

**PLANNING APPROVAL STAFF REPORT****Date: June 3, 2021****NAME**

Lionel Phillips II

**LOCATION**7400 Sixth Street West  
(Northwest corner of Sixth Street West and Perry Avenue).**CITY COUNCIL****DISTRICT**

District 7

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

1 Lot / 0.4± Acre

**CONTEMPLATED USE**

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

**TIME SCHEDULE**

January 2022.

**FOR DEVELOPMENT****ENGINEERING****COMMENTS**

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 Permitting 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 and paving 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. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area.
5. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction

includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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.

6. 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.
7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **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 [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.

## **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 a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted 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 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 of 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 the 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.

Currently, the subject site is vacant and undeveloped. It is the applicant's intent to place a 32-foot by 78-foot mobile home on the site to be utilized as a primary residence. The surrounding properties to the North and West, and across Sixth Street West and Perry Avenue, are currently zoned R-1, Single-Family Residential. The area was annexed into the City in 2007. 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 closest Planning Approval request for a mobile home in an R-1 District is approximately ¼-mile to the West, which was denied in 2009. There are currently three mobile homes within a block of the subject site, which appear to be legal nonconforming uses "grandfathered" upon annexation. Additionally, there is only one existing mobile home located within this block of West Sixth Street.

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, if approved.

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 examples of mobile homes used as residences in the vicinity.

