

PLANNING APPROVAL STAFF REPORT**Date: July 21, 2022****NAME**

Jeffrey Fischer

LOCATION4325 Downtowner Loop South
(South side of Downtowner Loop South, 590'± West of
Downtowner Boulevard).**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

1.65± Acre

CONTEMPLATED USE

Planning Approval to allow an axe throwing business in a B-3, Community Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

**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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A

fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planning Approval to allow an axe throwing business in a B-2, Neighborhood Business District. While the Zoning Ordinance, Section 64-12 *Chart of Permitted Uses* does not specify “Axe Throwing” as a potential use, the staff has determined “Shooting range, indoor” to be most analogous for the purposes of determining the need for Planning Approval. The Zoning Ordinance requires Planning Approval for an indoor shooting range / firearms training facility use in a B-2, Neighborhood Business District.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile’s transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map 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, where applicable, the zoning classification.

The applicant states the following in their narrative:

We will use this building to open an indoor entertainment facility that specializes in axe throwing. We will improve the outside landscape by fixing the broken fence and cleaning up the grass and parking lot. No structural changes will be made to the outside of the building. We plan on getting the building in August and we will demo the inside offices to make one open floor plan. Demo will take 2 months and building the axe throwing lanes and ancillary activity areas will take approximately 2 months. Target opening by January 2023.

Our comprehensive plan is to create a fun, safe and unique environment for the people of Mobile to enjoy a place for family entertainment. Grizzly Axes-Pensacola has been open for three years and we will mirror this business model in Mobile. Grizzly Axes is an indoor entertainment facility that specializes in axe throwing but also has a plethora of other fun games {rage rooms, paint rooms, pool tables, etc....} We will be applying for a beer and wine license and will be serving on premise only. We will create around 25 new jobs for the area.

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 axe throwing business, must be submitted for Planning Approval review.

The subject site was part of a one (1) lot subdivision approved by the Commission in November of 2004. A rezoning application to rezone the property from B-3 to B-2 and eliminate split zoning was approved by the Commission in December of 2004; and subsequently approved by the City Council.

The subject site is surrounded on the North, East, and West by properties zoned B-3, Community Business District, with most in use with various commercial facilities. To the South properties are zoned R-3, Multi-Family Residential, with the development consisting of apartment buildings.

The use of the structure as an indoor axe throwing facility not only requires Planning Approval, but as an indoor shooting range and amusement game arcade, it requires that the building be enclosed within a sound-proof structure; thus sound proofing of this structure is required. The applicant has not provided any information or plans addressing this requirement; thus, if approved, it should be noted that the existing building will need to be sound proofed. Additionally, a sealed letter from a licensed engineer, one that has expertise in sound-inhibiting materials and calculations, will be required at time of submittal for permits.

While the submitted site plan is from 2004, it does appear to be more or less consistent with aerial imagery and illustrates compliance with parking, landscaping, and sidewalk standards, and illustrates a compliant dumpster screening. However, with regard to tree plantings, there appears to be some discrepancy between the 2004 site plan submitted with this application for review and what is actually existing; suggesting that the subject site may not be compliant with tree planting standards. As such, if approved, the site plan should be revised to illustrate compliance with tree planting standards and/or a compliant tree and landscaping plan be submitted to staff as part of the normal building permit process.

A photometric site plan was not provided, and as such, staff cannot verify compliances with Section 64-6.A.3 of the Zoning Ordinance. However, it should be noted that as the parking lot is existing, photometrics would only be required in the event that the existing parking be increased or decreased by 25% or more.

