

PLANNING APPROVAL STAFF REPORT

Date: April 20, 2017

NAME Louise H. Bryant

LOCATION North side of Middle Ring Court, 90'± West of Middle Ring Road

CITY COUNCIL DISTRICT District 7

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 0.63± Acre

CONTEMPLATED USE Planning Approval to allow the use of a manufactured home within the city limits of Mobile.

TIME SCHEDULE FOR DEVELOPMENT None given.

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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
3. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.
4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

As a means of access management, the site should be limited to one driveway to Middle Ring Court and denied access to Middle Ring Road and its service road.

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).

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 the use of a manufactured home within the city limits of Mobile.

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 states:

We intend to have a manufactured home size 32’ x 56’ placed on the property and to brick the structure. We also intend to add a front and back porch. We will connect to Mobile Area Water and Sewer, Alabama Power, and Mobile Gas.

As stated, the applicant is requesting to place a manufactured home on a single lot within the city limits of Mobile. According to the Zoning Ordinance, Planning Approval is required for a mobile home, trailer, or manufactured home, when used as a single-family dwelling on a separate building site, within an R-1, Single-Family Residential District. The subject site is currently zoned R-1, Single-Family Residential and is bounded by R-1, Single-Family Residential homes to the North, East, West, and South of the site.

It appears that the typical aesthetic characteristic of housing found within the immediate vicinity of the subject property is primarily single-family, one-story brick homes on slab foundation. There also appear to be a few wood-frame homes, as well as a combination of both brick and wood frame homes, found within the area; however, it appears that there are no manufactured homes located within the immediate vicinity of the subject site.

The site is a lot within the Middle Ring Subdivision which was approved in 1956. Several adjacent neighborhoods were approved soon after, and by 1960, aerial photos show development well underway of single-family residential neighborhoods.

As previously stated, the applicant is proposing to locate a 32' x 56' (or 1,792± square foot) manufactured home on the subject property. The proposed structure will meet the maximum building site coverage allowed for the property; however, the permanency and safety of the structure remains of concern.

As stated on the US Department of Housing and Urban Development webpage (https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/mhs/factsheet):

Manufactured homes are homes built as dwelling units of at least 320 square feet in size with a permanent chassis to assure the initial and continued transportability of the home. All transportable sections of manufactured homes built in the U.S. after June 15, 1976 must contain a certification label (commonly referred to as a HUD Tag) on the home. The label is the manufacturer's certification that the home section is built in accordance with HUD's Manufactured Home Construction and Safety Standards (the Standards). The Standards cover Body and Frame Requirements, Thermal Protection, Plumbing, Electrical, Fire Safety, and other aspects of the home. The Standards are published in the Code of Federal Regulations under 24 CFR Part 3280.

The applicant did indicate that the manufactured home, once relocated, will be finished with an exterior brick façade and provided with both a front and rear porch, which may fit the general aesthetic quality of the neighborhood; however, there were no details provided regarding the foundation proposed for the manufactured structure.

It should also be noted that the site plan submitted with the application is not based on a standard architectural or engineering scale, and should be revised accordingly. Furthermore, the applicant did not provide any photos, building elevations, or specifications of the manufactured home proposed for the subject site in order to determine the adequacy and feasibility of the structure, in addition to reviewing the existing and proposed characteristics of the manufactured home as it relates to the typical style of housing found within this area.

