

PLANNING APPROVAL STAFF REPORT**Date: November 19, 2020****NAME**

Arzell McMillion

LOCATION

(South side of Reaves Street, 200'± West of the East terminus of Reaves Street)

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 0.15 ± Acres

CONTEMPLATED USE

Planning Approval request to allow a mobile home as a residence in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not Specified.

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**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 2015-116 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).

REMARKS

The applicant is requesting Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

The site has been given the Parks and Open Space (POS) land use designation, per the adopted Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to parkland maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. Parks may include squares, playgrounds, playfields, gardens, greens, greenways and blueways, and other recreational areas and facilities that are accessible to the public. Open space may include any open piece of land, publicly or privately held, that is undeveloped (has no buildings or other built structures). This designation is not intended to identify public land acquisition or to prohibit the development potential of individual properties.

The designation applies to all existing and future parks and open space within the City, including both active and passive uses. Open space, including public access to water bodies, is generally consistent with all other land use categories, i.e., a park can be located within any other land use category, either incidental to a development or as part of a publicly-owned or publicly-sponsored local, community or regional park. Therefore, a Parks and Open Space designation is deemed consistent with all land use categories in the Future Land Use Map.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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.

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

The applicant states:

We are submitting a rezoning application on behalf of Arzell McMillion. Mrs. McMillion is requesting to purchase a mobile home to be placed on the property located on 2655 Reaves Street. This is the property where she was raised. Due to her age and currently living on a fixed income she wants to sell her current home and move back to this property where she will be able to live mortgage free. The neighborhood currently features many shotgun style homes and we believe that adding a mobile home will not affect the surrounding properties and ask that a variance be considered for Mrs. McMillion.

Currently, the subject site is vacant and undeveloped. It is the applicant's intent to move a 13' x 63' mobile home onto the subject site to be utilized as a primary residence. The surrounding properties to the North, East, South, and West are currently zoned R-1, Single-Family Residential.

It should be noted that most of the developed properties in the vicinity appear to contain traditional brick and mortar or stick-built, single-family residences. Additionally, there do not appear to have been any similar requests for Planning Approval to allow mobile homes in the area.

The site plan submitted along with the application illustrates the proposed mobile home located on the property in such a way that it will be compliant with current setback and site coverage standards. Mobile homes may present a special challenge with regards to natural hazards, particularly high winds and thus, may present a special risk to public health, safety and welfare. Full compliance with all codes and ordinances regarding stabilization of mobile homes would be required.

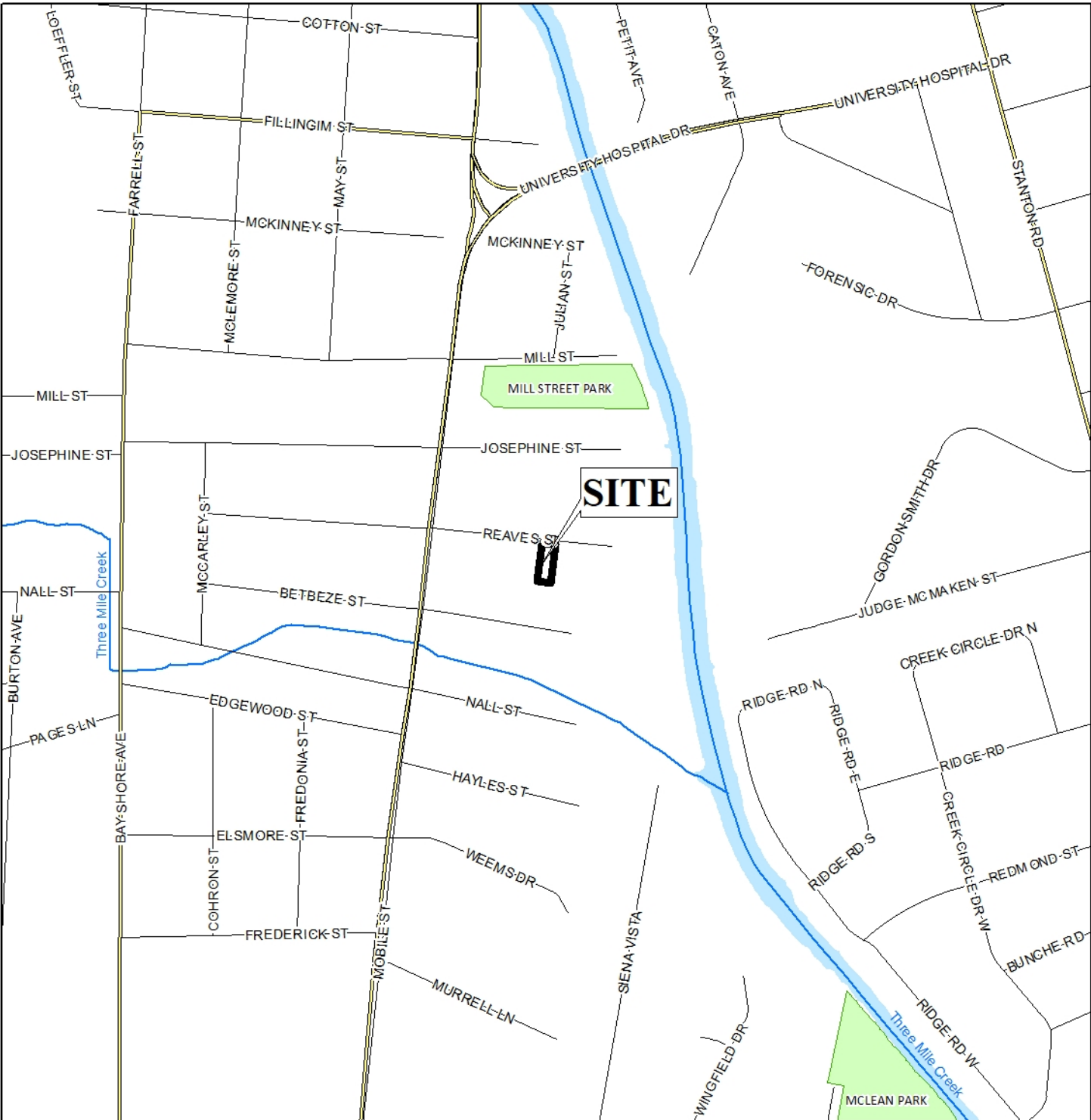
Though it is the applicant's personal desire to erect a mobile home at this location, the applicant has not presented any evidence or argument to illustrate how the placement of a mobile home is "in harmony with the orderly and appropriate development of the district". Furthermore, there are few if any examples of mobile homes used as residences in the vicinity.

