

**SUBDIVISION &  
ZONING AMENDMENT STAFF REPORT****Date: May 5, 2022****APPLICANT NAME**

Shaundretta Porter

**SUBDIVISION NAME**

Sandalwood Subdivision

**LOCATION**East side of North University Boulevard at the East terminus  
of Lebaron Drive South**CITY COUNCIL  
DISTRICT**

Council District 1

**PRESENT ZONING**

R-1, Single-Family Residential District

**PROPOSED ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

1 Lot/ 9.0± Acres

**CONTEMPLATED USE**

Subdivision Approval to create one (1) legal lot of record from an existing metes-and-bounds parcel; and Rezoning from R-1, Single-Family Residential District to B-3, Community Business District.

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**ENGINEERING  
COMMENTS**

**Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide the Subdivision Name – SANDALWOOD SUBDIVISION on the Plat.
- C. Label the PROPOSED LOT as a lot not a Parcel. It should be LOT A or LOT 1.
- D. Add a graphic scale.
- E. Add a vicinity map and include street names.
- F. Show and label the adjoining parcel data.

- G. Show and label the distance from the property line to the existing centerline of the ROW.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's Certificate.
- J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #68) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: PROPOSED LOT 1 (or LOT A) – NONE.
- K. Add a note 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.
- L. Add a note 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.
- M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- N. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- Q. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

**Rezoning:** No comments.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites,

developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

## **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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

## **TIME SCHEDULE**

### **FOR DEVELOPMENT**

None at this time.

## **REMARKS**

The applicant is requesting Subdivision Approval to create one (1) legal lot of record from an existing metes-and-bounds parcel, and Rezoning from R-1, Single-Family Residential District to B-3, Community Business District.

The site has been given a Low Density Residential (LDR) land use designation, per the adopted Future Land Use Plan and Map. 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.

Low Density Residential land use designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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.

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 proposes to create a single legal lot of record from an existing metes-and-bounds parcel. The lot size is depicted in square feet and acres on the plat, and exceeds the minimum lot size requirements of Section V.D.2. of the Subdivision Regulations. If approved, the lot size in both square feet and acres should be retained on the Final Plat, adjusted for any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

The site has frontage along North University Boulevard, a component of the Major Street Plan, with a planned 100-foot right-of-way width. The preliminary plat does not provide a right-of-way width along North University Boulevard and only indicates a variable right-of-way width. Therefore, the plat should be revised to provide the current right-of-way width along North University Boulevard, and, if less than 50 feet from the centerline to the property frontage, dedication to provide 50 feet from the centerline should be required. The preliminary plat does not indicate a 25-foot minimum building setback line. Therefore, the plat should be revised to indicate a 25-foot minimum building setback line along North University Boulevard, adjusted as to be measured from any required dedication, if approved.

The preliminary plat indicates a sanitary sewer easement along the South boundary of the site. Therefore, a note should be required on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder, if approved.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A note should be required on the Final Plat stating these comments.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site is bounded to the North, South, East and West across North University Boulevard by R-1, Single-Family Residential District.

The applicant states the following to address the rationale for the zoning request:

*Although no definitive plans have been made for development of this area, we feel that the rezoning this piece of property would be beneficial as surrounding properties are rezoning/have rezoned as well. Rezoning would place an opportunity to maximize on the forward thinking of the city in increasing the need for business sites as well as sites that are available for business opportunity. As this is directly in relation to needs of both business growth and opportunities, it will also play a role in assisting the ongoing growth opportunity for the community as a whole.*

Section 64-9.A.2.a. of the Zoning Ordinance states that new B-3 districts should contain a minimum of four (4) acres, and the subject site exceeds the minimum size recommendations for the creation of a new B-3 district. However, the applicant does not have any specific use proposed for the subject site, and no site plan for proposed development was submitted. Therefore, no review can be conducted as to the proposed use of the site with regard to compatibility with the surrounding neighborhood. Furthermore, the approval of a B-3 classification embedded within surrounding R-1 properties would create a spot zoning situation.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) retention of the lot size in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to provide the current right-of-way width along North University Boulevard, and, if less than 50 feet from the centerline to the property frontage, dedication to provide 50 feet from the centerline is required;
- 3) revision of the plat to indicate a 25-foot minimum building setback line along North University Boulevard, adjusted as to be measured from any required dedication;
- 4) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) full compliance with the Engineering comments: (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide the Subdivision Name – SANDALWOOD SUBDIVISION on the Plat. C. Label the PROPOSED LOT as a lot not a Parcel. It should be LOT A or LOT 1. D. Add a graphic scale. E. Add a vicinity map and include street names. F. Show and label the adjoining parcel data. G. Show and label the distance from the property line to the existing centerline of the ROW. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #68) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm

*Water Management and Flood Control*) as follows: *PROPOSED LOT 1 (or LOT A) – NONE.* K. Add a note 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. L. Add a note 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. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. N. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. Q. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 7) compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 8) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).

