

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: February 7, 2013****NAME**

MAWSS Shelton Beach Road

**LOCATION**East side of Shelton Beach Road Extension, 2/10± mile  
North of Moffett Road**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lot / 21.5 ± Acres

**CONTEMPLATED USE**

Planning Approval to amend a previously approved Planning Approval to allow a truck fleet maintenance facility in a B-3, Community Business District, and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

To commence in February 2013, or as soon after all necessary approvals have been secured.

**ENGINEERING  
COMMENTS**

Add a note to the PUD and Planning Approval site plans stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT 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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

**REMARKS**

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow a truck fleet maintenance facility in a B-3, Community Business District, and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. Planning Approval is required for fleet maintenance facilities in B-3 districts.

The use of the site as a truck fleet maintenance facility has been previously approved by the Planning Commission, however, the November 2011 approval expired prior to the issuance of permits for construction. A new application for previously approved variances was also necessary due to expiration of Board of Zoning Adjustment approvals. Finally, the site plan has changed, thus the additional need for new PUD and Planning Approval applications.

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.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the site are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant, the Board of Water and Sewer Commissioners (also known as MAWSS), intends to relocate its material storage, fleet maintenance and field operations facilities from existing, flood prone / storm-surge areas, to this site. The consolidation of equipment to higher ground will allow MAWSS to more effectively deliver service during severe weather events.

The 21 ± acre site is partially developed, with approximately 7 acres associated with a vacant metal building (a former roller-skating rink) and two ground storage water tanks (a part of the MAWSS water treatment facility across Shelton Beach Road). The remaining 14 acres of the

site are undeveloped. The site is bounded to the East by single family residences in an R-1 district, to the North by apartments in a B-1 district, to the South by a shopping center and a telecommunications tower in a B-2 district, and across Shelton Beach Road by residences and the MAWSS Stickney Water Treatment Plant in an R-1 district. The site also wraps around an R-1 zoned parcel, that has a variance to allow a communications tower on the property: the residential structure on the site does not appear to be actively used for residential purposes (a blank commercial sign structure is also located on the property).

As the site abuts residential properties to the East and a multifamily property to the North, buffering is advisable. The previous PUD and Planning Approval approvals included a requirement for the provision of a 25-foot wide natural vegetative buffer for the site: staff recommends that the buffer be required as part of both of the current applications.

While Shelton Beach Road is a minor street, access management is a concern due to the type of traffic that will be associated with the proposed fleet maintenance facility and storage yards. The site plan submitted with the Planning Approval and PUD applications indicate four (4) existing curb-cuts onto Shelton Beach Road, however, it appears that the development of the site will be limited to three (3) curb-cuts – one near the existing water storage tanks, and two for that portion of the site where the bulk of the new development will take place. As the Planning Approval and PUD approvals are site plan specific, the site should be limited to the three (3) proposed curb-cuts as depicted on the site plan, with the design and size to be approved by Traffic Engineering, and to comply with AASHTO standards.

It should also be pointed out that fencing is proposed around the perimeter of the site for security reasons, however, gates for the entries will be located far enough from Shelton Beach Road to provide adequate stacking area for the site.

Previous applications included information regarding the phased development of the site. No such information is included with the applications at hand. Applications for construction permits are pending, thus it would appear that development of the site will not be phased.

The Planning Approval aspect of the application is for the fleet maintenance facility. The use was approved by the Planning Commission previously, thus it would stand to reason that it should be approved with this request, subject to adequate buffering, noise and lighting control. An application to the Board of Zoning Adjustment for a “contractor’s storage yard” was approved at the December 3, 2012 meeting, with the following conditions:

- 1) placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 2) placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 3) provision of a 25-foot wide natural landscape buffer along the East and North sides of the site where the property abuts residential or multi-family uses;

