

**PLANNED UNIT DEVELOPMENT,
SIDEWALK WAIVER,
& SUBDIVISION STAFF REPORT**

Date: November 6, 2008

<u>DEVELOPMENT NAME</u>	Frascati Shops, Inc.
<u>SUBDIVISION NAME</u>	Frascati Subdivision
<u>LOCATION</u>	1120 Paper Mill Road
<u>CITY COUNCIL DISTRICT</u>	City Council District 2
<u>PRESENT ZONING DISTRICT</u>	I-2, Heavy Industrial District
<u>AREA OF PROPERTY</u>	1 lot / 13.3 ± acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site, sidewalk waiver, and Subdivision Approval to create one legal lot of record from a portion of a metes and bounds parcel.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	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. Recommend approval of sidewalk waiver.
<u>TRAFFIC ENGINEERING COMMENTS</u>	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.
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>FIRE DEPARTMENT COMMENTS</u>	Shall comply with Section 508.1 of the 2003 IFC.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, sidewalk waiver along an existing railroad right-of-way and a proposed minor street, and Subdivision Approval to create a legal lot of record from a portion of a metes and bounds parcel. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer facilities.

The parent metes and bounds parcel, from which the proposed lot is being subdivided, is property of the Alabama Port Authority and, therefore, does not fall under the jurisdiction of the City of Mobile Planning Commission. Thus, the city cannot require the remainder of the parcel to be included in the subdivision process.

The site is bound to the South by an existing railroad right-of-way and to the East by a proposed minor street with sufficient right-of-way. It should be noted that the proposed street should be constructed and dedicated to City of Mobile standards.

As illustrated on the plat/site plan, the proposed lot has approximately 333' of frontage along the proposed street. As a means of access management, a note should be placed on the final plat stating that the lot is limited to one curb cut to the proposed minor street, with the size, location and design to be approved Traffic Engineering and conform to AASHTO Standards.

There is no depiction of the minimum building setback line on the plat, which should be addressed prior to signing the final plat.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

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.

Frascati Shops is a rail car maintenance and repair company. They recently purchased the subject site from the Alabama Port Authority as their new location. The site plan, as submitted, illustrates five structures: an open shop (40,000 square feet), storage building (9,600 square feet), air compressor building (196 square feet), and two modular office buildings (2,240 and 1536 square feet). Also, several rails are proposed, by which rail cars will be transported onto

the site for maintenance. Given the location, the applicant's proposal would certainly be compatible with adjacent and neighboring developments.

The applicant is proposing a gravel access and maneuvering area, which is allowed in an I-2, Heavy Industrial Zoning District. The applicant is also providing 33 parking spaces (only 23 are required), 21 of which will be paved with asphalt, sufficient landscaping, and 12 frontage trees (only 11 are required). As only frontage trees are required in an industrially zoned district, no additional trees are needed.

The applicant is also requesting a sidewalk waiver since the site is within an industrially zoned district with no residential development in the area. The applicant further states that the construction of a sidewalk near an existing railroad crossing would create a hazardous situation for pedestrians. The staff agrees with the applicant.

RECOMMENDATION

Subdivision: Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the construction and dedication of the new street to City of Mobile standards;
- 2) placement of a note on the final plat stating that the lot is limited to one curb cut to the proposed minor street, with the size, location and design to be approved Traffic Engineering and conform to AASHTO Standards;
- 3) depiction of the 25' minimum building setback line prior to signing the final plat;
- 4) labeling of the lot with its size in square feet, or the provision a table on the plat with the same information; and
- 5) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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

- 1) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.
- 2) full compliance with all municipal codes and ordinances.

Sidewalk Waiver: Based on the preceding, the applicant's request for a sidewalk waiver is recommended for approval.

LOCATOR MAP



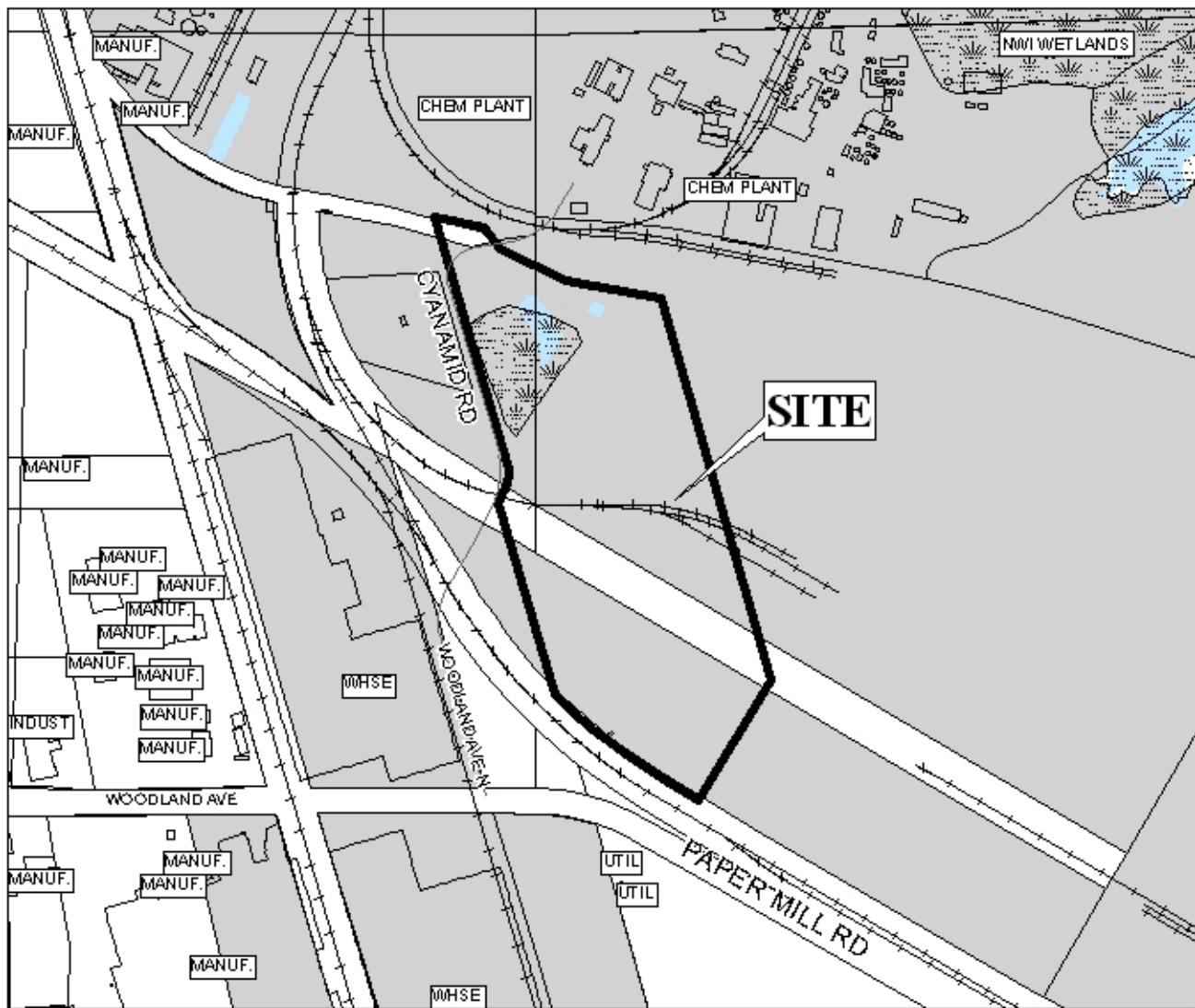
APPLICATION NUMBER 23 & 24 & 25 DATE November 6, 2008

