

PLANNING APPROVAL STAFF REPORT**Date: September 21, 2017****NAME**

Jawon James

LOCATION

(North side of Caster Street, 500'± East of Short Van Liew Road)

**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 0.5 ± Acres

CONTEMPLATED USE

Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

TIME SCHEDULE

Not Specified.

ENGINEERING**COMMENTS**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

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 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 Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

The subject property is currently vacant however; the applicant desires to seek approval to erect a 56' x 28' mobile home on the subject site. The applicant argues that the placement of a mobile home on this site will be beneficial for the betterment of her family's current housing situation.

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

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

The subject site is surrounded by properties zoned R-1, Single-Family Residential. Most of the developed properties in the vicinity appear to contain traditional, stick-built single-family residences. There do not appear to have been any similar requests for Planning Approval to allow mobile homes in the area, per GIS data. It appears however, that a use variance was granted in 1972 to allow a mobile home park at 3255 Clubhouse Road, approximately 2000 feet north of the site in question. The mobile home park is still in operation.

The site plan illustrates the proposed mobile home on the property. It should be noted that the preliminary plat illustrates the proposed mobile home situated between two parcels. The Planning Commission recently approved a 1-lot subdivision for the subject site at its September 11, 2017 meeting. If approved, the site plan should be revised to illustrate the 1-lot subdivision on the Final Plat. The preliminary plat also illustrates a 25' minimum building setback along Caster Street along with a proposed drive on the East side of the property. The recently approved Subdivision required right-of-way dedication to provide 30' from the centerline of Caster Street. Therefore, if approved, the plat should be revised to illustrate the 25' minimum building setback line as measured from any required frontage dedication.

Mobile homes present a special challenge with regards to natural hazards, particularly high winds. Thus, mobile homes present a special risk to public health, safety and welfare. Full compliance with all codes and ordinances regarding stabilization of mobile homes would be required.

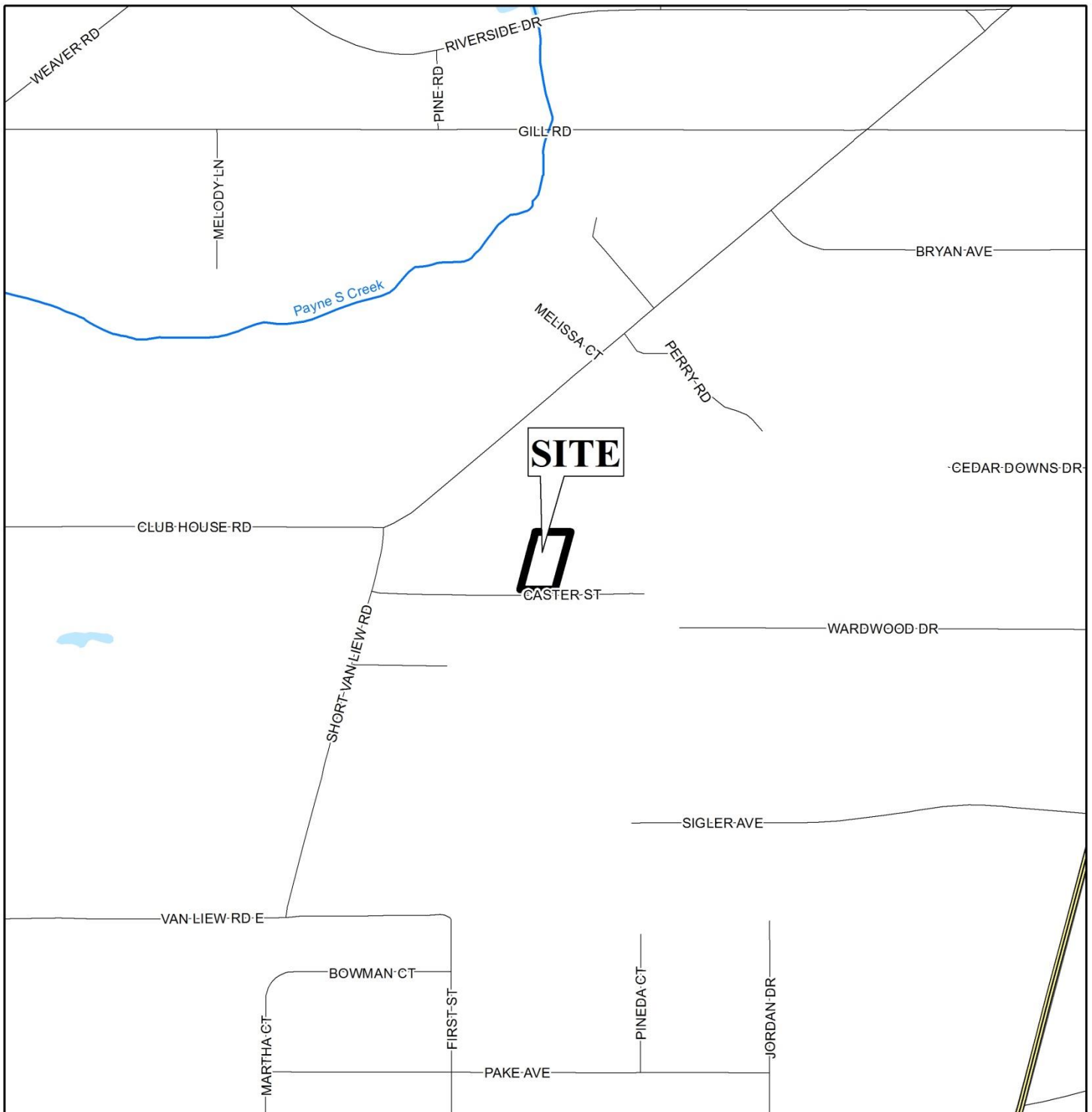
Though it is the applicant's personal desire to erect a mobile home at this location, there has not been a hardship presented that would justify relief from the Zoning Ordinance to allow a mobile home in an R-1, Single-Family Residential District. Furthermore, there are few if any examples of mobile homes used as residences outside of mobile home parks in the vicinity.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for denial for the following reasons:

- 1) No justification was provided with the Planning Approval Application; and
- 2) The addition of a mobile home would not appear compatible with the neighborhood and would be contrary to the neighborhood's best interest.

LOCATOR MAP



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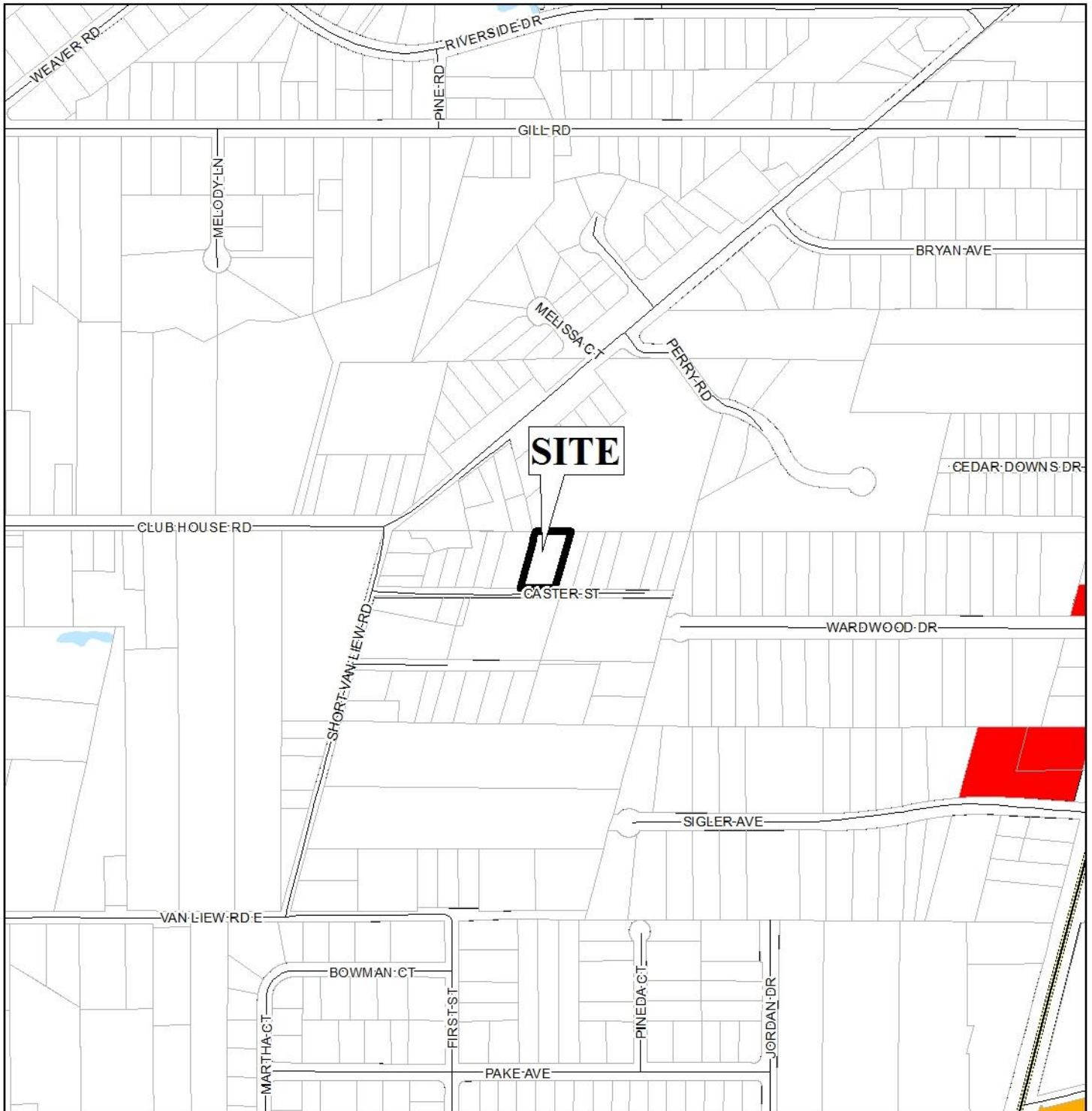
APPLICANT Jawon James