- 4) enclosure of all “contractor storage yard” areas with an 8-foot high solid wall or fence, except where access is required internal to the site (South side of North storage yard);
- 5) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
- 6) full compliance with the site and parking lighting requirements of Section 64-4.A.2., Illumination of uses, and Section 64-6.A.3.c., Lighting, of the Zoning Ordinance;
- 7) compliance with Engineering comments (If the surface variance is approved for use the applicant will be required to show (on the Land Disturbance Permit drawings) that the proposed gravel surfacing area(s) will drain into onsite BMP’s and detention facility prior to discharge any proposed site development, including Drainage and Stormwater Detention, BMP’s and Erosion And Sediment Control Plan, along with all of the proposed site construction details.);
- 8) compliance with Traffic Engineering comments (Please make the curb cuts (if curbed) and concrete apron(s) to City standards, including 24’ wide driveway(s) with at least 20’ radii.);
- 9) compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);
- 10) submission of a revised site plan reflecting the conditions of approval; and
- 11) subject to Planning Commission approvals of new applications for Planning Approval and Planned Unit Development, with a site plan matching that approved by the Board of Zoning Adjustment, as revised.

The Planning Approval should reflect similar conditions of approval. It should be noted that the parking area lighting requirements of the Zoning Ordinance were recently amended to require a photometric plan, per Section 64-6.A.8. of the Zoning Ordinance.

Regarding the PUD request, it appears that there will be adequate parking, circulation for trucks on the site, and that the various uses will be sufficiently separated from each other, as well as from adjacent residential uses.

The 25-foot minimum building setback line appears to be depicted, but is not labeled on the site plans. The site plans should be revised to label the setback line. Furthermore, the small size of the submitted site plans does not allow for sufficient detail, thus a revised site plan for each application should be submitted, using the same scale as submitted for building permits (1 inch = 50 feet).

The site plan submitted for building permits depicts an area on the South side labeled as a “D.I. pipe laydown area,” but which is not labeled on the small site plans submitted for Planning Commission or Board of Zoning Adjustment consideration. No request was made regarding gravel surfacing for this laydown area during the variance process. Any revised site plans submitted for the Planning Commission or Board of Zoning Adjustment files should label the laydown area.

It appears that the site will generally comply with the tree and landscape requirements of the Zoning Ordinance. It appears, however, that tree and landscaping improvements are not

proposed for the southern end of the site, where there are existing above ground water tanks, as well as frontage along Shelton Beach Road. The southern 200 feet of frontage on Shelton Beach Road should also include frontage trees, and they should be depicted on the landscape site plan.

A sidewalk is depicted along Shelton Beach Road. Unless an application for a Sidewalk Waiver is submitted and approved, the sidewalk must be constructed.

Dumpsters are depicted on the site plan. All dumpsters must comply with the enclosure requirements of Section 64-4.D.9. of the Zoning Ordinance, as recently amended.

Finally, 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.

## **RECOMMENDATION**

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

- 1) Labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;
- 2) Depiction and labeling of the 25-foot minimum building setback line from Shelton Beach Road Extension;
- 3) Depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family uses to the East and North;
- 4) Placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 5) Revision of the site plan to depict frontage tree compliance along the southern 200 feet of the site that fronts onto Shelton Beach Road, and to include landscape improvements in the southern portion of the site;
- 6) Revision of the site plan to label the "D.I. pipe laydown area" and indicate the surfacing of this area;
- 7) All dumpsters to be enclosed, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 8) Full compliance with the site and parking lighting requirements of Section 64-4.A.2., Section 64-6.A.3.c., and Section 64-6.A.8. of the Zoning Ordinance, which requires the submission of a photometric plan as part of the land disturbance permitting process;
- 9) Compliance with Engineering comments (*Add a note to the PUD and Planning Approval site plans stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045);*
- 10) Compliance with any conditions of approval associated with the December 3, 2012 variance approval by the Board of Zoning Adjustment, including the submission of a revised site plan at 1 inch = 50 feet scale;

