

**PLANNED UNIT DEVELOPMENT, PLANNING APPROVAL
& SUBDIVISION STAFF REPORT**

Date: JUNE 5, 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

Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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 provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

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 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.

Revised for the June 5th meeting:

Both the Subdivision and PUD applications were held over from the May 1st meeting to allow the applicant to submit a Planning Approval application due to the fact that the facility uses and/or produces hazardous materials or substances. The required application was duly submitted.

Regarding the proposed subdivision, the site is served by public water and sanitary sewer services and would meet the minimum requirements of the subdivision. The site is located in a heavily industrialized area and is surrounded to the North and East by Hog Bayou, and to the South and West by railroad tracks and Alabama State Docks and other industrial properties. The property is land-locked since it has no frontage along any public right-of-way. Access to the site is via an easement (Cyanamid Road) from the South across properties owned by the Alabama State Docks, International Paper Company, and Alabama Power, according to Tax Assessor's plats, eventually connecting to Paper Mill Road. The Northern portion of the easement across State Docks property is 40' wide, and the remainder is 50' wide. Since the substandard 40' wide section is on State-owned property, widening to a 50' standard cannot be required. And due to the nature of the development of this industrialized area with relation to railroad and water access, and the fact that surrounding properties have changed ownership several times, inclusion of surrounding properties into this subdivision and PUD would not be practicable.

No building setback line is indicated on the plat; however, since the site has no frontage on a public street, this would be a moot point.

The lot is labeled with its size in acres and this should also be indicated on the final plat, or a table should be furnished on the final plat providing the same information.

The City of Mobile GIS appears to indicate wetlands in the North and East portions of the site. Therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits. Also, the geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.

Regarding the PUD, the site plan submitted indicates the existing facilities on site and the proposed new 3760 square foot laboratory building. No other improvements to the site are proposed at this time. In relation to the overall square footage of existing buildings and facilities on the site, the proposed laboratory is very minor and would not generate any site compliance requirements, and overall site coverage by all buildings would still be well below the 75% maximum allowable site coverage. The proposed location has no impact on existing internal traffic circulation or parking layout, and on-site parking requirements for the existing and proposed facilities are met. Inasmuch as the site has never been through any reviews for expansion purposes, this application should serve as a master plan for the facility with the appropriate revisions to be submitted for future expansions.

With regard to the Planning Approval, as stated previously, the site is located in an area identified as industrial on the General Land Use Plan and was assigned I-2 zoning with the adoption of the original Zoning Ordinance in 1967. The original Ordinance allowed “CHEMICALS (heavy or industrial) MANUFACTURE and/or PROCESSING” by right in I-2 zoning with no distinction for hazardous materials or substances as the current Ordinance with amendments has. The 1967 Ordinance did require a Special Exception Variance for “ACID MANUFACTURE: hydrochloric, nitric, picric, sulphuric, sulphanous, carbolic”. Whatever materials and/or substances were manufactured and/or used in the manufacturing process at the site at the time of adoption of the 1967 Ordinance were allowed to continue to be associated with the site. Now that an expansion of activities involving hazardous materials and/or substances is proposed for the site, albeit minor, Planning Approval is required, as per a 1991 amendment to the Zoning Ordinance.

Like a PUD, Planning Approval is also site plan specific, but is also use specific; therefore, any future changes to the overall site plan and/or approved scope of operations must be submitted for review. In this instance, the scope of operations for the expansion is limited to the new laboratory and not to any of the manufacturing facilities. The applicant states that the purpose of the proposed laboratory is to replace the existing lab facility which has been out-grown. The laboratory will be used for analytical and research purposes, mainly for confirming chemical identity prior to unloading in-coming shipments and to analyze produced chemicals for customer specification standards. Small research projects are proposed to produce new recipes or improve upon existing recipes.

A point of concern relating to hazardous materials and/or substances is the possibility of dangerous and/or pollutant emissions, either airborne, or by ground and water contamination. Monitoring of the laboratory along with any physical safeguards required by local, state and Federal agencies should be adhered to, and any required permits for operation of such should be obtained, and documentation submitted prior to the issuance of permits by the City of Mobile.

