

**ZONING AMENDMENT  
PLANNING APPROVAL &  
SUBDIVISION STAFF REPORT**

**Date: October 2, 2003**

**NAME**

Opus, Inc., C/O Crown Products

**LOCATION**

3107 Halls Mill Road  
(East side of Halls Mill Road, 300'± North of  
Fleetwood Drive North)

**PRESENT ZONING**

R-1, Single-Family Residential and B-3,  
Community Business

**PROPOSED ZONING**

B-3, Community Business

**AREA OF PROPERTY**

9.7± Acres

**CONTEMPLATED USE**

Distribution Warehouse

**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**

The flood zone information provided by the applicant is incorrect. FEMA designated Flood Zones AE, x-shaded and x-unshaded occur on this property and should be shown on the plat. The minimum finished floor requirement for structures on any lot that is located within the Floodway, Flood Zone AE and x-shaded should be shown on each lot. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**URBAN FORESTRY****COMMENTS**

Property is 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). On the previous rezoning, preservation status was given to two existing Live Oaks, 68" and 74". We would like to continue this preservation status. (Preservation status requires Mobile Planning Commission approval to remove.) All work under the canopy of these two trees is to be permitted and coordinated with Urban Forestry.

**REMARKS**

The applicant is requesting Rezoning and Planning Approval from R-1, Single-Family Residential to B-3, Community Business to expand an existing distribution warehouse exceeding 40,000 square feet in a B-3 district. Subdivision approval is also needed to create a legal lot of record.

The site is illustrated as residential on the General Land Use Component of the Comprehensive Plan, which 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 requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The trend in the overall area is commercial as evidenced by the existing B-3 districts along McVay Drive, Halls Mill Road and Boltons Branch Drive. The rezoning of this site would simply serve as an expansion of the existing B-3 district. However, the provision of a 25-foot wide buffer, exclusive of any easement(s), should be provided where the property adjoins residential property (the same buffer is required on the existing commercial lot).

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.

While the overall size of the building is large, the intensity of the operation is not; small items such as pens, mugs and key chains are received, printed and then shipped. There has been an increase in development in the general vicinity including Hank Aaron Stadium, a new television studio, and insurance training office; and in terms of scale, a large coffee company is located to the West of the site.

Planning Approval is site plan specific, and while the exact parking layout is not illustrated, the extent of paving is illustrated; and Traffic Engineering and Urban Development staff could simply approve the circulation pattern.

Regarding the proposed subdivision, the site should be limited to the existing curb cut to Halls Mill Road.

