

PLANNING APPROVAL**Date: November 7, 2019****NAME**

Downtown Hounds, LLC

LOCATION

1901 Government Street (Previously assigned 1954 Government Street)
(Southwest corner of Government Street and Rickarby Street).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

1 Lot / 0.3± Acres

CONTEMPLATED USE

Planning Approval to allow a pet daycare service including boarding, grooming, pet supplies sales, and an outside run, in a B-2, Neighborhood Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE SITE PLAN

(sheet SP-1):

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 and paving 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. 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.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction

includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Government Street (US Highway 90) is an ALDOT maintained roadway. With access to a side street and only 100 feet of frontage, direct access to Government Street for this site is highly unlikely. The site layout may still be achievable with the curb cut to Government Street omitted. 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

A damaged Pecan tree is proposed for removal. Criteria for issuance of a tree removal permit:

- The tree is located in an area where a structure or improvement will be placed according to an approved plan.
- The tree is diseased, injured, in danger of falling too close to existing or proposed structures, interferes with existing utility service, creates unsafe vision clearance or conflicts with other ordinances or regulations.

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.

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 pet daycare service including boarding, grooming, pet supplies sales, and an outside run, in a B-2, Neighborhood Business District. Due to the fact that an outside run is proposed, Planning Approval is required. The other proposed activities are allowed by right in B-2 districts.

It should be noted that City Engineering reassigned the address of 1901 Government Street to the subject site subsequent to public notification for this application due to an error in the original address assignment as 1954 Government Street.

The site has been given a Traditional Center land use designation, per the 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 land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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 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.

Additionally, if the site plan or scope of operations is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant states:

Downtown Hounds, LLC will provide pet daycare services for pets of midtown and downtown residents, visitors and the working community in the City of Mobile. Our services will include daycare, boarding, pet grooming, pet supplies: available to clients and walk-in customers alike. It is envisioned that upon opening we would accommodate up to 20 clients per day for daycare onsite with a vision toward expanding to 30 clients per day as the business expands.

Upon approval of planning commission application on November 7th, securing of land and building permits will take place. Development of the site plan for building should then begin with completion within 6-12 months.

On the West, the site abuts B-2 zoning used as offices, and B-2 to the East across Rickarby Street used as a convenience store with fuel sales. To the rear is R-1, Single-Family Residential, used as such. Across Rickarby Street and South of the convenience store is R-1 used as such. Across Government Street is B-2 in mixed commercial uses.

The site plan submitted indicates the proposed 2,700 square-foot building meeting all required setbacks. It should be noted that the proposed 20' side street setback off Rickarby Street is allowed as per the Zoning Ordinance since the subject site does not require Subdivision approval as the legal description pre-dates the 1952 enactment of the Subdivision Regulations. Otherwise, a 25' side street setback would be required. Compliant parking is proposed and refuse collection is indicated to be via curbside can collection. Pertaining to the proposed outside pet run area, a new 6' wood fence is indicated surrounding the run, as well as an existing 6' wood fence along the West property line.

The site plan indicates compliance with the required landscaping ratios. However, the tree planting plan is not compliant in that frontage tree credits on Government Street can only be given on a one-for-one basis and not for tree diameter. Trees proposed along Rickarby Street must be Live Oaks only, if planted within the first 15' from the right-of-way due to the presence of overhead power lines. Interior perimeter trees are indicated to be understory; however, at least one-half of the required interior perimeter trees must be approved overstory trees. The frontage tree requirement calculations are based on one tree per every 30 linear feet of street frontage. As the City is looking closely at the spacing of heritage overstory tree plantings to provide a more favorable growth space, a spacing of at least 40' between trees is being considered as per the proposed Right Tree/Right Place concept. Therefore, the applicant should coordinate with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings.

As per the Traffic Engineering comments, Government Street (US Highway 90) is an ALDOT maintained roadway. With access to a side street and only 100 feet of frontage, direct access to Government Street for this site is highly unlikely. The site layout may still be achievable with the curb cut to Government Street omitted. 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. Therefore, the proposed Government Street curb cut should be coordinated with Traffic Engineering and ALDOT. If not allowed to remain in its current proposed location, the site plan should be revised to relocate or eliminate the Government Street curb cut.

