

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: March 16,2006**

<u>DEVELOPMENT NAME</u>	Mary Abbie Berg Senior Citizens Center
<u>SUBDIVISION NAME</u>	Senior Citizens Center Subdivision
<u>LOCATION</u>	1717 Dauphin Street (South side of Dauphin Street, 150'± East of Hannon Avenue, extending to the North side of McGill Avenue, 235'± East of Hannon Avenue)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	5.1± Acres
<u>CONTEMPLATED USE</u>	Senior Citizen Center
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<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). Preservation status is to be given to the 48" Live Oak Tree located on the South East side of the lot. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.
<u>FIRE DEPARTMENT COMMENTS</u>	All commercial projects shall comply with the 2003 International Fire code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is seeking Planning Approval to allow expansion of an existing senior citizen center and associated parking facilities in an R-1, Single-Family Residential district. The Zoning Ordinance requires Planning Approval for the location and/or expansion of a community center in residential districts. The applicant is also requesting a one-lot subdivision to incorporate multiple parcels into a single lot of record.

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.

The plat illustrates the proposed 5.1±-acre, 1-lot subdivision, which is located in the area bounded by Dauphin Street, and McGill Avenue, and is in Council District 2. Dauphin Street and McGill Avenue have rights-of-way of 80 feet, and 50 feet, respectively. The 25-foot building setbacks would need to be illustrated on the final plat; it does not appear that this would impact the siting of the building. With the creation of this one-lot subdivision, the plat would meet the minimum requirements of the Subdivision Regulations.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

As illustrated on the vicinity map, the majority of the properties in the general area of the center are zoned R-1, and are occupied as residential dwellings; however, several residential structures along Dauphin Street have been converted to professional offices. Additionally, the property directly across Dauphin Street to the North of the site is developed as retail/restaurant use.

It is very important to note that the Planning Approval review is site plan specific; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

With regard to the general compatibility, the senior citizen center use is existing; the proposal would expand the existing center by 15,000 square feet to the rear to include a gymnasium, fitness room, activity room, restroom facilities with showers and lockers, new lobby and control desk, and an automobile drive-through for patron drop off. Additionally, approximately 45 paved parking spaces will be created to compensate for the expansion of the center; moreover, based on calculations provided by the applicant, the plan exceeds the minimum requirements with regard to parking.

Access to the site will be via an existing 22-foot, two-way entrance from Dauphin Street (North) and McGill Avenue (South), at each end of the site. Comments from the Traffic Engineering Department indicate that revisions to these drives will be required to meet minimum standards for circulation. These revisions should have no appreciable impact on internal circulation.

The plan, however, does not provide information on landscaping and tree plantings calculations. Full compliance with the landscaping and tree planting requirements of the Zoning Ordinance will be required. As required by Urban Forestry preservation status shall be given to the 48" Live Oak Tree located on the South East side of the lot. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