**Rezoning:** Based on the preceding, this application is recommended for Denial for the following reasons:

- 1) no specific use of the property was provided;
- 2) no site plan was provided;
- 3) no review can be conducted as to the proposed use of the site with regard to compatibility with the surrounding neighborhood; and

- 4) the approval of a B-3 classification embedded within surrounding R-1 properties would create a spot zoning situation.

***Revised for the April 21<sup>st</sup> meeting:***

*These applications were heldover from the March 17<sup>th</sup> meeting to allow the applicant to submit a proposed use with a complete scope of operations and site plan for the Rezoning application to evaluate compliance with B-3 zoning. Additionally, the applicant was required to state which condition(s) upon which a rezoning application should be considered and prevail for this site as stated in Section 64-9 of the Zoning Ordinance.*

*The applicant submitted the following revised narrative concerning the Rezoning:*

***Rationale for zoning request:***

*The location will be a center to host everything from business and corporate affairs to private events for ceremonies and soirees.*

*There is a need to increase the number of sites available to business and/or industry.*

*The subdivision of land into building sites makes reclassification of the land necessary and desirable.*

*In addition to the revised narrative, the applicant submitted a site plan indicating a proposed 12,600 square-foot building centered within the subject site. Access is indicated to be via a driveway from North University Boulevard which encircles the building, with parking along the North, East and South sides of the driveway. Required parking for the building is 126 spaces, and 43 are indicated on the site plan. No information pertaining to other site compliance requirements such as landscaping, tree plantings, or refuse collection is provided.*

*Inasmuch as the site plan provided does not indicate compliance with the requirements for commercial site development, such compliance can be illustrated on a site plan submitted for development permits. However, the main factor to be considered for the proposed Rezoning would be compatibility with the surrounding neighborhood. All zoning within the immediate area along both sides of North University Boulevard is R-1, extending for approximately two miles from Moffett Road to Bear Fork Road, with the only exception being B-1, Buffer Business, approximately one-third mile to the North on the East side of North University Boulevard. There is a pending Rezoning to B-2, Neighborhood Business, approximately 1/4-mile North of the subject site, to allow an event center.*

*The subject site is embedded within R-1 zoning, and the allowance of a commercial district at this site would create a "spot zoning" situation. The applicant cites the need to increase the number of sites available to business and/or industry, and the subdivision of land into building sites as making the reclassification of the land as necessary and desirable. However, as there have been no rezonings within the immediate area which demonstrate the need for an increase in the number of sites available for business and/or industry, this assertion would not seem to stand.*

Furthermore, there is no associated subdivision of land into building sites which would make reclassification necessary and desirable. The associated subdivision is merely to change the legal description of an existing metes-and-bounds parcel with no creation of subordinate lots.

As no new information was presented with regard to the Subdivision request, the original recommendation for Approval would stand. The proposed Rezoning to B-3, Community Business, would be out of character with the surrounding neighborhood and is recommended for Denial.

### **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) retention of the lot size in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to provide the current right-of-way width along North University Boulevard, and, if less than 50 feet from the centerline to the property frontage, dedication to provide 50 feet from the centerline is required;
- 3) revision of the plat to indicate a 25-foot minimum building setback line along North University Boulevard, adjusted as to be measured from any required dedication;
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time of new development or construction, unless a sidewalk waiver is approved. N. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. Q. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 7) compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 8) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).

**Rezoning:** Based on the preceding, this application is recommended for Denial for the following reasons:

- 1) the need for an increase in the number of sites available for business and/or industry within the area was not demonstrated;
- 2) the reclassification would create a "spot zoning" situation; and
- 3) the reclassification would be out of character with the surrounding neighborhood.

**Revised for the May 5<sup>th</sup> meeting:**

The Subdivision was approved at the Commission's April 21<sup>st</sup> meeting, but the Rezoning was heldover from that meeting to allow the applicant to revise the request for consideration of B-2 zoning and to revise the site plan to show the following items:

- 1) Depiction of a 200-foot wooded buffer along the East and West property lines; and
- 2) Depiction of a 50-foot wooded buffer along the North and South property lines.

*The Commission advised the applicant that B-2 zoning should be considered. The applicant submitted a revised site plan indicating a 200-foot buffer along the East and West sides of the site, and a 50-foot buffer along the North and South sides of the site, as required*

*While the property adjoins residential zoning to the North, East and South, and is across the street from residential development, the provision of 200-foot deep buffers along the east and west property lines incumbers over three (3) acres of property which is over 1/3<sup>rd</sup> of the site.*

*The revised plan also illustrates the proposed 12,600 square foot building and the parking areas were revised to illustrate 125 parking spaces. While one additional parking space may be needed, as well as handicap spaces, there is more than adequate room to provide the additional spaces.*

*It should be noted that at the Commission's March 17 meeting, the Commission recommended approval of a request for B-2 zoning for a 15-acre site, located less than 800 feet north of this site. Although that application adjoins an existing B-1 district to the north, there were no additional buffers required for that site along the south and east property lines (adjoining residential). Regarding the B-1 site, the property consists of 140 acres and no additional buffers were required.*