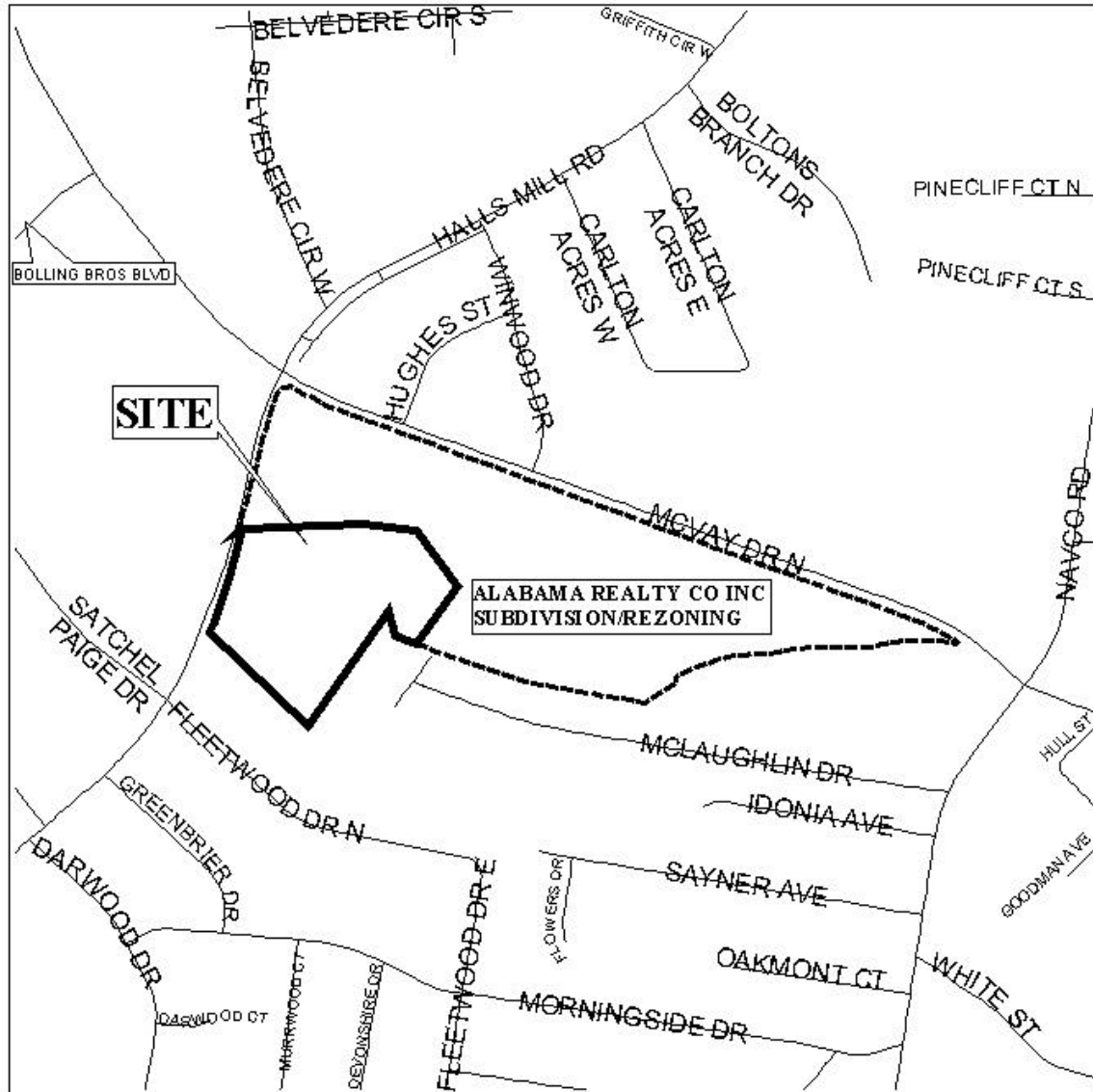
**RECOMMENDATION**

**Rezoning:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) subject to the Engineering Comments as follows--corrected flood zone information; compliance with minimum finished floor requirement for structures on any lot that is located within the Floodway, that Flood Zone AE and xshaded be shown on each lot; compliance with all stormwater and flood control ordinances; and that any work performed in the right of way obtain a right of way permit; 2) full compliance with the Urban Forestry Comments as follows--property is 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); continuation of preservation status given to two existing Live Oaks, 68" and 74" (preservation status requires Mobile Planning Commission approval to remove); and that all work under the canopy of these two trees be permitted and coordinated with Urban Forestry; 3) the provision of a 25-foot wide buffer, exclusive of any easement(s), where the property adjoins residential property; 4) that the site be limited to the one existing curb cut to Halls Mill Road; 5) approval of the layout and circulation of the additional parking; and 6) full compliance with all municipal codes and ordinances.

**Planning Approval:** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) subject to the Engineering Comments as follows--corrected flood zone information; compliance with minimum finished floor requirement for structures on any lot that is located within the Floodway, that Flood Zone AE and x-shaded be shown on each lot; compliance with all stormwater and flood control ordinances; and that any work performed in the right of way obtain a right of way permit; 2) full compliance with the Urban Forestry Comments as follows--property is 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); continuation of the preservation status given to two existing Live Oaks, 68" and 74" (preservation status requires Mobile Planning Commission approval to remove); and that all work under the canopy of these two trees be permitted and coordinated with Urban Forestry; 3) the provision of a 25-foot wide buffer, exclusive of any easement(s), where the property adjoins residential property; 4) that the site be limited to the one existing curb cut to Halls Mill Road; 5) approval of the circulation and layout of the additional parking; and 6) full compliance with all municipal codes and ordinances.

**Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Halls Mill Road, with the location and design to be approved by Traffic Engineering.

