

ZONING AMENDMENT STAFF REPORT**Date: June 4, 2009****NAME**

William Youngblood

LOCATION

North side of Airport Boulevard, 490'± West of McGregor Avenue South

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONINGB-2, Neighborhood Business District
B-3, Community Business District**PROPOSED ZONING**

B-3, Community Business District

AREA OF PROPERTY

14.5 ± Acres

CONTEMPLATED USE

Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.

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.**TIME SCHEDULE
FOR DEVELOPMENT**

None given

**ENGINEERING
COMMENTS**

If the site is receiving public water, then a drainage easement is required. If greater than 4000 square feet of impervious area is proposed, storm water detention is required, per Storm Water Ordinance. The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. All storm water must tie to the City of Mobile storm drainage system. 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.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

Must comply with the following sections of the 2003 International Fire Code: B105.1 Fire Flow Requirements; C103.1 Fire Hydrants Available; D103.4 Dead Ends.

REMARKS

The applicant failed to provide all of the information required to complete a rezoning application. The Planning Section is unable to process incomplete application packets; therefore, the policy is to cease review of the application until all information has been provided. Further, it appears that a Subdivision application and a Planned Unit Development application will also be required for this site.

RECOMMENDATION

Based on the preceding, the application is recommended for holdover until the July 16, 2009, meeting, with revisions to the Rezoning application and the submission of the Subdivision and Planned Unit Development applications due by noon on June 15, 2009.

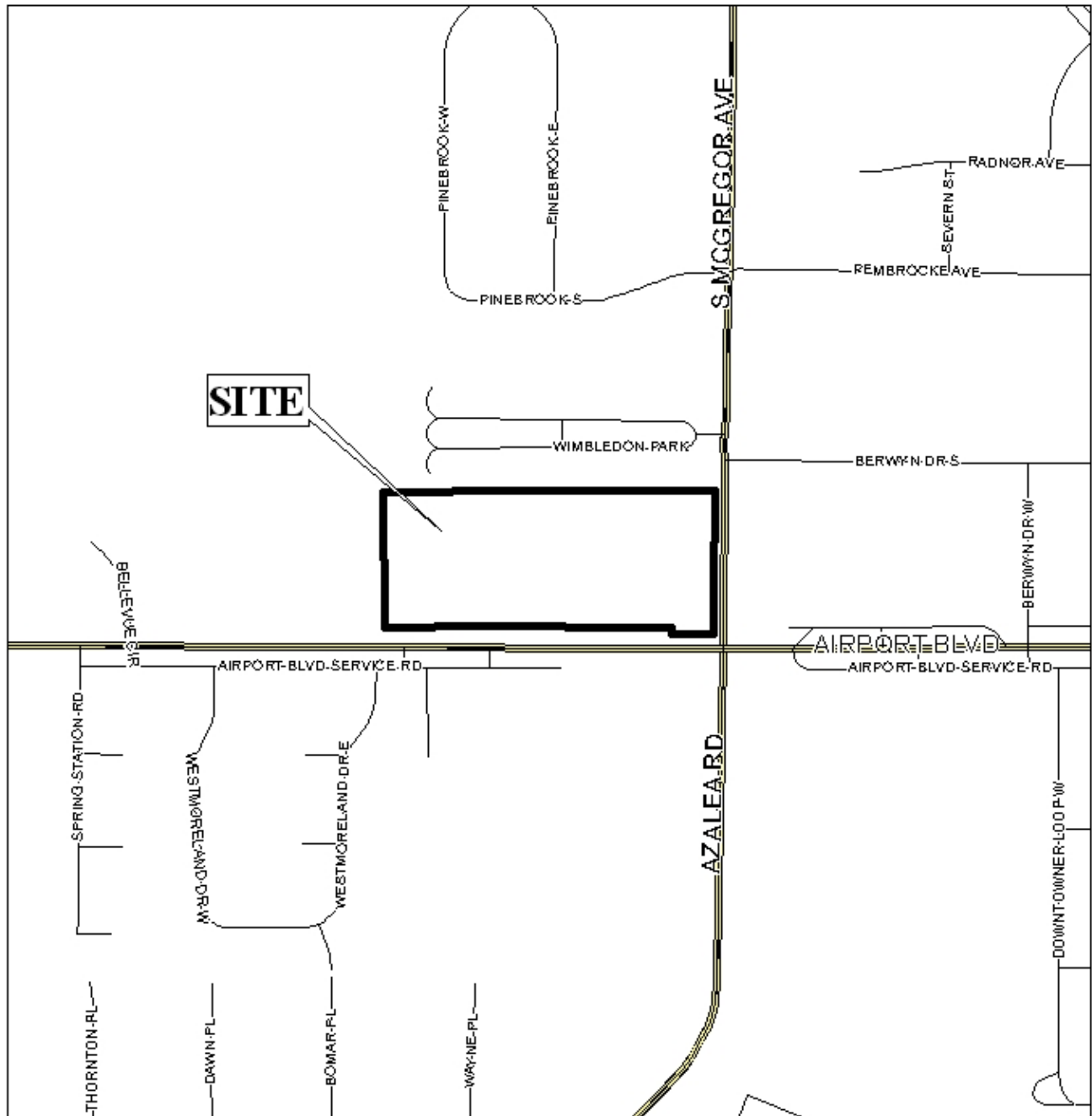
Revised for the July 16, 2009 meeting

The applicant did not submit a subdivision or planned unit development application. The applicant also did not submit any information regarding the rezoning request.