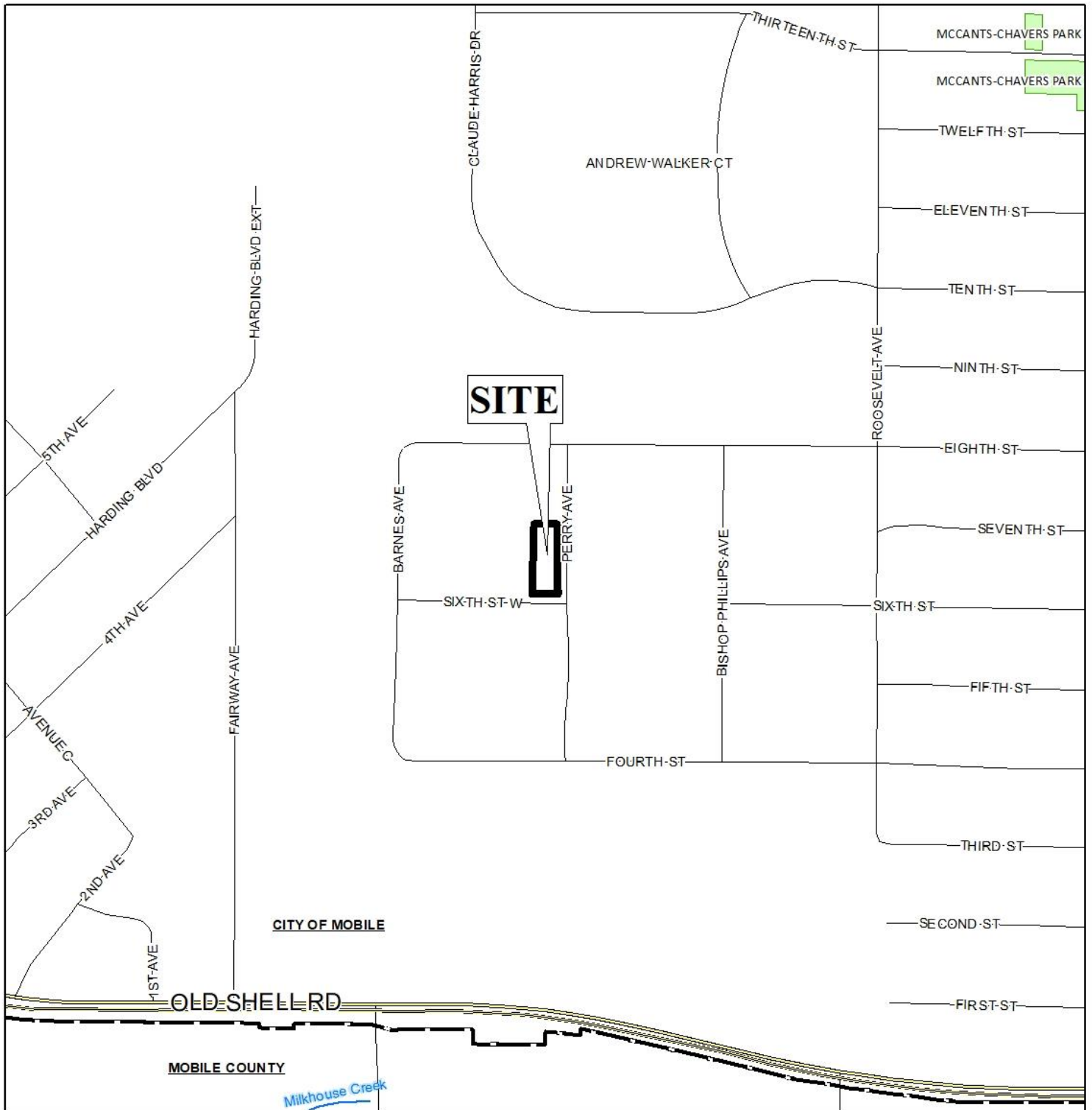
**RECOMMENDATION**

the request:

Staff recommends the following finding of fact for Denial of

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

# LOCATOR MAP



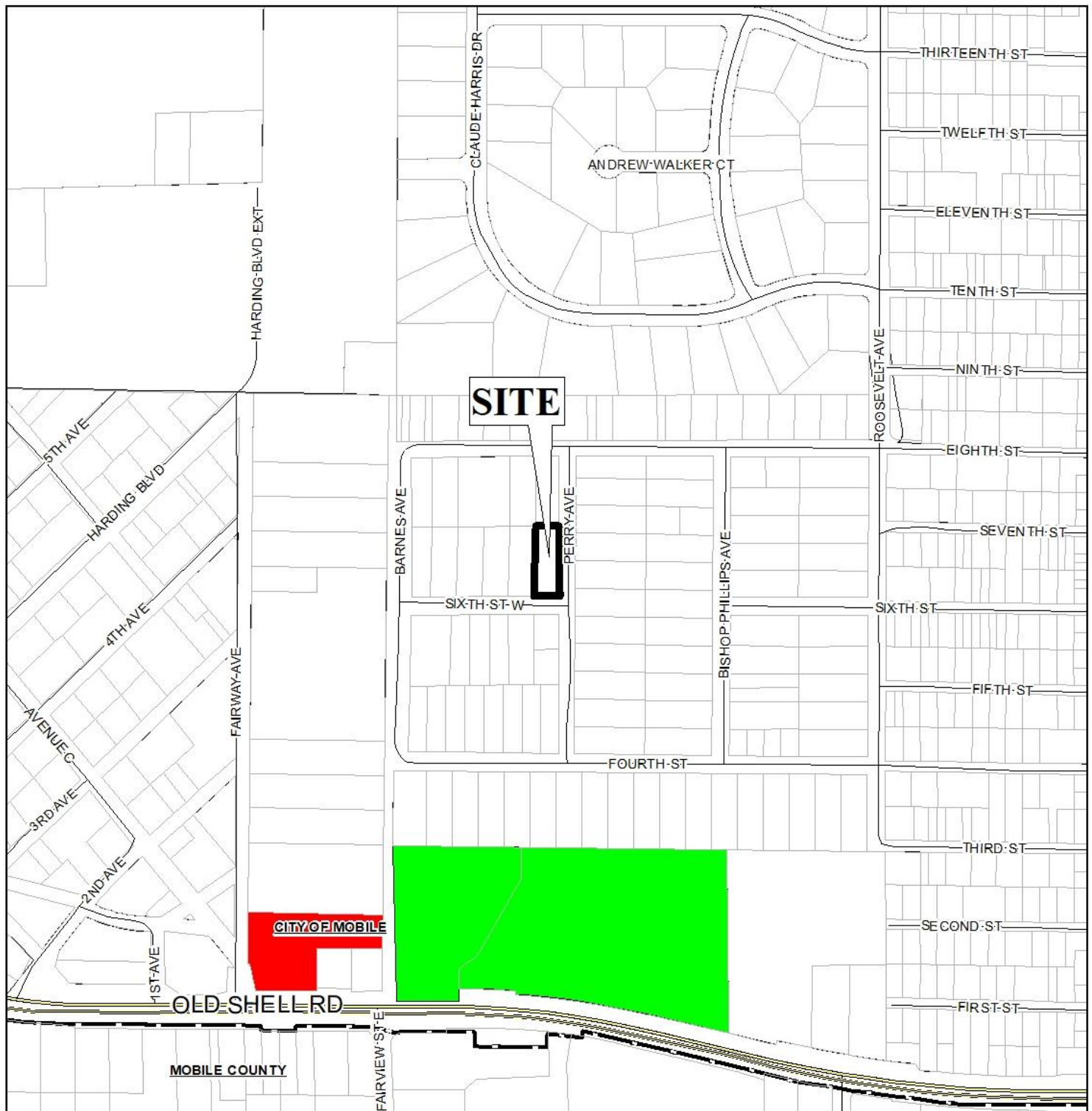
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REQUEST Planning Approval