RECOMMENDATION

Staff recommends the following finding of fact for Denial of the request:

- a) A mobile home at this location would not be in harmony with the orderly and appropriate development of the district.

LOCATOR MAP



APPLICATION NUMBER 1 DATE November 19, 2020

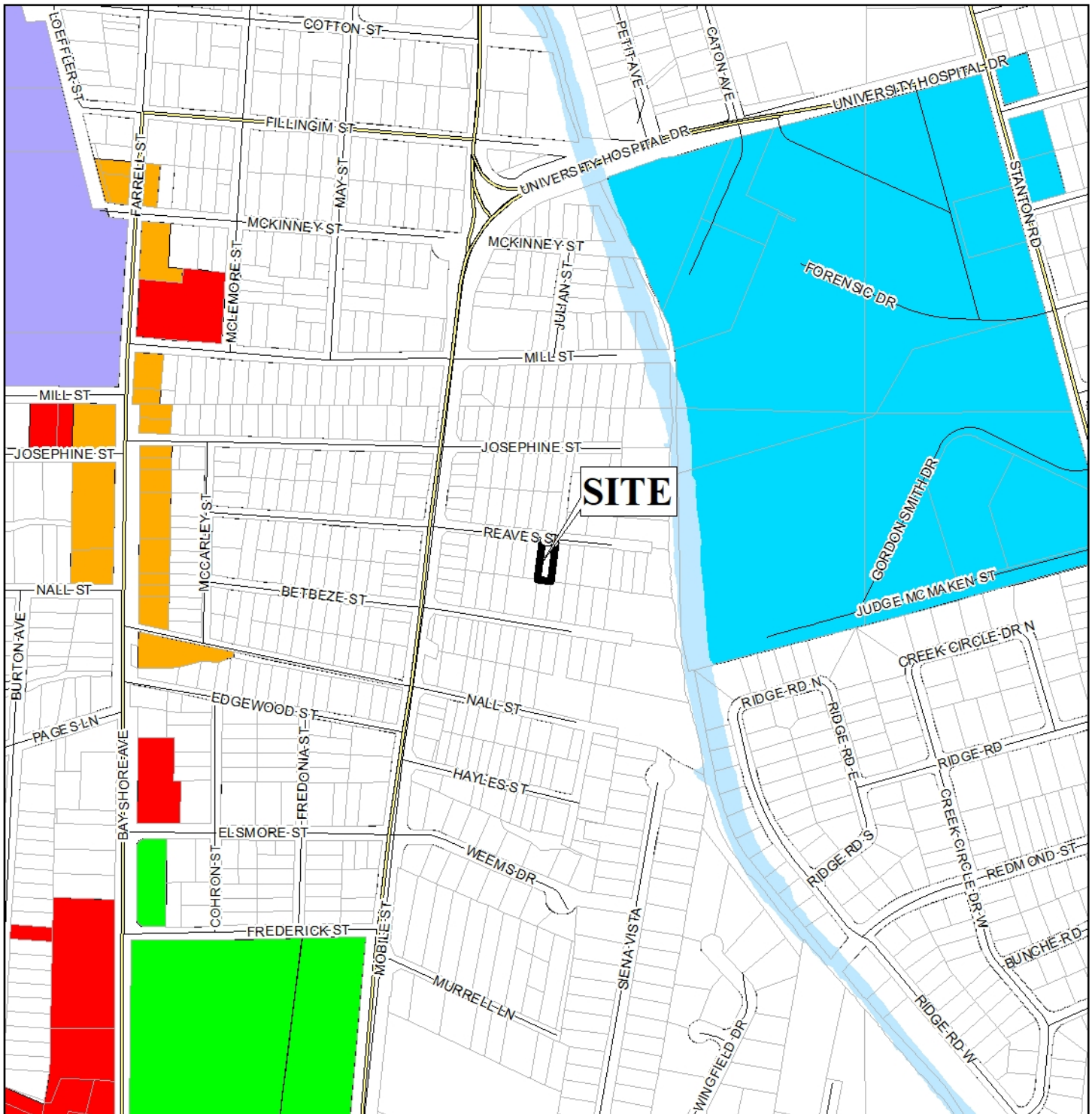
