

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT**

Date: October 4, 2007

DEVELOPMENT NAME Lynwood Nursing Home

SUBDIVISION NAME Lynwood Subdivision

LOCATION 4164 Halls Mill Road
(West side of Halls Mill Road, 775'± South of Azalea Road)

**CITY COUNCIL
DISTRICT** District 5

PRESENT ZONING R-3, Multi-Family Residential

AREA OF PROPERTY 1 lot/ 9.4± Acres

CONTEMPLATED USE Planning Approval to allow the expansion of an existing nursing home in an R-3, Multi-Family Residential district, and Subdivision approval to create one lot.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediately

**ENGINEERING
COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planning Approval to allow expansion of an existing nursing home in an R-3, Multi-Family Residential District, and Subdivision approval to create one lot from two metes and bounds parcels. The Zoning Ordinance requires Planning Approval for the location and/or expansion of a nursing home in residential districts. The site is located in Council District 5, and the applicant states that the site is served by public water and sanitary sewer facilities.

The applicant proposes the following additions and improvements (as illustrated on the submitted site plan): 1) Revise the parking area as indicated; 2) the addition of two canopies; and 3) provide additional internal sidewalks. The Subdivision will consolidate two metes and bounds parcels into one legal lot of record.

The site is bounded to the North by Moore’s Creek, West by undeveloped residential, East and South by commercial uses in an I-1, Light Industry district.

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 plans, as approved, by current or future applicants must be submitted for Planning Approval review.

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 plat illustrates the proposed 9.4± acre, 1-lot subdivision, which is located on the West side of Halls Mill Road, 775’± South of Azalea Road. The purpose of the subdivision is to create one legal lot of record from two metes and bounds parcels.

The site fronts Halls Mill Road, a collector street, and as such requires 70-feet of right-of-way. Therefore, the dedication of sufficient right-of-way to provide 35-feet from the centerline of Halls Mill Road should be required. Additionally, as a means of access management, a note should be placed on the Final Plat limiting the development to the existing curb cut, with any improvements to be approved by Traffic Engineering and conform to AASHTO standards.

It should be pointed out that there seems to be a discrepancy in ownership with one of the metes and bounds parcels (R023301122000045.001.). Data from the County parcel data and tax records indicate that this parcel is not owned by the applicant.

Further investigation of the tax records illustrate that parcel R023301122000045.001 has been owned by Tensaw Land & Timber since 1986, and according to Mobile county tax records have paid property taxes on this strip since that time. If this parcel is in fact owned by Tensaw Land & Timber it should be excluded from the Subdivision and Planning Approval applications and the applicant should resubmit a revised site plan reflecting this change.

As with approvals, detailed accounting of the number of beds and provision of necessary parking should be required, in conjunction with the overall site plan. The applicant submitted an existing and proposed layout illustrating the facility has 127 beds; therefore, based on the parking requirements for a nursing home the site requires 32 parking spaces. As with any Planning Approval, the plan is site specific, whereas any change or addition to the approved plan would require the applicant to resubmit to the Planning Commission.

Compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance should be required for the site; however, being redeveloped. The applicant should consult with Urban Forestry regarding the tree and landscaping requirements.

RECOMMENDATION

Subdivision: Based upon the preceding, this request is recommended for Holdover until the October 4th meeting to allow the applicant to provide detailed information by September 10th:

- 1) to correct the area intended in the proposed subdivision; and
- 2) the submission of information on the discrepancy of the applicant’s survey and the County parcel data in regards to parcel R023301122000045.001.

Planning Approval: Based upon the preceding, this request is recommended for Holdover until the October 4th meeting to allow the applicant to provide detailed information by September 10th:

- 1) a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance.

Revised for the October 4th meeting:

The applicant’s representative met with the staff in response to the staff comments. The applicant submitted deeds reflecting the staff comments, including the total area of the proposed subdivision. The site plan also shows the entire site according to the information provided by the applicant that the entire site is owned by Lynwood Nursing Home.

The applicant should contact the Mobile County Tax office to correct that entities incorrect information.