*While additional buffering would be indicated with B-3 zoning adjoining R-1 zoning, with the revised recommendation for B-2 zoning, and considering the trend in the area towards commercial zoning along the east side of University Boulevard, the need for buffers would seem to be reduced.*

### **RECOMMENDATION:**

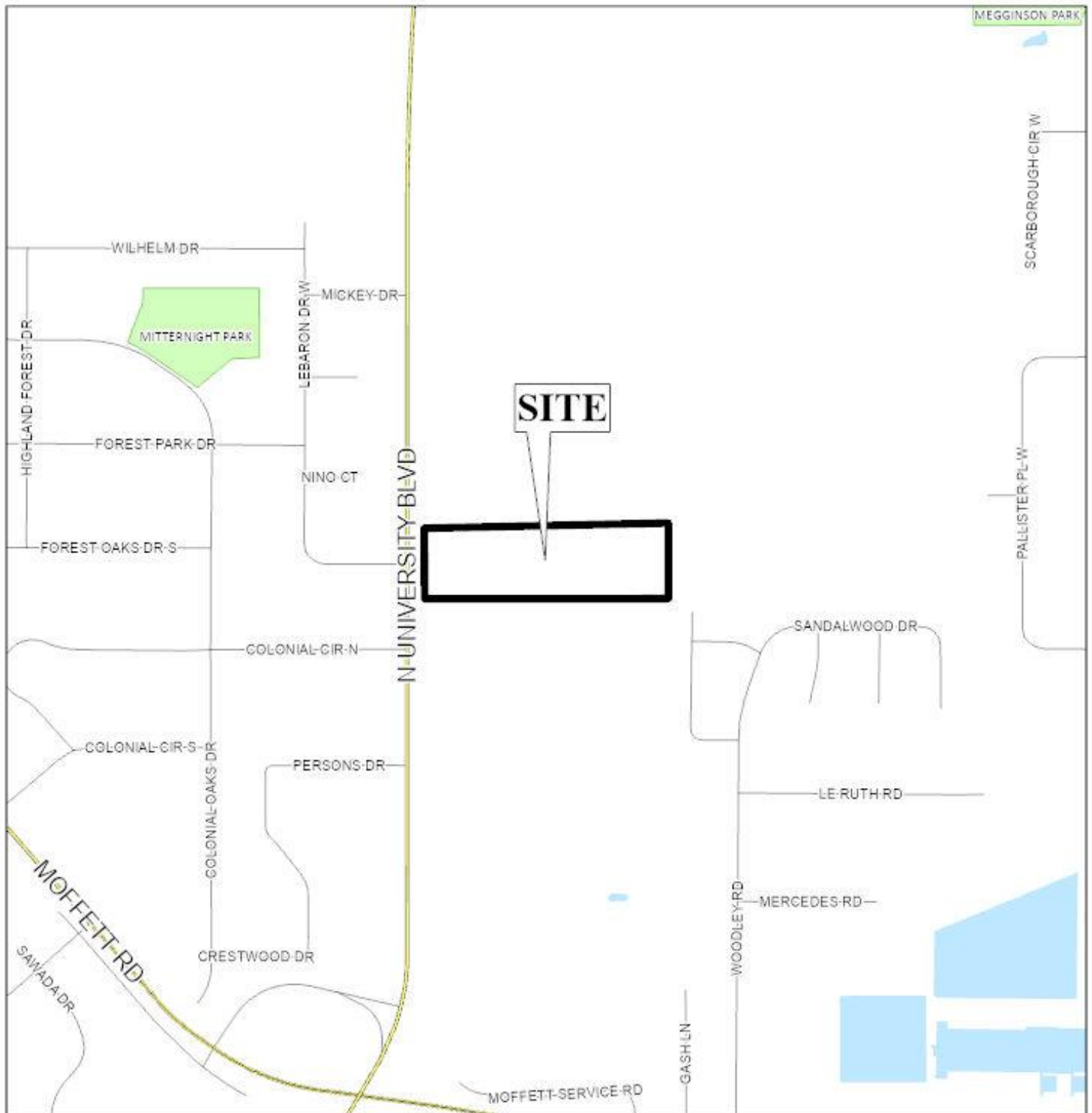
*Based on the preceding, this application is recommended for Approval for the following reasons:*

- 1) There is a need to increase the number of sites available to business or industry; and*
- 2) The subdivision of land into building sites makes reclassification of the land necessary and desirable.*

*The rezoning should be subject to the following conditions:*

- 1) Completion of the Subdivision process; and*
- 2) Full compliance with all municipal codes and ordinances.*