APPLICANT Arzell McMillion

REQUEST_____Planning Approval



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LOCATOR ZONING MAP



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APPLICANT Arzell McMillion

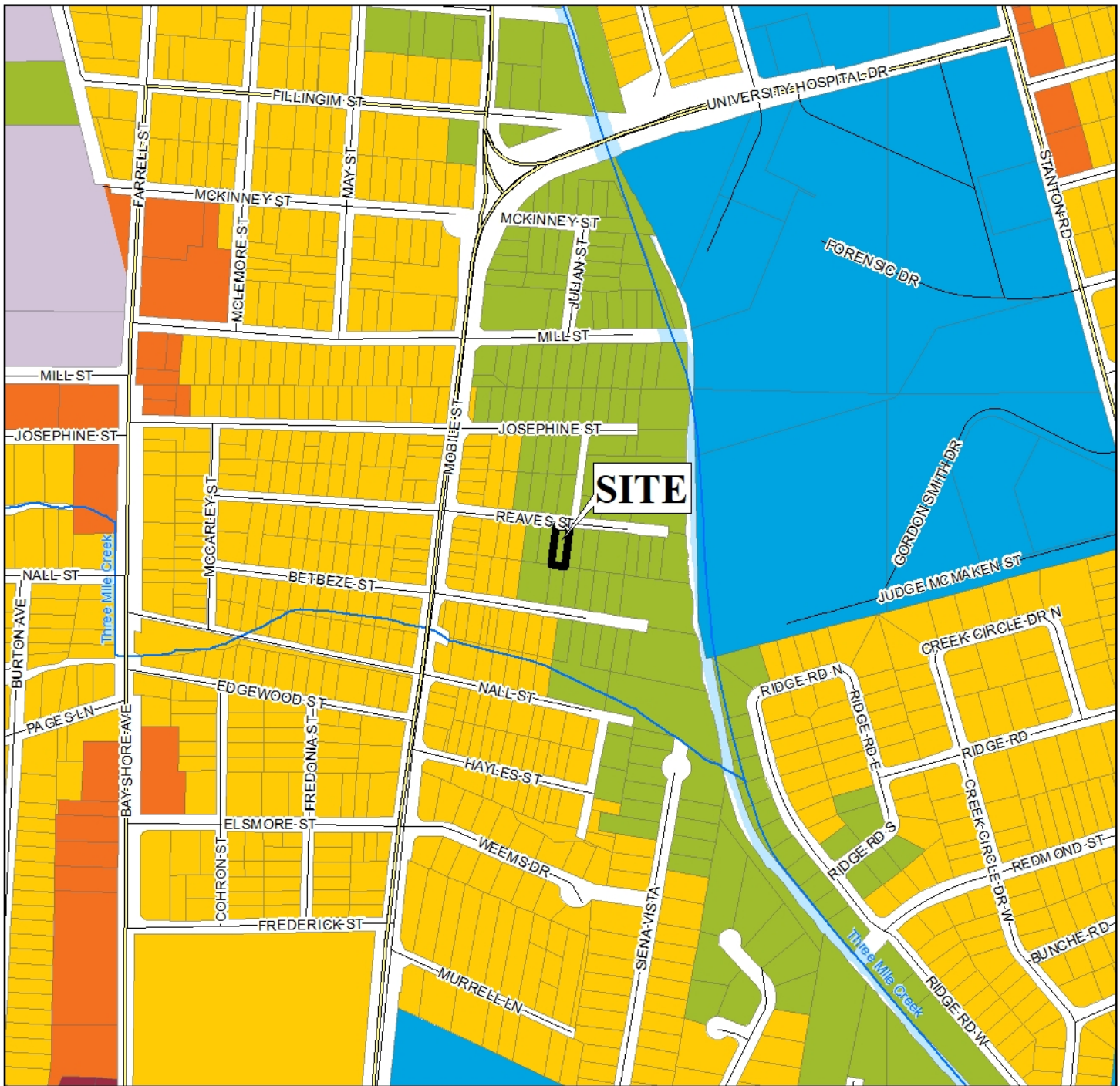
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FLUM LOCATOR MAP



