

PLANNING APPROVAL STAFF REPORT**Date: November 20, 2014****NAME**

Boomer's Automotive Interior

LOCATION

North side of Government Boulevard, 130' ± East of U.S Highway 90 Drive.

CITY COUNCIL**DISTRICT**

District 4

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

1 Lot / 0.5 ± Acres

CONTEMPLATED USE

Planning Approval to allow an upholstery shop in an B-2, Neighborhood Business District.

TIME SCHEDULE**FOR DEVELOPMENT**

No time frame given.

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

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to allow an upholstery shop in a B-2, Neighborhood Business District. Planning Approval is required for an upholstery shop in a B-2, Neighborhood Business 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 plan or to the scope of operations for the facility, as approved, by current or future applicants must be submitted for Planning Approval.

The applicant is proposing to develop an automotive upholstery shop. The applicant states that they have previously been operating an automotive upholstery shop at 4125 C Government Boulevard, which is across the street from this proposed location. However, the site in which the applicant(s) previously operated was zoned B-3, Community Business District and did not require Planning Approval, unlike the B-2, Neighborhood Business District. The applicant has also stated in the narrative that the automotive upholstery shop would take place solely inside of the building.

The site is bounded to the North by R-1 Single-Family residential and B-2, Neighborhood Business District, to the East by B-3, Commercial Business District, and to the South and the West by R-1 Single Family residential.

A portion of the site appears to be depicted as Commercial on the General Land Use Component of the Comprehensive Plan while the remainder of the site is depicted as Residential. It should be noted that the Land Use Component of the Comprehensive Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component 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 zoning classification.

The site fronts onto Government Boulevard, a major street as shown on the Major Street Plan Component of the Comprehensive Plan. The plan depicts Government Boulevard with an adequate 250' right-of-way, thus no dedication will be required.

The site has 2 existing curb-cuts to Government Boulevard and should be limited to the 2 existing curb-cuts with any with changes to the size, design and location to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

This particular building on the site requires 66 parking spaces. However, the submitted site plan does not depict any parking spaces nor does it provide a list of tenant spaces with the square footage and required parking space based on the use of each space. The site plan should be revised or a separate narrative should be submitted to illustrate a list of current tenants and vacant spaces with the square footage of each tenant space and required parking spaces based on the use of the tenant space. It should be noted, if a narrative is provided, the site plan must still be revised to identify which tenant spaces are located within each building.

Although the overall layout of the site is not changing, the site plan does not depict any trees or landscaping. The site plan should be revised to depict existing tree and landscaping conditions.

The 25' minimum building setback line is not depicted on the site plan. The site plan should be revised to reflect the 25' minimum building setback line.

The lot sizes are not depicted in square feet and acres. The site plan should be revised to depict the lot sizes in square feet and acres.

There is no dumpster illustrated on the site plan, nor is there a note stating that curbside pickup will be utilized. If approved, the site plan should be revised to either illustrate all existing and proposed dumpsters with new dumpsters to be in compliance with Section 64-4.D.9. of the Zoning Ordinance, or place a note stating that curbside service or some other service will be utilized.

It should be pointed out that the legal description on the site plan should be revised to reflect the previously approved 1993 M & M Subdivision.

The site plan submitted is dated January 1999 and the site plan does not reflect the existing conditions of the site, to include parking spaces, curb-cuts, signage, dumpsters, and tree and landscaping. Staff is unable to make a recommendation without accurate conditions of the site. The site plan should be revised to depict all existing and proposed conditions of the site.

