

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: May 17, 2007****NAME**

Mobile Area Water &amp; Sewer System (Volkert &amp; Associates, Inc., Agent)

**LOCATION**1557 Sans Souci Road  
(South terminus of Sans Souci Road, extending South to I-10)**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**R-1, Single-Family Residential and  
B-2, Neighborhood Business Districts**AREA OF PROPERTY**

1 Lot / 16.6 + Acres

**CONTEMPLATED USE**

Planning Approval to allow a water or sewage pumping station and water storage in an R-1, Single-Family Residential District, and Planned Unit Development approval to allow multiple buildings on a single building site, including a severe weather attenuation tank, lift station, and auxiliary equipment to fill and withdraw wastewater from the tank.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

Show limits of AE flood plain. Any lots in AE flood plain should have the minimum finished floor elevation shown on each lot. No detention allowed in AE flood plain. 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.

**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**

No comments.

**REMARKS**

The applicant is requesting Planning Approval to allow a water or sewage pumping station and water storage in an R-1, Single-Family Residential District, and Planned Unit Development approval to allow multiple buildings on a single building site, including a severe weather attenuation tank, lift station, and auxiliary equipment to fill and withdraw wastewater from the tank. A sewage pump station and related facilities requires Planning Approval within R-1, Single Family Residential districts.

This site was the subject of previous Planning Approval and PUD approvals within the last several months, and is coming before the Planning Commission again due to a change in the site plan determined to be significant enough to warrant a new review.

The differences between the previously approved site plan and this application are the location of the proposed “wet well” and associated electrical equipment, and the provision of an on-site storm water detention facility. The originally proposed location was on a higher portion of the site, near the terminus of San Souci Road. The new location for the wet well and electrical equipment will be on a lower portion of the site near the existing pump station facility, while the storm water detention pond will be on the higher portion of the site, South of the proposed severe weather attenuation tank. The new PUD and Planning Approval reviews are required because the structures being relocated are greater than three feet in height, and thus must meet setback requirements. PUD and Planning Approval are site plan specific.

The site is bounded to the West and North by vacant land and residences in an R-1 district, to the East by the upper reaches of Dog River (lower reaches of Eslava Creek), and to the South by Interstate 10. The site under consideration is split-zoned, with the bulk of the site R-1 and a small portion of the site along the Interstate 10 right-of-way zoned B-2, Neighborhood Business: the split zoning condition was created by the Planning Commission and City Council in 1981 in order to allow billboards on the site.

The site itself contains an existing sewage pump station, emergency generator and fuel storage tank (for the generator). At one time, the site was a fully fledged sewage treatment facility, however, the facility was removed from the site after 1987.

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.

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.

It is very important to note that both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore any future changes to the site plan must be submitted for Planning Approval and Planned Unit Development review.

The purpose of this application is to construct a 230-foot diameter, 50-foot high storage tank and support facilities that will hold wastewater during extreme rain events. The existing wastewater system becomes overwhelmed during extreme rain events because of infiltration of stormwater into the wastewater system, resulting in sewer overflows in the neighborhoods upstream of the existing pump station. MAWWS proposes to construct the storage tank and install new pumping equipment so that overflows are eliminated during storm events. After the storm event, wastewater stored in the 8-million gallon enclosed tank is pumped back into the wastewater system for treatment as capacity becomes available. All new structures on the site will be related to the pumping or storage of wastewater, and no habitable structures or offices are proposed. The site is currently fenced and gated with a chain-link fence, and no changes are proposed to the perimeter fence. On-site access and maneuvering will be via a gravel roadbed.