# LOCATOR MAP



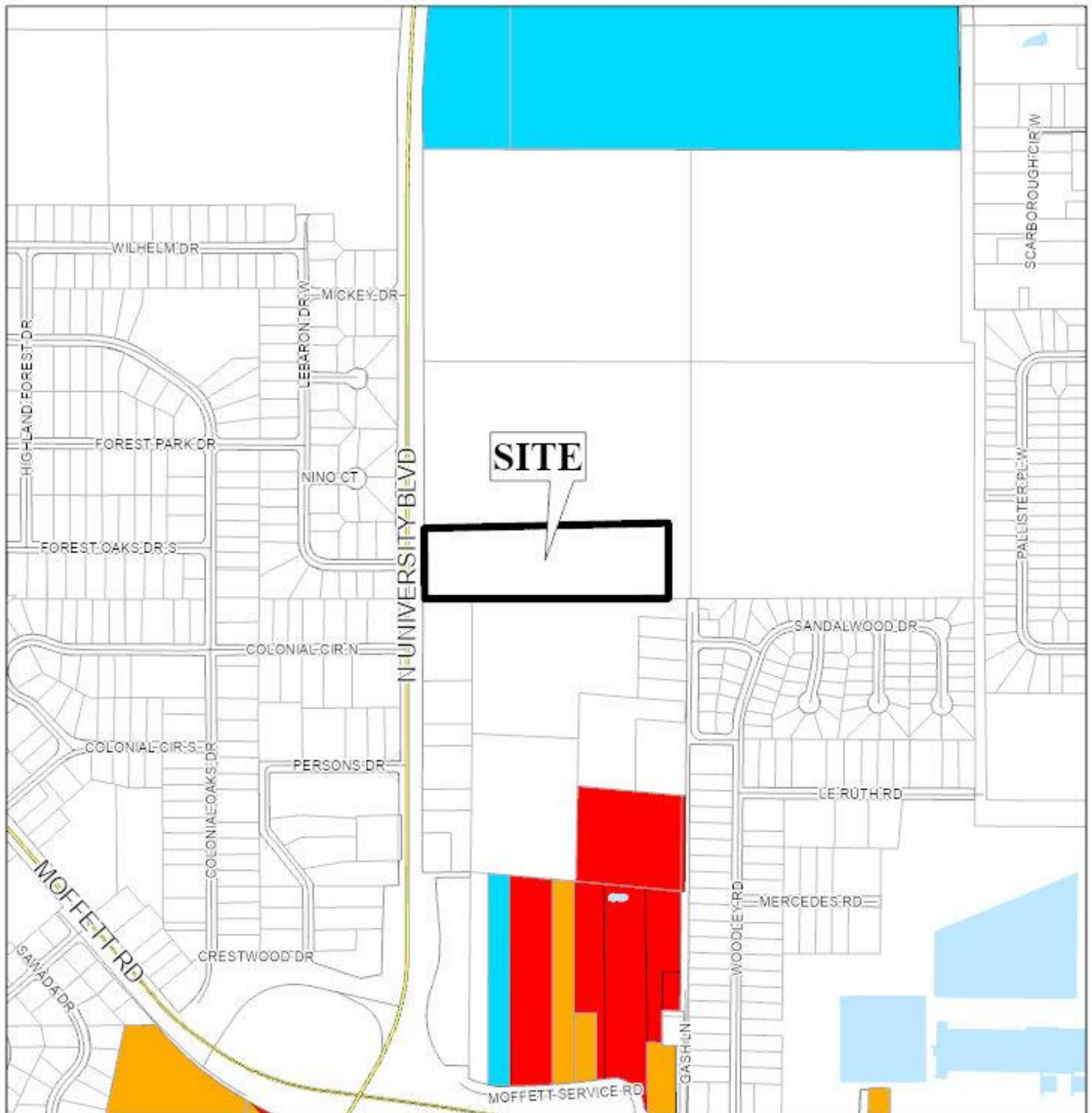
APPLICATION NUMBER 1 DATE May 5, 2022

APPLICANT Shaundretta Porter

REQUEST Rezoning from R-1 to B-3



# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE May 5, 2022

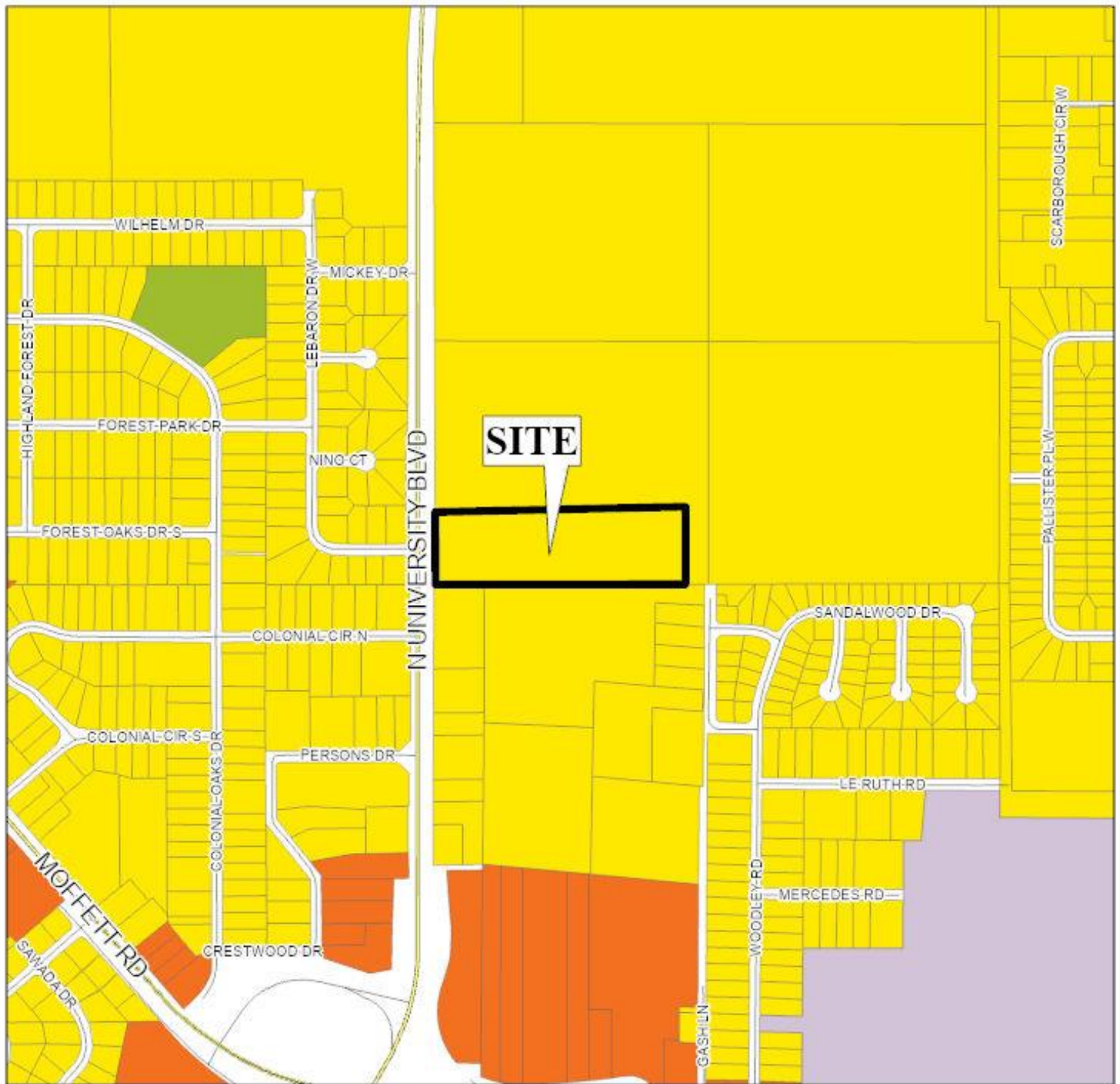
APPLICANT Shaundretta Porter

REQUEST Rezoning from R-1 to B-3



NTS

# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE May 5, 2022

APPLICANT Shaundretta Porter

REQUEST Rezoning from R-1 to B-3

## Layer2

Low Density Residential  
Mixed Density Residential

Downtown  
District Center  
Neighborhood Center - Traditional  
Neighborhood Center - Suburban

Traditional Corridor  
Mixed Commercial Corridor  
Downtown Waterfront  
Light Industry