# LOCATOR ZONING MAP



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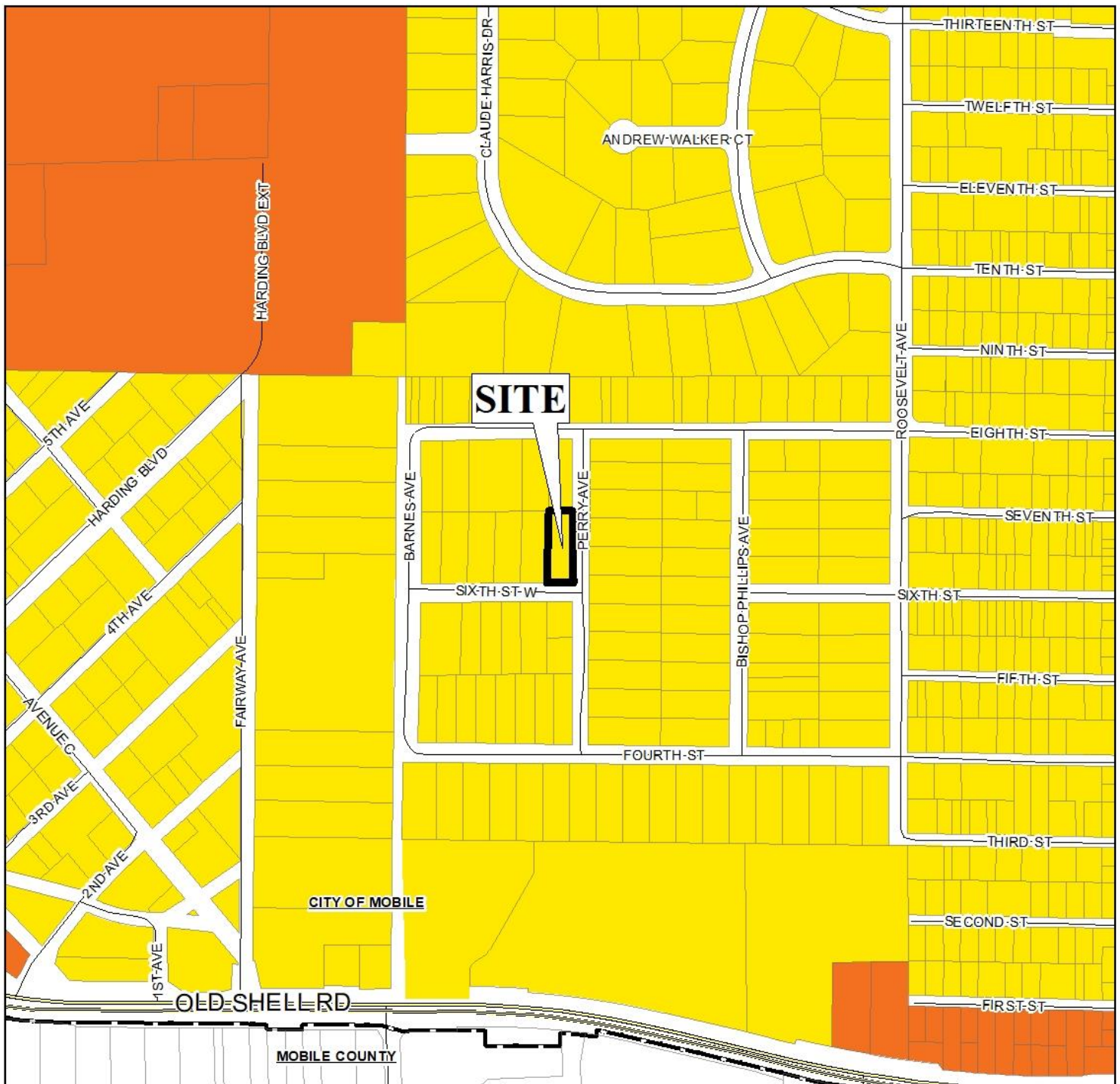
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# FLUM LOCATOR MAP



