

**PLANNING APPROVAL
STAFF REPORT****Date: October 3, 2019****NAME**

Les Robinson, LLC.

LOCATION412 South Broad
(Northwest corner of South Broad Street and Elmira Street).**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-2, Neighborhood Commercial District

AREA OF PROPERTY

0.98± Acre

CONTEMPLATED USE

Planning Approval to allow the operation of a mini self-storage facility in a B-2, Neighborhood Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not provided.

**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 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

The Trip Generation Manual contains estimations for “Mini-Warehouse” with limited data spanning from the 1970s to 2008. There is no distinction between the older style, drive-up 24-hour access type and the multi-story climate controlled limited-hours facility that is proposed. Parking on Broad Street will not be permitted, and if parking along Elmira Street were to become an issue, the City can install signs restricting parking to mitigate any problem.

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.

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 operation of a mini self-storage facility in a B-2, Neighborhood Business District.

The site has been given a Mixed Density Residential (MxDR) 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 designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and

other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant states:

Description: Lot 1, Broad-Elmira subdivision, resubdivision of Lot one, as per plat recorded in instrument #2019047276 of the probate court records of mobile county, Alabama.

Contemplated use and character of improvements: Owner wants to build a 3-story metal 21,422 sq.ft. climate control self-storage building. The property is zoned B-2 which requires permission for this use.

Plan consistency analysis: This property is currently zoned B-2 and is the North "bookend" of businesses along both sides of Broad Street running South to I-65. According to the conceptual "future land use map", this property is to be in a mixed density residential (MxDR) area. According to "Map of Mobile: Framework for Growth an MxDR area should offer a mix of single-family homes, townhouses, 2 to 4 residential unit buildings and midrise multifamily apartment buildings. MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses and other amenities that create a complete neighborhood fabric and provide convenient access to daily necessities. The applicant intends to construct a single structure, climate controlled storage facility. With the goal of so much of this area returning to mixed density residential, having a place to store personal items would be beneficial to the neighborhood. The building architectural have been approved by the Mobile Historic Development Commission and would fit in the neighborhood fabric. This type of use will have little impact on daily traffic in this area.

The submitted site plan illustrates the proposed 21,422 square foot three (3) story metal climate controlled storage building and eight (8) parking spaces, connected by a drive extending to Elmira Street. Planning Approvals are site plan and scope of operations specific; therefore, it should be noted that any changes to the approved site plan will require an amended Planning Approval. If approved, a note should be placed on the site plan stating this requirement. The site is also located within the Oakleigh Garden Historic District, and, as such, any requests for construction are subject to review by the Architectural Review Board. The subject site abuts R-1, Single-Family Residential Districts to the North, South, and West and B-2, Neighborhood Business Districts to the East and South.

The submitted site plan illustrates a non-compliant eight foot tall security fence along the North and West property lines. It also illustrates site coverage that exceeds the 50% maximum set by Section 64-3.E.2. of the Zoning Ordinance.

It is important to note, that at its meeting on July 16, 2009 the Planning Commission approved a subdivision requested by a previous owner of the subject property. This subdivision plat depicted a 10 foot minimum building setback along Broad Street and though it was noted within the conditions of approval that variances would be required for less than 25 foot setbacks, no note was required stating this on the Final Plat.

On May 16, 2019 the Planning Commission approved a revised subdivision request amending the curb cut restrictions previously placed on the subject property. Following this, on June 3, 2019 the applicant went before the Board of Zoning Adjustment and requested variances to allow an 8' security fence with building site coverage exceeding 50% and more than 64 square feet of signage in the Oakleigh Garden District in a B-2, Neighborhood Business District. After discussion, the Board voted to Holdover the request until the July 8th meeting, in order for the applicant to meet with representatives of the local community regarding the proposal. At the July 8th meeting, variance request failed to pass, thus requiring any future development to comply with current zoning standards.

During the most recent Subdivision and Variance application review processes, staff neglected to observe that a Variance from the Zoning Ordinance requirements would be necessary for the reduced setbacks, in addition to the Subdivision plat depicting setbacks reduced from the standard. Despite this previous oversight, the applicant will be required to either redesign the structure to comply with a standard setback along Broad Street, or seek approval from the Board to allow the reduced setbacks.