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

- 1) labeling of the lot with its size in square feet and acres, or the provision of a table on the plat providing the same information;*

- 2) *placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;*
- 3) *placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and*
- 4) *subject to the Engineering Comments: (Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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 provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property).*

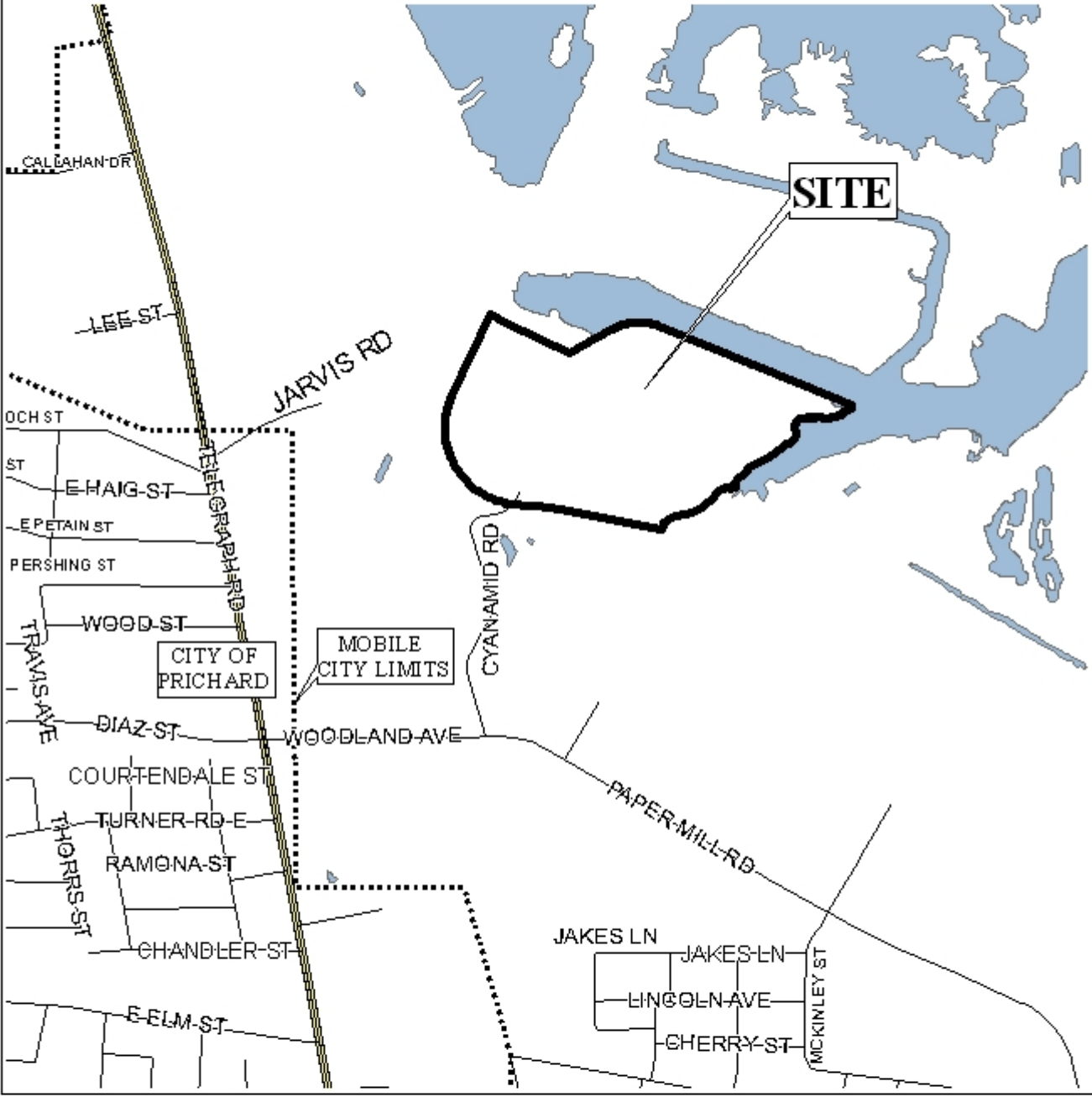
Planned Unit Development: *Based on the preceding, this application is recommended for approval, subject to the following conditions:*

- 1) *full compliance with all municipal codes and ordinances; and*
- 2) *submission of a revised master plan PUD for any future expansion; and*
- 3) *obtaining of any permits, licenses, etc. required by local, state and Federal agencies for the operation of the laboratory and documentation submitted prior to the issuance of any permits by the City Of Mobile.*