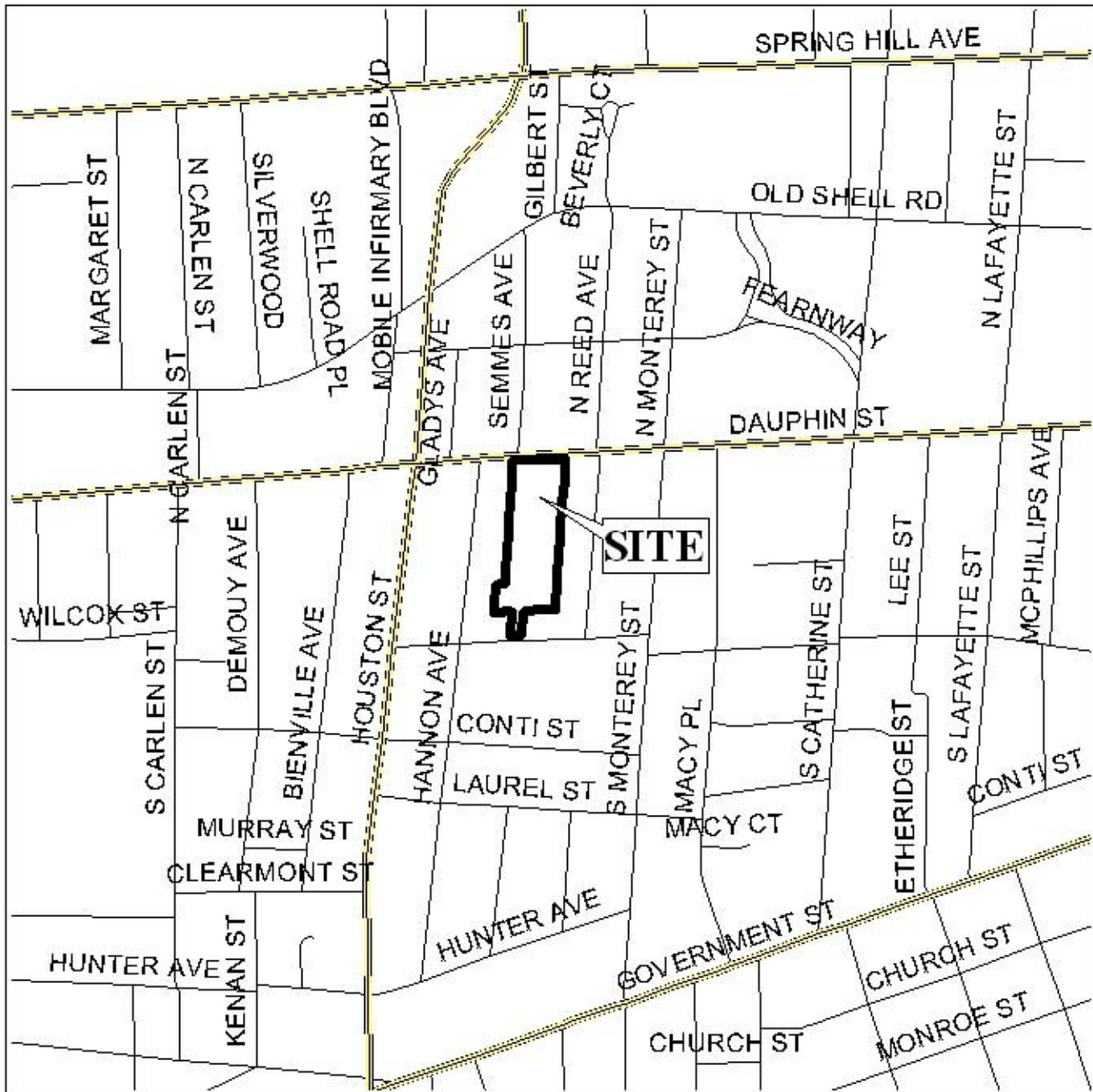
Additionally, the site plan does not indicate the location of a stormwater detention basin, which will be required for the site due to the new construction. Conversations with the Engineering Department indicate that the applicant is working to accommodate city requirements.

As stated earlier, there are residential uses adjacent and in close proximity to the site. In an effort to protect and maintain the residential character, the expansion of the senior citizens center on this site should be required appropriate buffering as well as compliance with landscaping and tree planting requirements.

RECOMMENDATION **PLANNING APPROVAL:** Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) Minimum required widths for driveways with two-way traffic are twenty-four feet. All one-way traffic circulation and turn lanes should be signed and marked according to MUTCD standards as stated/suggested by Traffic Engineering; 2) provision of a 6' (minimum) privacy fence where the site is adjacent to residentially zoned or developed properties; 3) preservation status shall be given to the 48" Live Oak Tree located on the South East side of the lot. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and 4) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.

SUBDIVISION: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of the required 25-foot minimum building setback line on the final plat; and (2) provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE March 16, 2006

APPLICANT Mary Abbie Berg Senior Citizens Center

REQUEST Planning Approval, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















The site is located in an area of single-family residential dwellings.

