

**SUBDIVISION, PLANNED UNIT DEVELOPMENT
& SIDEWALK WAIVER STAFF REPORT****Date: March 6, 2008****APPLICANT NAME**

West Mobile Properties, LLC

SUBDIVISION NAME

U. S. Machine Subdivision

LOCATION576 and 600 Zeigler Circle East
(Southeast corner of Zeigler Circle East and Sellers Lane).**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTY

1-Lot/2.1± acres

CONTEMPLATED USE

Subdivision approval to create 1 lot, Planned Unit Development approval to allow multiple buildings on a single building site and sidewalk waiver to waive the construction of sidewalks along Zeigler Circle East and Sellers Lane.

**TIME SCHEDULE
FOR DEVELOPMENT**

No schedule provided.

**ENGINEERING
COMMENTS**

Need to analyze the City receiving drainage system's ability to adequately handle the flow. Provide appropriate method to collect stormwater from gravel/aggregate area without clogging City storm drain with the stone. . 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.

Sidewalk waiver: Need additional backup information on existing conflicts in the area to substantiate sidewalk waiver.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark the one-

way drive. Ninety degree parking stalls require a twenty-four foot aisle width. To accommodate the seventeen foot one-way that is shown, the parking stalls should be changed to angle parking.

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

Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC

REMARKS

The applicant is requesting Subdivision approval to combine two legal lots of record into 1 lot, Planned Unit Development approval to allow multiple buildings on a single building site and sidewalk waiver to waive the construction of sidewalks along Zeigler Circle East and Sellers Lane.

The existing site is currently developed with an 80' x 80' (6,400 square feet) steel building and a 46' x 60' (2,760 square feet) pole shed; however, the applicant proposes to add approximately 120' x 80' (9,600 square feet) to the existing 6,400 square feet steel building. The site is currently occupied and used as a welding and fabrication business. Until recently the use was not a concern; however, this area was the benefactor of annexation into the City of Mobile. The use as it exists today would be considered a non-conforming use; however, the expansion of this use would not be allowed without either rezoning the site to a conforming zoning district or seek a use variance to allow this expansion. Staff suggested that the applicant forego the rezoning attempt, since it would be consider spot rezoning and apply to the Board of Adjustment for a use variance to allow the expansion of an existing welding and fabrication business in a B-3, Community Business district.

There are a few issues relating to the site plan submitted, the applicant has not addressed all points in determining the design of the expansion to the site. The applicant illustrates 21 asphalt parking spaces; however, does not break down the parking requirements for the site (one space per 300 square feet for office use and 1 space per 3 warehouse or fabrication workers on the site. The site plan submitted exceeds the minimum landscaping and tree requirements and should be approved as submitted. The applicant also illustrates the gravel laydown yard; therefore, a surface variance would also be required to allow this type of surface to remain or the Commission may approve the Planned Unit Development as proposed.

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 site has frontage onto two streets, Zeigler Circle East (235'±), and Sellers Lane (320'±). All the streets meet or exceed the right-of-way requirements of the Major Street Component of the Comprehensive Plan.

Access management is a concern due to the site fronting on two streets; therefore, the development should be limited to one curb cut to Sellers Lane, and to two curb-cuts, to Zeigler Circle East, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

If a detention basin and/or common areas are proposed for the subdivision; a note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

The applicant is also requesting the waiver of the construction of sidewalks along Zeigler Circle East and Sellers Lane.

The applicant states that this area has been commercially developed with no sidewalks for several years, and until recently has been under county jurisdiction. Until the recent annexation into the City of Mobile sidewalks were not a requirement of development.

It should be noted from the Vicinity Map that there are several undeveloped lots within the immediate area and when developed these lots will be required sidewalks.

As Engineering Department states the applicant needs to submit additional backup information on existing conflicts in the area to substantiate sidewalk waiver.

RECOMMENDATION

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) the submission of a revised PUD site plan reflecting compliance with the parking requirements of the Zoning Ordinance;
- 3) the approval of the use variance from the Board of Adjustment;
- 4) full compliance with all other municipal codes and ordinances.