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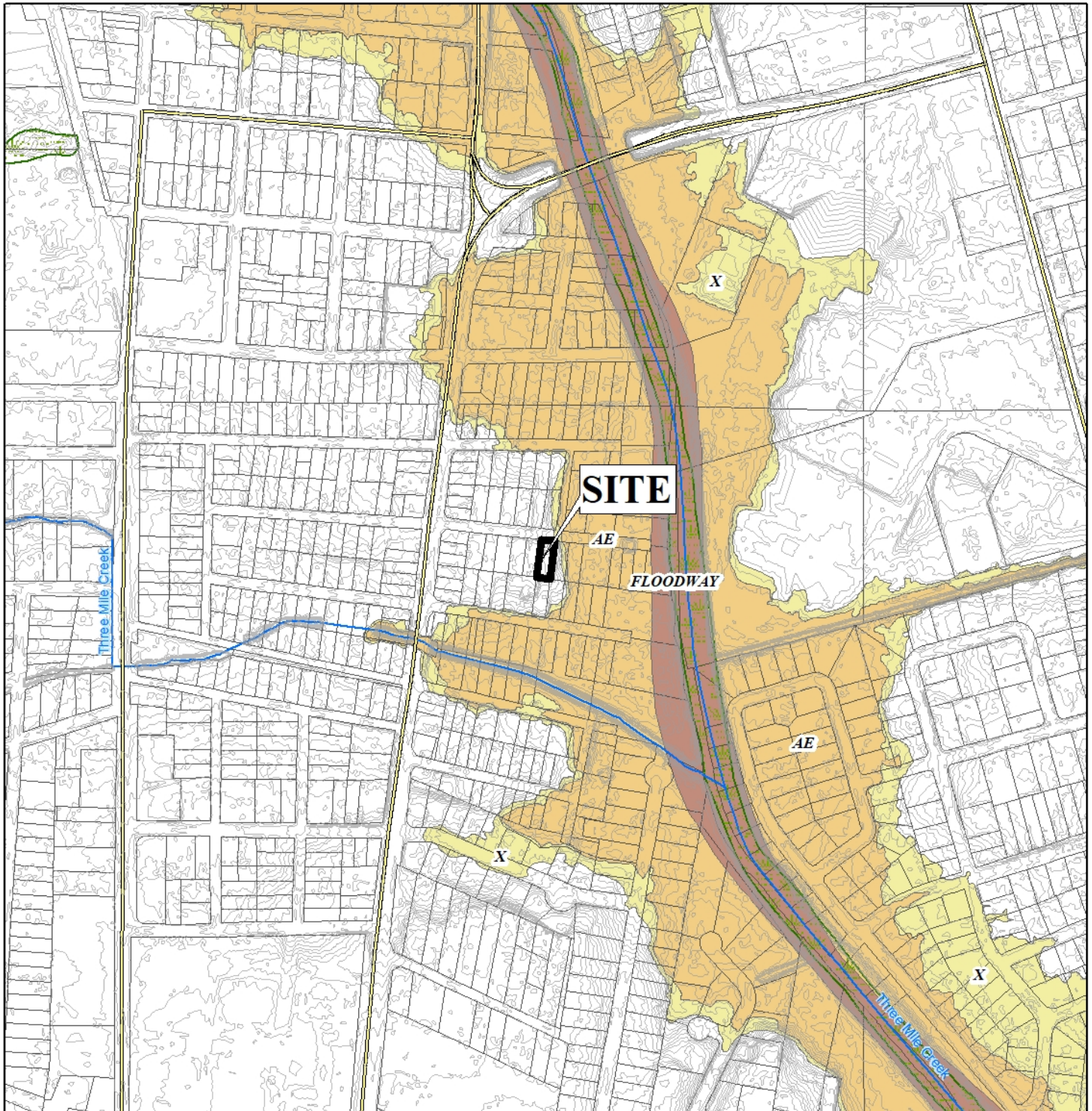
APPLICANT Arzell McMillion

REQUEST Planning Approval

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units and vacant lands.