RECOMMENDATION:

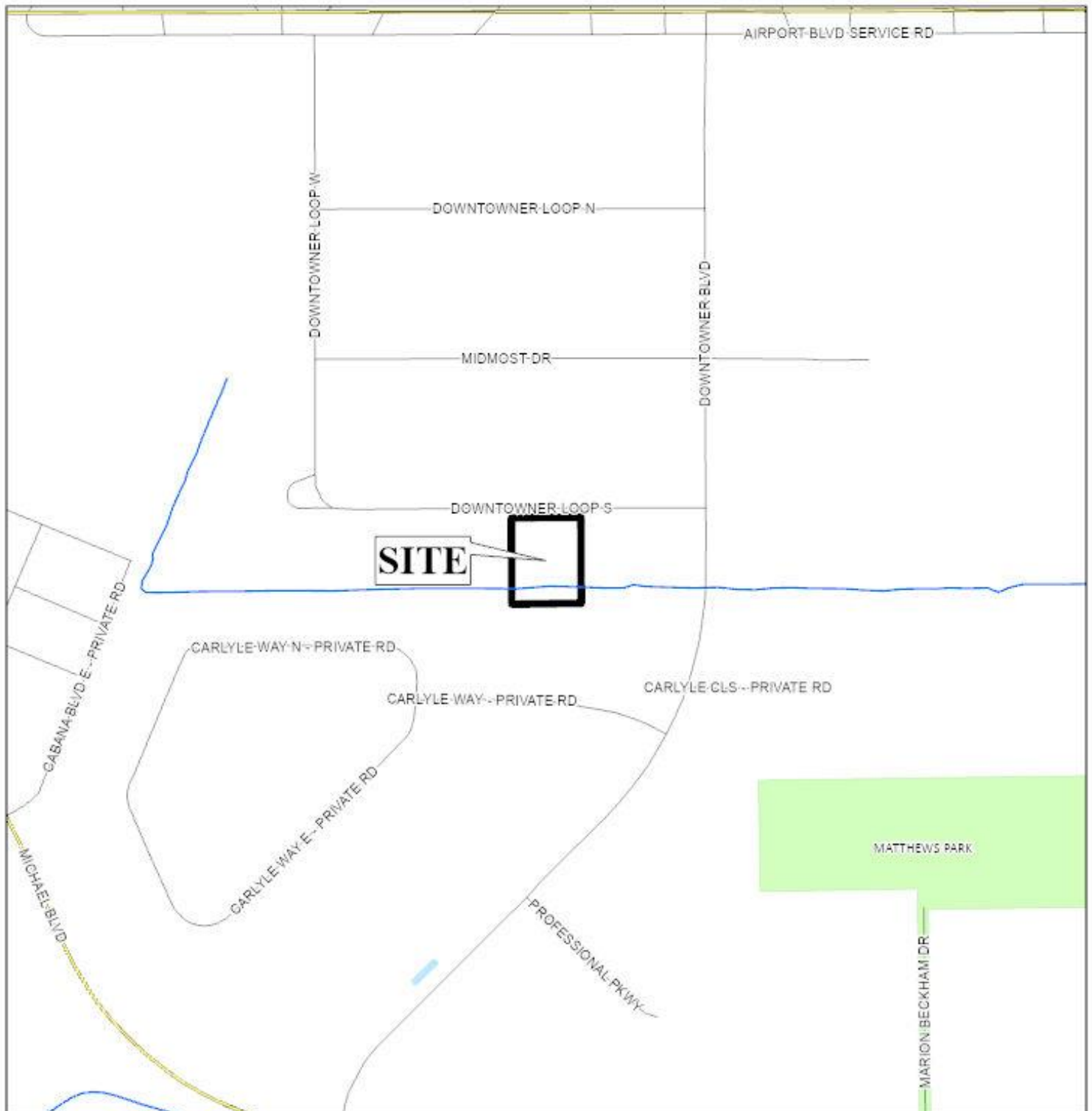
Based on the preceding, staff recommends the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those services are already in place; and
- b. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as the use brings a new type of entertainment to the surrounding neighborhood.

The approval should be subject to the following conditions:

- 1) Provision of a compliant tree and landscaping plan as part of the permitting process;
- 2) Compliance with the Traffic Engineering Comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance*);
- 3) Compliance 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit*); and
- 4) Full compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings*).