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- |  |   |   |  |
|--|---|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential   | <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Neighborhood Center - Traditional | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> Downtown Waterfront | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> Parks & Open Space |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Neighborhood Center - Suburban   | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgray; border: 1px solid black;"></span> Light Industry  | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: magenta; border: 1px solid black;"></span> Downtown                 | <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Traditional Corridor             | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Heavy Industry     |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> District Center              | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor      | <span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> Institutional        |  |





# ENVIRONMENTAL LOCATOR MAP



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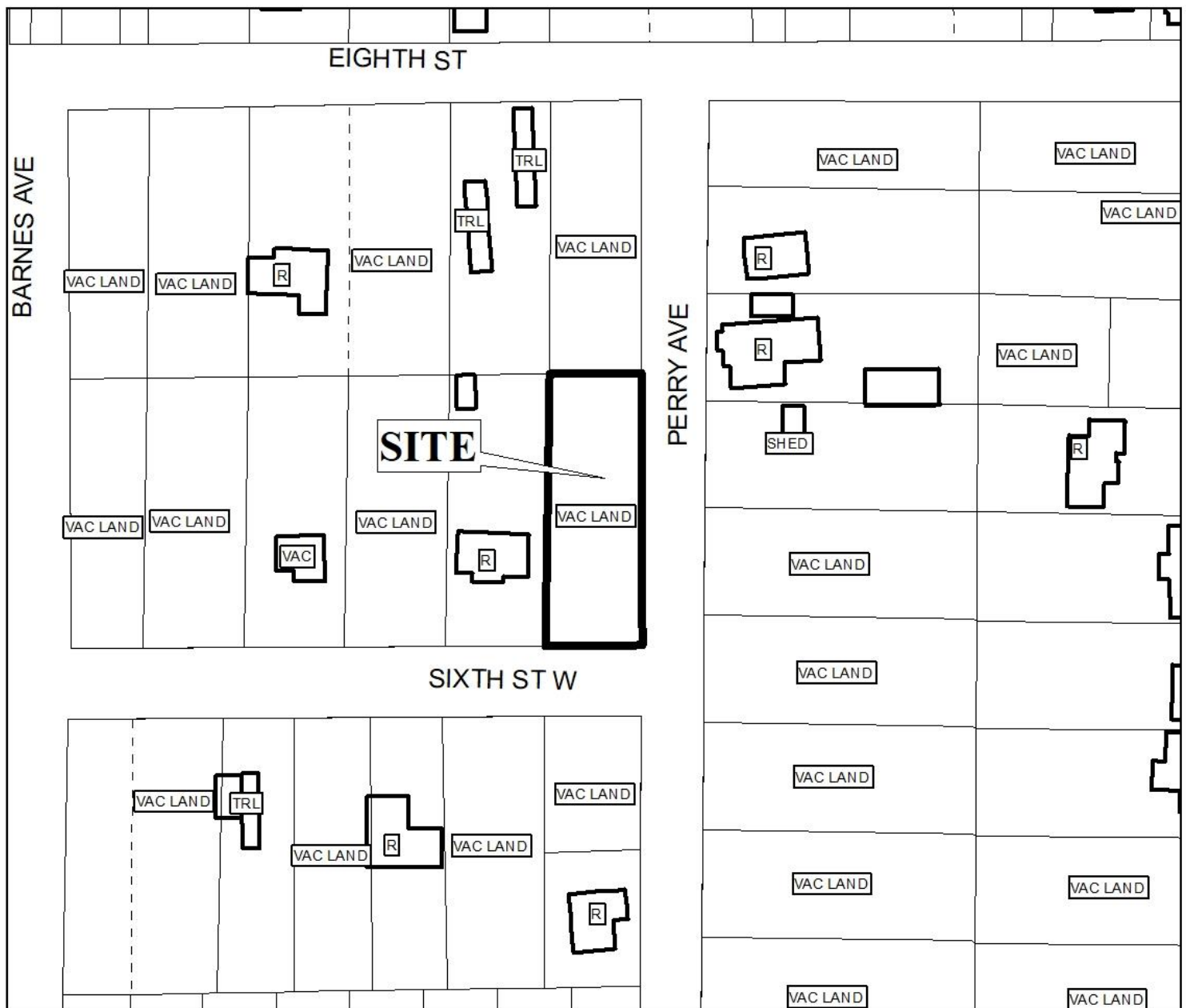
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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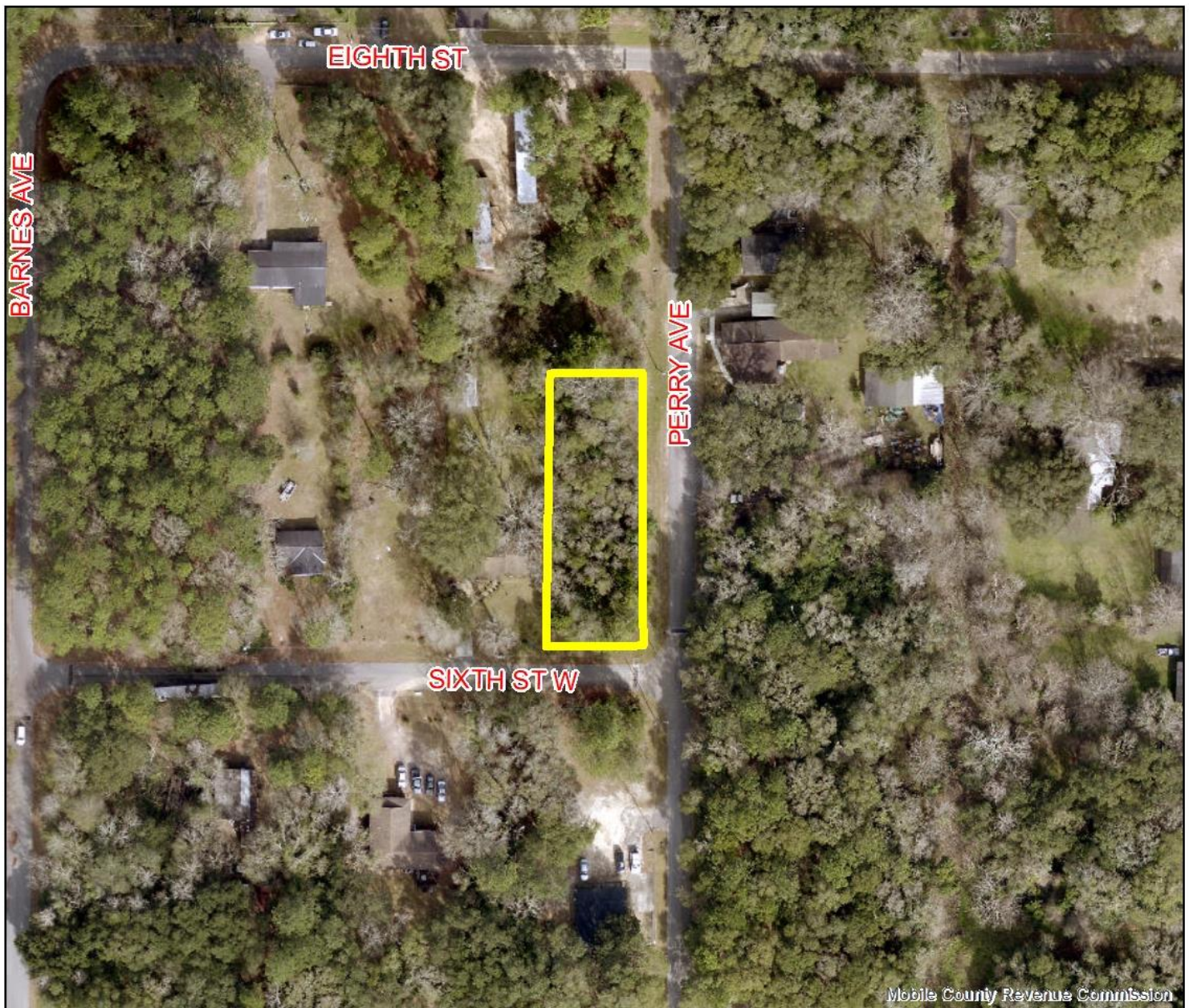
REQUEST Planning Approval

