

ZONING AMENDMENT STAFF REPORT

Date: March 3, 2016

NAME

Gulf City Body & Trailer Works, Inc.

LOCATION

111 Short Texas Street
(Southwest corner of Short Texas Street and South Royal Street, extending to the Northwest corner of Texas Street and South Royal Street extending to the East side of St. Emanuel Street)

CITY COUNCIL DISTRICT

District 2

PRESENT ZONING

I-1, Light Industry

PROPOSED ZONING

I-2, Heavy Industry

AREA OF PROPERTY

2.29± Acres

CONTEMPLATED USE

Rezoning from I-1, Light Industry District, to I-2, Heavy Industry District, to allow a steel service facility.

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

No comments.

TRAFFIC ENGINEERING COMMENTS

Site is limited to its existing curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

REMARKS

The applicant is requesting Rezoning from I-1, Light Industry District, to I-2, Heavy Industry District, to allow a steel service facility.

The applicant states:

“The owner/applicant of this property is requesting a change in the zoning classification from I-1 to I-2 to allow them to lease the site to a steel service center that requires a warehouse and an outside storage area. The property has been vacant for more than 4 years which indicates there is not a need for I-1 properties but there is an increased need for I-2 industrial sites in addition to sites that are available. This area of Mobile is comprised of businesses that require I-1 and I-2 zoning. There is I-2 zoning East of Royal Street and also on the North side of Short Texas Street. Additionally, the second block South is zoned I-2, therefore a change in zoning classification should not have an adverse effect on the surrounding properties.”

Pertaining to the narrative and the proposed use of the site, a “steel; service center” is a vague description of the use and the Chart of Permitted Uses in the Zoning Ordinance does not list such a classification. Metal products fabrication is the closest-related listing and that is allowed by right in I-1 districts. Also, industrial machinery and equipment distribution, a closely-related classification, is allowed by right in I-1 districts. Therefore, rezoning of the subject property for the proposed use may not be necessary since the use may already be allowable. Without a more precise narrative a determination on the proposed rezoning cannot be made.

The legal description for the site is metes-and-bounds; therefore, a pre-1952 legal description should be provided or a one-lot Subdivision application submitted to make the site one legal lot of record. A discrepancy has been noted by staff in that the site plan indicates South Royal Street to have a current 64’ right-of-way and City GIS indicates approximately a 90’ right-of-way for South Royal Street along the site’s frontage. In that the Major Street Plan requires an 80’ right-of-way for South Royal Street along the site frontage, there may be the possibility that dedication would be required to provide 40’ from the centerline of South Royal Street. It should be noted that the City GIS indicates the right-of-way wider along the West side of South Royal Street within this block, the block due South, and approximately half-way up the block to the North for what was a railroad spur track. Therefore, this discrepancy should be accounted for. However, the likelihood of South Royal Street being widened is slim; thus setback in lieu of right-of-way dedication may be a more preferable option.

The legal description provided seems to have an error in that the Point of Beginning is at the Southwest corner of Royal Street and Texas Street as opposed to the Northwest corner of that intersection. Therefore, the legal description should be reviewed and corrected. Also, the legal description indicates the 12.5’ alley running from St. Emanuel Street is not part of the site, but it is enclosed within the fence surrounding the site. Therefore, the legal description should either be corrected to account for the inclusion of the alley into the site or the site plan should be

revised to relocate the fence to the North and East sides of the alley and restrict any site access to the alley.