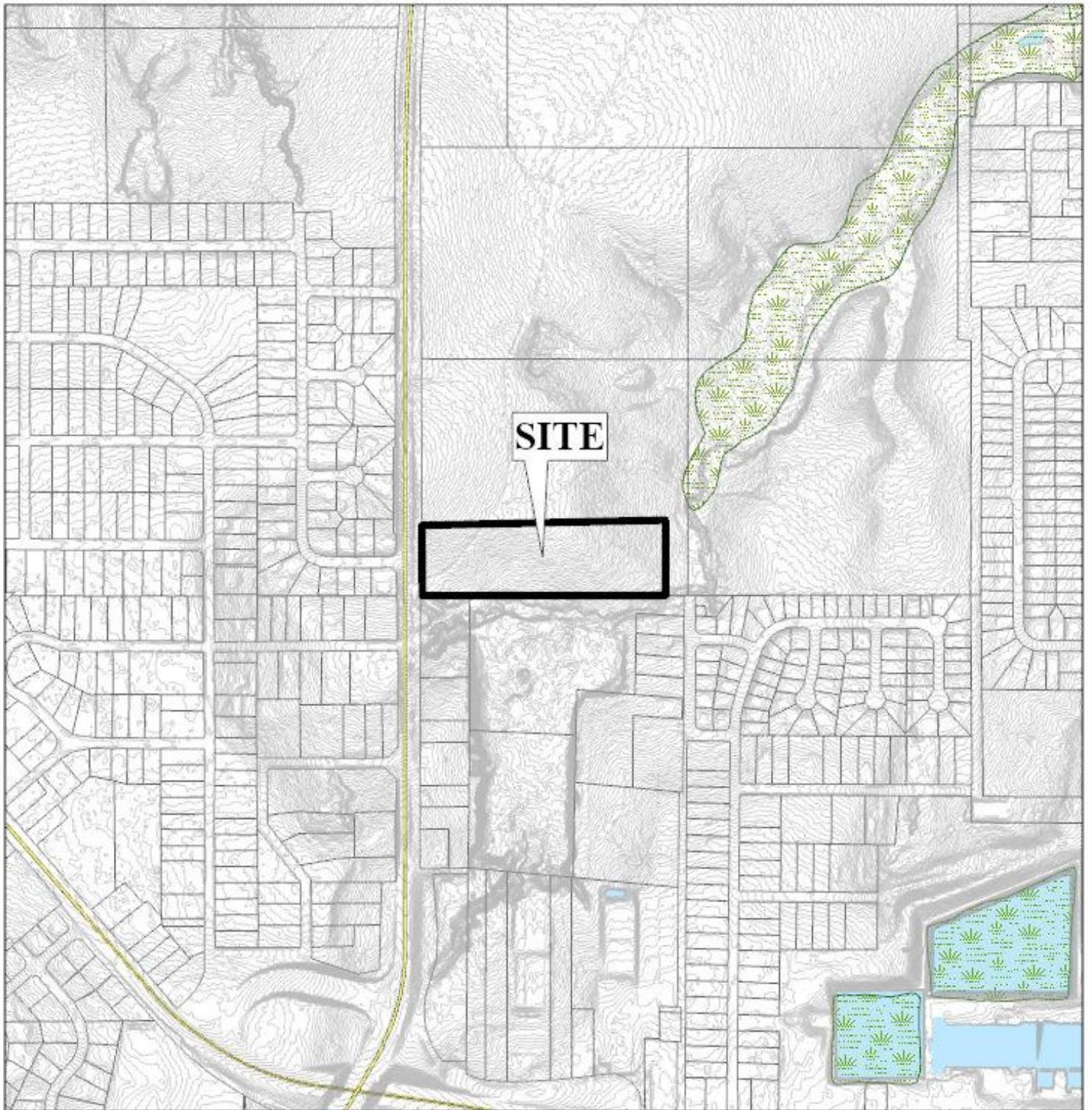
Heavy Industry  
Institutional  
Parks & Open Space  
Water Dependent