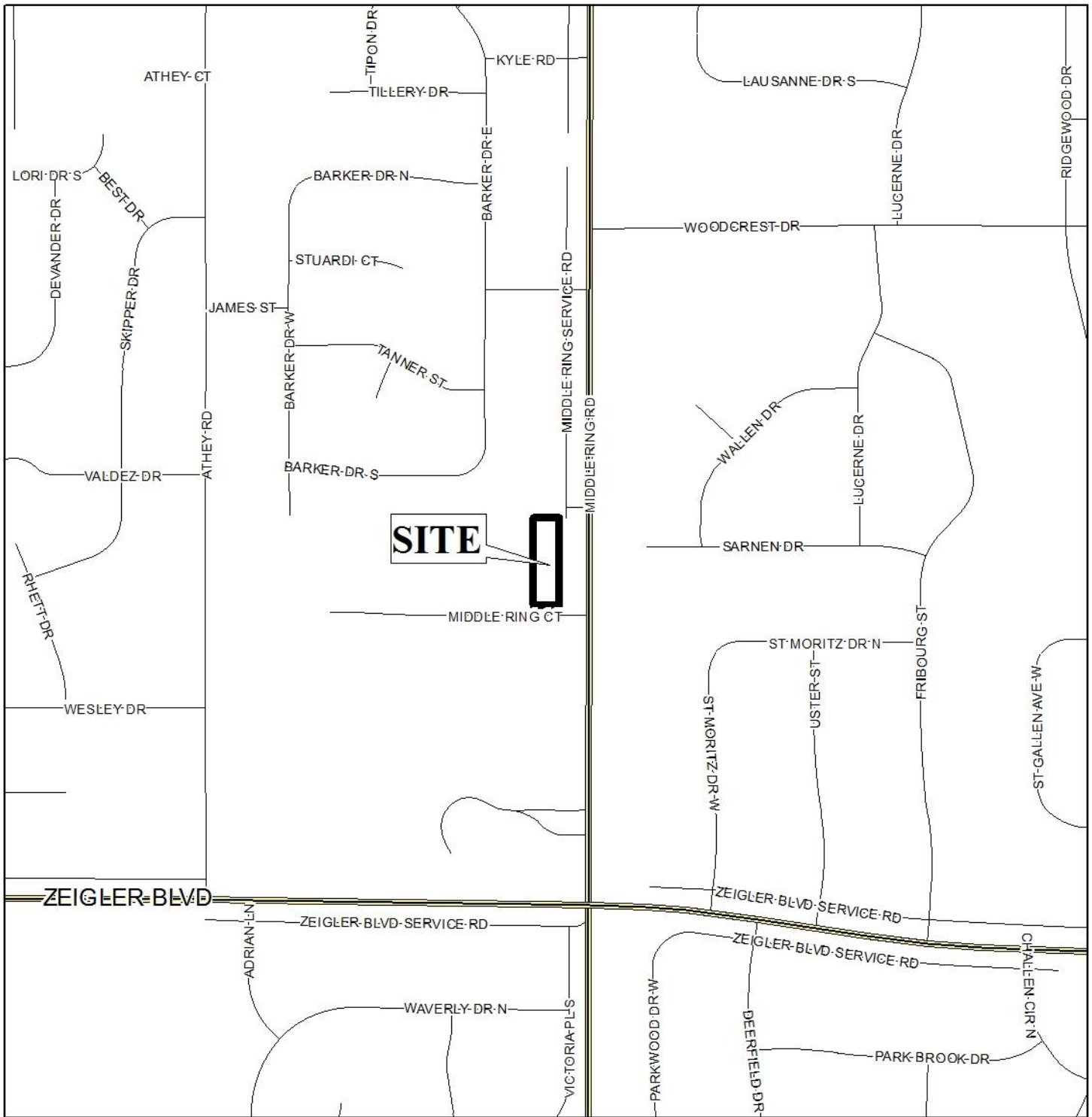
There have been no other requests for Planning Approval or any Planning Approvals for similar uses within the immediate vicinity of the subject site. The applicant may want to look into alternative housing options, such as modular homes, that may be lower in cost to produce than traditional site-built construction, are constructed with more rigid permanent foundation systems, and are allowed by right in R-1, Single Family Residential districts with the city limits of Mobile.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for Denial for the following reasons:

- 1) A standard scaled site plan was not provided;
- 2) Photographs, elevations, or specifications of the proposed manufactured structure to be placed on the subject site were not provided;
- 3) The neighborhood consists mainly of standard-built single-family dwellings; and
- 4) There have been no other Planning Approvals granted within the area for manufactured homes.