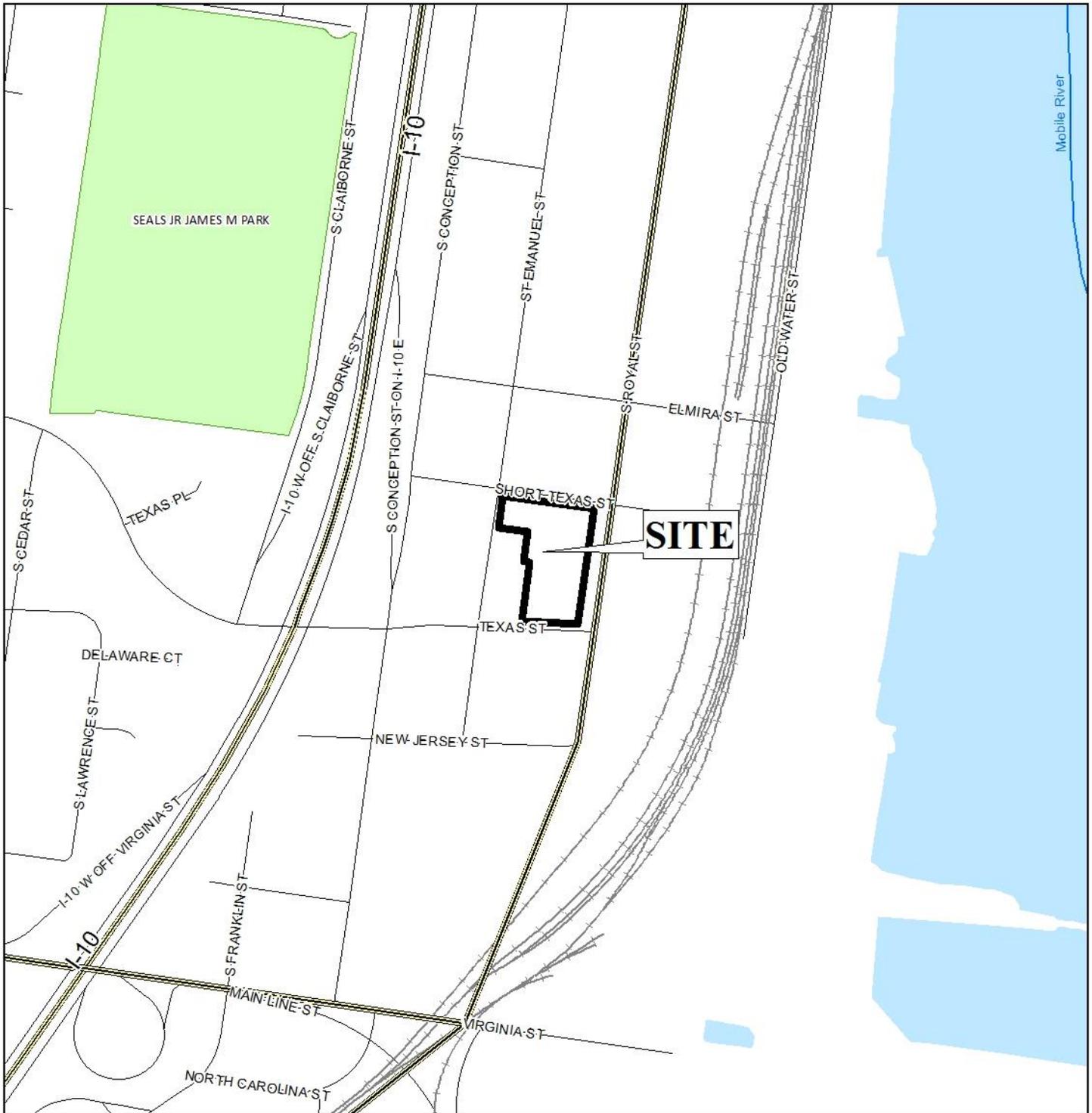
The site plan indicates areas with parallel parking spaces in which the interior spaces scale to be 20' long. As 23' is the required minimum length for interior parallel parking spaces, the site plan should be revised to provide such.

RECOMMENDATION Based on the preceding, this application is recommended for holdover to the meeting of April 7th to allow the applicant to address the following items:

- 1) revision of the narrative to provide a detailed description of the proposed use of the site which would warrant the Rezoning request;
- 2) submittal of a pre-1952 legal description for the property or the submittal of a one-lot Subdivision;
- 3) verification of the right-of-way width of South Royal Street along the site frontage and revision of the site plan to depict additional setback in lieu of dedication to be measured from 40' from the centerline of South Royal Street, in compliance with the Major Street Plan;
- 4) verification of and correction of (if necessary) the Point of Beginning of the legal description of the site;
- 5) correction of the legal description to account for the inclusion of the alley from St. Emanuel Street within the site enclosure on the site plan, or revision of the site plan to relocate the site enclosure to the North and East boundaries of the alley and restrict any site access to the alley; and
- 6) revision of the interior parallel parking spaces to a minimum 23' length.