NTS



# ENVIRONMENTAL LOCATOR MAP



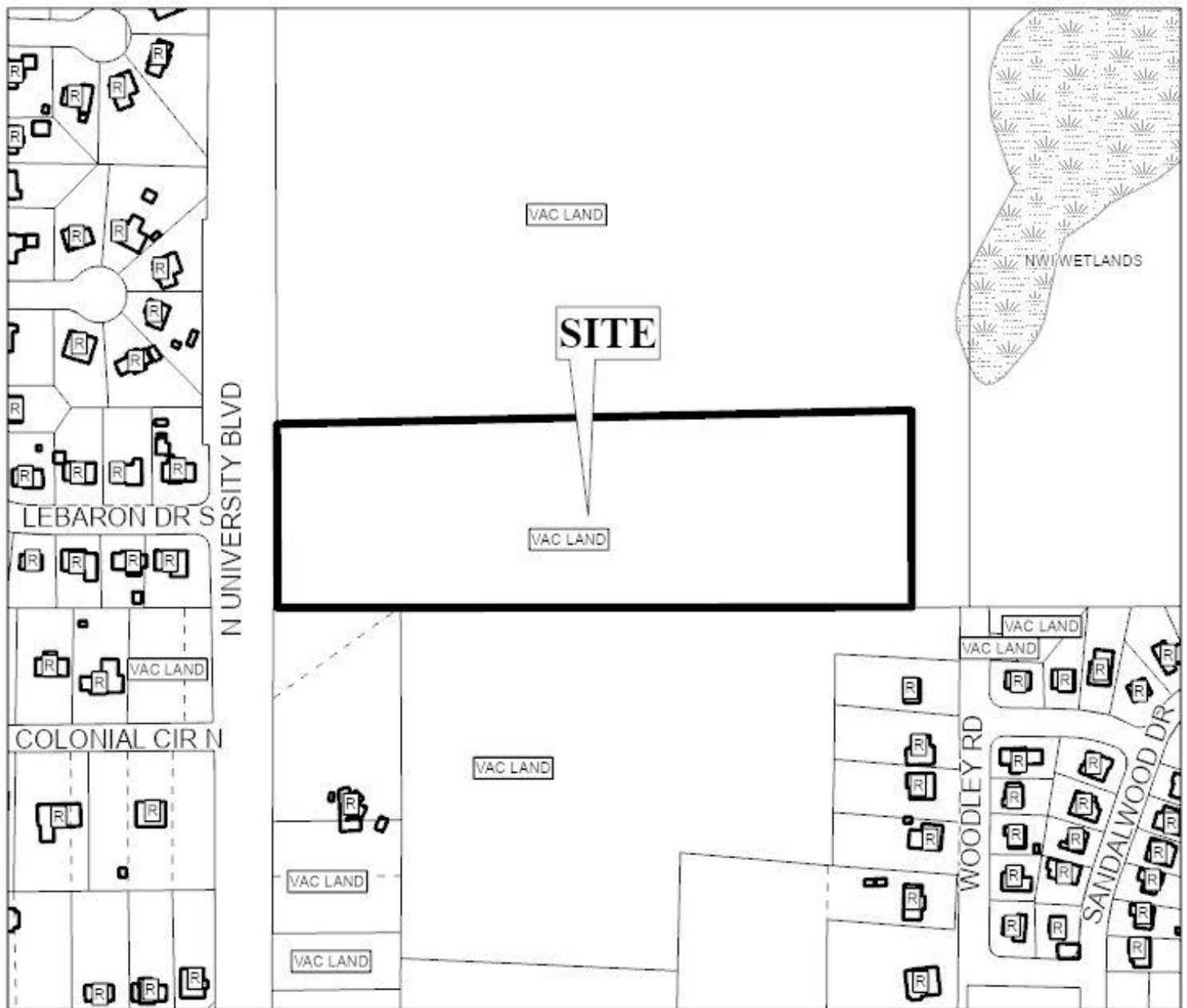
APPLICATION NUMBER 1 DATE May 5, 2022

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REQUEST Rezoning from R-1 to B-3



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 1 DATE May 5, 2022

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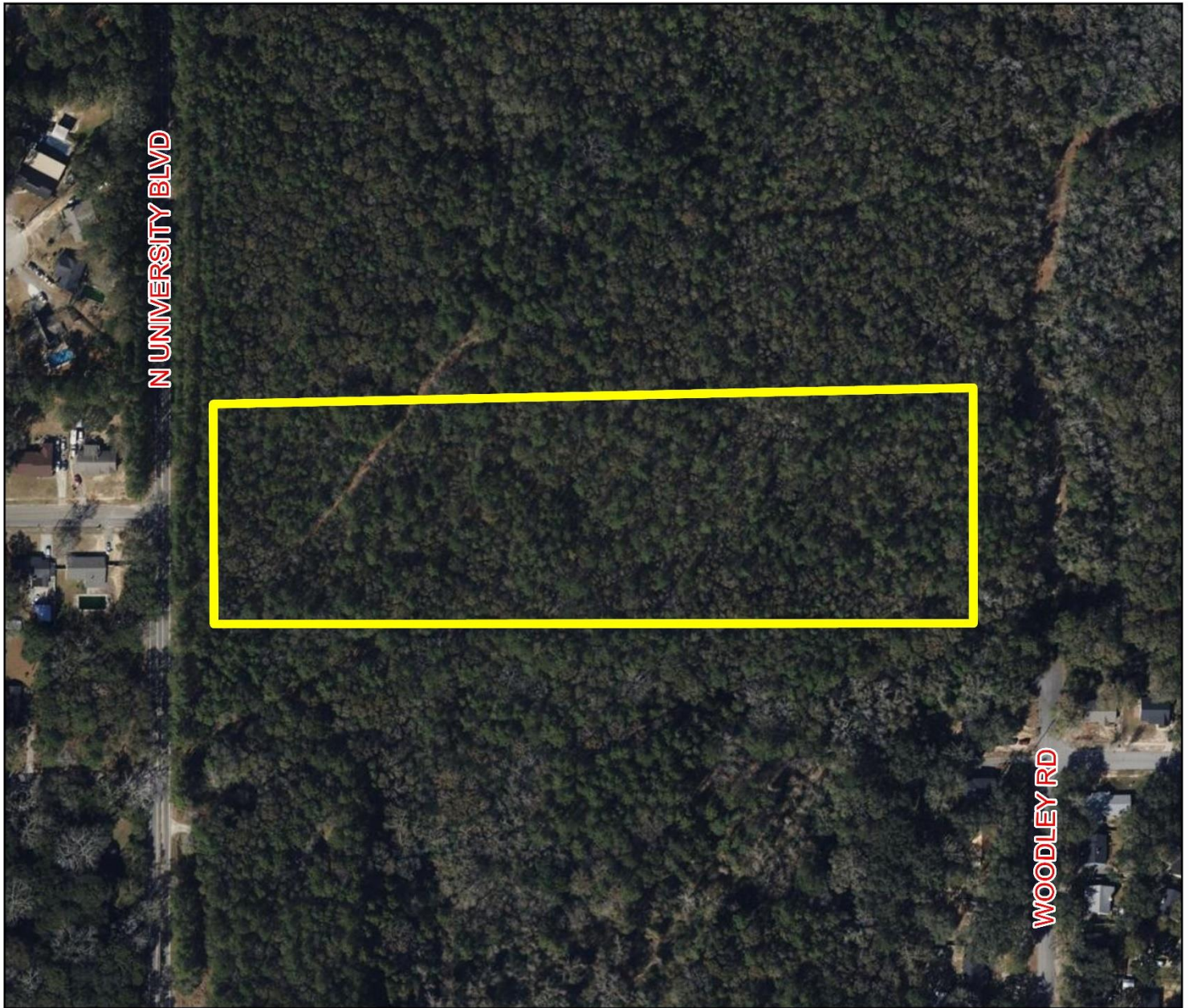
REQUEST Rezoning from R-1 to B-3

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



The site is surrounded by residential units.