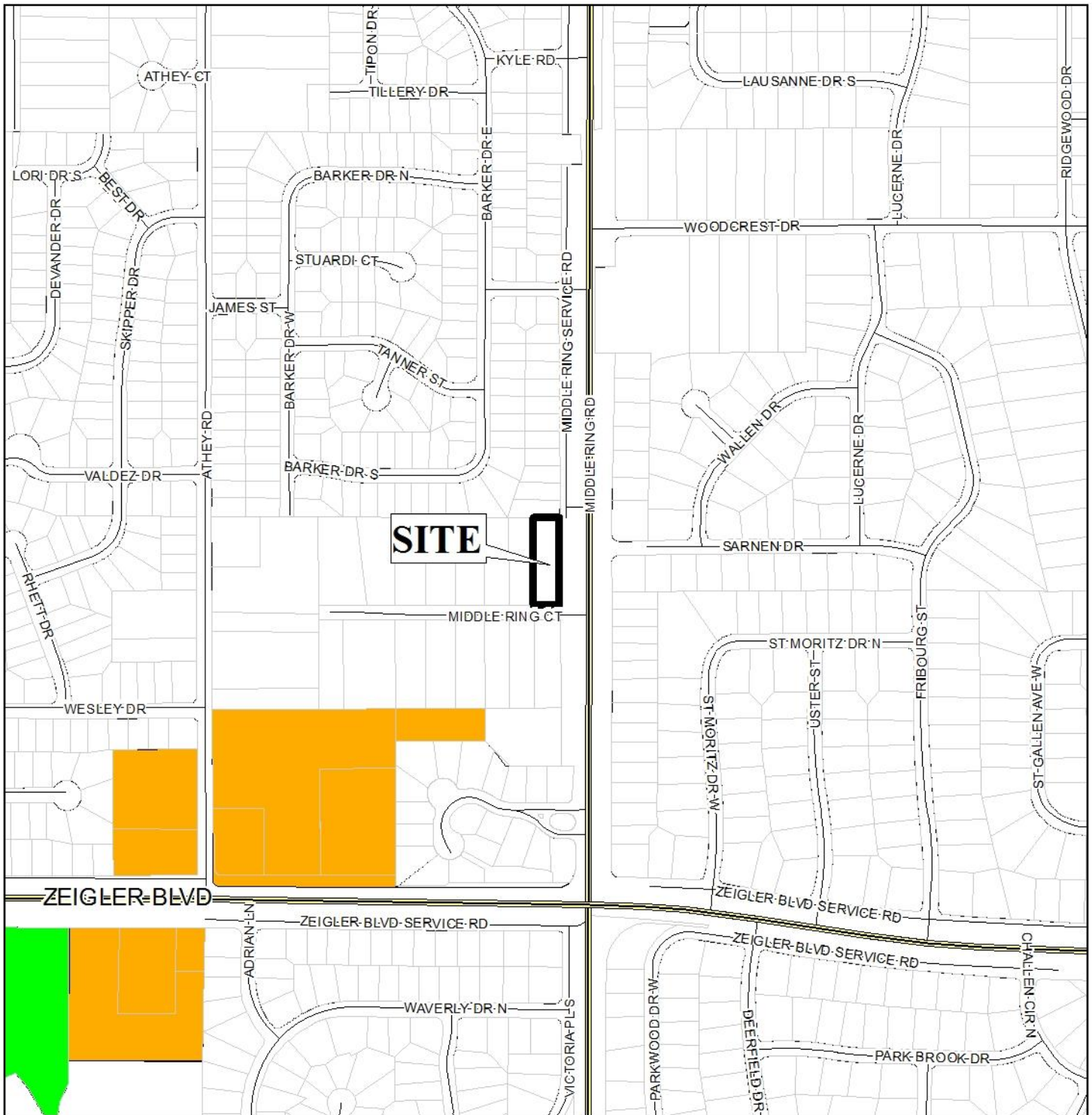
LOCATOR MAP



APPLICATION NUMBER	6	DATE	April 20, 2017
APPLICANT	Louise H. Bryant		
REQUEST	Planning Approval		