Revisions, additional documentation and a possible one-lot Subdivision application should be submitted no later than March 18th.

LOCATOR MAP



APPLICATION NUMBER 3 DATE March 3, 2016

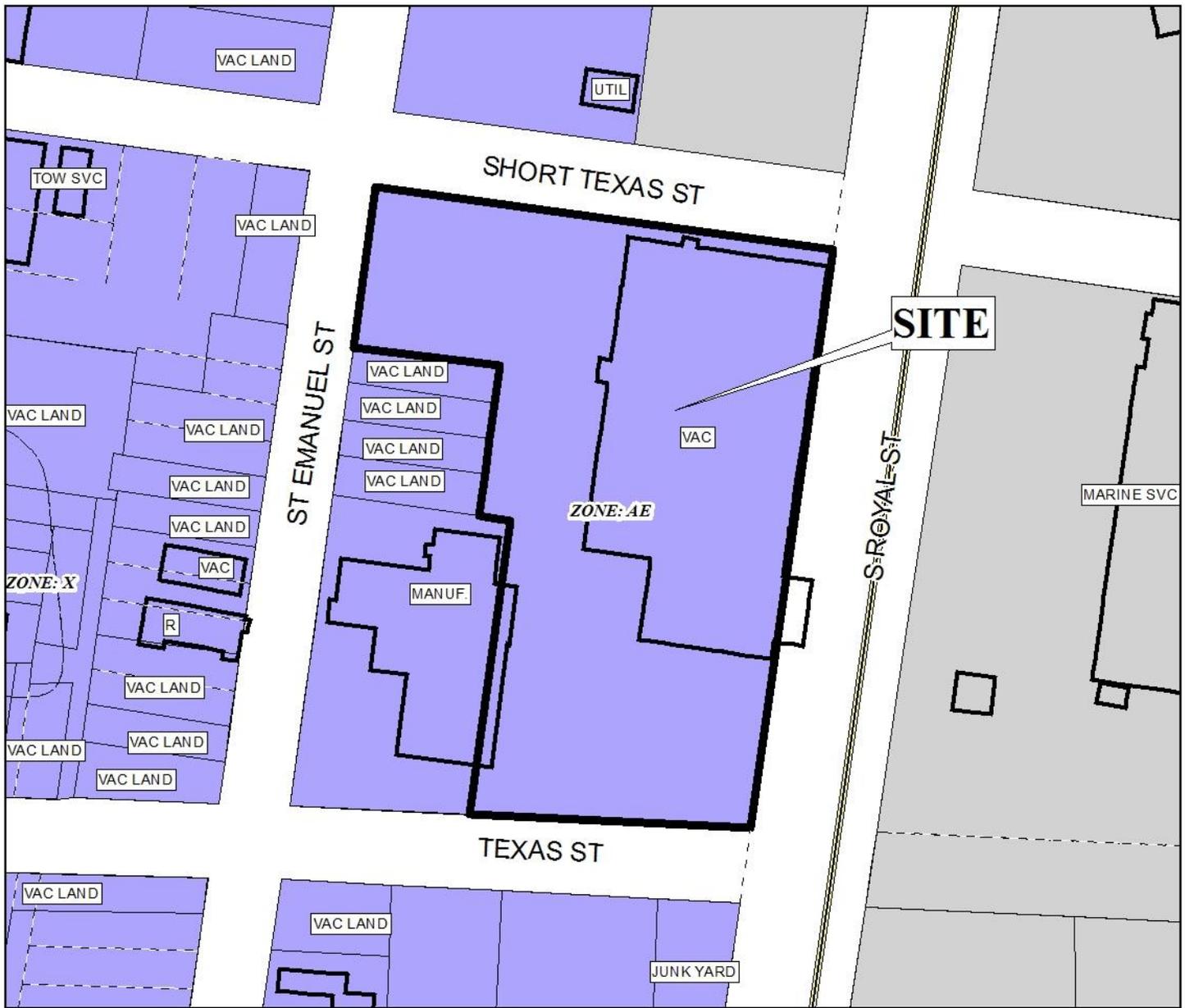
APPLICANT Gulf City Body & Trailer Works, Inc.