LOCATOR MAP



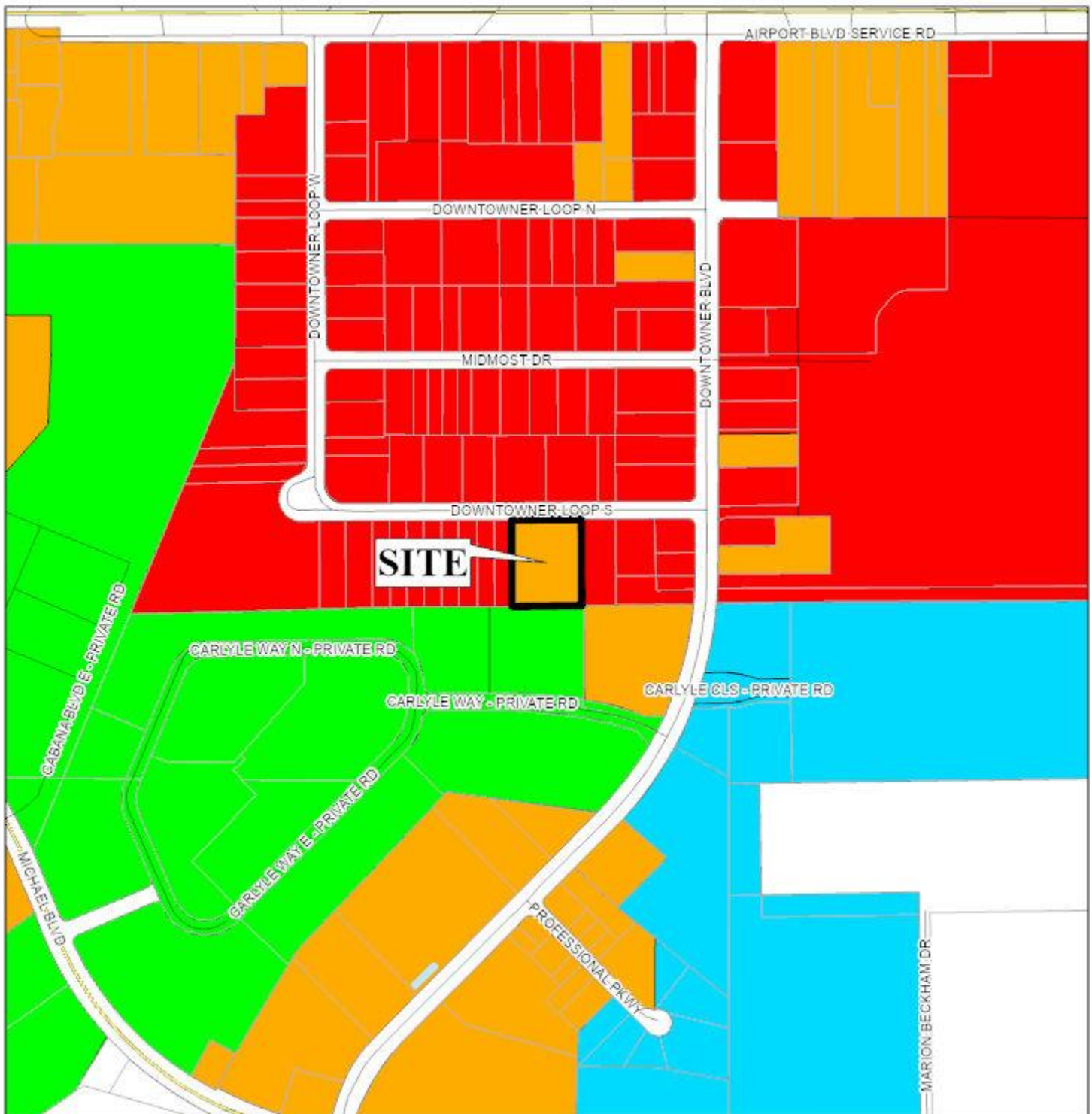
APPLICATION NUMBER 6 DATE July 21, 2022

APPLICANT Jeffrey Fischer

REQUEST Planning Approval



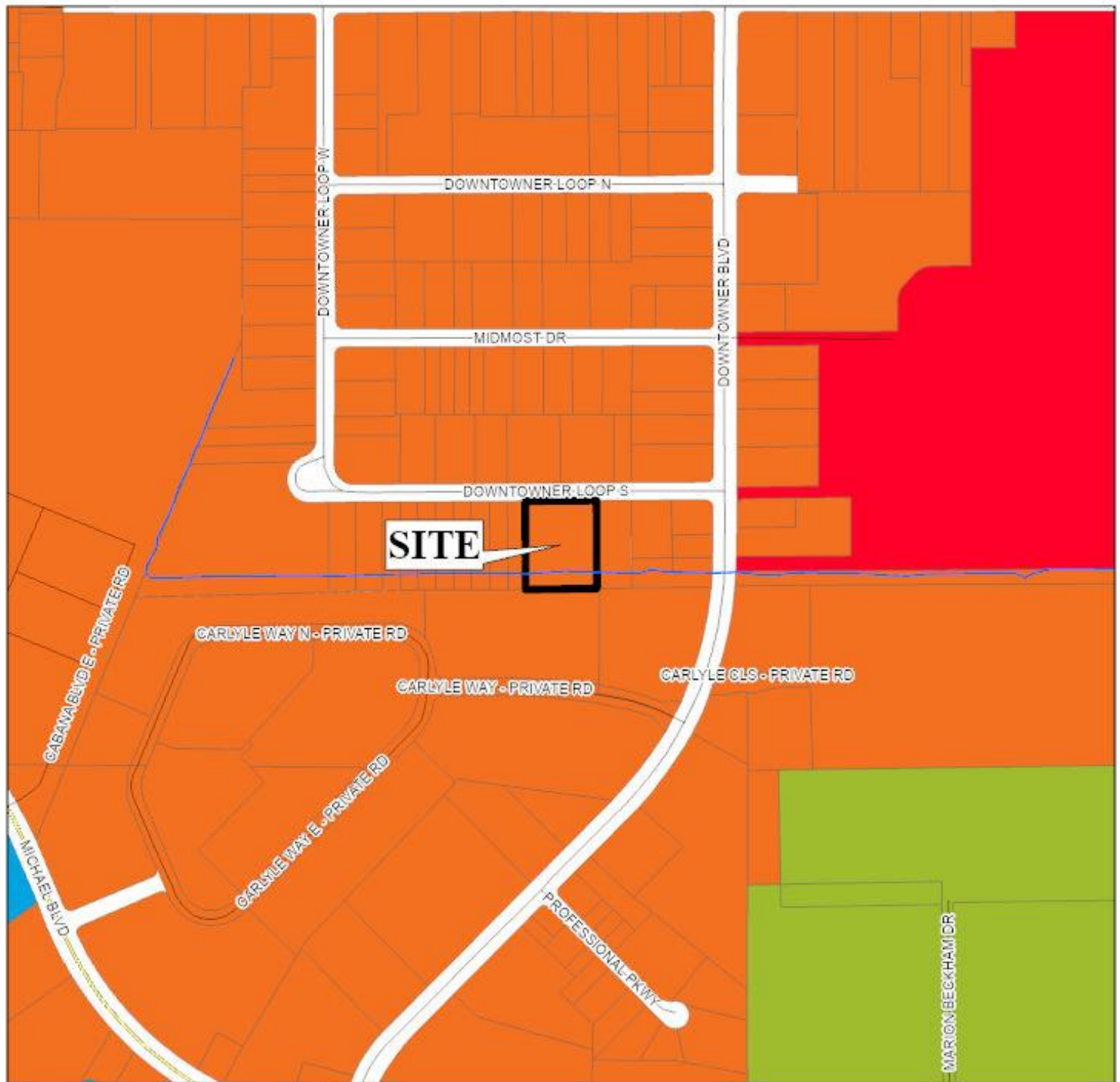
LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE July 21, 2022
APPLICANT Jeffrey Fischer
REQUEST Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE July 21, 2022

APPLICANT Jeffrey Fischer

REQUEST Planning Approval

Layer2

Low Density Residential
Mixed Density Residential

Downtown
District Center
Neighborhood Center - Traditional
Neighborhood Center - Suburban

Traditional Corridor
Mixed Commercial Corridor
Downtown Waterfront
Light Industry

Heavy Industry
Institutional
Parks & Open Space
Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