Planning Approval: *Based on the preceding, this application is recommended for approval, subject to the following conditions:*

- 1) *full compliance with all municipal codes and ordinances;*
- 2) *submission of a revised Planning Approval for any future expansion or change in the scope of operations beyond this approval;*
- 3) *monitoring of the laboratory along with any physical safeguards required by local, state and Federal agencies to prevent airborne, ground or water pollution and/or contamination; and*
- 4) *obtaining of any permits, licenses, etc. required by local, state and Federal agencies for the operation of the laboratory and documentation submitted prior to the issuance of any permits by the City of Mobile.*

LOCATOR MAP



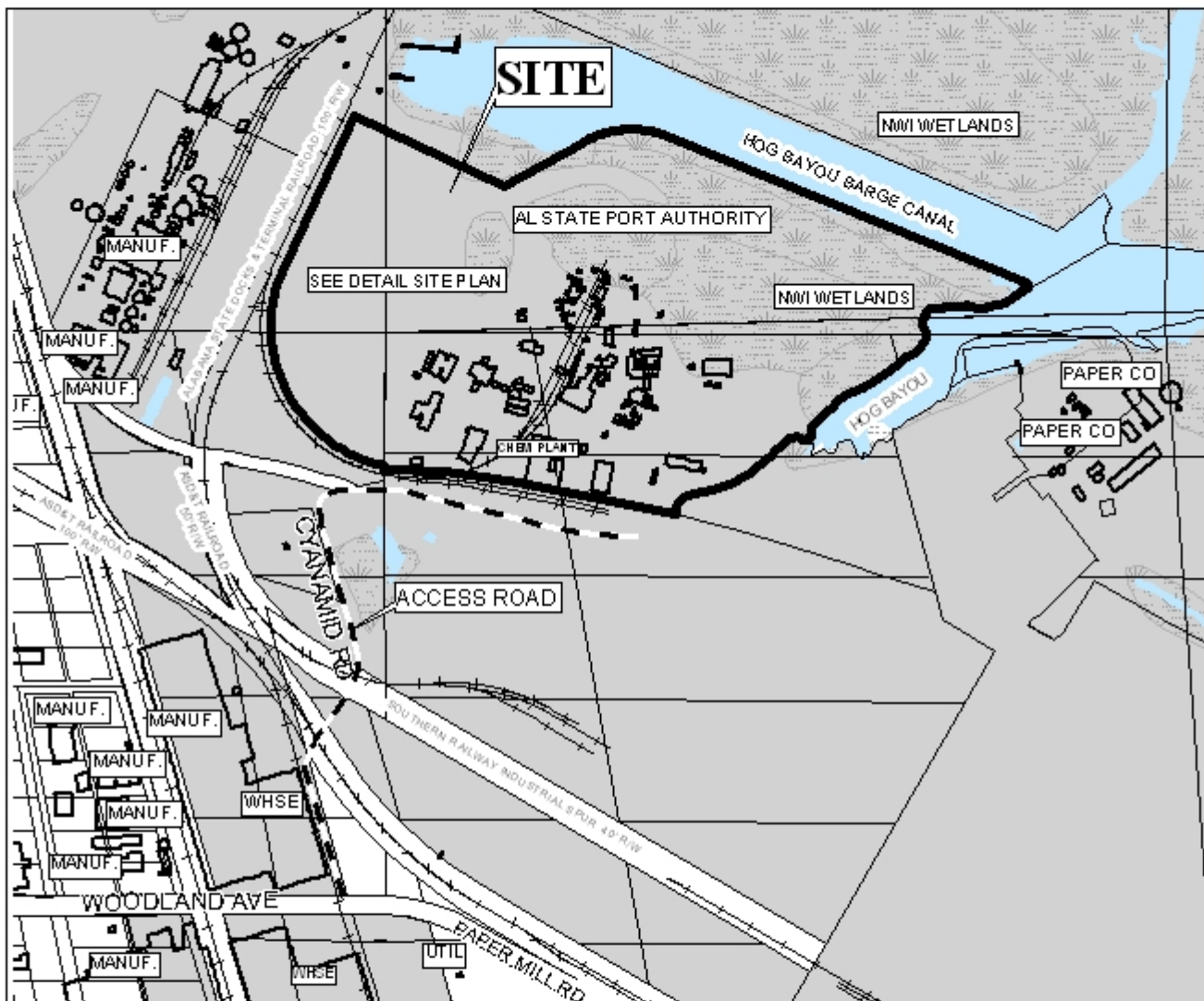
APPLICATION NUMBER 44, 45, & 46 DATE June 5, 2008