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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 AERIAL

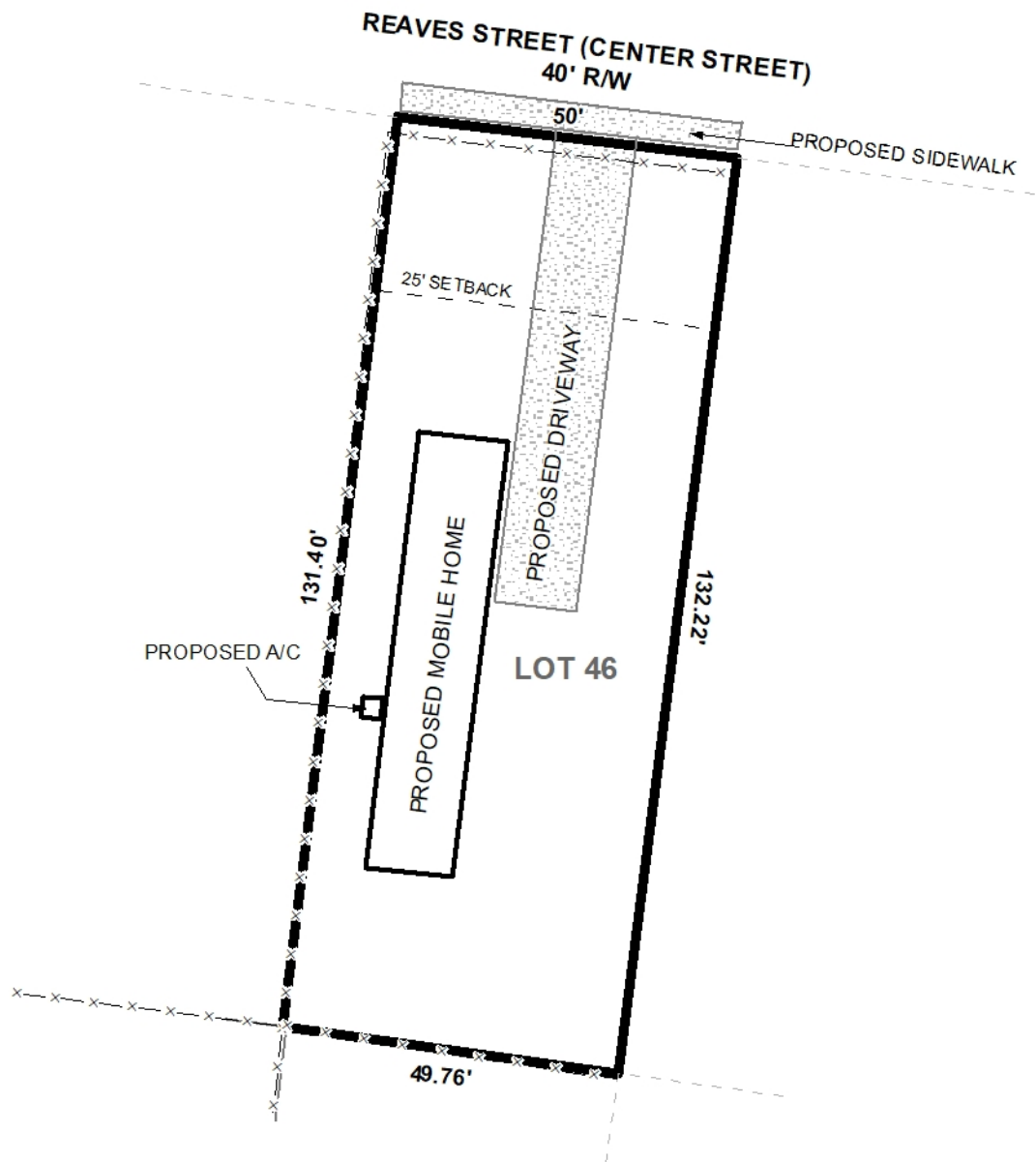


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SITE PLAN



The site plan illustrates proposed mobile home, driveway and sidewalk, as well as existing setback.

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