

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: August 6, 2015

<u>NAME</u>	Southport Industrial Estate, LLC Subdivision
<u>SUBDIVISION NAME</u>	Southport Industrial Estate, LLC Subdivision
<u>LOCATION</u>	4077 Hamilton Boulevard (South side of Hamilton Boulevard, 2/10± mile West of Rangeline Road).
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>AREA OF PROPERTY</u>	2 Lots / 43.3± Acres
<u>CONTEMPLATED USE</u>	Subdivision to create two legal lots of record, and Planned Unit Development Approval to allow multiple buildings on a single building site
<u>TIME SCHEDULE</u>	None provided

ENGINEERING

COMMENTS

Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- D. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- E. Show and label all flood zones.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Provide and label the access easement required for the detention facility.

- I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to two curb cuts for Lot 1 and one curb cut for Lot 2, with size, location and design to be approved by Traffic Engineering and conform to AASHTO Standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

MAWSS COMMENTS:

MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

REMARKS

The applicant is requesting Subdivision to create two legal lots of record, and Planned Unit Development Approval to allow multiple buildings on a single building site.

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 applicant wishes to create two legal lots of record from two metes-and-bounds parcels. It should be noted however, that the preliminary plat submitted appears to be including a portion of a parcel to the South of the site (R023801380000035.) which does not appear to be owned by the applicant. If this is accurate, the applicant should revise the application to include the entire parcel to the South, and submit revised application fees, mailing labels, and appropriate authorization.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area sizes are depicted on the plat in square feet and acres. The lot sizes should be retained in square feet and acres on the Final Plat, if approved. The 25-foot minimum building setback line is not depicted, and should be illustrated on the Final Plat, if approved.

The lot fronts Hamilton Boulevard, a proposed major street, which should have a right-of-way of 100'. The preliminary plat illustrated an existing right-of-way width of 80', making dedication necessary to provide 50' from the centerline. As a means of access management, a note should be placed on the site plan and Final Plat stating that Lot 1 is limited to the two existing curb cuts to Hamilton Boulevard, and Lot 2 is limited to one curb cut to Hamilton Boulevard with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

It is very important to note that the Planned Unit Development review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review.

The proposed Lot 1 currently operates as a shipping container storage yard and will be developed with three structures. The site plan submitted states that one structure will be used as office space, but does not provide the use of the other two structures. The use of all structures and number of warehouse employees, if applicable, should be provided so that staff can determine if the proposed 23 parking spaces are sufficient.

The site plan illustrates full compliance with landscape area requirements, as well as frontage trees which are all that is required an I-2, Heavy Industry District.