It should be noted that pet grooming services and pet shops require building soundproofing certified by an engineer prior to the use of a facility for such. It should also be noted that the subject site is not within a historic district, but it is on the Government Street Corridor between

the Mobile River and Dauphin Island Parkway; therefore, any signage for the site must be approved by the Mobile Historic Development Commission.

No business hours of operation were provided by the applicant. As the proposed operation is for daycare services, business hours should be limited to day-time only, with no overnight kenneling of pets provided.

RECOMMENDATION

Planning Approval: Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval:

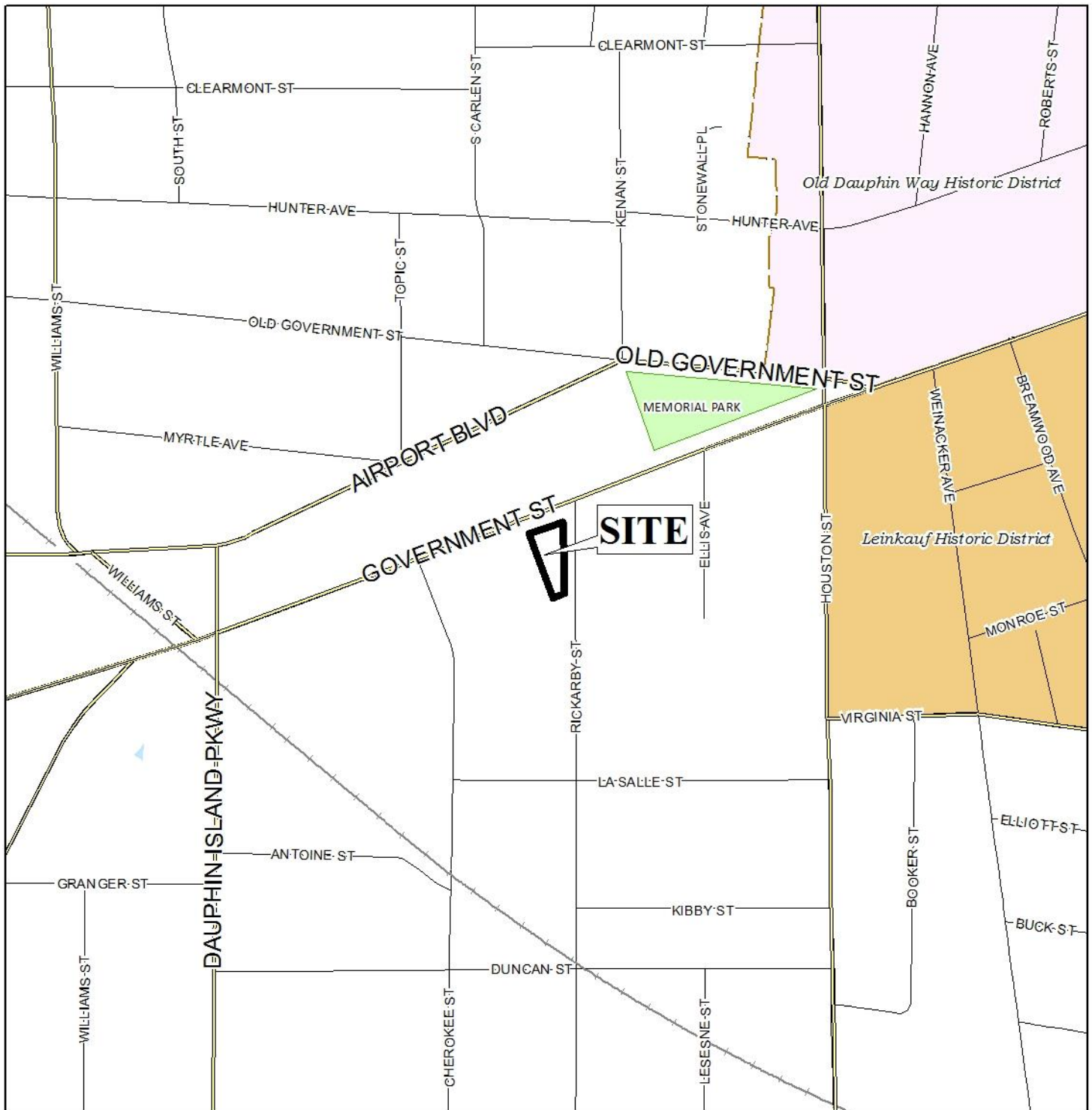
- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because there is commercial development currently operating in the area.