REQUEST Rezoning from I-1 to I-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous services. A residence lies west of the site.

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REQUEST Rezoning from I-1 to I-2

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



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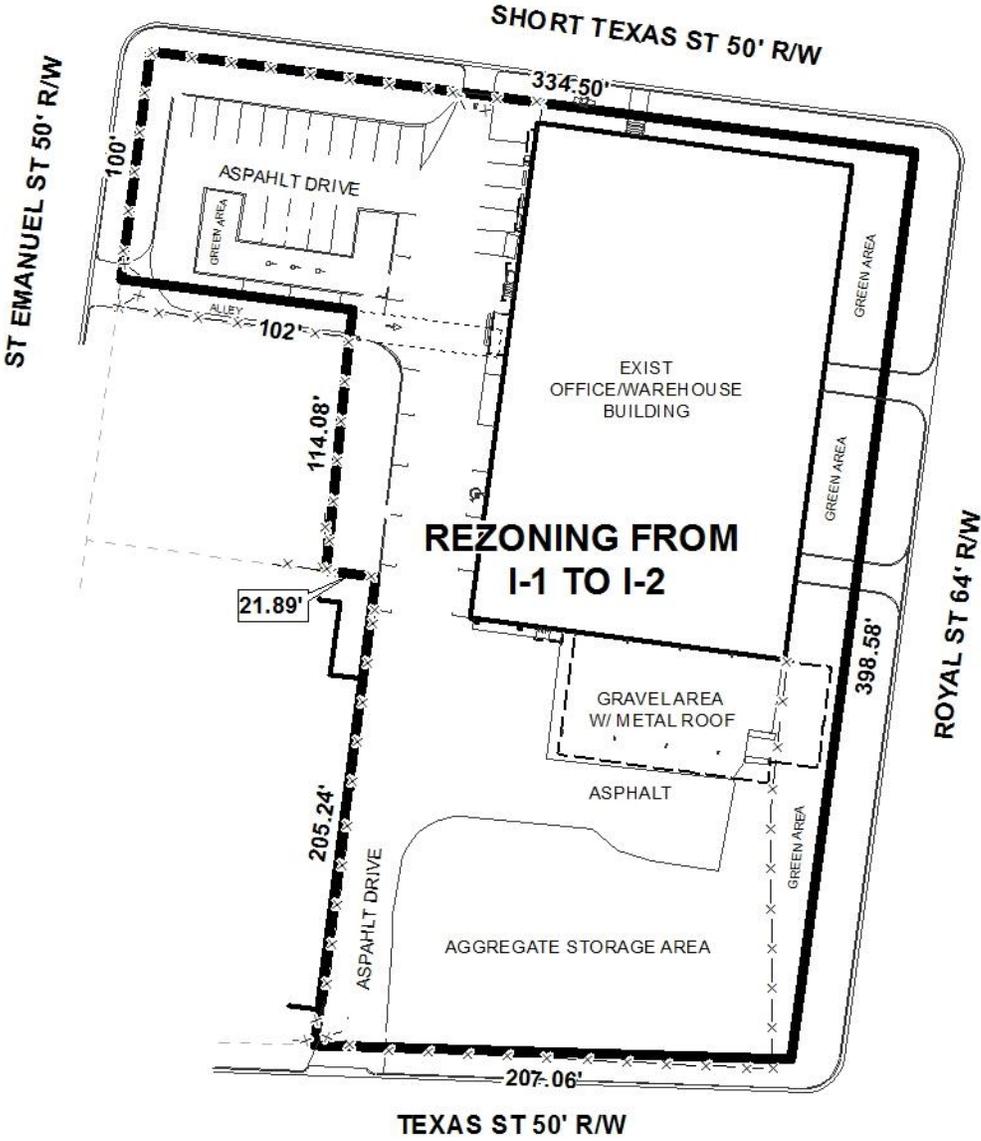
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SITE PLAN



The site plan illustrates the existing building, fences, and parking.

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APPLICANT <u>Gulf City Body & Trailer Works, Inc.</u>	
REQUEST <u>Rezoning from I-1 to I-2</u>	