REQUEST Planning Approval



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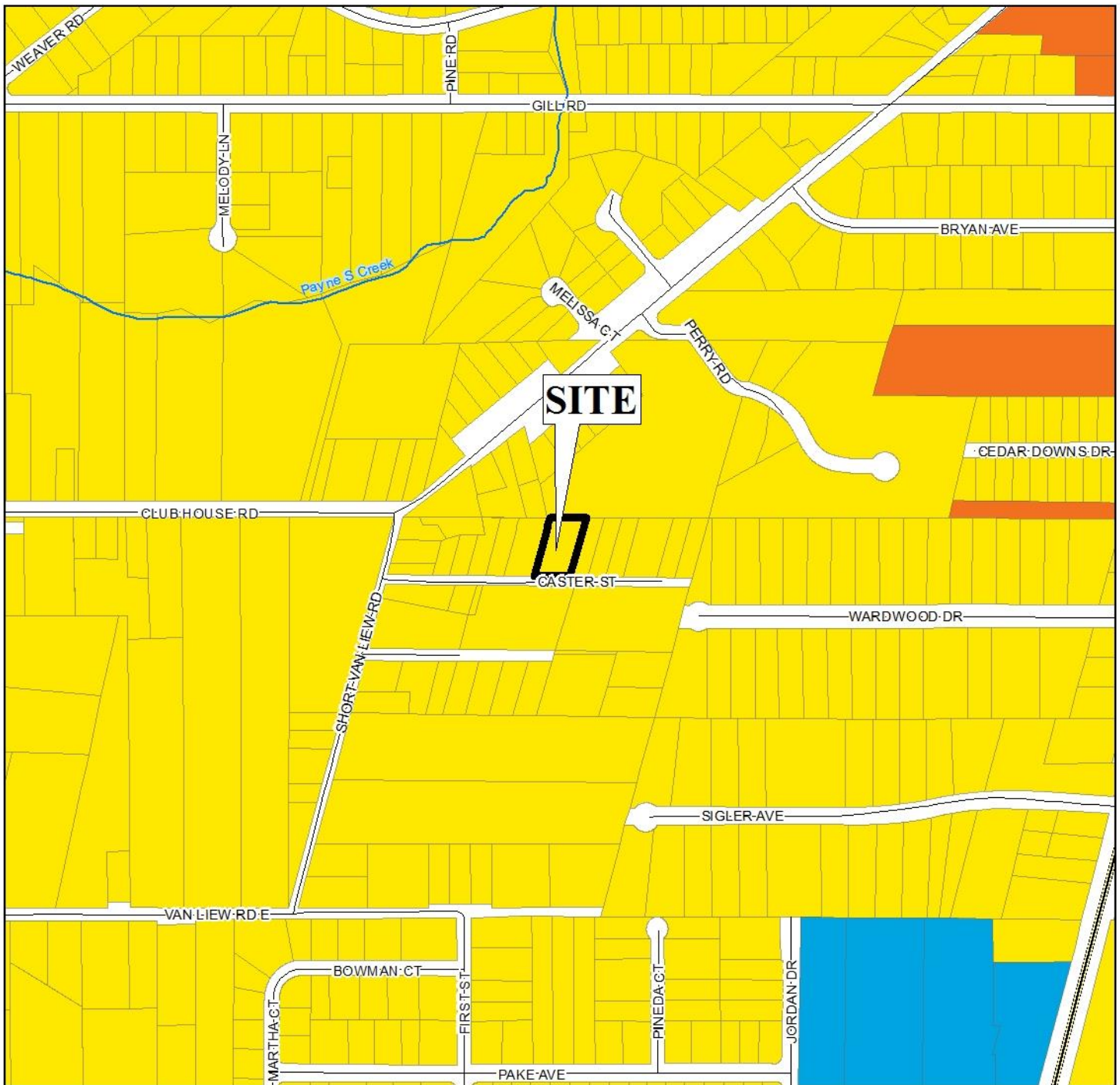
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