## **RECOMMENDATION**

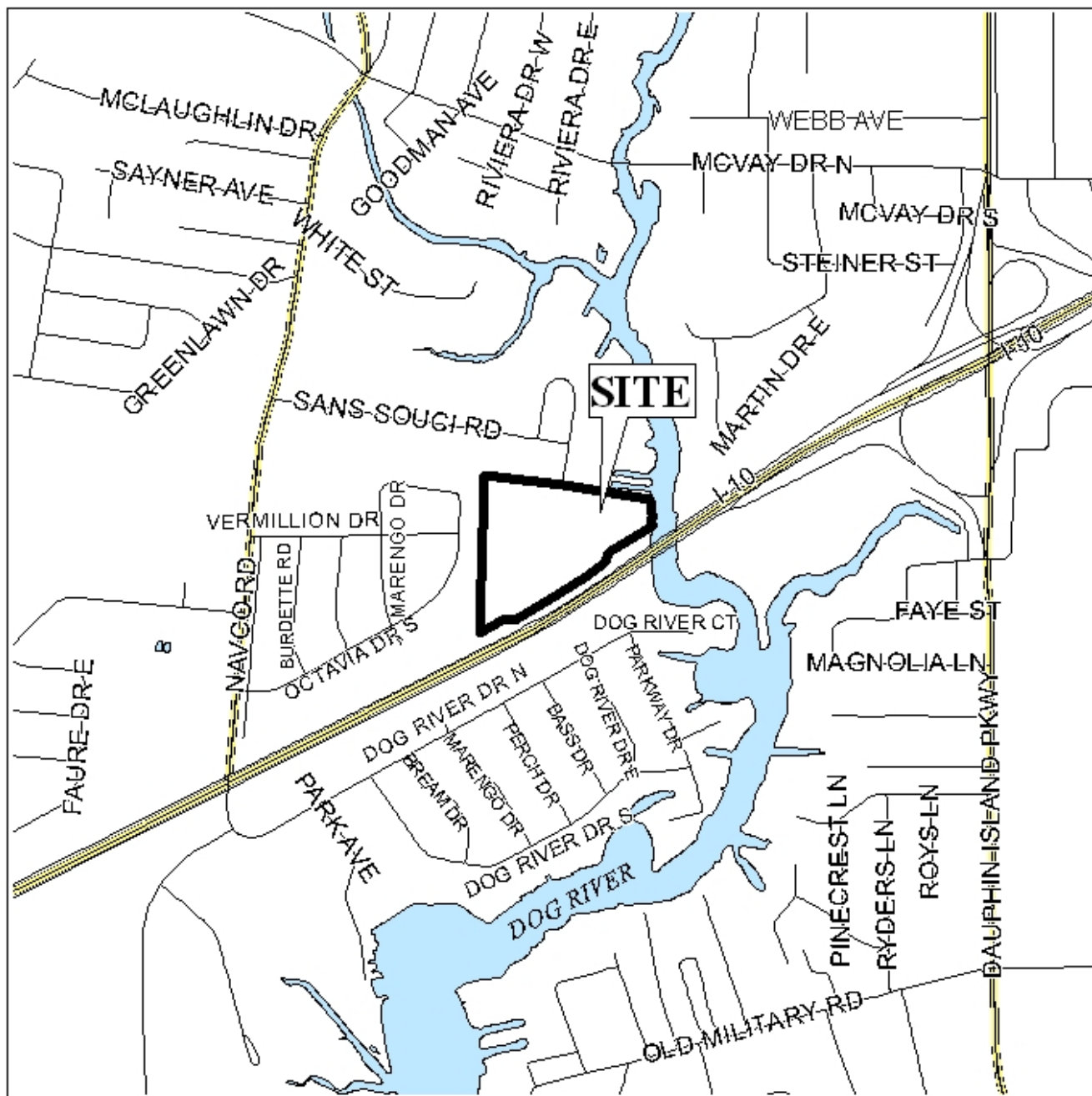
**Planning Approval:** Based upon the preceding, this request is recommended for Approval, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) placement of a note on the site plan and plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; and
- 3) full compliance with all other municipal codes and ordinances

**Planned Unit Development:** Based upon the preceding, the PUD request is recommended for Approval, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) placement of a note on the site plan and plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 3) depiction of the 25-foot minimum building setback line from all street frontages on the site plan and plat; and
- 4) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 30 & 31 DATE May 17, 2007

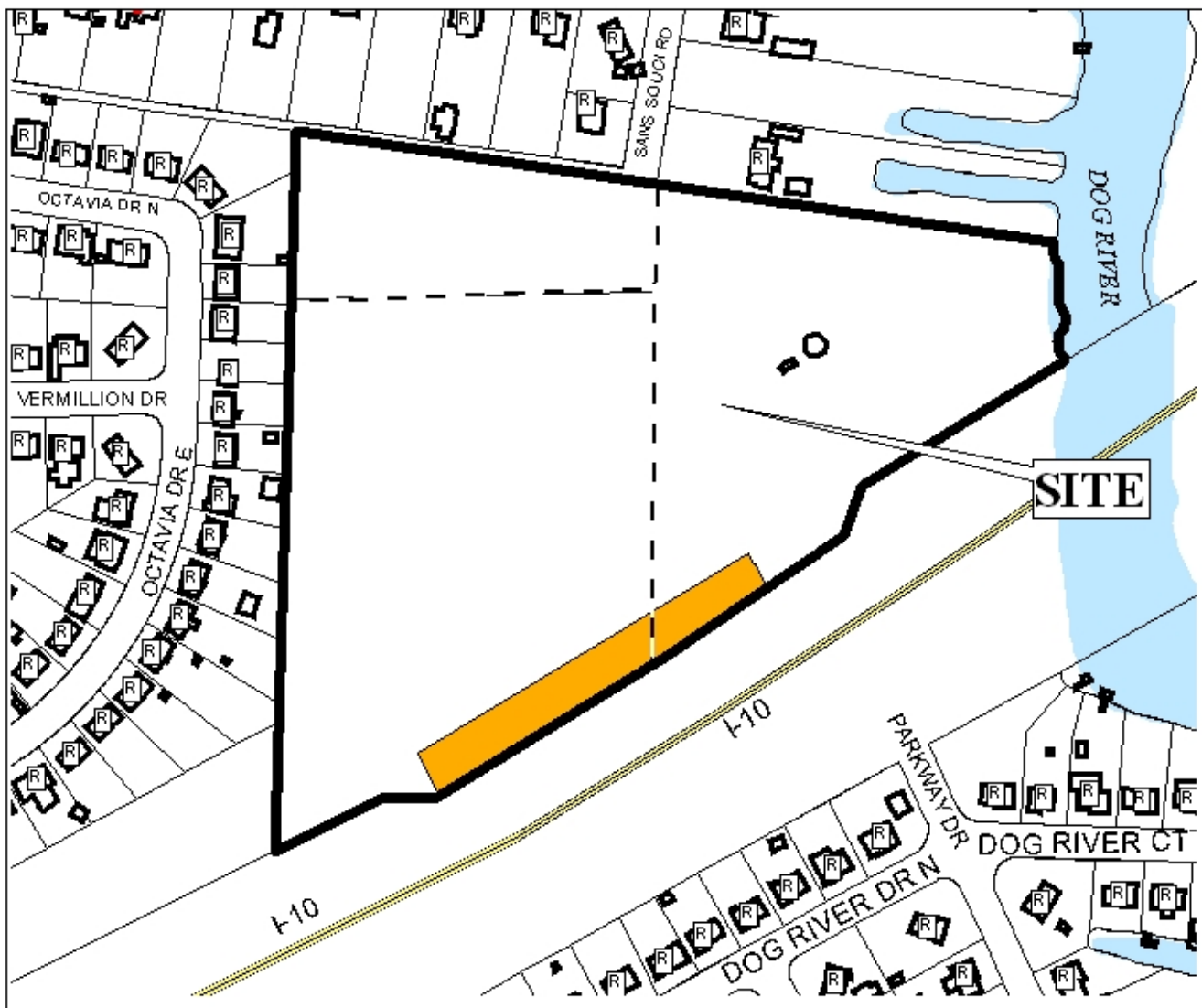
APPLICANT Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agent)