RECOMMENDATION

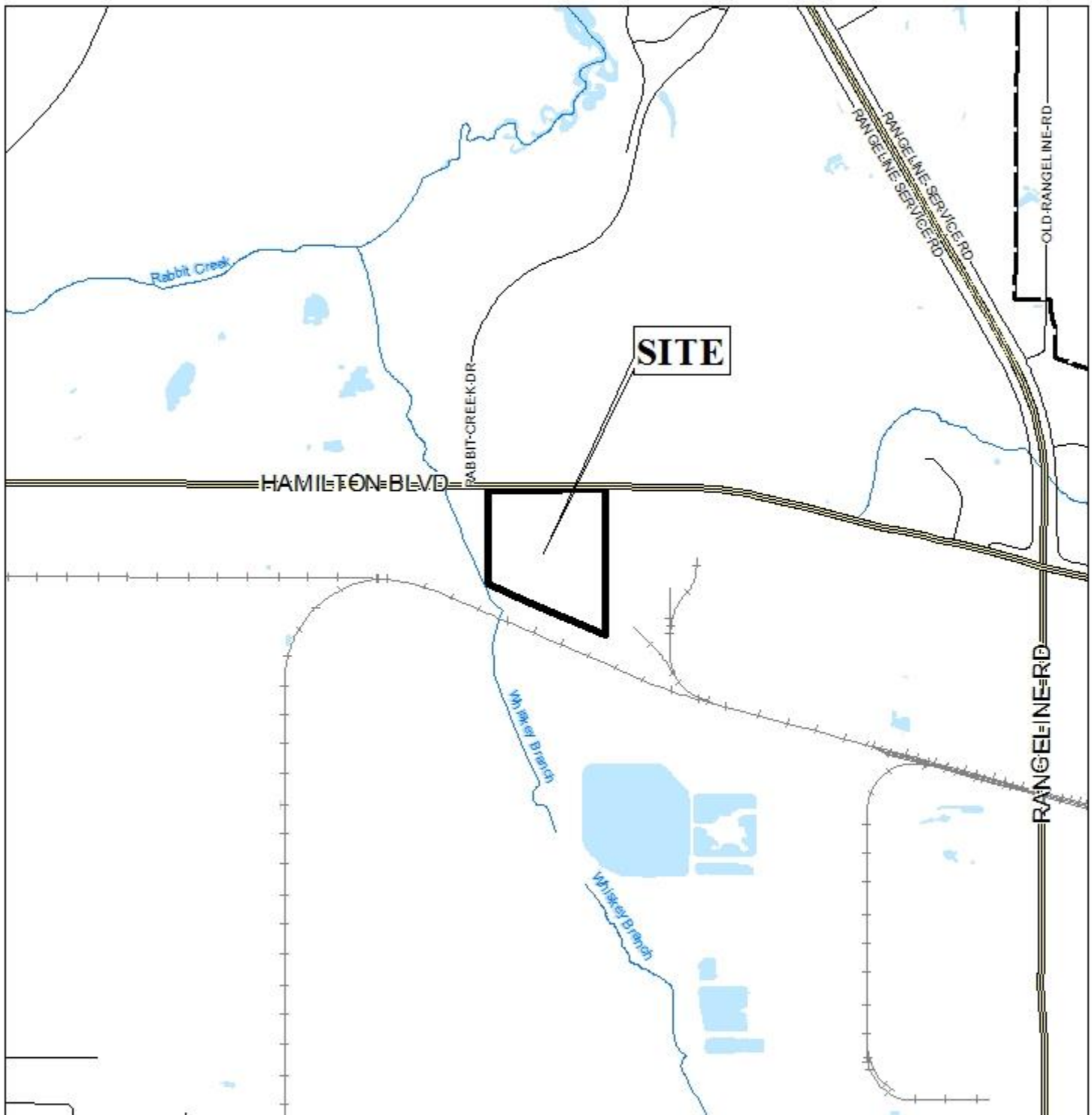
Subdivision: The Subdivision request is recommended for Holdover to the September 17th meeting to address the following:

- 1) revision of the preliminary plat to either include the entire parcel to the South (R023801380000035.), or remove the included portion; and
- 2) submittal of revised fees, mailing labels, and appropriate authorization, if necessary.