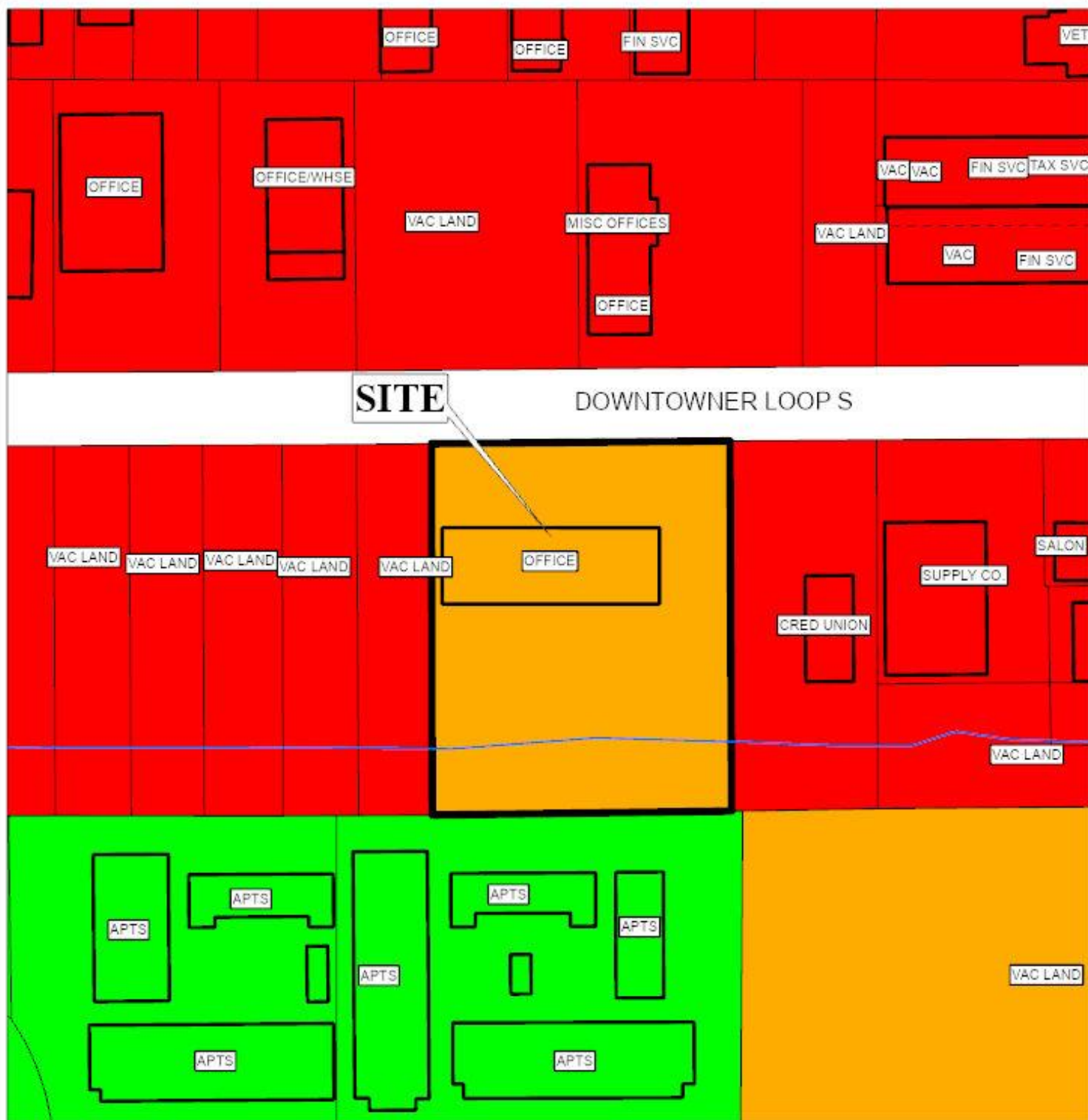
APPLICATION NUMBER 6 DATE July 21, 2022

APPLICANT Jeffrey Fischer









REQUEST Planning Approval



















**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



APPLICATION NUMBER 6 DATE July 21, 2022

 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