The Approval is subject to the following conditions:

- 1) coordination with the Planning and Zoning staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 2) certification of building soundproofing by an engineer at the time of permitting;
- 3) placement of a note on a revised site plan stating that all signage must be approved by the Mobile Historic Development Commission;
- 4) placement of a note on a revised site plan stating the hours of operation are limited to day-time only, with no overnight kenneling of pets to be provided;
- 5) placement of a note on a revised site plan stating that the operation is limited to no more than 30 dogs at any given time;
- 6) placement of a note on the site plan stating that any changes to the site plan or scope of operations will require a new Planning Approval;
- 7) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE SITE PLAN (sheet SP-1): 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 and paving 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. 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. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 8) placement of a note on the site plan stating the Traffic Engineering comments: *[Government Street (US Highway 90) is an ALDOT maintained roadway. With access to a side street and only 100 feet of frontage, direct access to Government Street for this site is highly unlikely. The site layout may still be achievable with the curb cut to Government Street omitted. 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. Therefore, the proposed Government Street curb cut should be coordinated with Traffic Engineering and ALDOT.];*
 - 9) revision of the site plan to relocate or eliminate the Government Street curb cut if not allowed to remain as proposed by Traffic Engineering and/or ALDOT;
 - 10) compliance with the Urban Forestry comments: *[A damaged Pecan tree is proposed for removal. Criteria for issuance of a tree removal permit: The tree is located in an area where a structure or improvement will be placed according to an approved plan. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, interferes with existing utility service, creates unsafe vision clearance or conflicts with other ordinances or regulations. 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.];*
 - 11) compliance with the 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)];*
 - 12) submission to and approval by Planning and Zoning of a revised site plan prior to the request for development permits; and
 - 13) full compliance with all municipal codes and ordinances.