Planned Unit Development: The PUD request is recommended for Holdover to the September 17th meeting to address the following:

- 1) provide the uses of the existing structures on site and number of warehouse employees, if applicable.

LOCATOR MAP



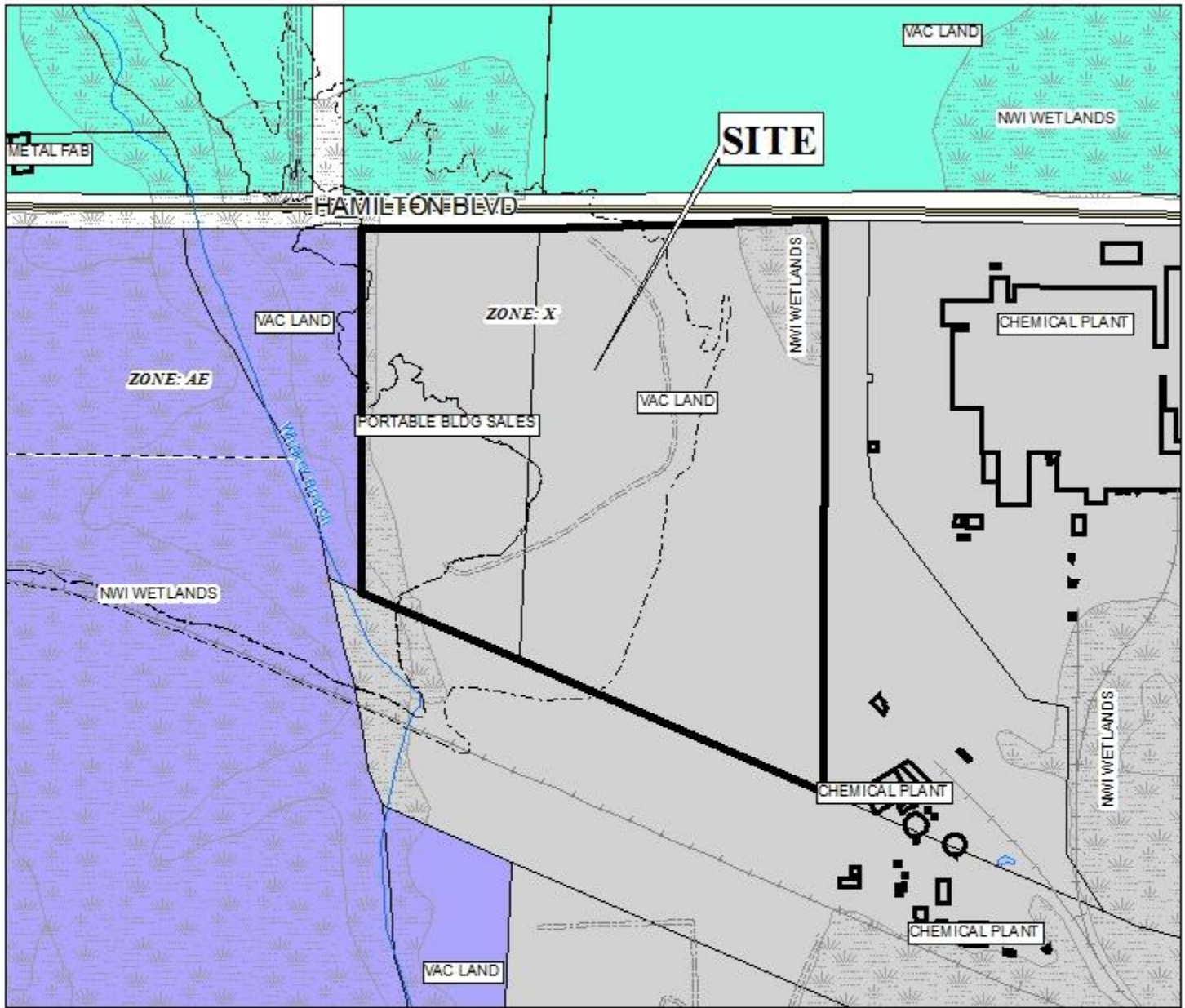
APPLICATION NUMBER 22 DATE August 6, 2015