APPLICATION NUMBER 1 DATE May 5, 2022

APPLICANT Shaundretta Porter

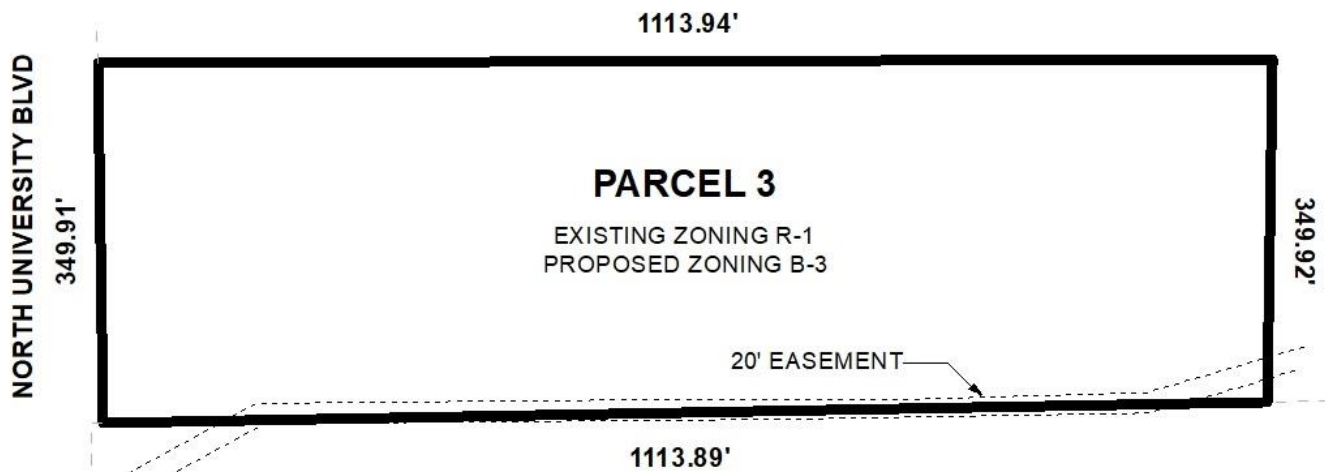
REQUEST Rezoning from R-1 to B-3



NTS



# SITE PLAN



The site plan illustrates the existing zoning and an easement, and proposed zoning.

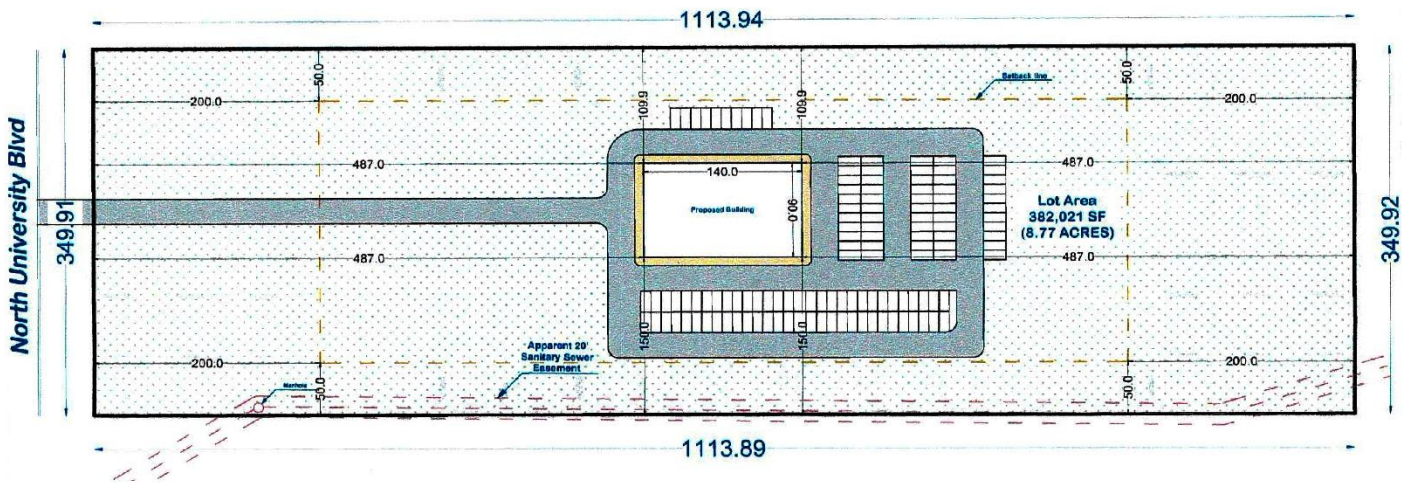
APPLICATION NUMBER 1 DATE May 5 , 2022

APPLICANT Shaundretta Porter

REQUEST Rezoning from R-1 to B-3



## DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE May 5, 2022

APPLICANT Shaundretta Porter

REQUEST Rezoning from R-1 to B-3



NTS