Subdivision: Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

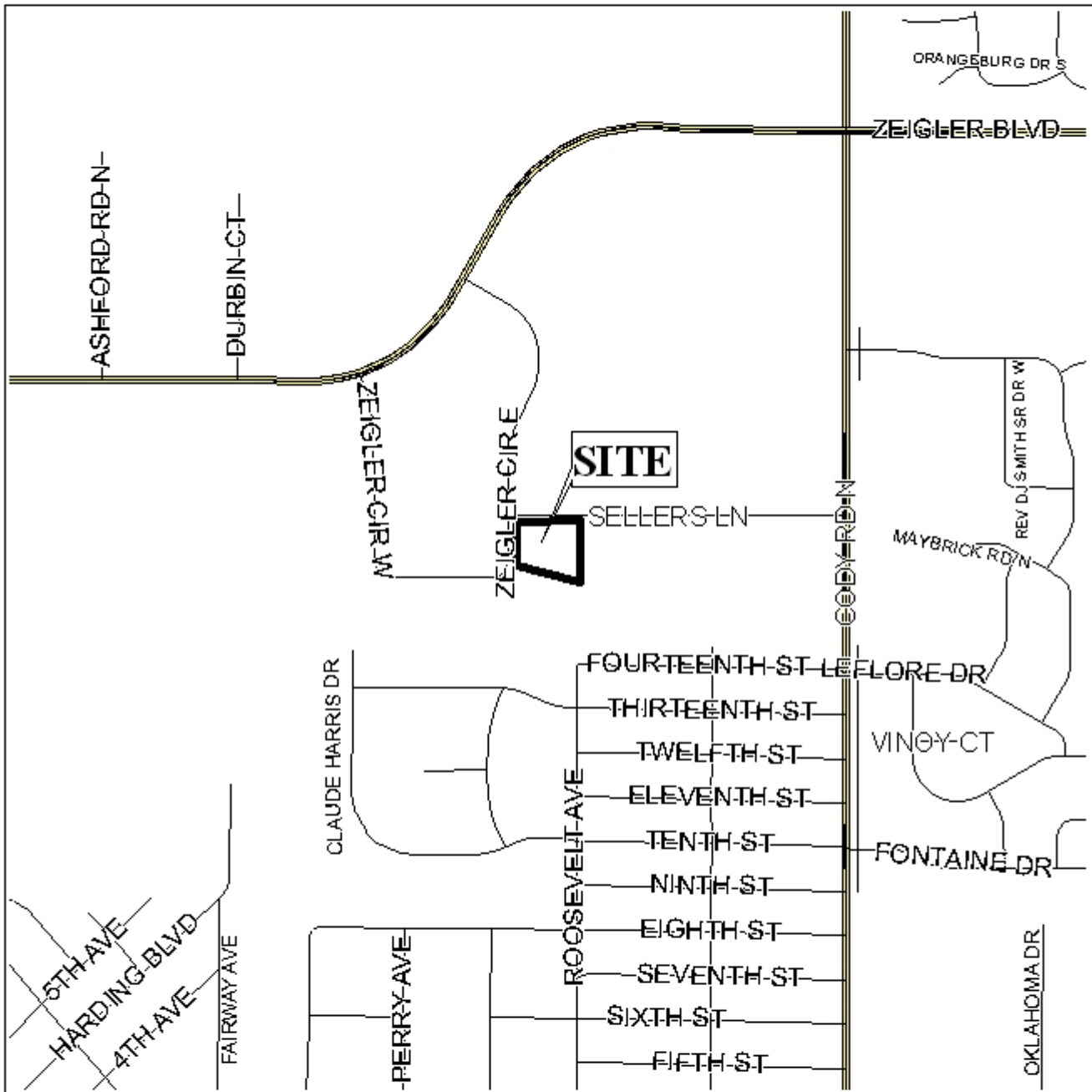
- 1) placement of a note on the final plat stating that the development is limited to the one curb cut along Sellers Lane, and two curb-cuts, to Zeigler Circle East, with the size, design and location of **all** curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.
- 2) the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) placement of a note on the final plat stating that the maintenance of the detention common area is the responsibility of the property owners; and

- 4) full compliance with all other municipal codes and ordinances.

Sidewalk Waiver: Based upon the preceding, this application for waiver of the sidewalk along Zeigler Circle East and Sellers Lane should be heldover until the April 3rd meeting with any documentation to be submitted no later than March 10th, for the following reasons:

- 1) due to the presence of undeveloped properties in the immediate area; and
- 2) submission of additional backup information on existing conflicts in the area to substantiate sidewalk waiver.