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

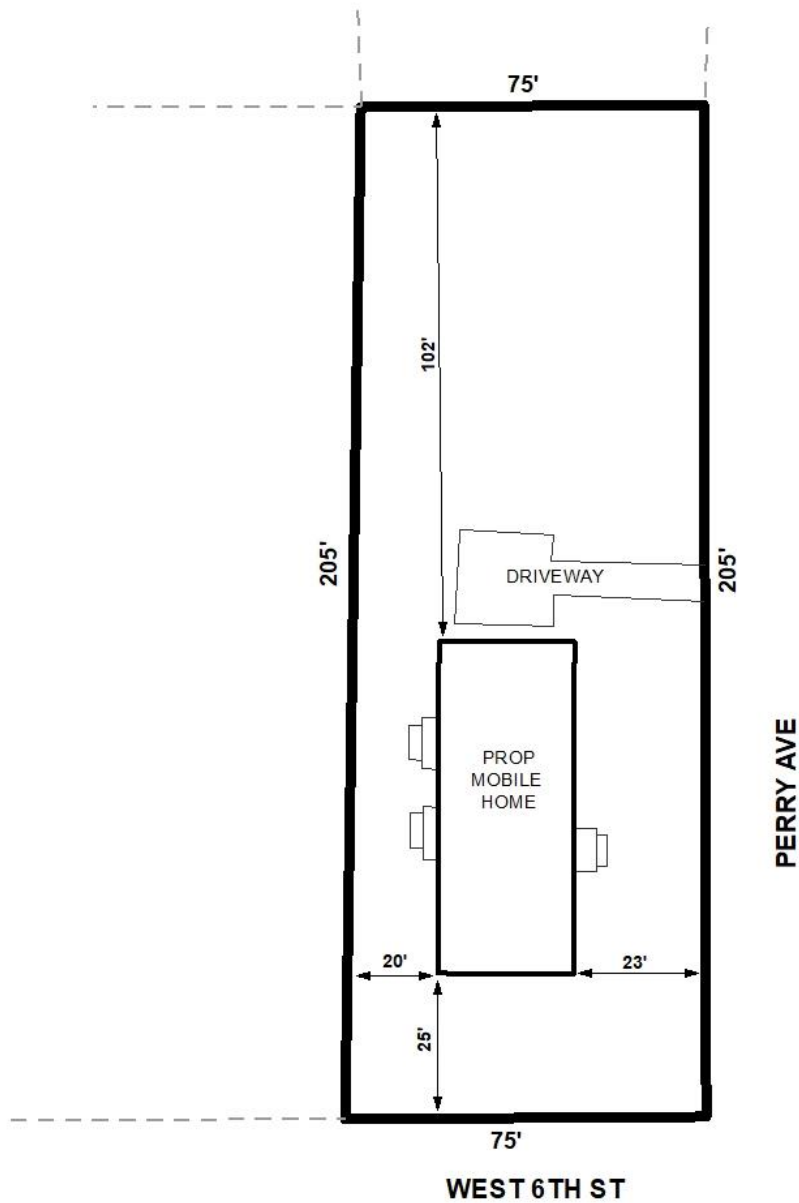


The site is surrounded by residential units.

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# SITE PLAN



The site plan illustrates the proposed mobile home and drive.

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