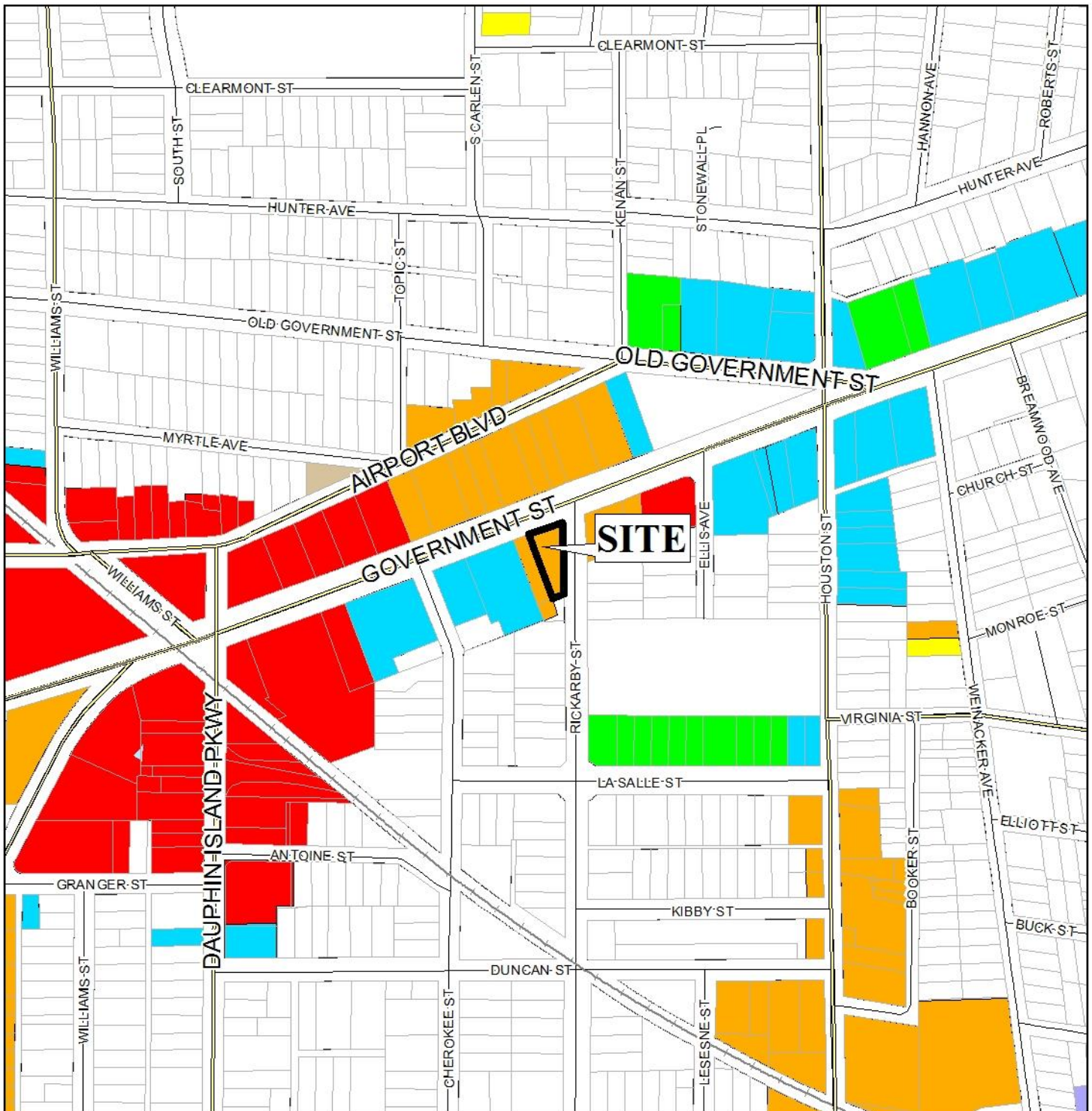
LOCATOR MAP



APPLICATION NUMBER 7 DATE November 7, 2019
 APPLICANT Downtown Hounds LLC
 REQUEST Planning Approval