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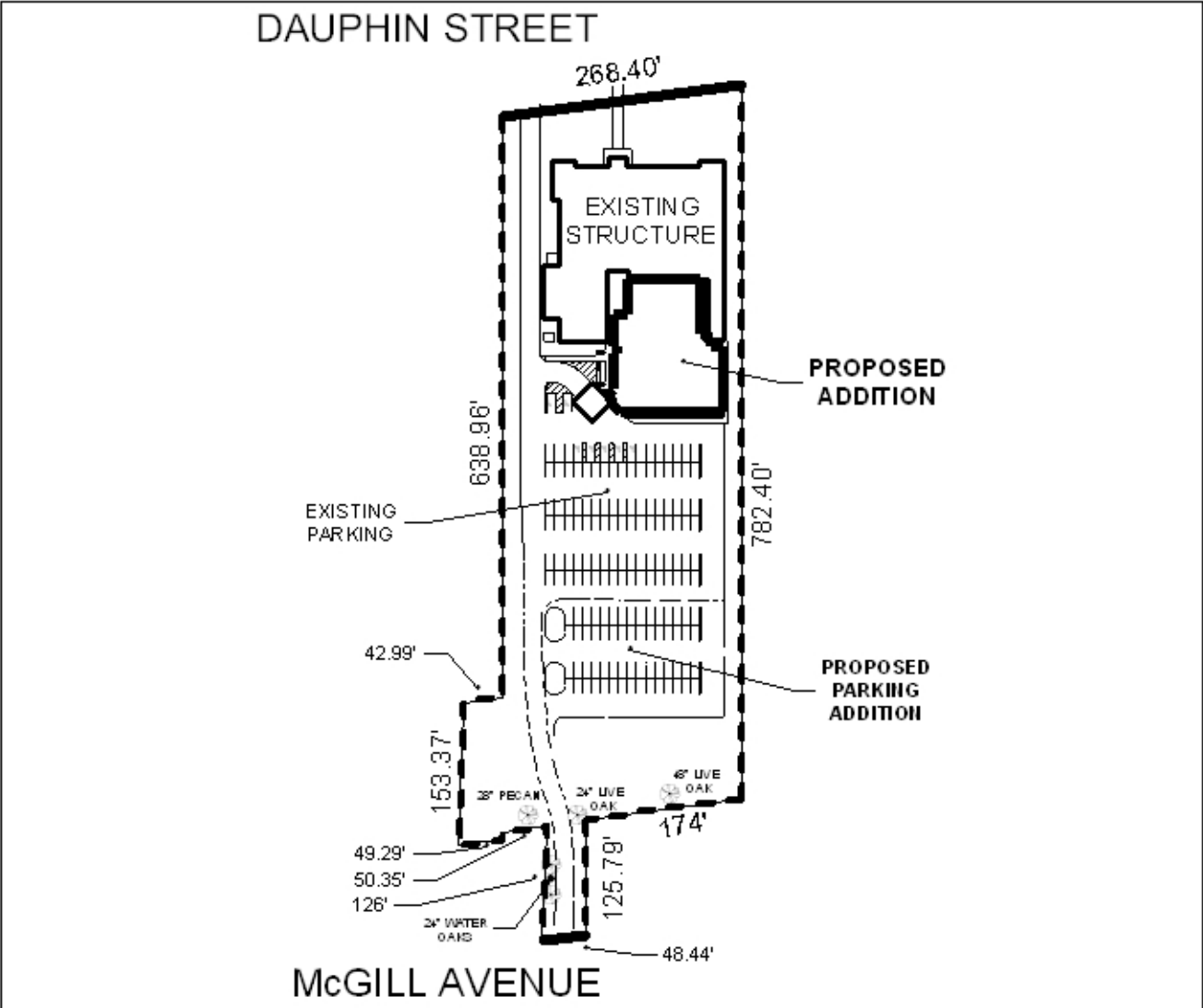
REQUEST Planning Approval, Subdivision

LEGEND

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




SITE PLAN



The site is located on the South side of Dauphin Street, 150' East of Hannon Avenue, extending to the North side of McGill Avenue, 235' East of Hannon Avenue. The plan illustrates the proposed development.

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