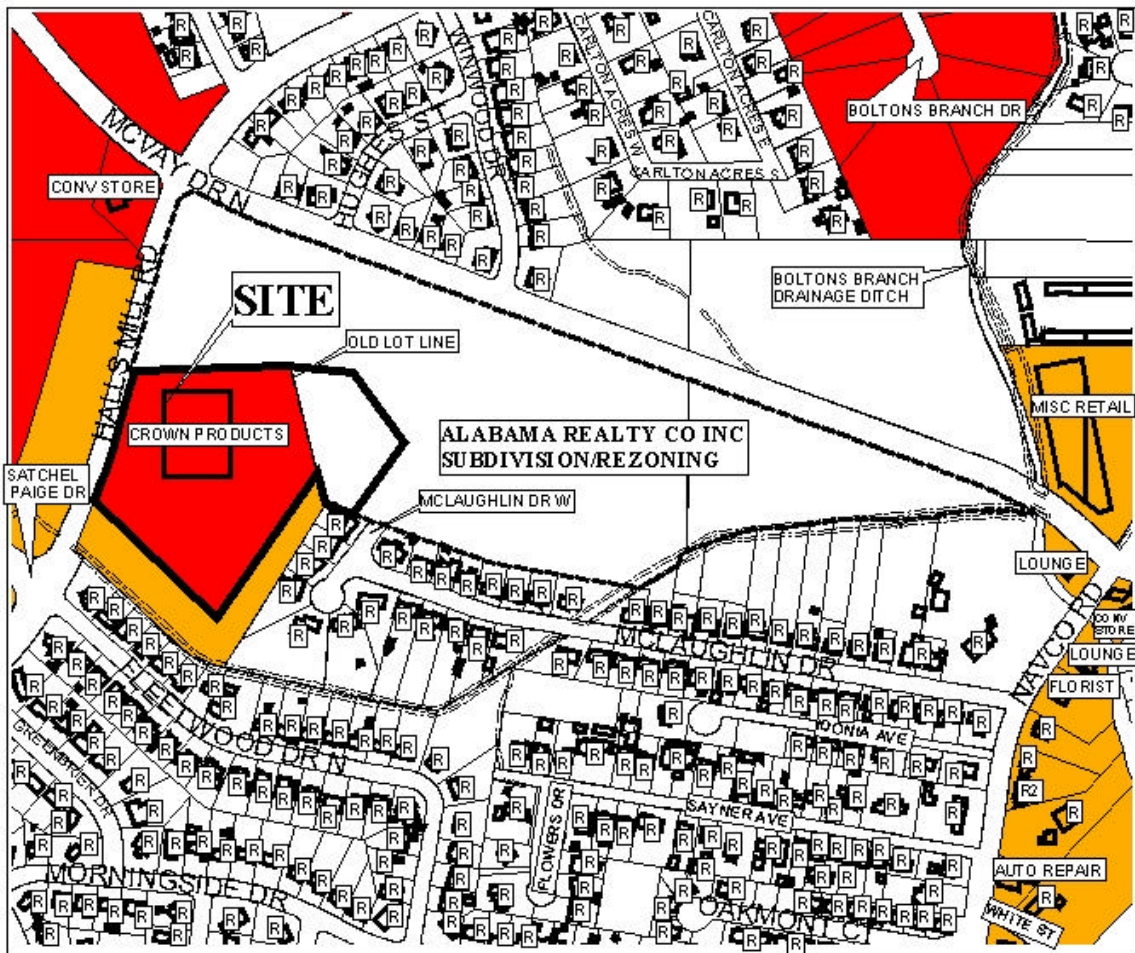
## LOCATOR MAP



APPLICATION NUMBER 3 & 4 & 5 DATE October 2, 2003  
 APPLICANT Opus Inc., c/o Crown Products  
 REQUEST Rezoning from R-1 to B-3, Planning Approval, Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial sites and single-family, residential dwellings.

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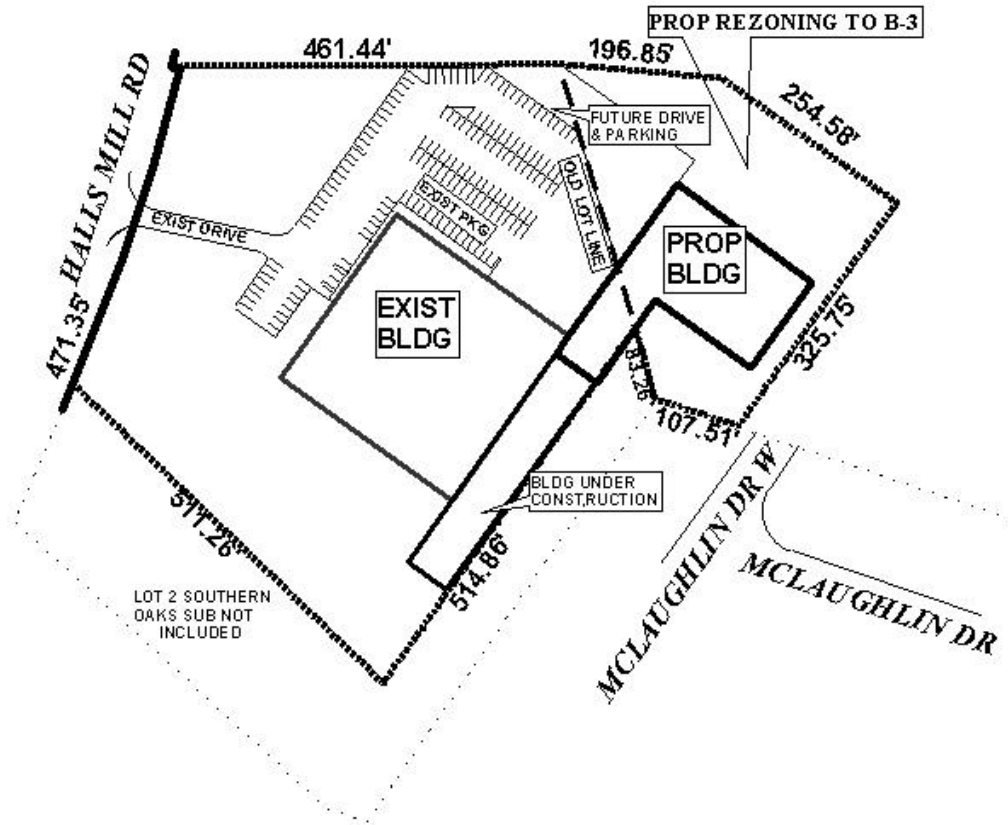
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LEGEND

R-1 R-2 R-3 R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS

## SITE PLAN



Southeast corner of Halls Mill Road and McVay Drive, extending east and south to the north side of Bolton Branch and McLaughlin's 2nd Addition to Navco Road Subdivision, the site plan illustrates the existing buildings, parking, proposed building, lot configuration, and area to be rezoned.

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NTS