RECOMMENDATION

Subdivision: *As revised, the Subdivision request is recommended for recommended Tentative Approval, subject to the following conditions:*

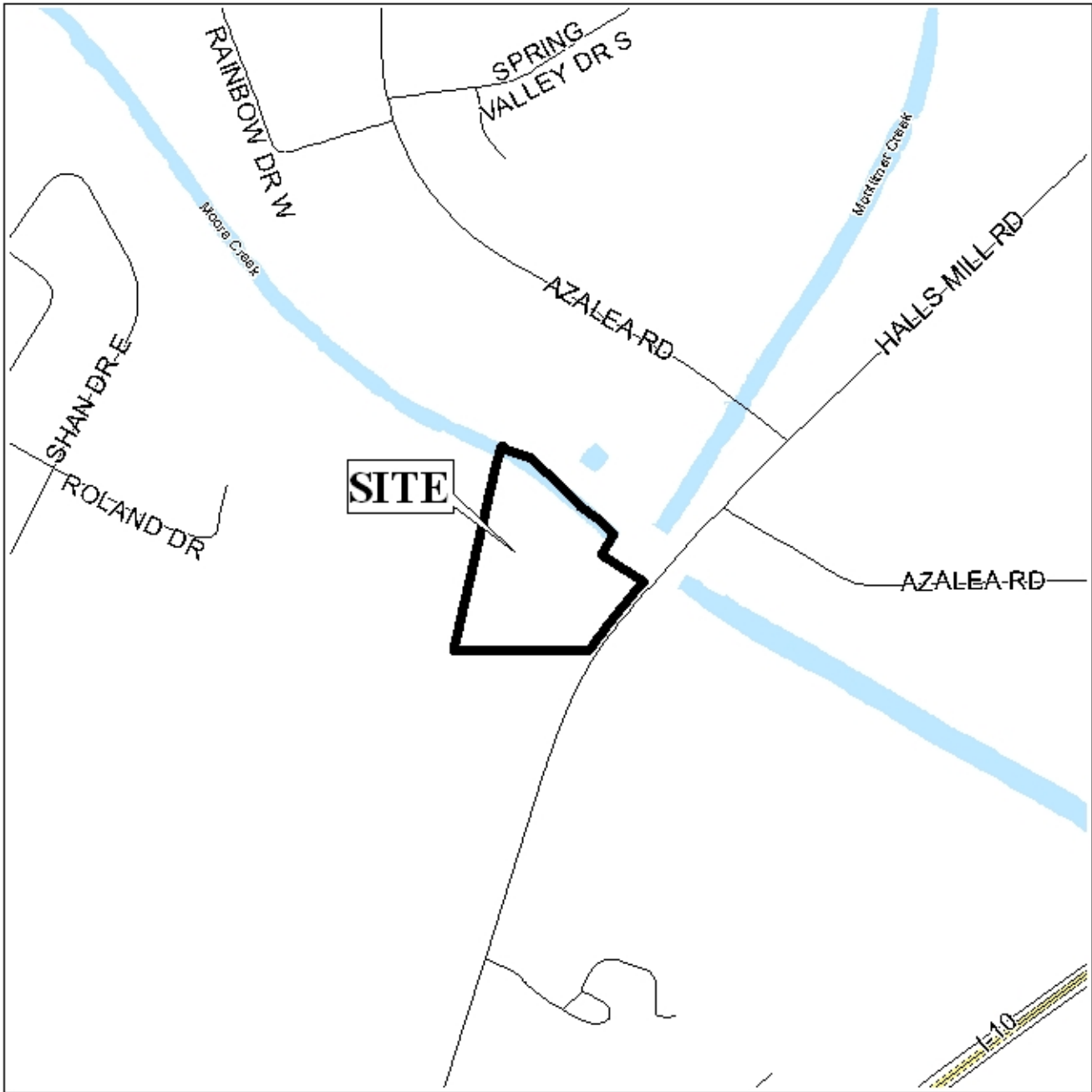
- 1) *dedication of sufficient right-of-way to provide a minimum of 35-feet from centerline of Halls Mill Road;*