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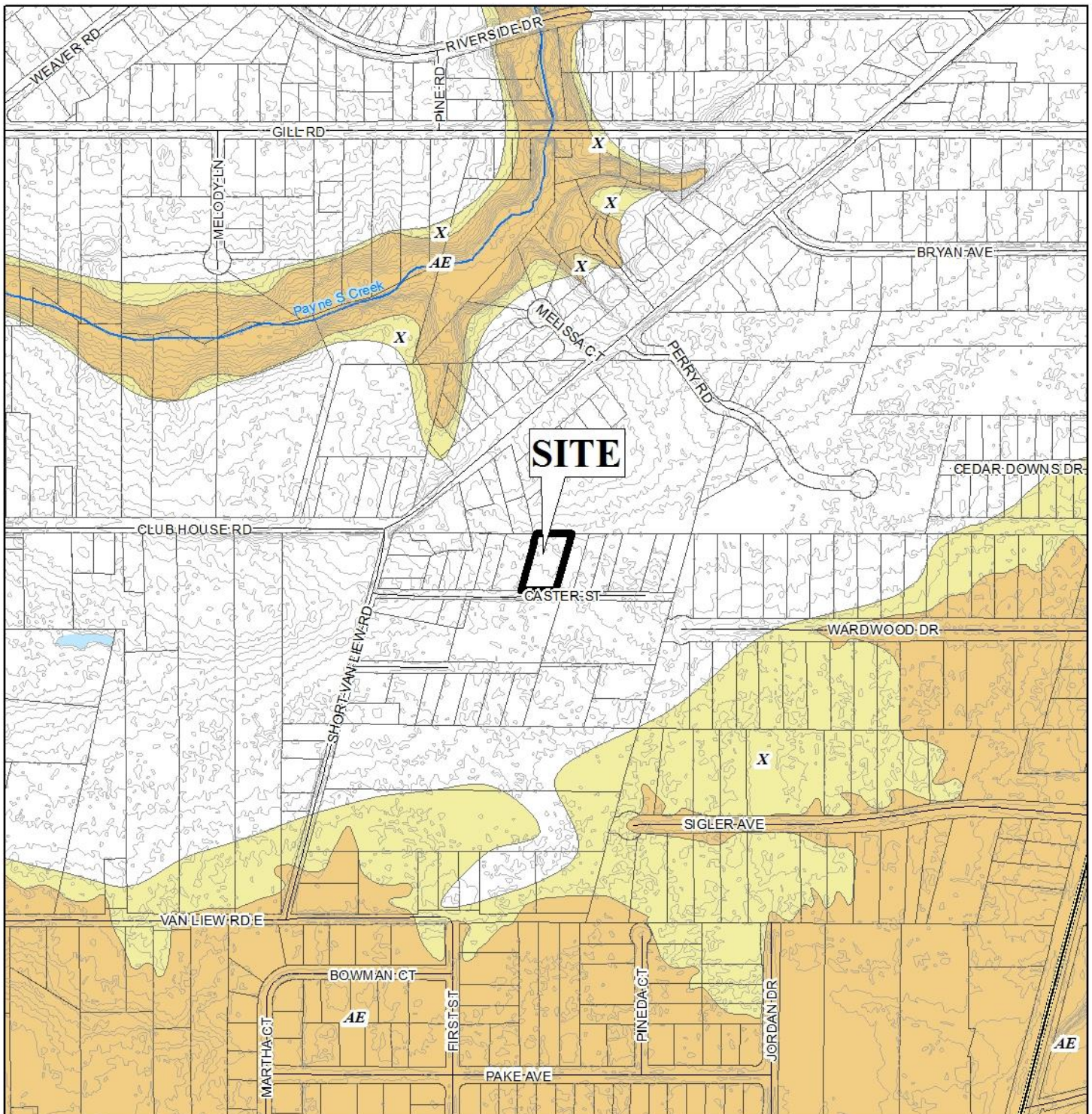
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Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