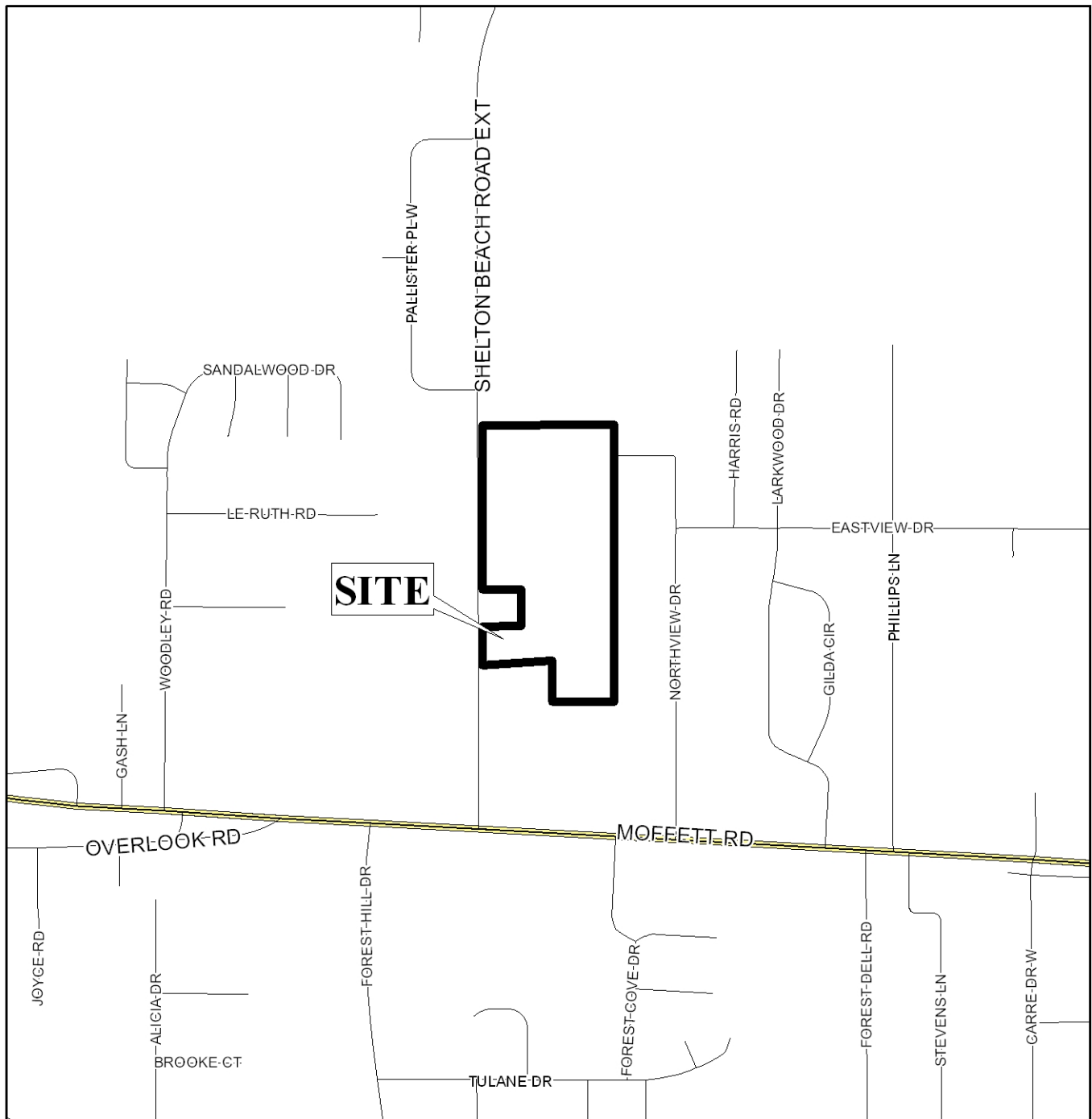
- 11) Placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 12) Placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 13) Enclosure of all “contractor storage yard” areas with an 8-foot high solid wall or fence, except where access is required internal to the site (South side of North storage yard);
- 14) Bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
- 15) Compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 16) Provision of a revised Planned Unit Development site plan (at 1 inch = 50 feet scale) to the Planning Section prior to the submission of revised drawings for permits; and
- 17) Full compliance with all municipal codes and ordinances.