- 2) *placement of a note on the Final Plat limiting the development to the existing curb cut, with any improvements to be approved by Traffic Engineering and conform to AASHTO standards; and*
- 3) *the applicant should contact the Mobile County Tax office to correct the information prior to the signing of the Final Plat;*

Planning Approval: *As revised, the Planning Approval request is recommended for Approval, subject to the following conditions:*

- 1) *submission of a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;*
- 2) *completion of the Subdivision process; and*
- 3) *full compliance with all municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 2 & 3 DATE October 4, 2007

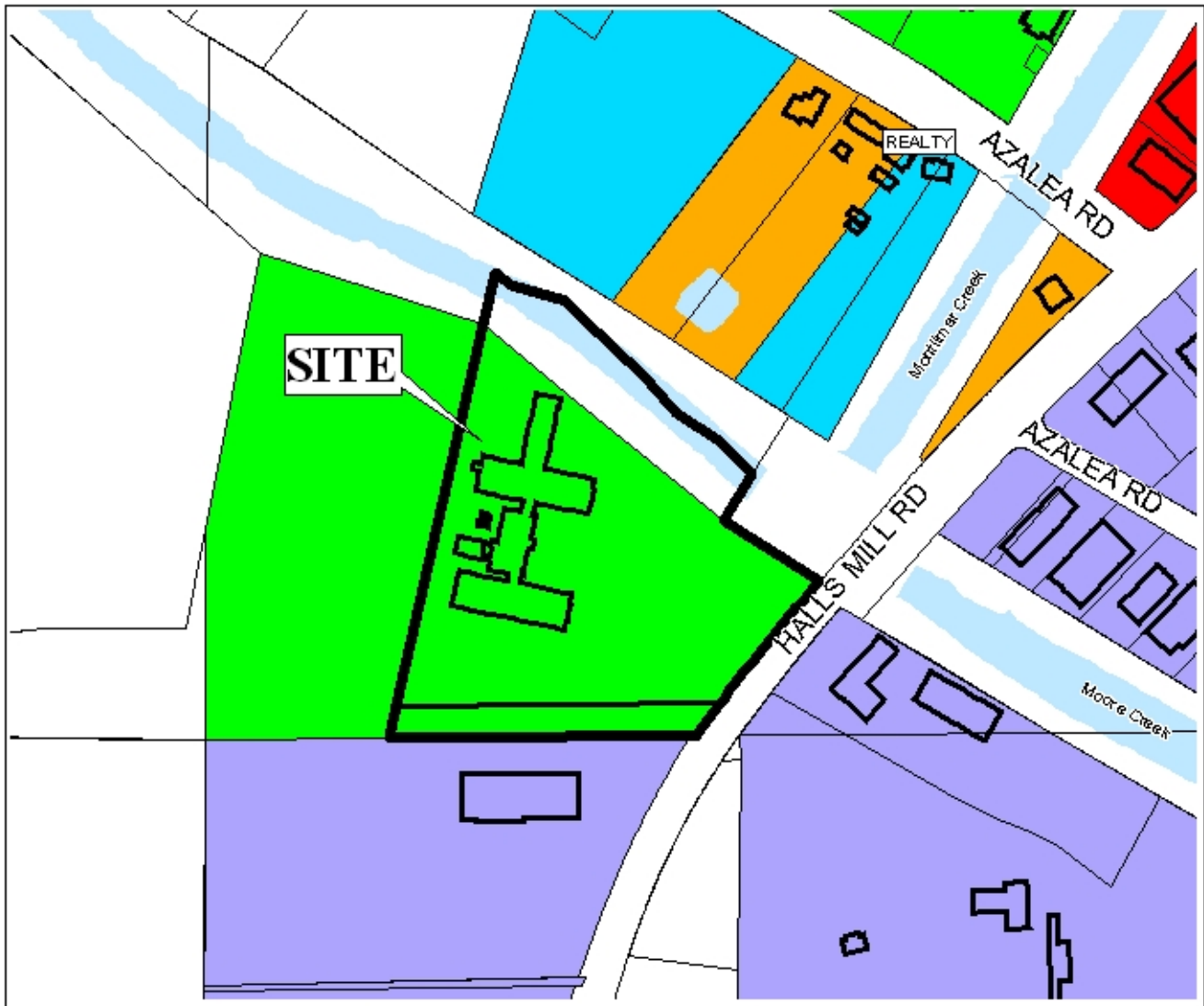
APPLICANT Lynwood Nursing Home

REQUEST Subdivision, Planning Approval



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

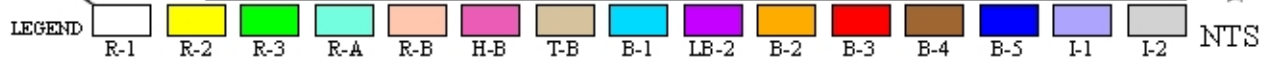


The site is surrounded by mixed land use

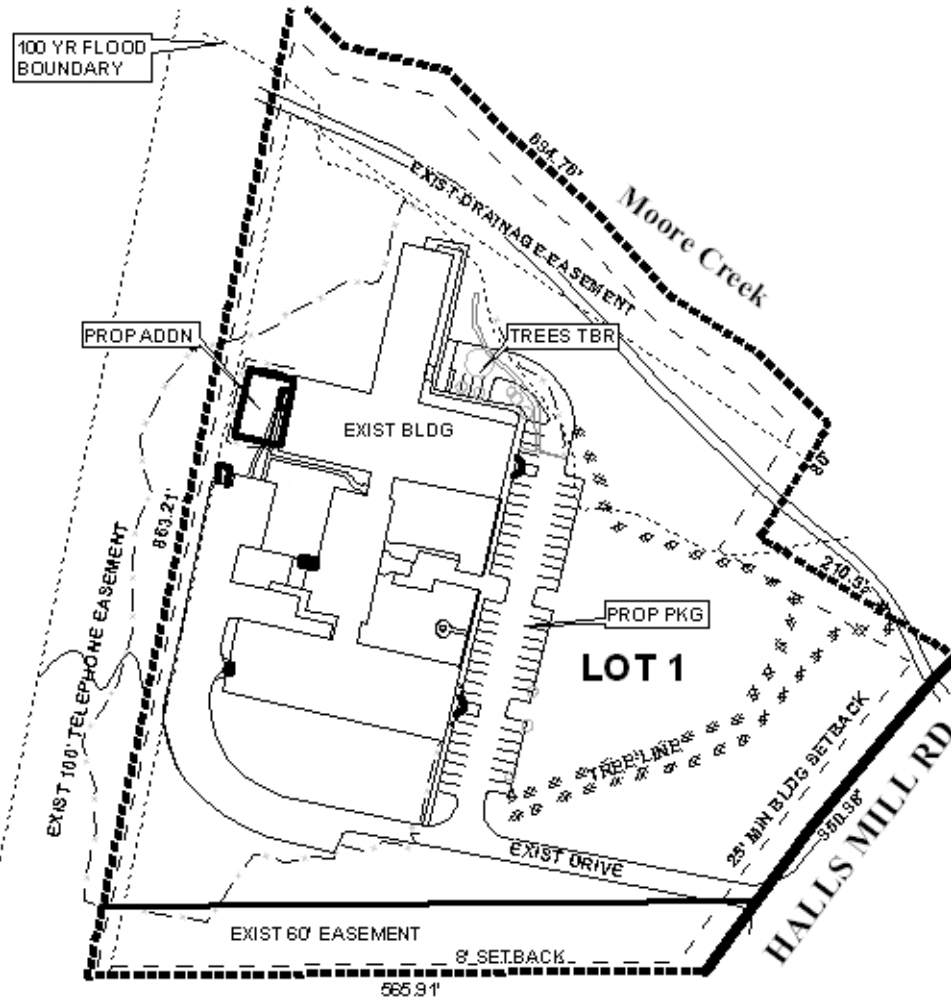
APPLICATION NUMBER 2 & 3 DATE October 4, 2007

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SITE PLAN



The site plan illustrates the existing building, proposed building additions, and proposed parking expansion

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