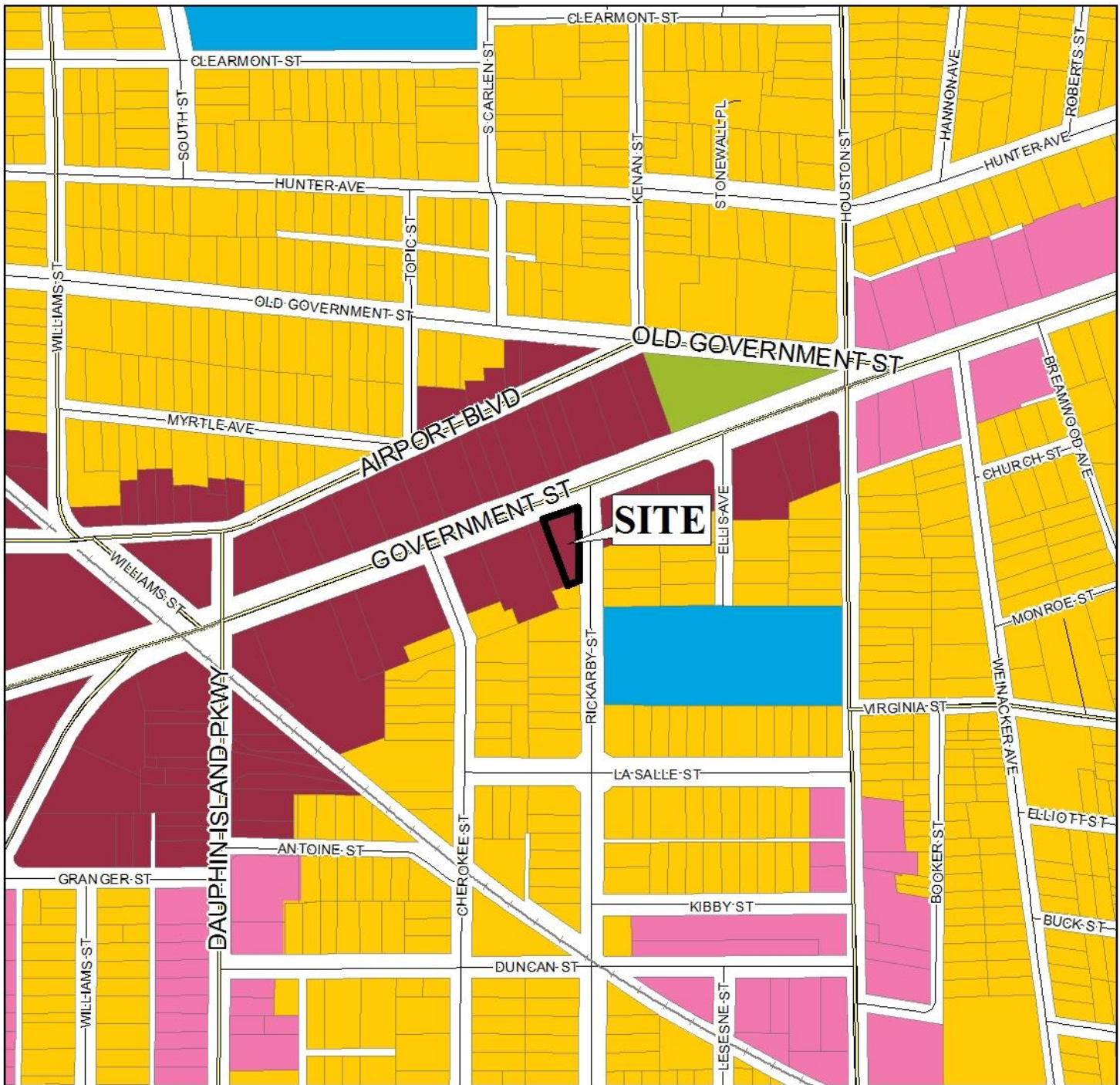
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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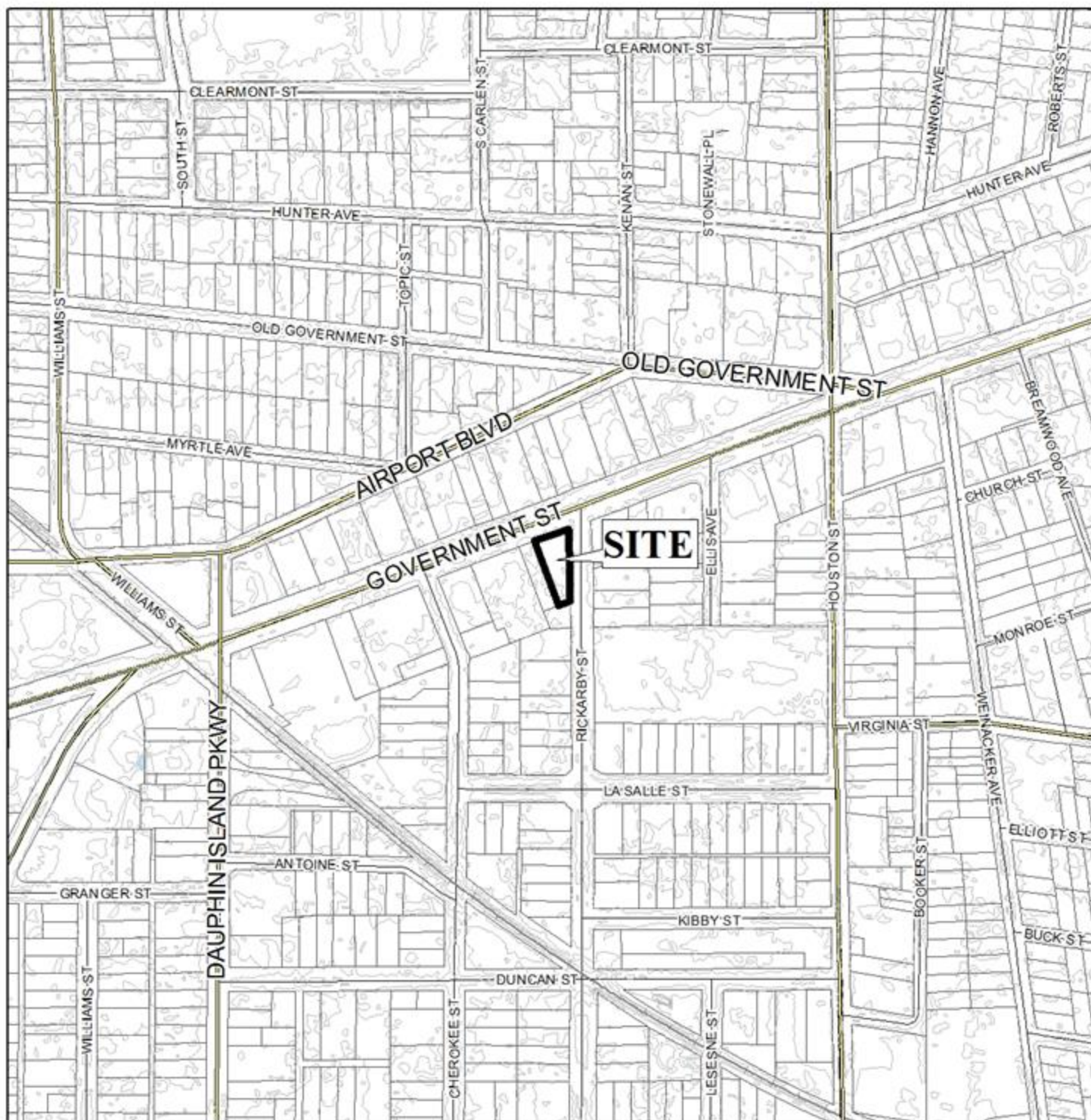
REQUEST Planning Approval