RECOMMENDATION

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

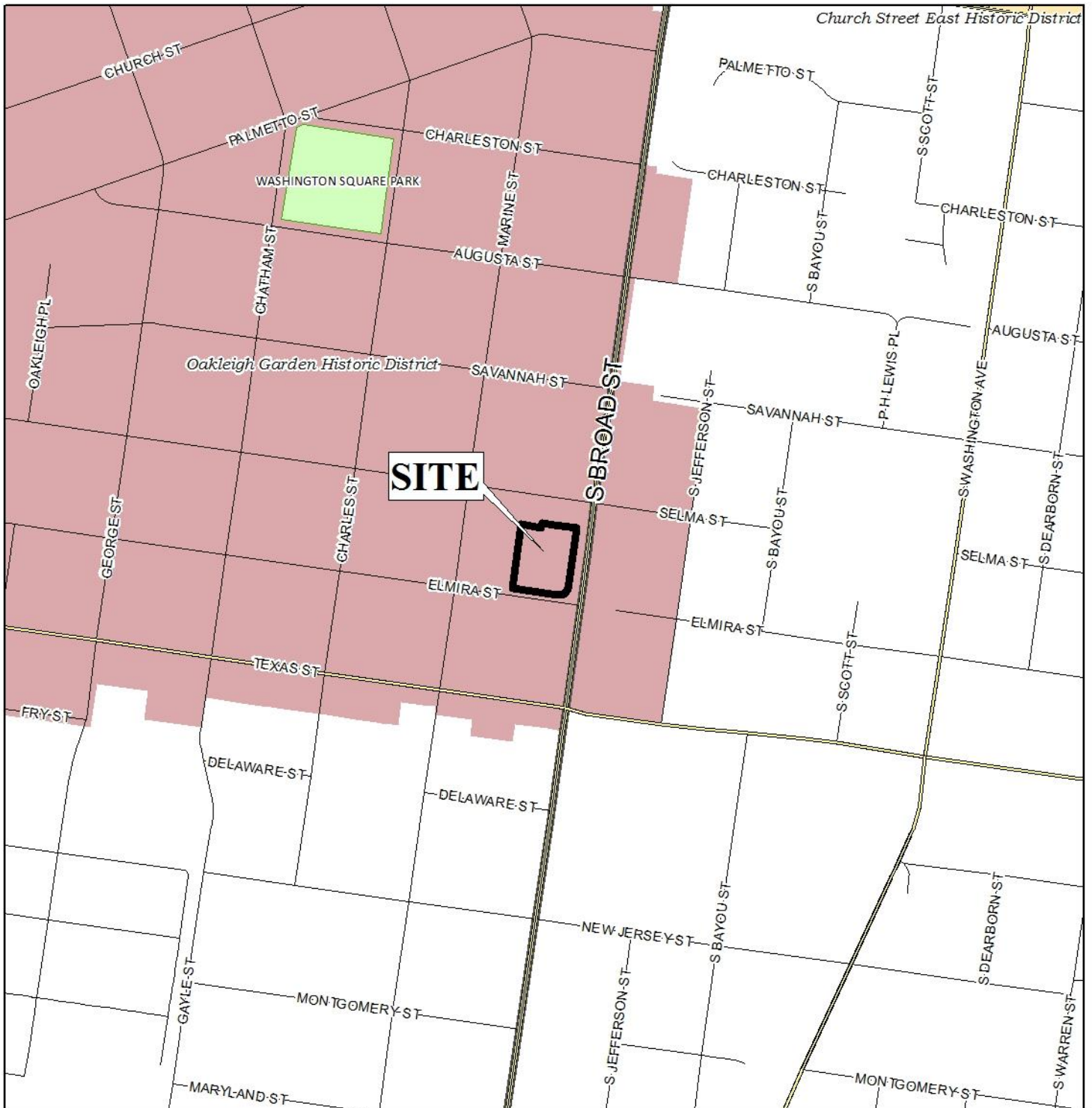
have no impact on any of those items due to the fact that no new structure is proposed in which persons will live or work;

- 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 the facility would have no negative impact on the current and allowed uses within the area.