As this was the reason for holdover, it is recommended that the application be denied for the following reasons:

- 1) The applicant did not submit justification for a rezoning request as described in the zoning ordinance; and*
- 2) The applicant did not submit a subdivision and planned unit development application.*

LOCATOR MAP



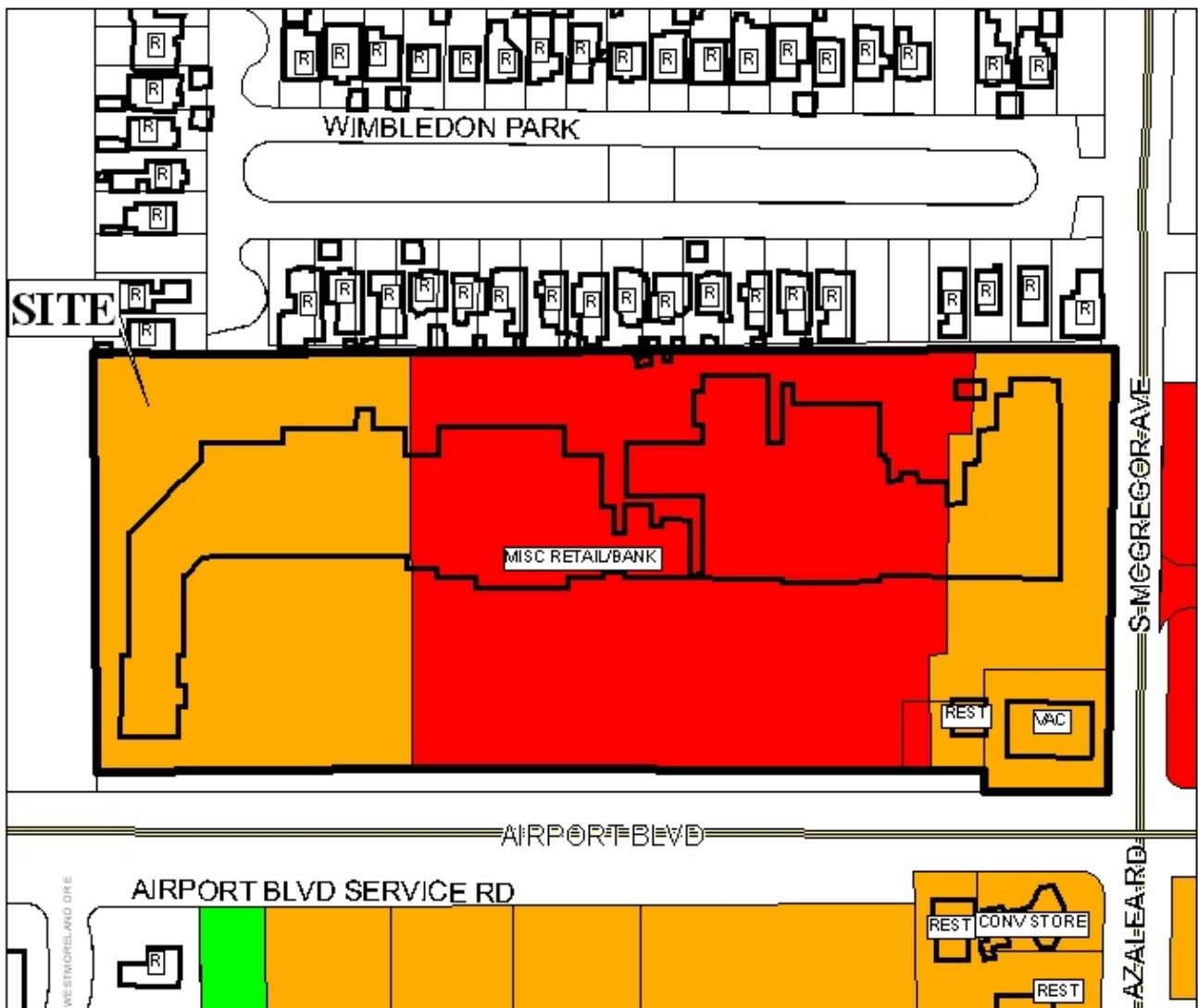
APPLICATION NUMBER 1 DATE July 16, 2009

APPLICANT William Youngblood

REQUEST Rezoning from B-2 and B-3 to B-3

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the south and north of the site. Commercial uses are located to the south and east of the site.

APPLICATION NUMBER 1 DATE July 16, 2009

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REQUEST Rezoning from B-2 and B-3 to B-3

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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NTS

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