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# LOCATOR MAP

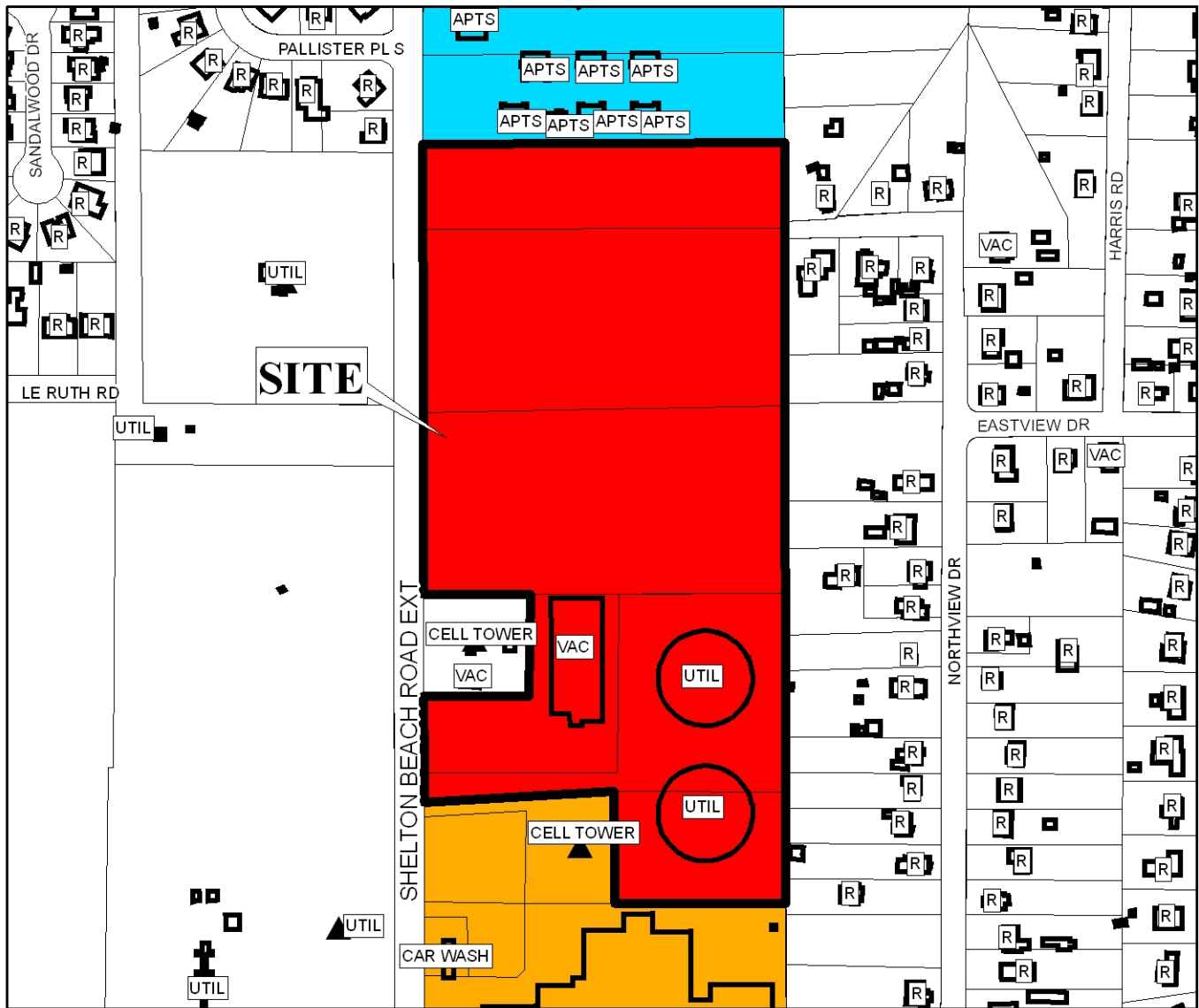


APPLICATION NUMBER 49 & 50 DATE February 7, 2013  
APPLICANT MAWSS Shelton Beach Road  
REQUEST Planned Unit Development, Planning Approval

N  
NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Apartments are located to the north of the site. Business land use is located to the south of the site. Residential land use is located to the east of the site.