REQUEST Planned Unit Development, Planning Approval



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

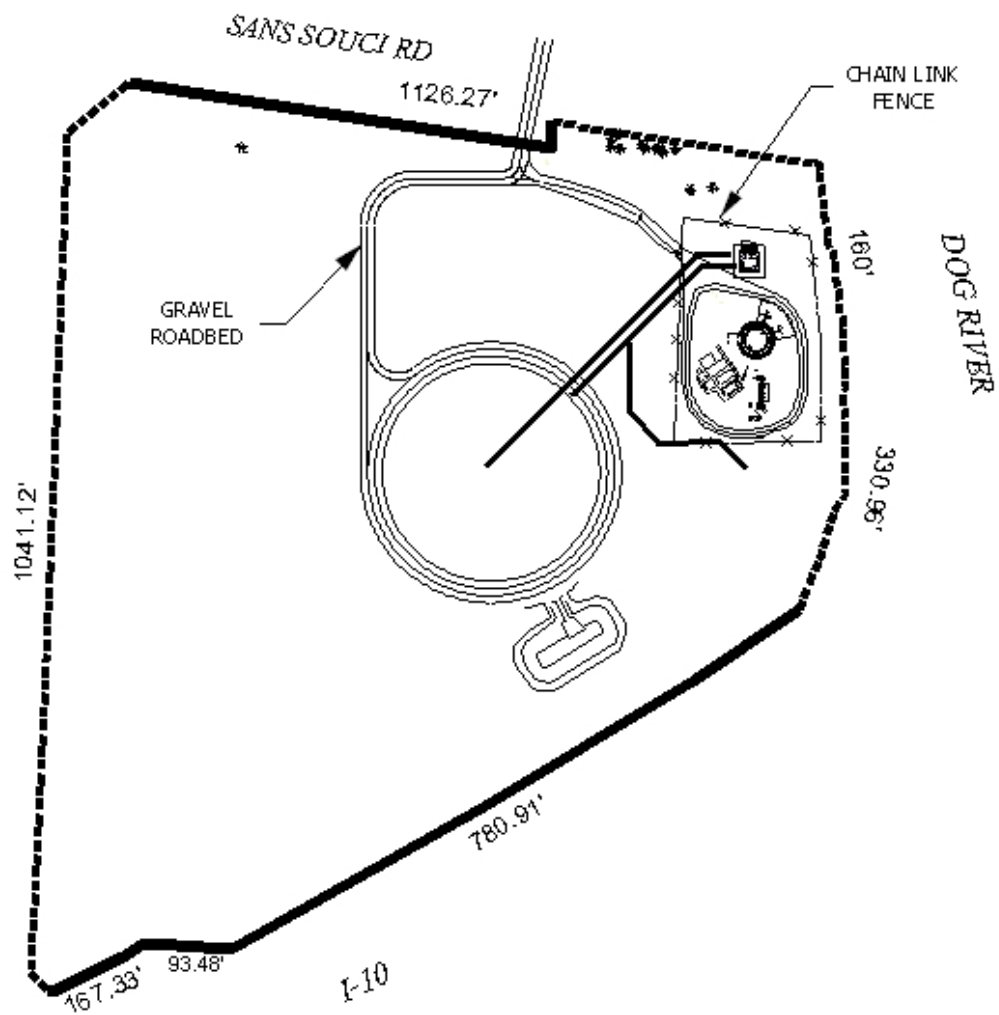
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LEGEND NTS

# SITE PLAN



The site plan illustrates existing and proposed buildings, roads, and fences.

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