The Approval is subject to the following conditions:

- 1) either approval of a variance for a reduced setback along Broad Street or redesign of the structure to comply with the standard Zoning Ordinance required setbacks;
- 2) 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;
- 3) provision of a revised site plan removing the non-compliant security fence and reducing the site coverage;
- 4) compliance with 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
- 5) compliance with Fire Department comments and placement of a note (*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).*

LOCATOR MAP



APPLICATION NUMBER 7 DATE October 3, 2019

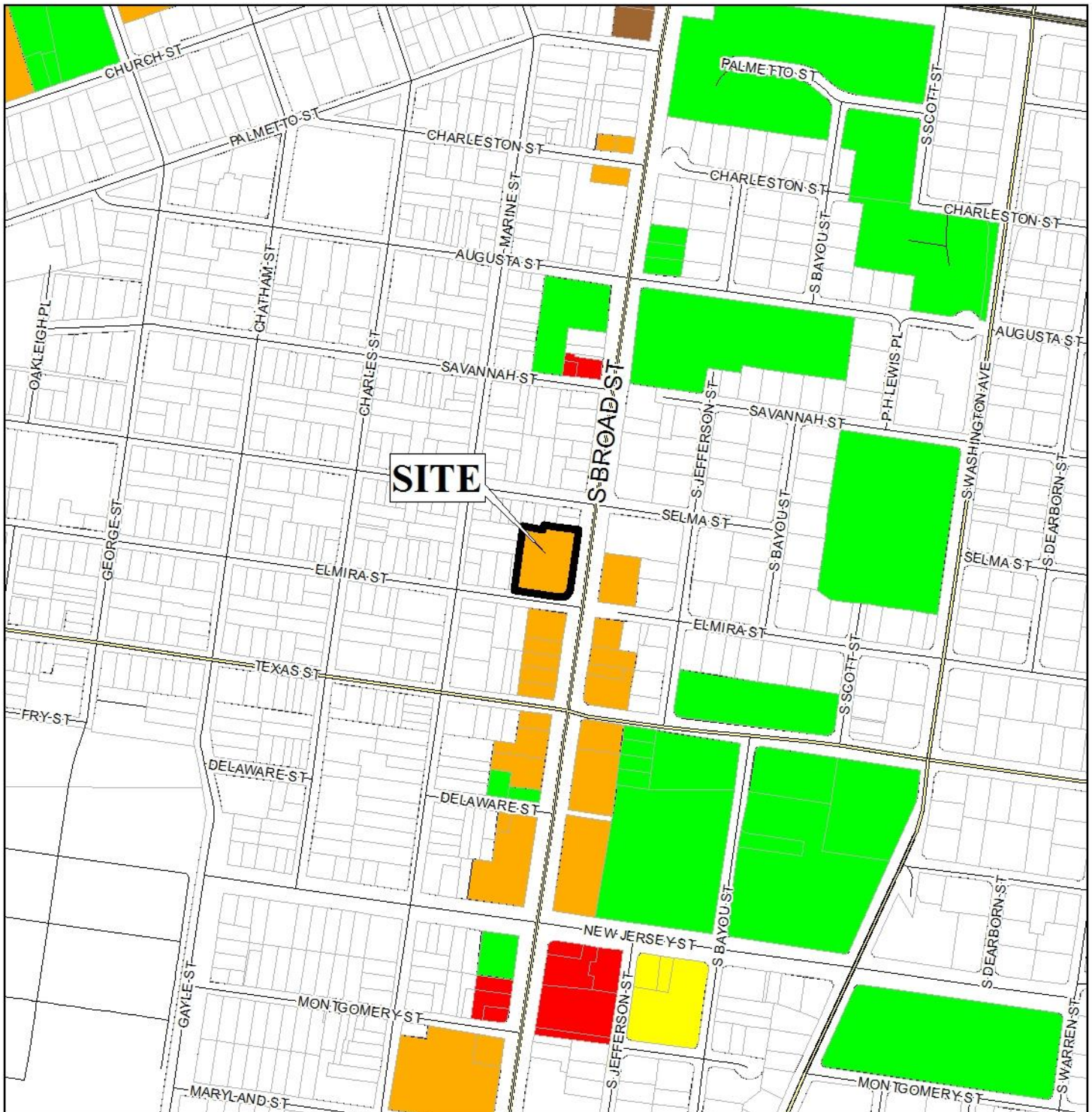
APPLICANT Les Robinson, LLC

REQUEST Planning Approval



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LOCATOR ZONING MAP



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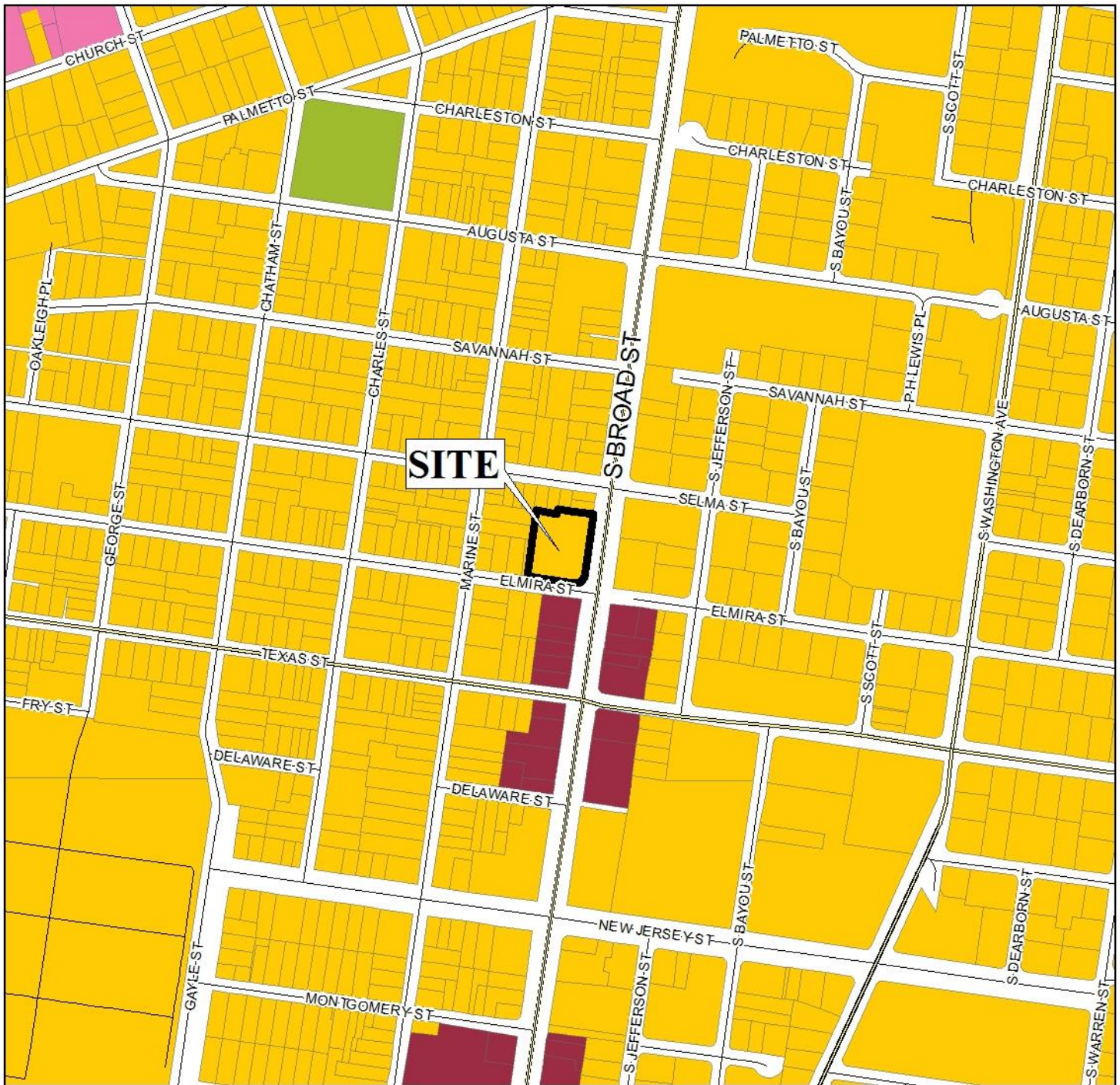
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FLUM LOCATOR MAP