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



NTS

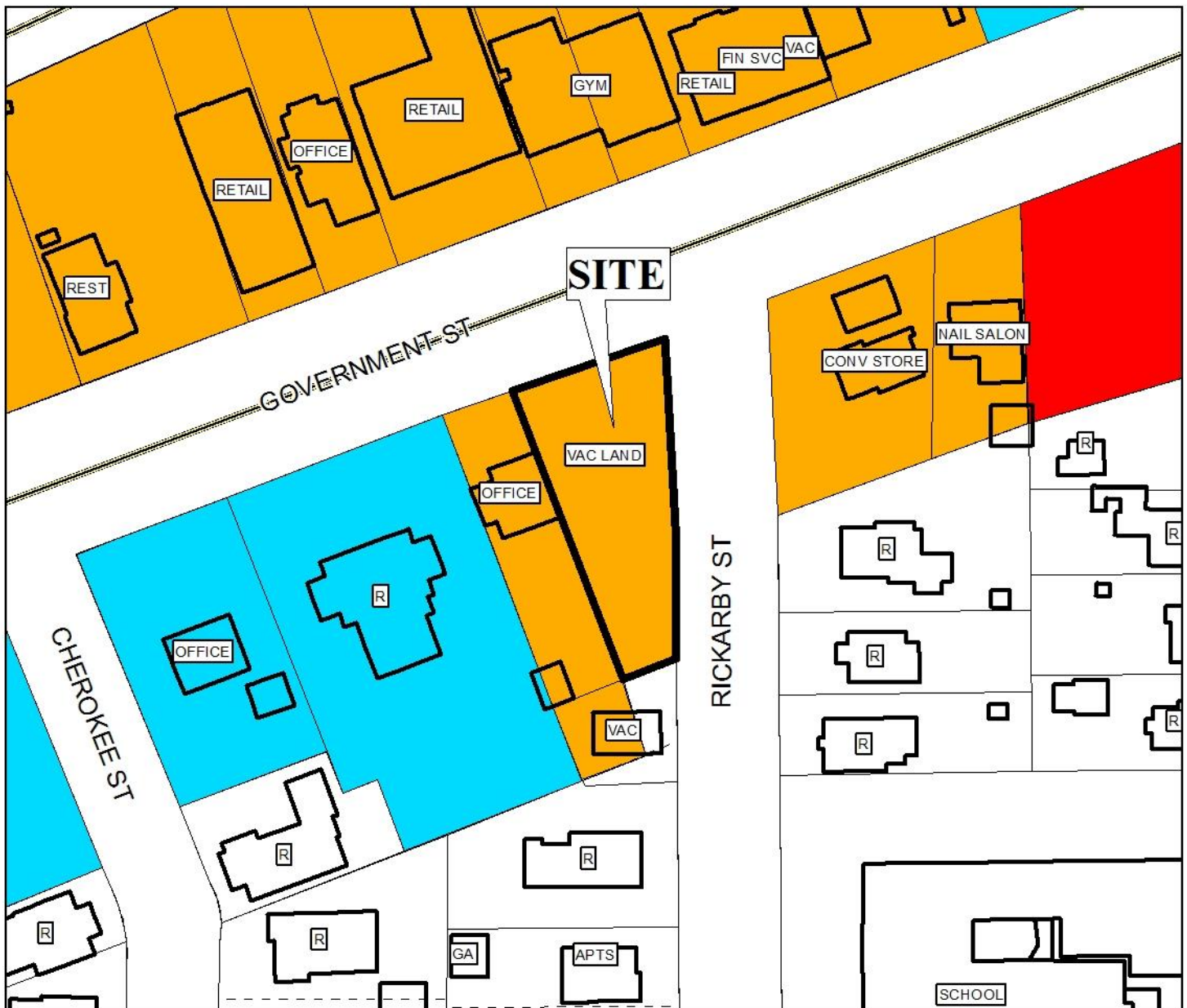
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the north, and residential units to the south.