RECOMMENDATION

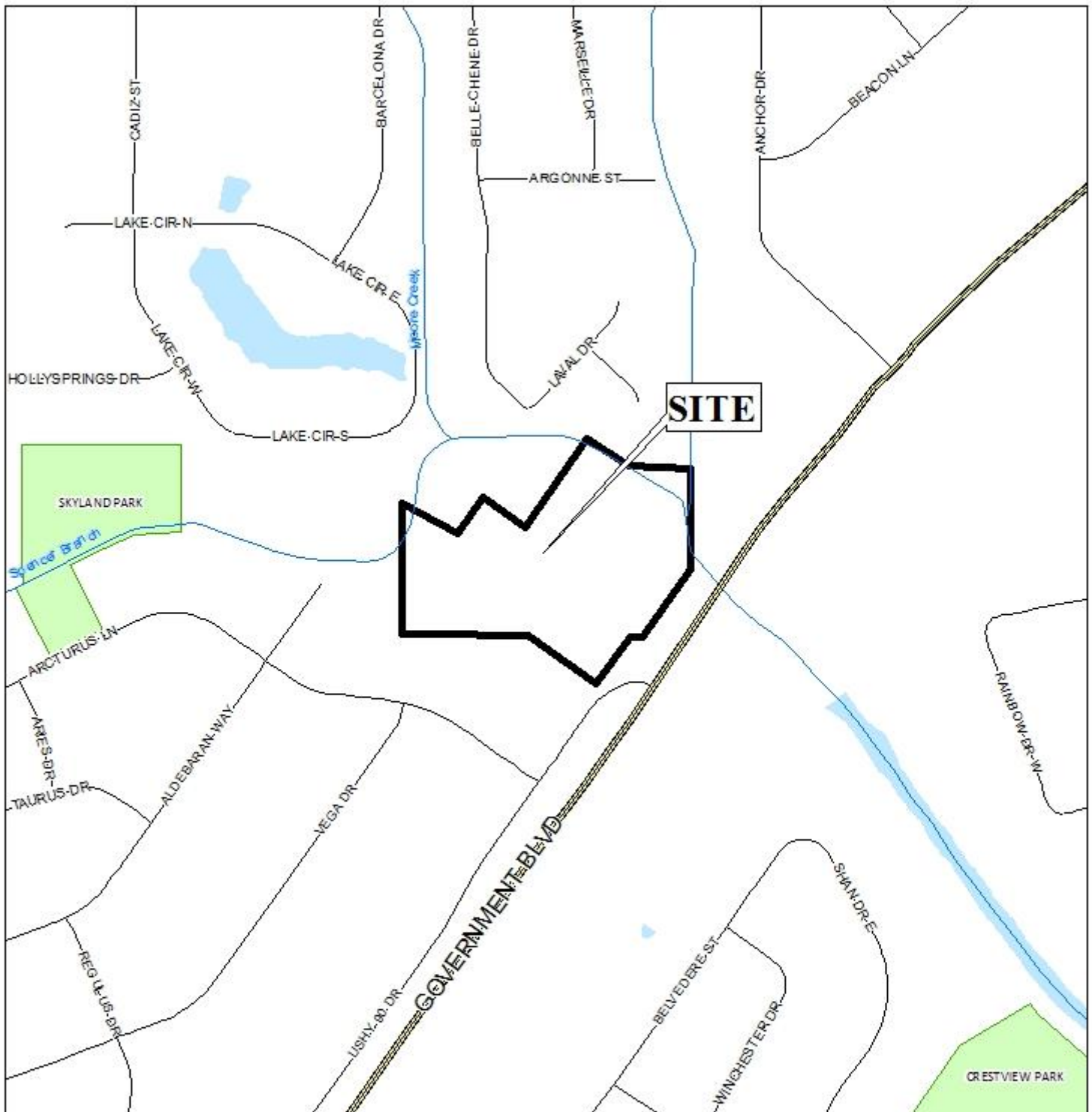
Planning Approval: Based upon the preceding, this application is recommended for Holdover until the December 18, 2014 meeting, with revisions due by Tuesday December 2, 2014 to address the following:

- 1) revision of the site plan to depict a list of current tenants and vacant spaces with the square footage of each tenant space and required parking spaces based on the use of the each tenant space;
- 2) revision of the site plan to depict the lots in square feet and acres;
- 3) revision of the site plan to correct the legal description;
- 4) revision of the site plan to depict existing curb-cuts;
- 5) revision of the site to depict all proposed and existing conditions on the site including existing parking spaces;
- 6) revision of the site plan to show existing and proposed dumpsters on the site, with all new dumpsters to be in compliance with Section 64-4.D.9. or a note on the plan stating that curbside pickup or some other service will be utilized;
- 7) revisions to site plan to depict to the 25' minimum building setback line;
- 8) compliance with 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)."*;
- 9) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."* ; and
- 10) full compliance with all other municipal and state codes.