APPLICATION NUMBER 49 & 50 DATE February 7, 2013

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REQUEST Planned Unit Development, Planning Approval

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



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

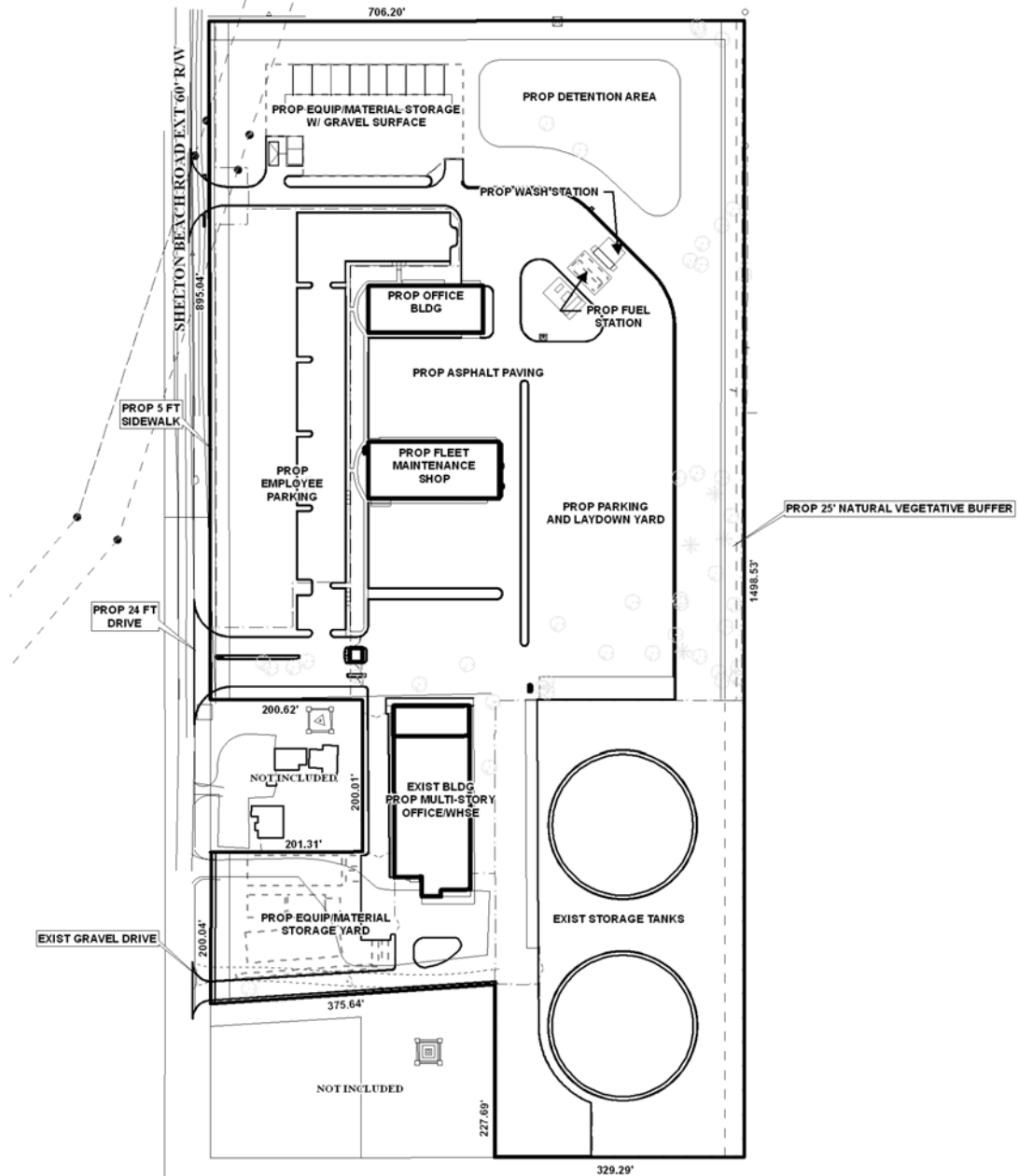


Apartments are located to the north of the site. Business land use is located to the south of the site. Residential land use is located to the east of the site.

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# SITE PLAN



The site plan illustrates the proposed structures, asphalt surfaces, and drive.

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