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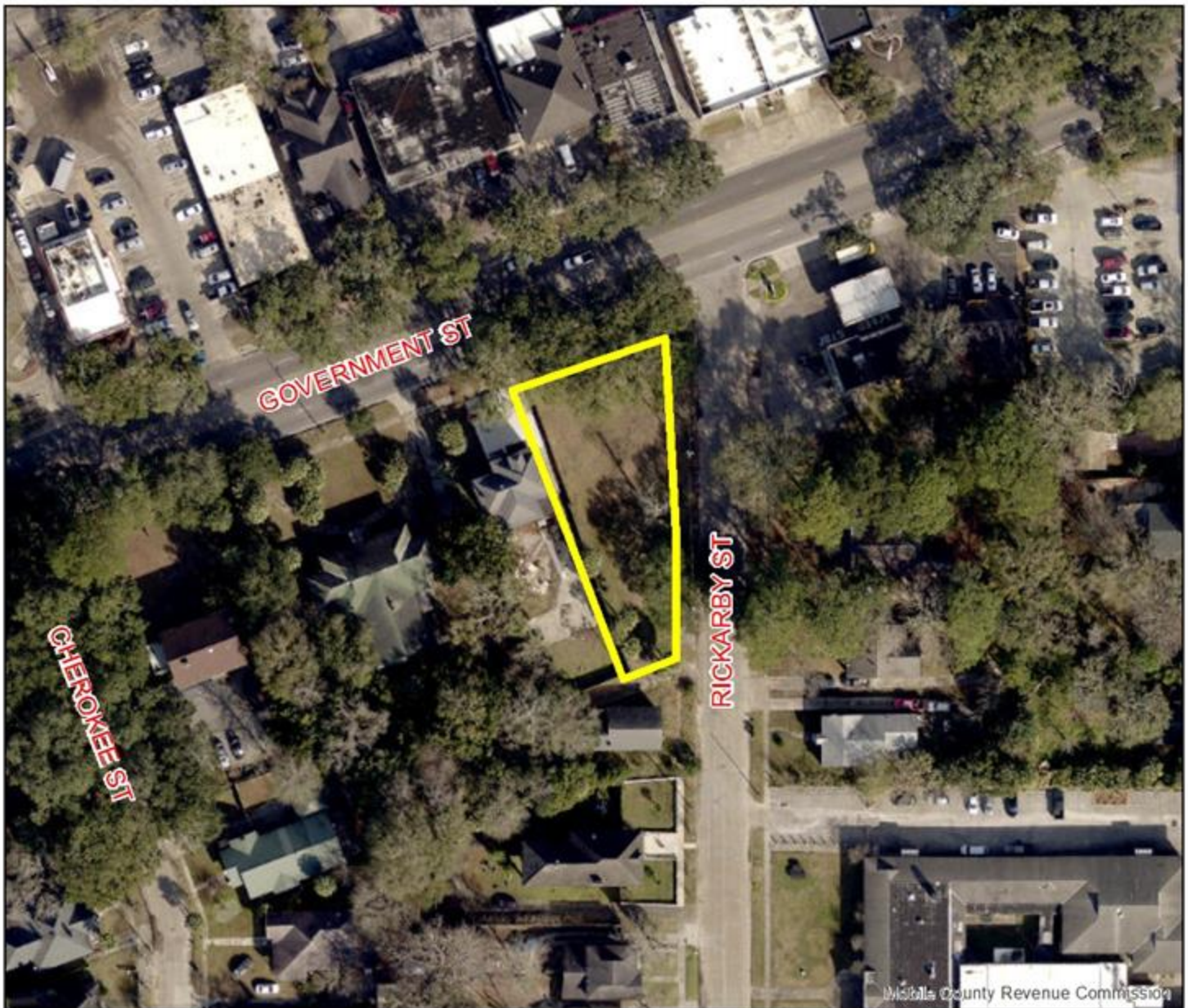
APPLICANT Downtown Hounds LLC

REQUEST Planning Approval

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 commercial units to the north, and residential units to the south.

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SITE PLAN



The site plan illustrates the proposed building, parking, setbacks, and fences.

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