APPLICANT Kemira Water Solutions, Inc. (Lawler and Company, Agent)

REQUEST Subdivision, Planned Unit Development, Planning Approval

NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING
















The site is surrounded by industrial land use.

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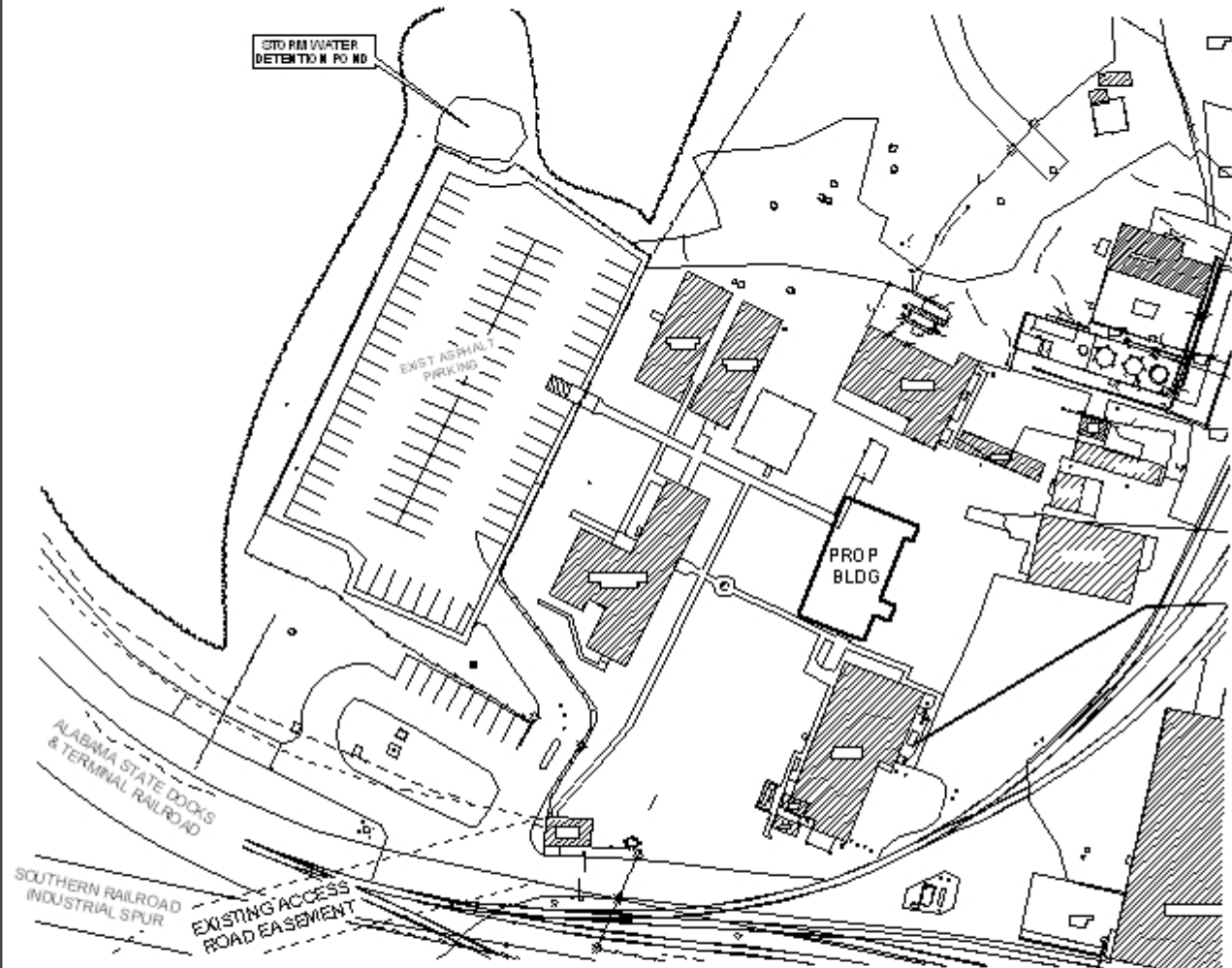
REQUEST Subdivision, Planned Unit Development, Planning Approval