Revised for the December 18th meeting:

This application was heldover from the November 20th meeting to allow the applicant to provide a revised site plan. No additional information has been submitted thus the application is recommended for denial.

LOCATOR MAP



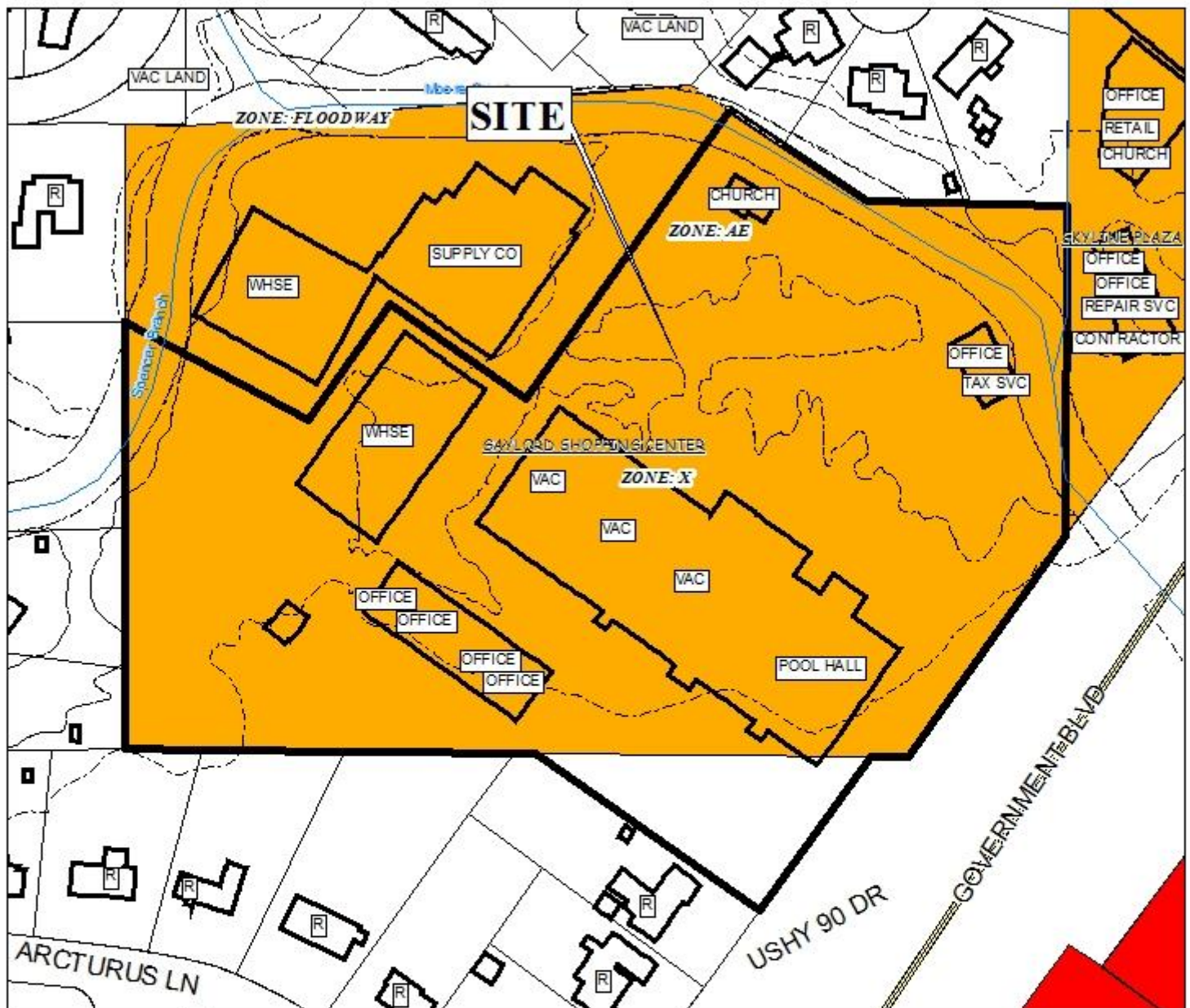
APPLICATION NUMBER 2 DATE December 18, 2014

APPLICANT Boomer's Automotive Interior

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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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 ZONING



The site is surrounded by residential and commercial units.