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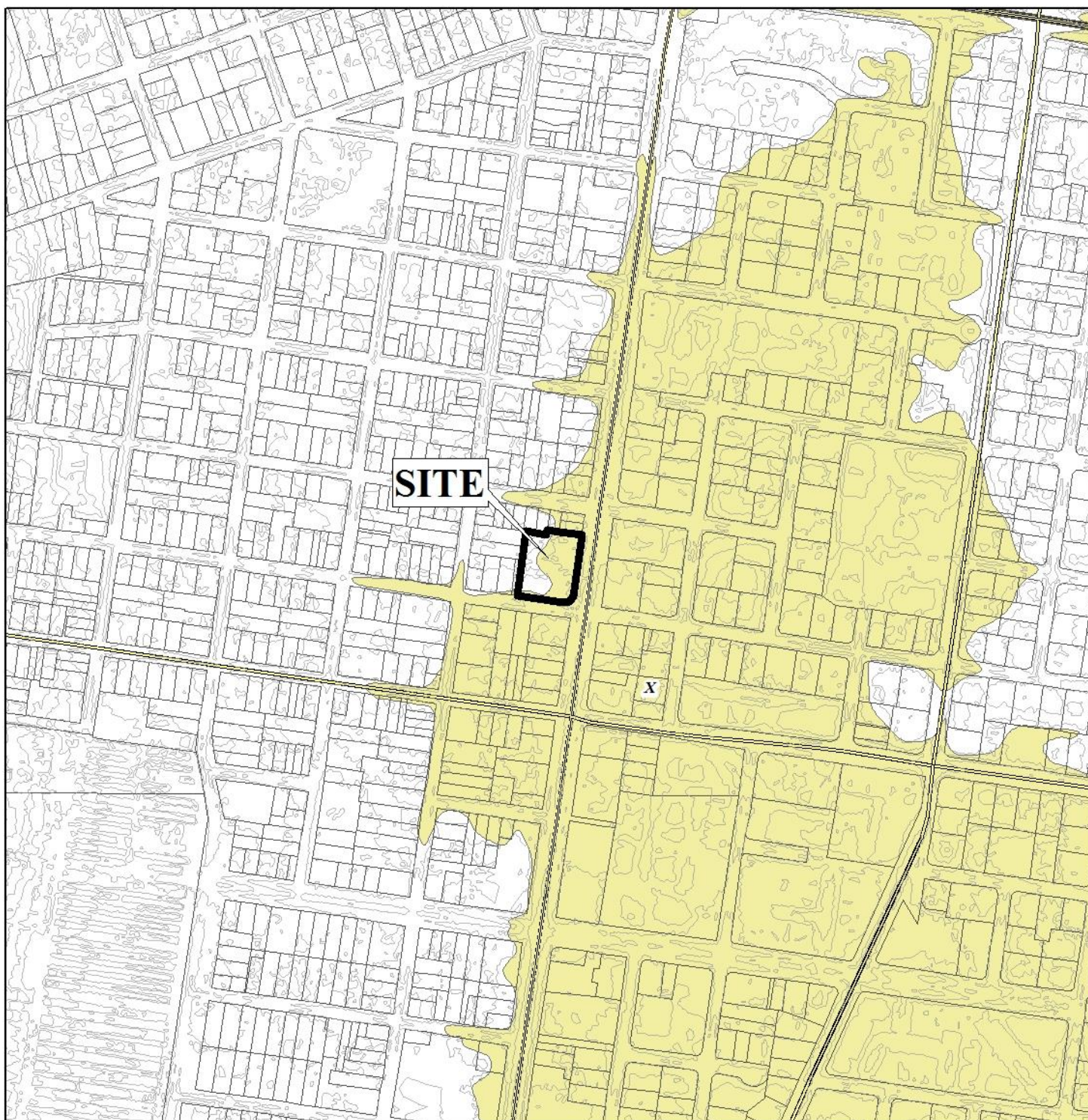
REQUEST Planning Approval

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	



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ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units with commercial units to the south.