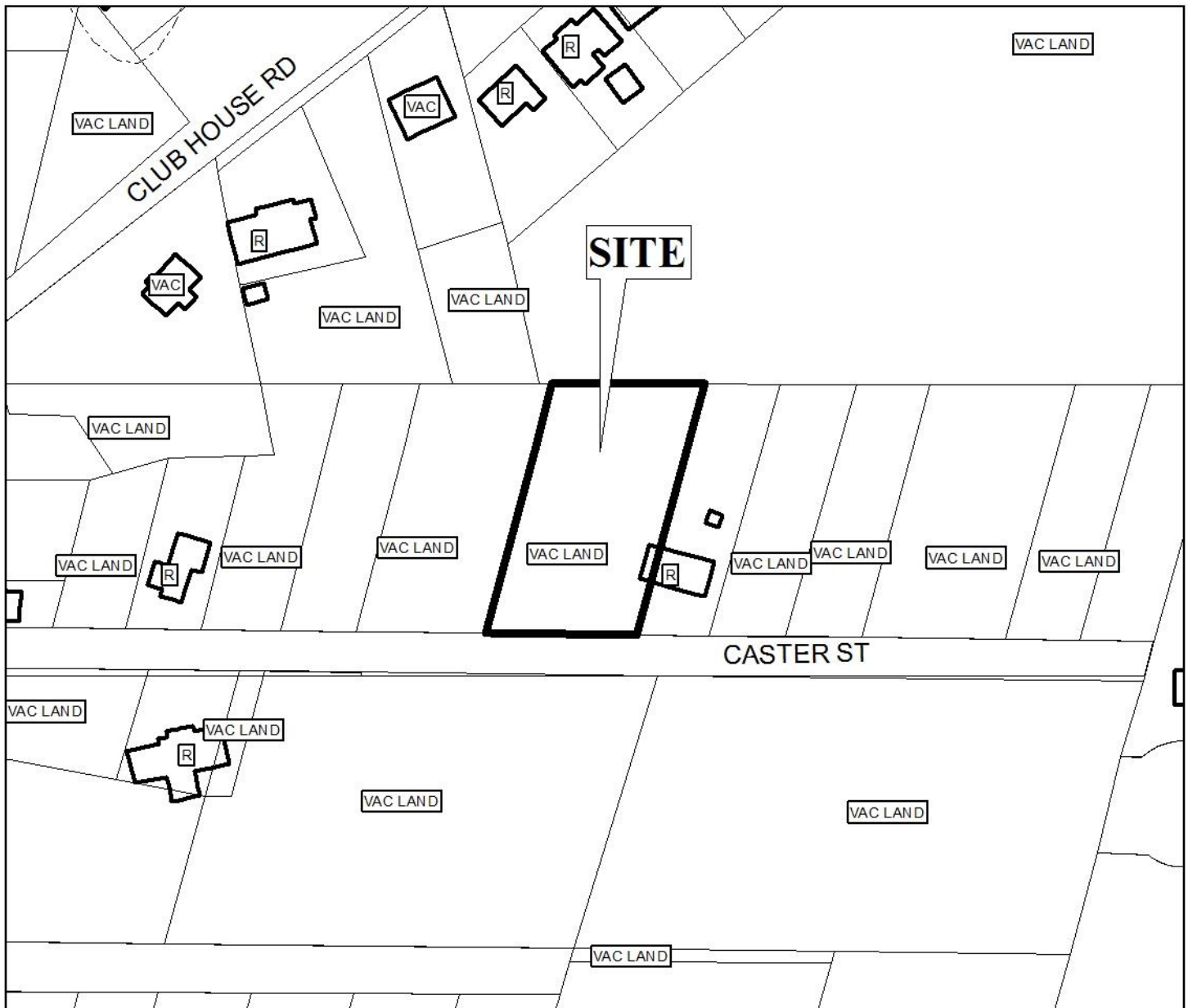
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential 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 AERIAL