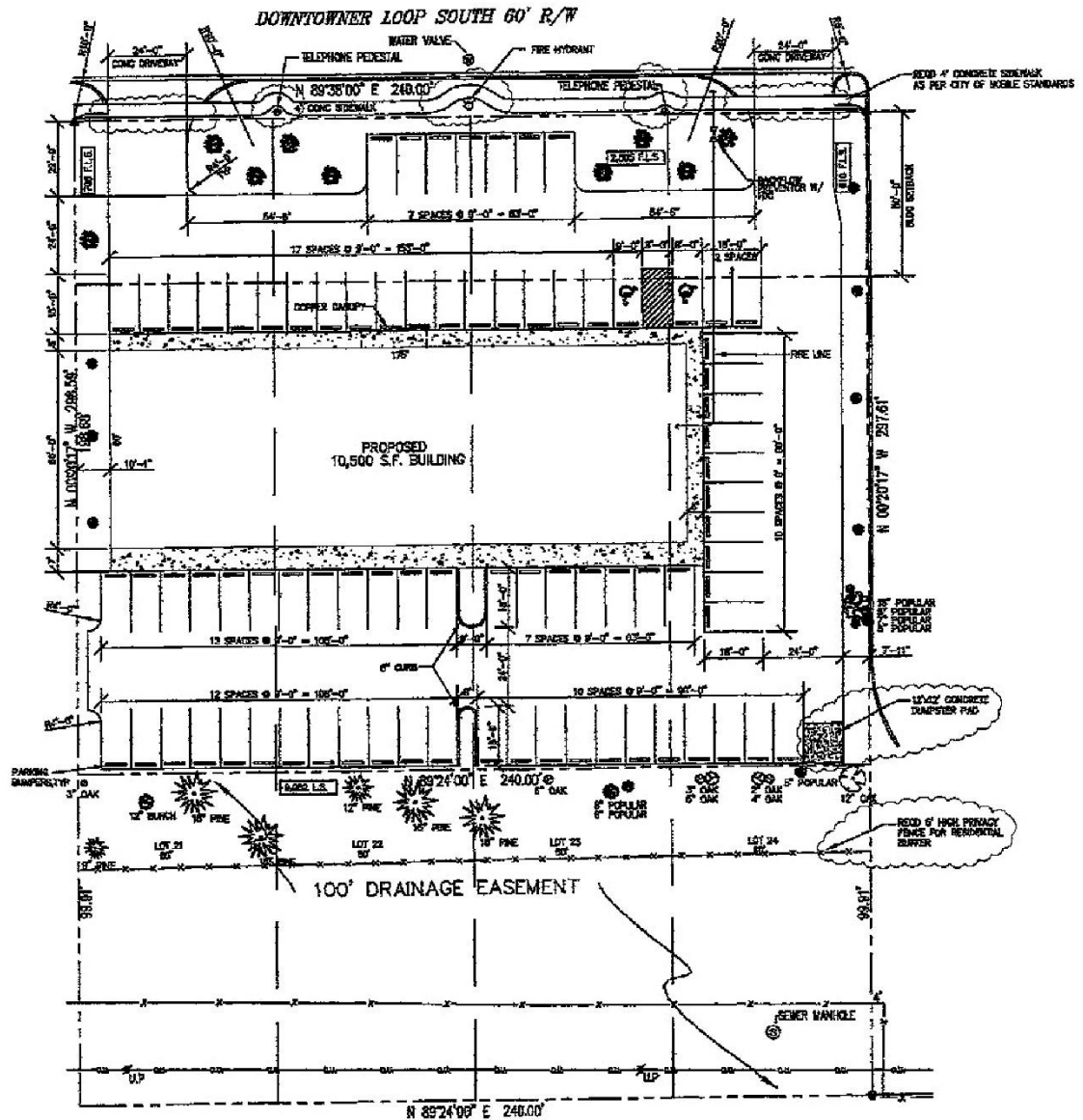
PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



APPLICATION NUMBER 6 DATE July 21, 2022



SITE PLAN



This site plan illustrates the building, easements and parking.

APPLICATION NUMBER 6 DATE July 21, 2022
 APPLICANT Jeffrey Fischer
 REQUEST Planning Approval



NTS