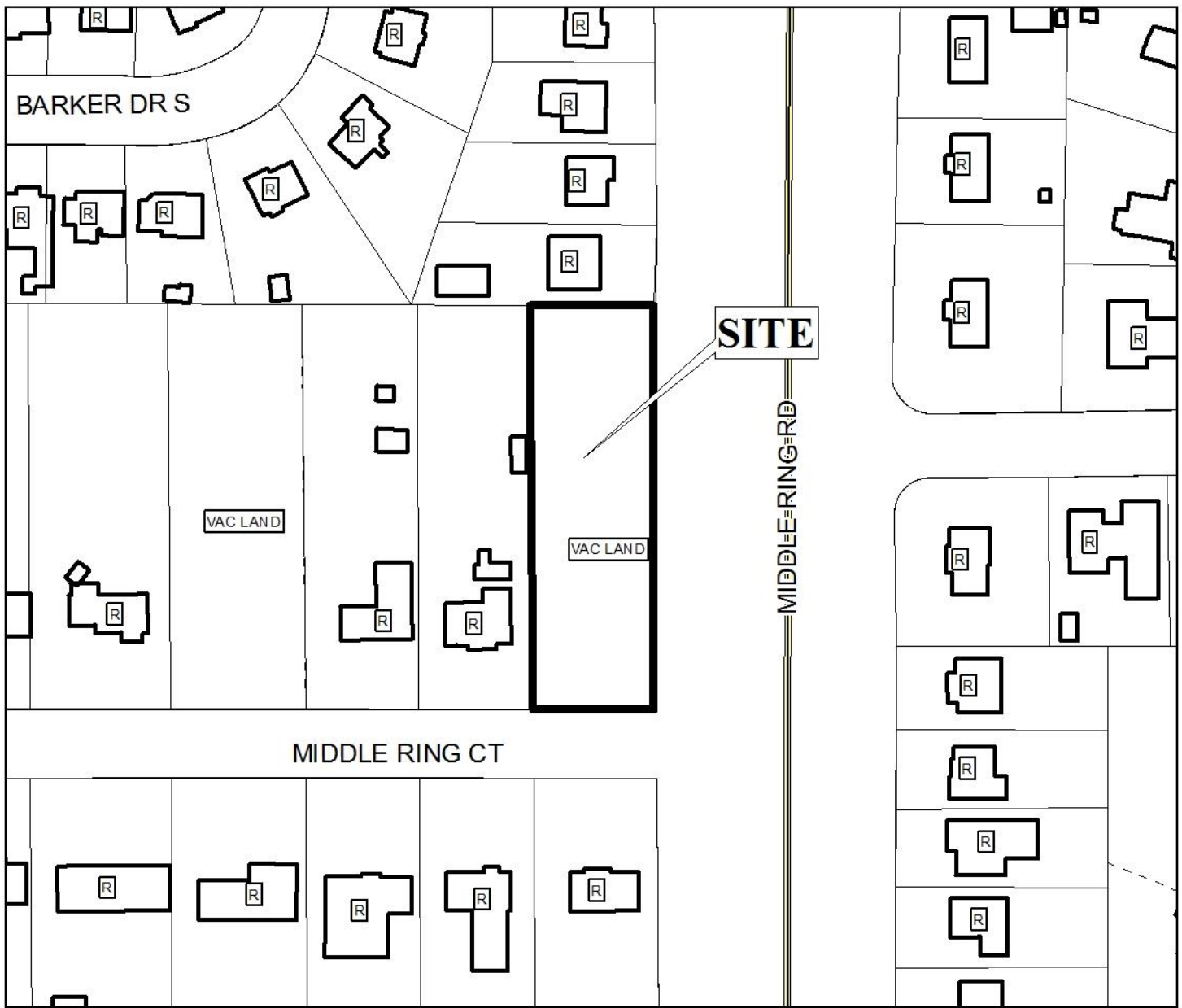
LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family 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



The site is surrounded by single family residential units.

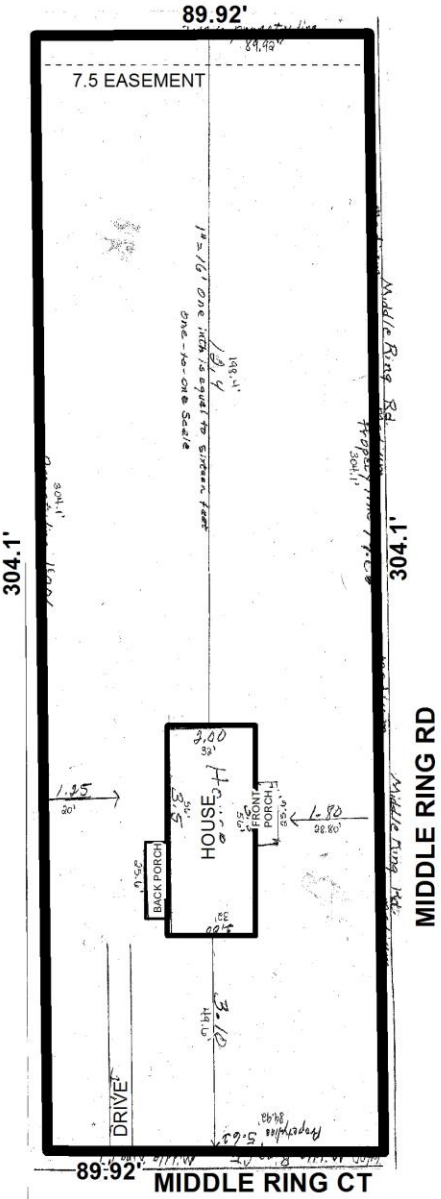
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SITE PLAN



The site plan illustrates the proposed structure, easement, and drive.

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