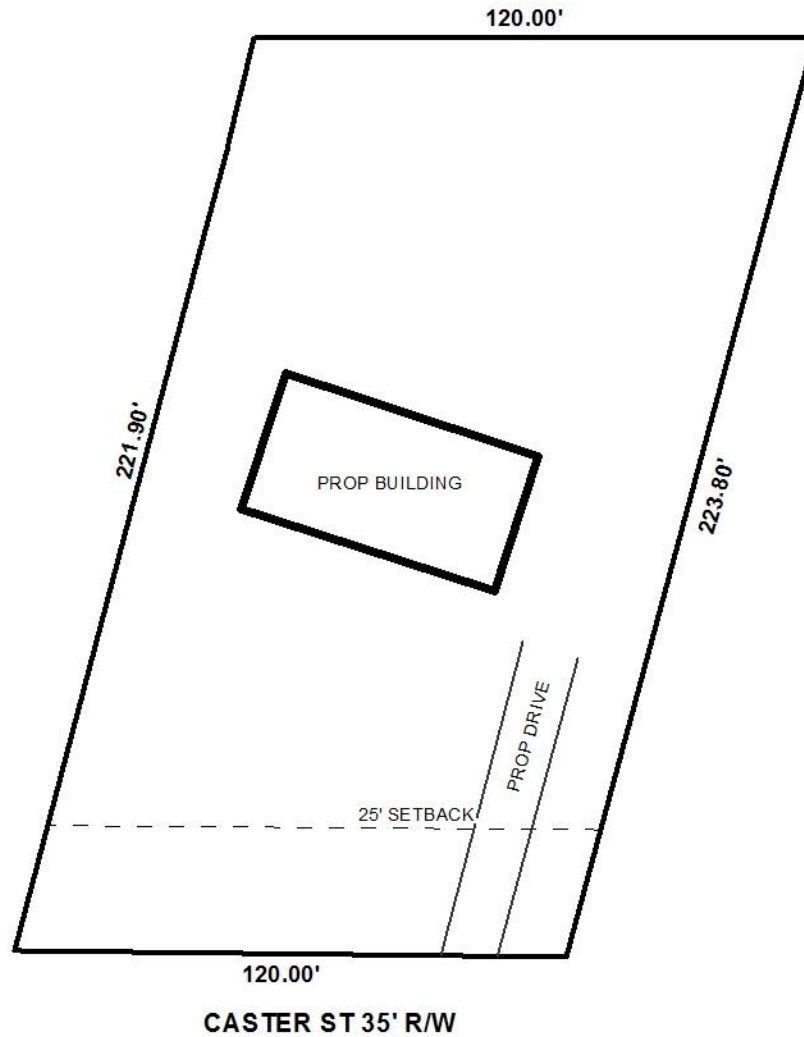


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SITE PLAN



The site plan illustrates the proposed building, proposed drive, and setback.