LEGEND

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



DETAIL SITE PLAN



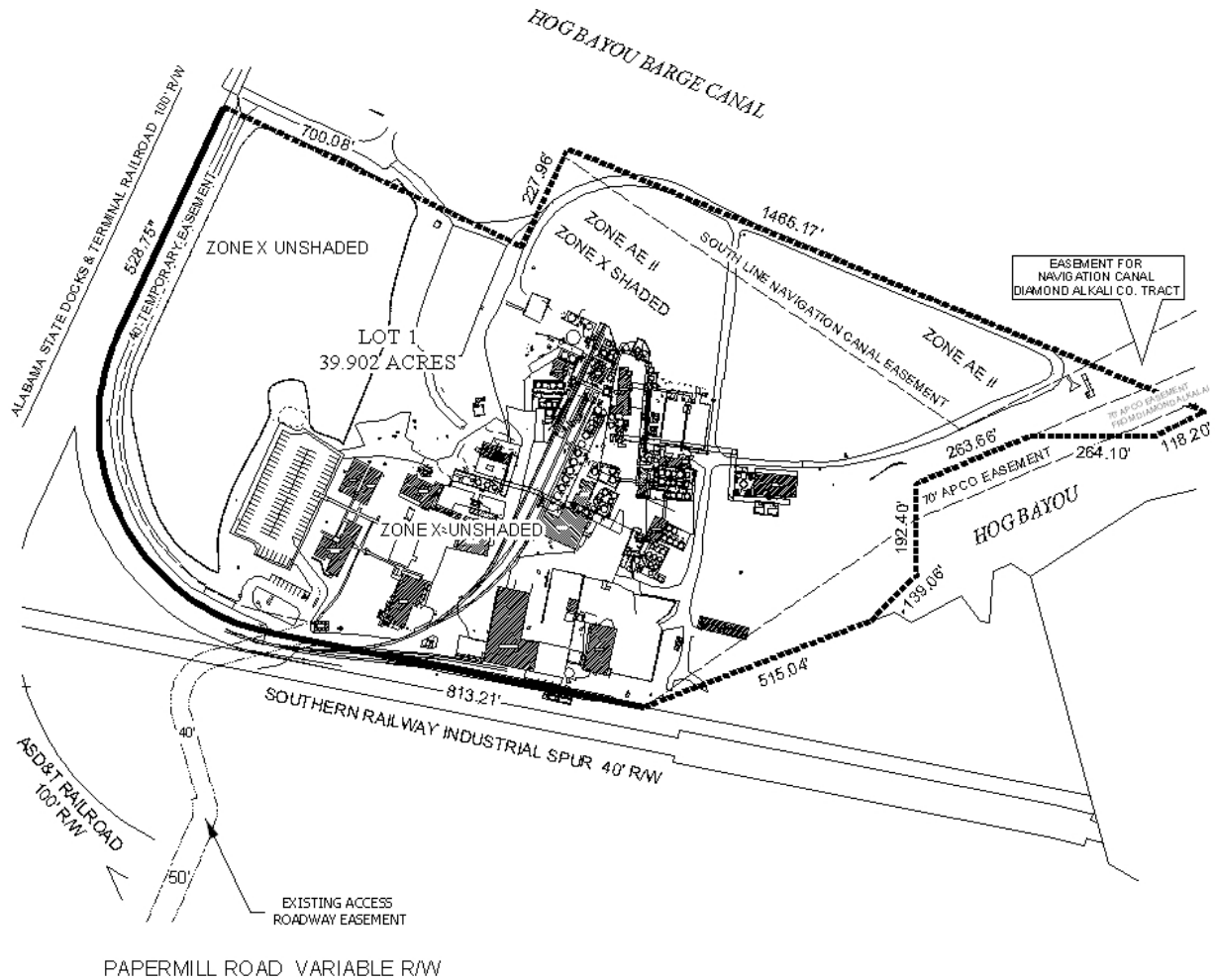
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SITE PLAN



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

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