LOCATOR MAP



APPLICATION NUMBER 37,38,& 39 DATE March 6, 2008

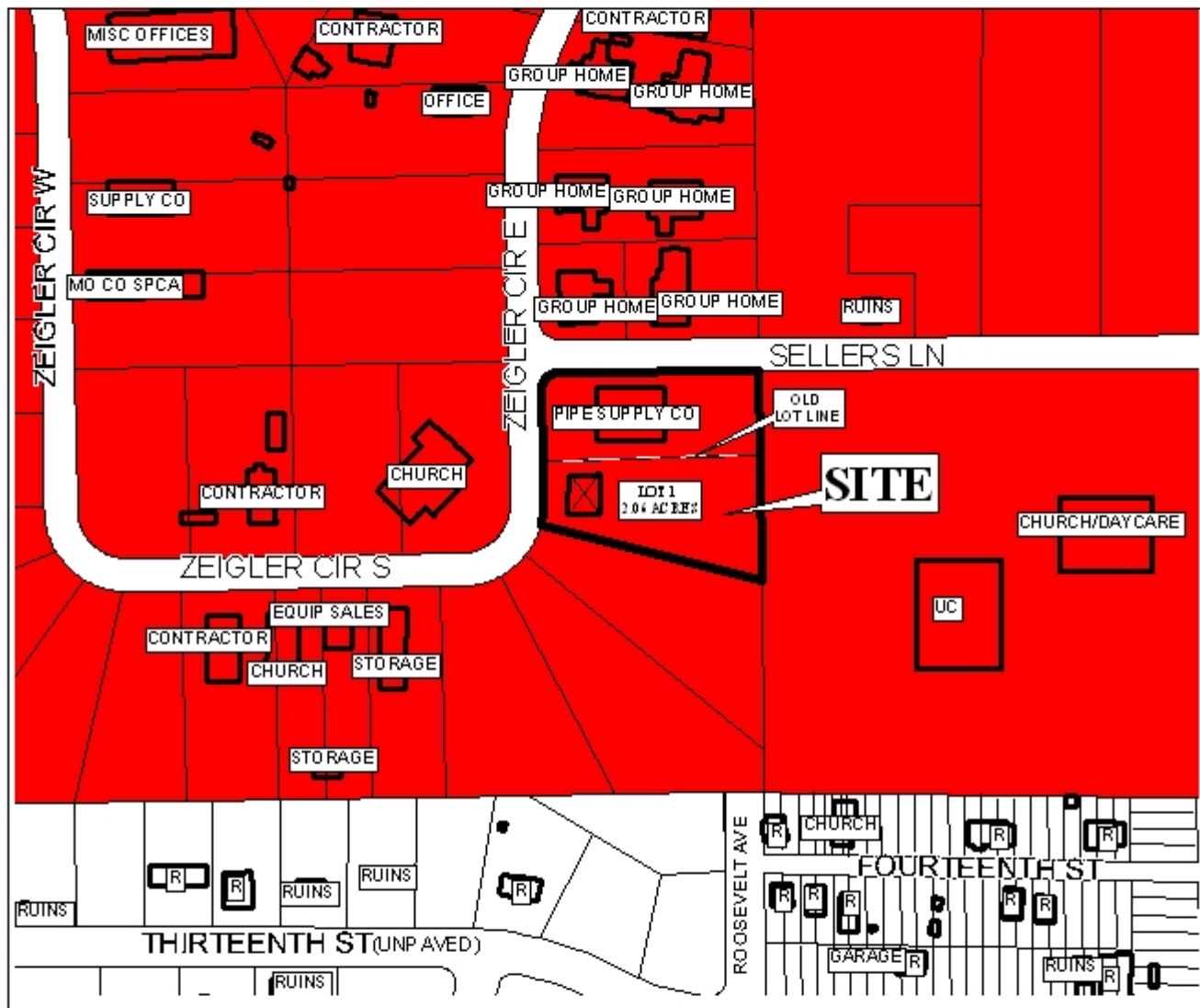
APPLICANT U.S. Machine Subdivision

REQUEST Subdivision, Planned Unit Development, Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are group homes north of the site, a vacant building to the west, and undeveloped land to the south and east.