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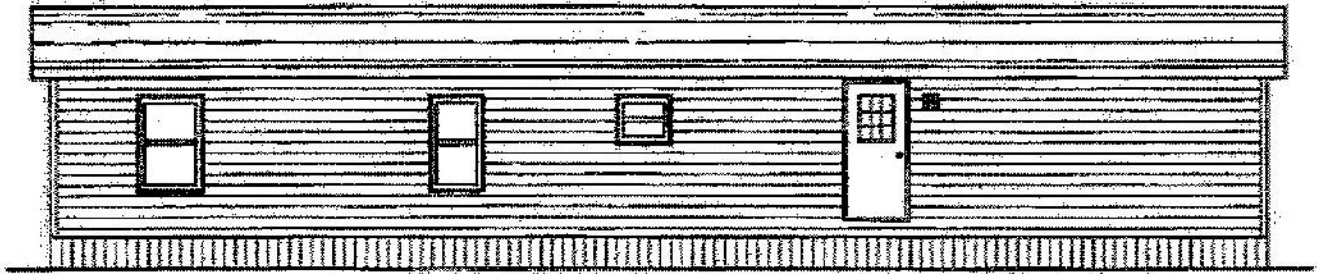
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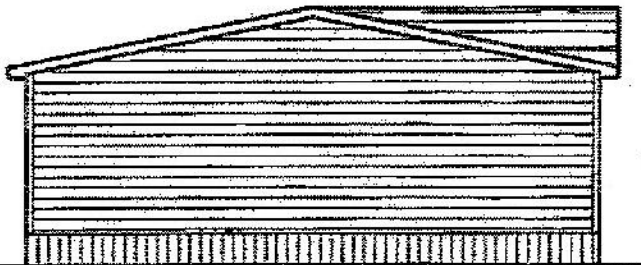


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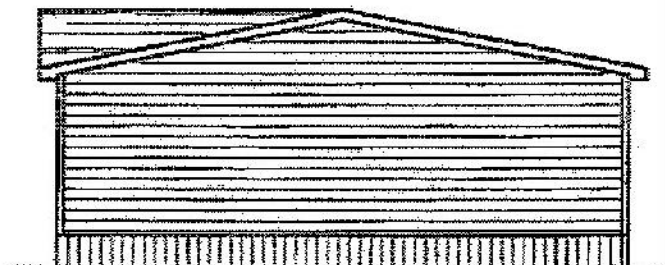
DETAIL SITE PLAN



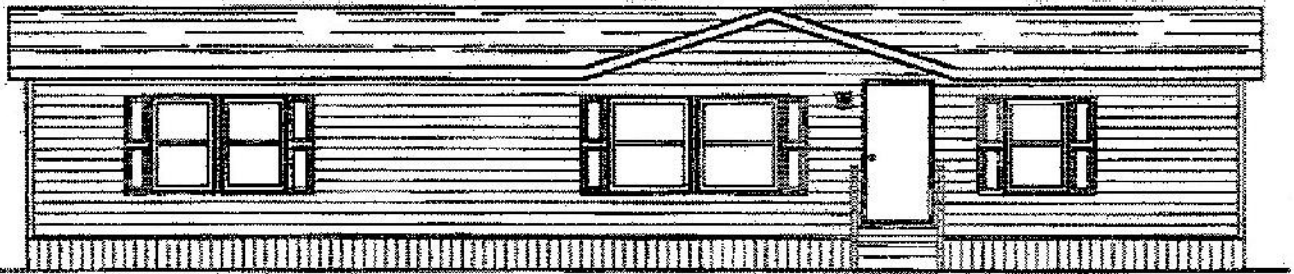
REAR ELEVATION



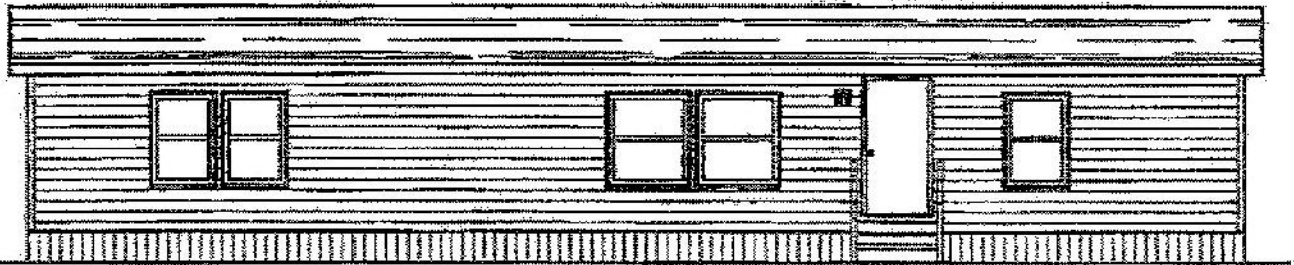
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

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