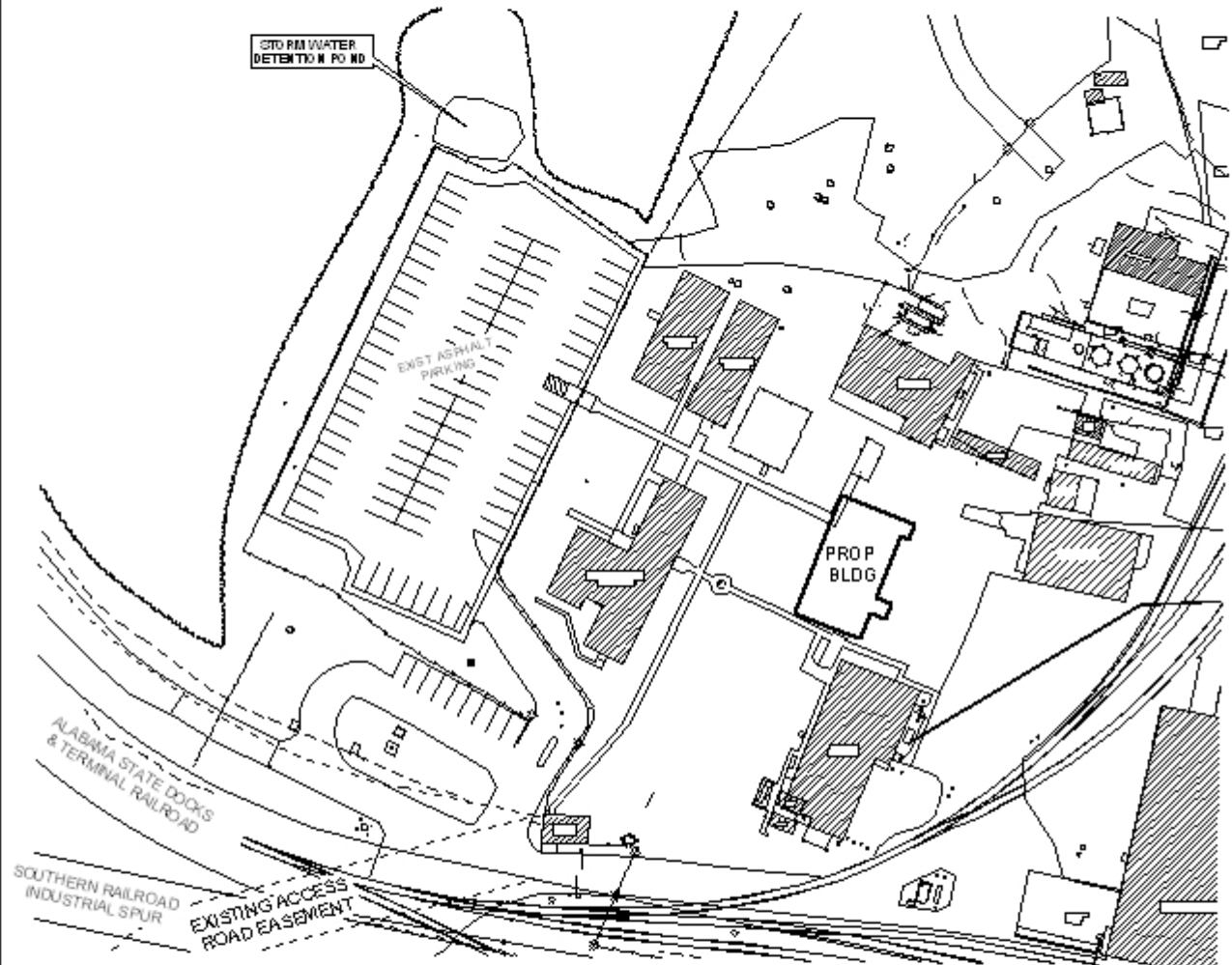
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REQUEST Subdivision, Planned Unit Development



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 18 & 19 DATE May 1, 2008

APPLICANT Kemira Water Solutions

REQUEST Subdivision, Planned Unit Development



NTS