APPLICANT Frascati Subdivision

REQUEST Subdivision, Sidewalk Waiver, PUD

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use

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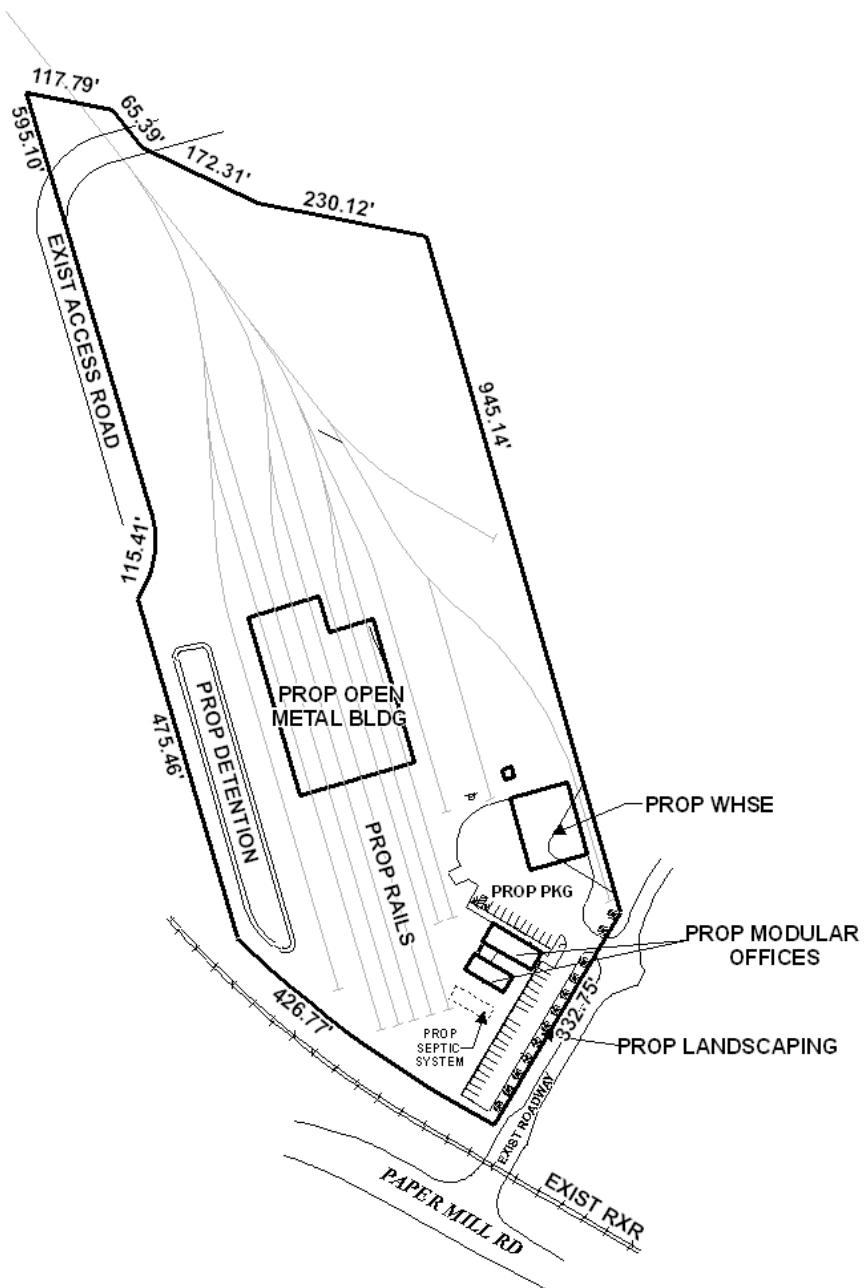
LEGEND

														
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

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SITE PLAN



The site plan illustrates the proposed buildings, parking, landscaping, and railways

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