APPLICANT Southport Industrial Estate, LLC Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING








The site is surrounded by industrial units.

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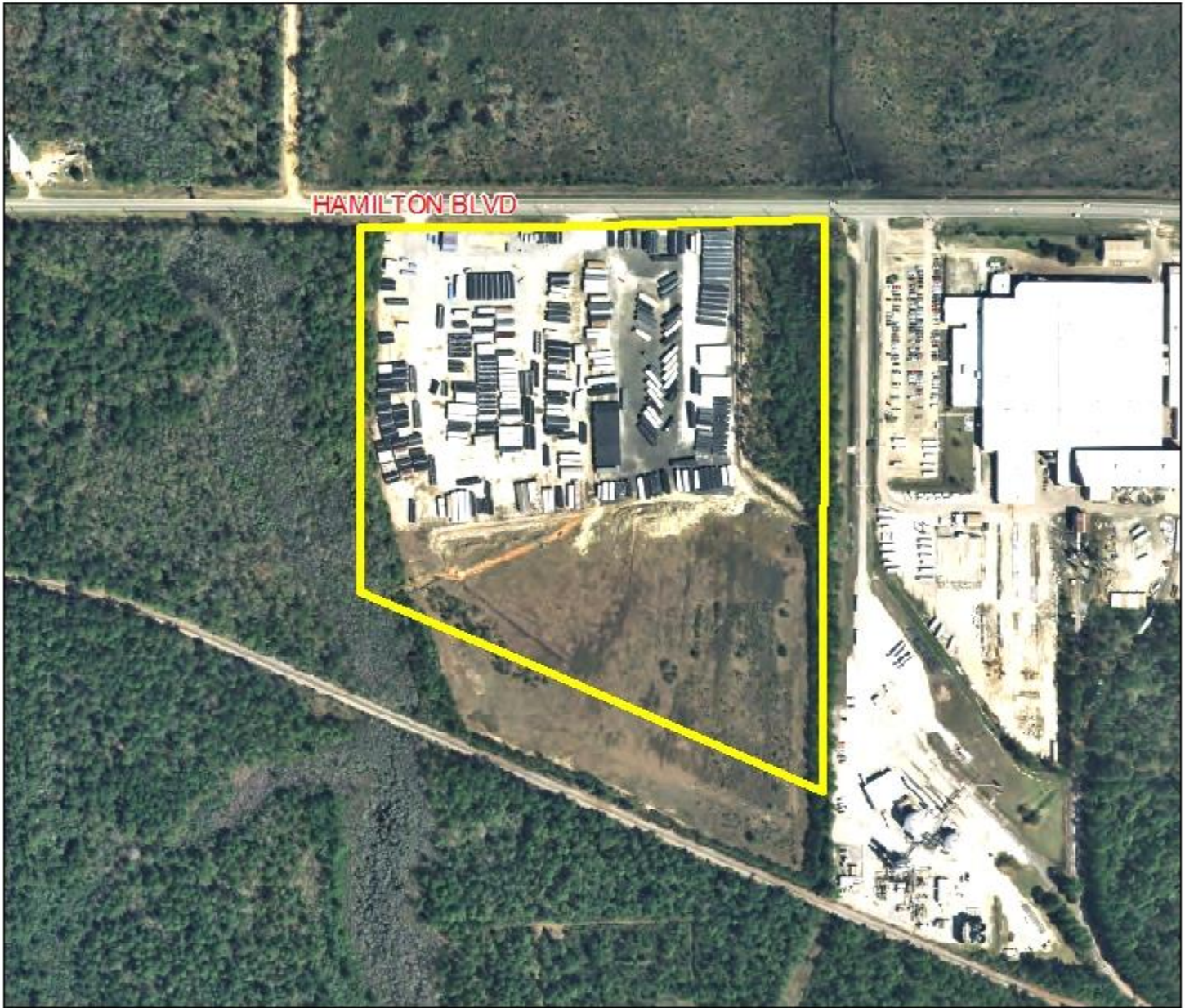
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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