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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 residential units with commercial units to the south.

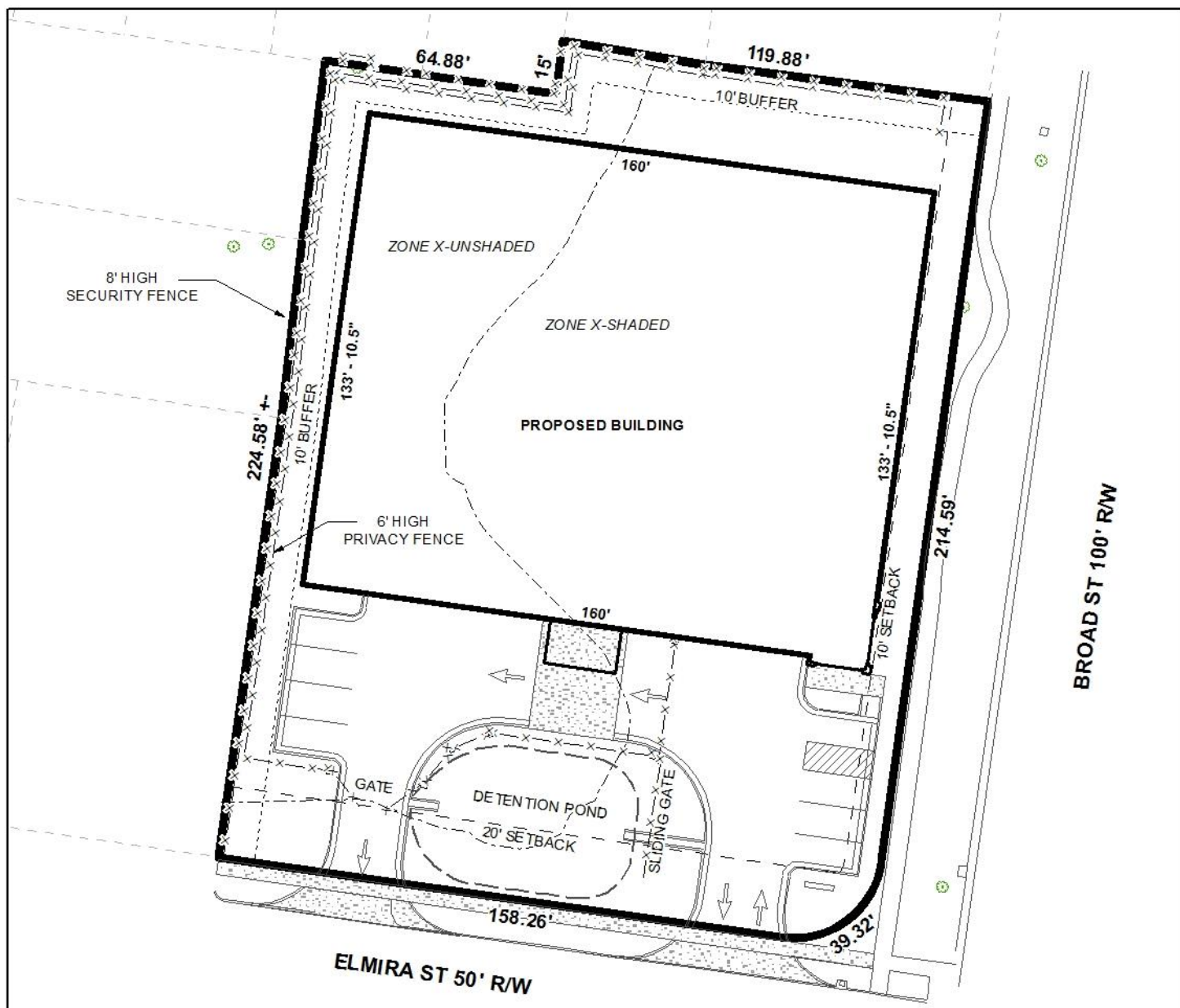
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SITE PLAN



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

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