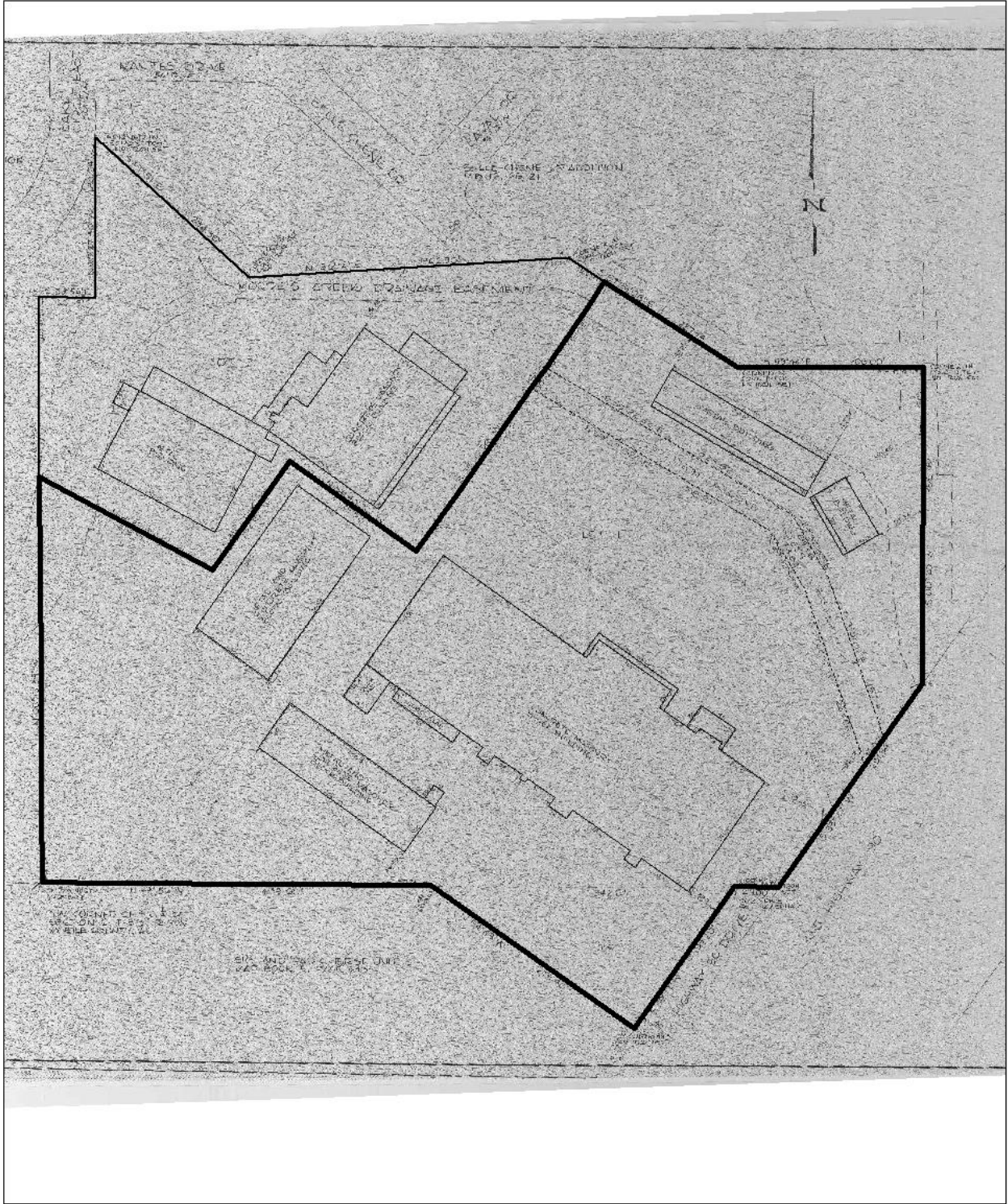
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SITE PLAN



The site illustrates the buildings, and easements.

APPLICATION NUMBER	2	DATE	December 18, 2014
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REQUEST	Planning Approval		

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