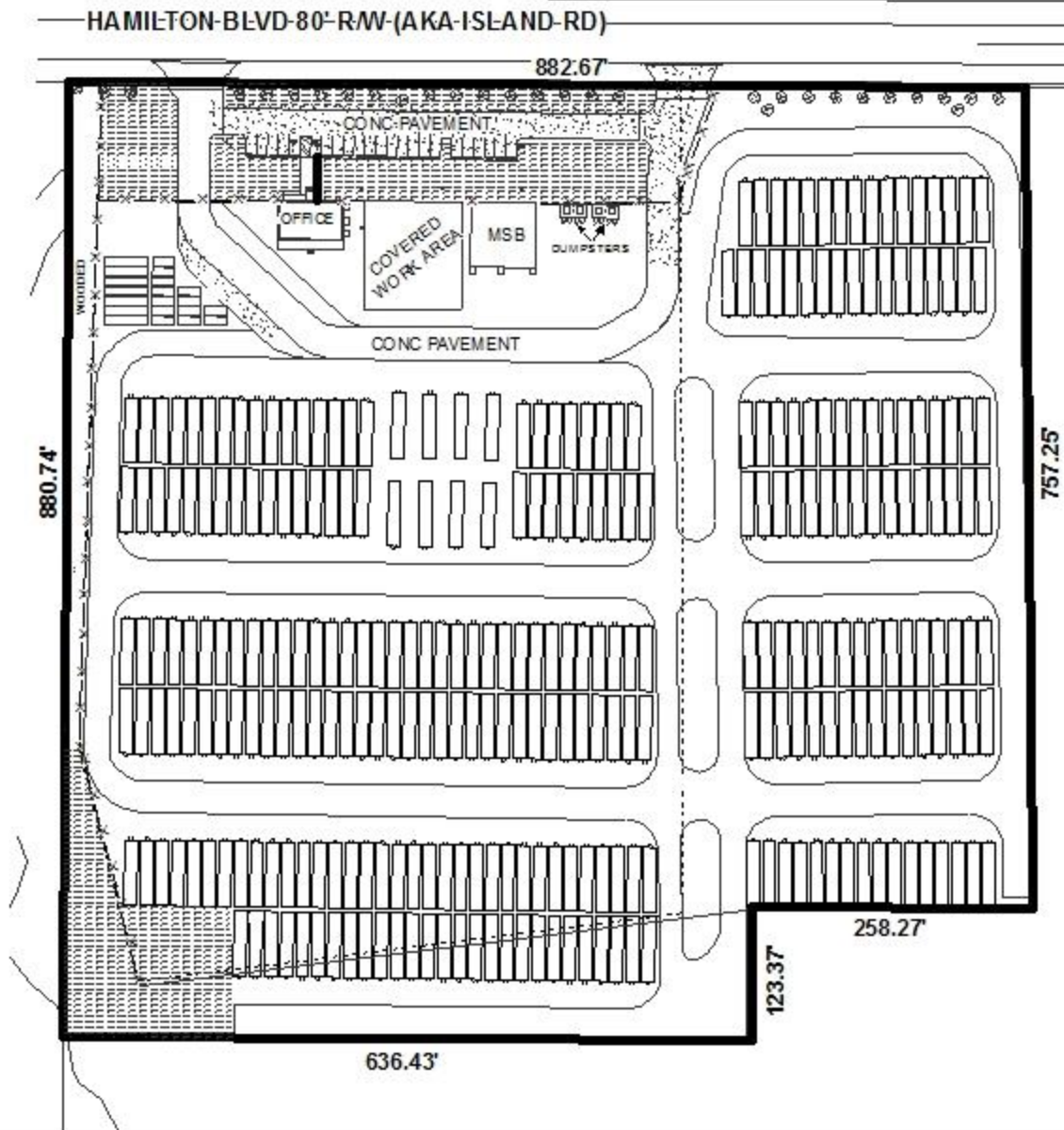


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SITE PLAN

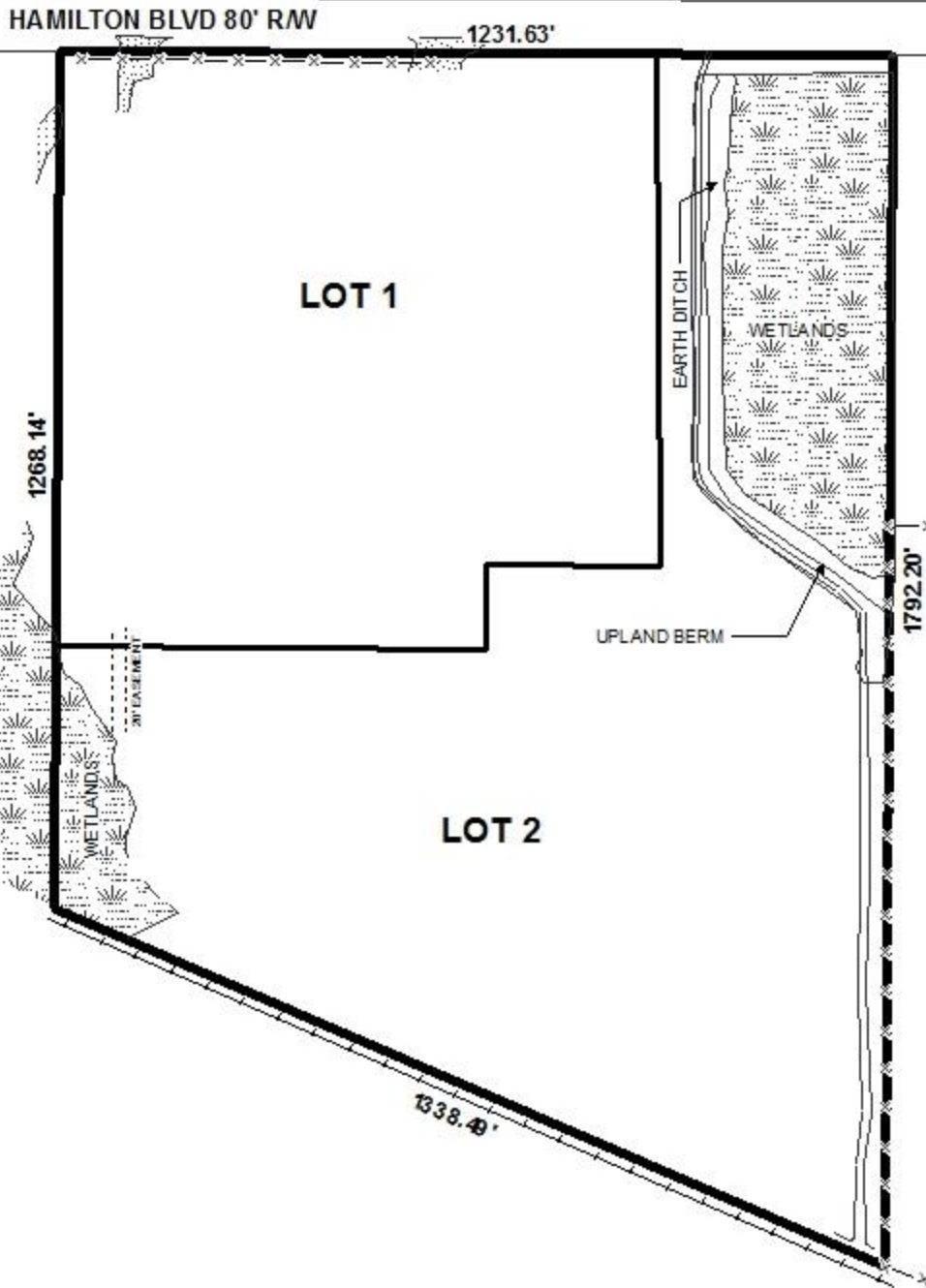


The site plan illustrates the proposed storage yard areas, dumpsters, and office building.

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DETAIL SITE PLAN



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