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LEGEND NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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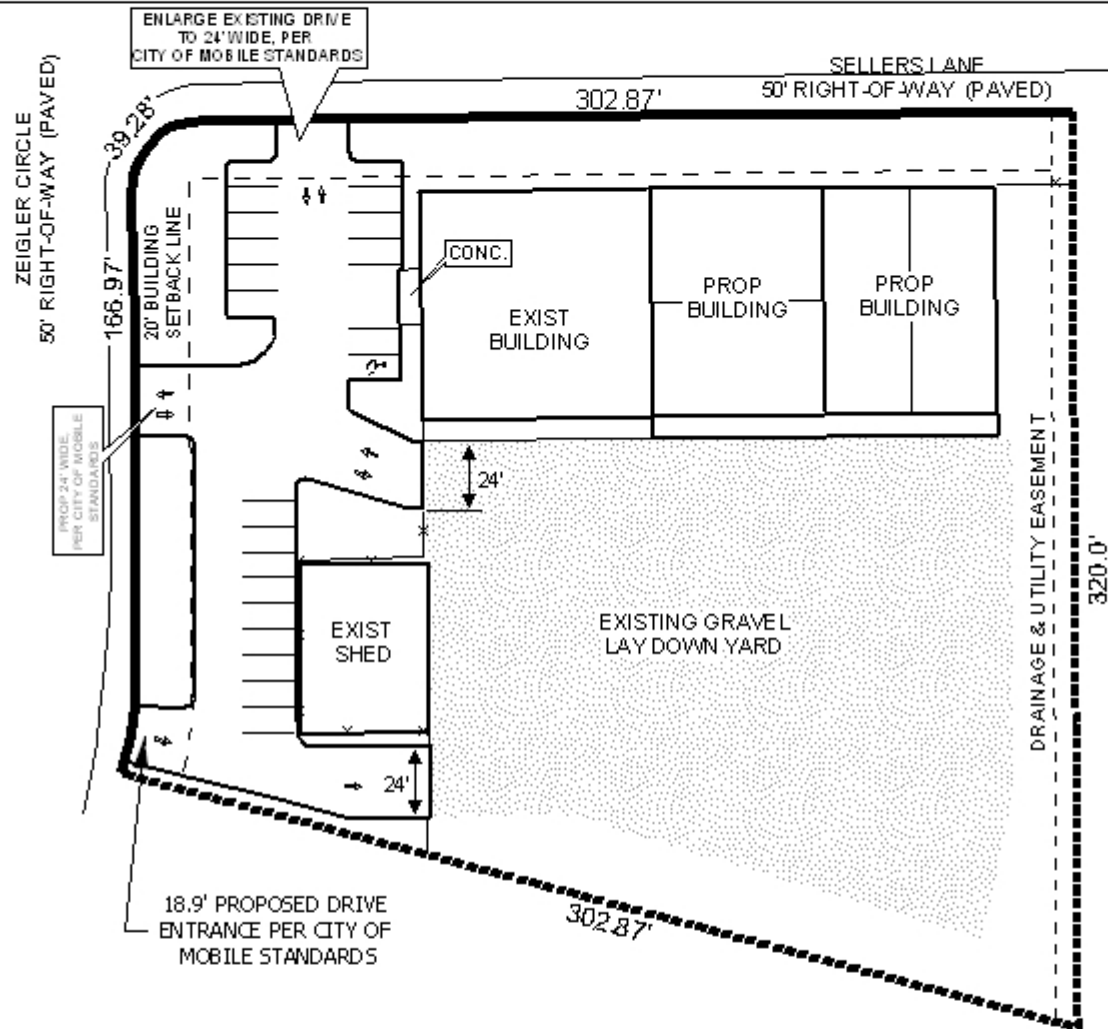
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NTS

SITE PLAN



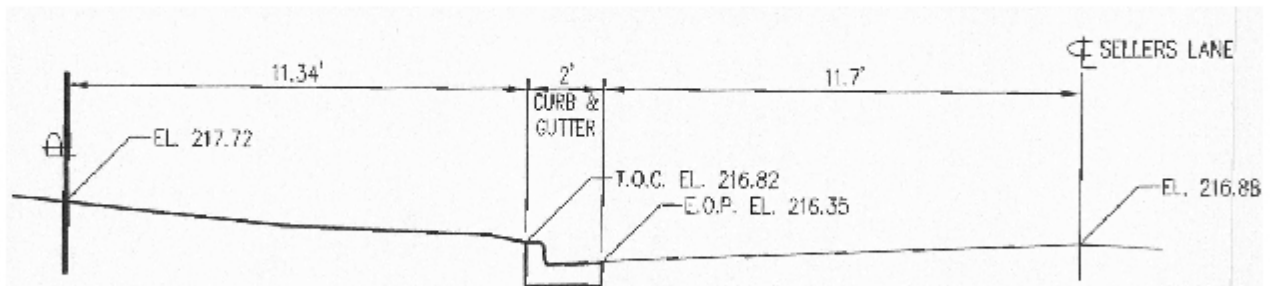
The site plan illustrates the proposed building, drive ways, parking, setbacks, and easements.

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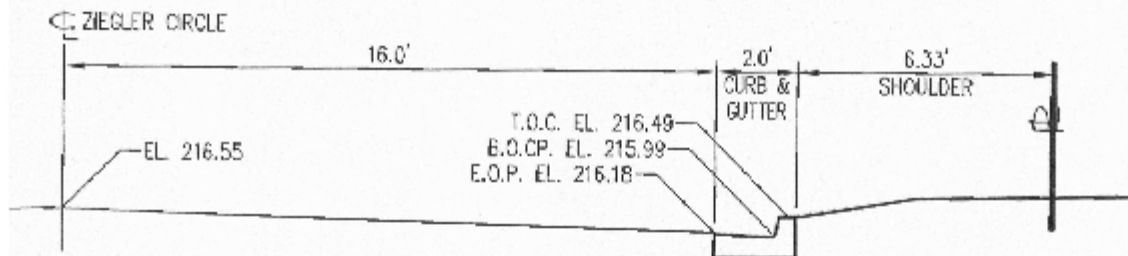
NTS

CROSS SECTION DETAIL



SELLERS LANE X-SECTION

SCALE: 1/4"=1'-0"



ZEIGLER CIRCLE X-SECTION

SCALE: 1/4"=1'-0"

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NTS