

PLANNING APPROVAL STAFF REPORT**Date: May 20, 2021****NAME**

Spring Hill Animal Clinic

LOCATION4610 Spring Hill Avenue
(Northeast corner of Spring Hill Avenue and Carondolet Court).**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

0.63± Acres

CONTEMPLATED USE

Planning Approval to allow outdoor sitting and walking areas for a veterinary hospital in a B-2, Neighborhood Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

October 2021

**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 Permitting 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

No comment.

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 outdoor sitting and walking areas for a veterinary hospital in a B-2, Neighborhood Business District. Planning Approval is required for dog runs and other outdoor areas associated with veterinary clinics.

The subject site has historically been used as a restaurant, and a retail clothing and alterations business. It appears that the site most recently has been utilized as a church.

The site is bounded on to the East and West by B-2, Neighborhood Business District properties that are utilized as car repair and car parts sales, respectively. To the North, is an apartment complex zoned R-3, Multiple Family Residential District. To the South, across Spring Hill Avenue, is the Springhill Swim Club, which is zoned R-3.

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 veterinary clinic, must be submitted for Planning Approval review.

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:

#4 Project Description:

This project consists of mainly interior renovations to an existing building to accommodate a veterinary clinic currently located at 3488 Springhill Avenue. Whereas a veterinary clinic is allowed "by right" in B-2 zoning, any outside fenced in areas, as shown on the attached site plan, requires planning approval. The fenced in area is not a "dog run" per say, but a post-surgery recovery area where dogs will be brought out on a leash to be able to move around, use the bathroom, etc. Animals will not be unattended due to just having had surgery. A second fenced in area is by the outdoor patio and will be used by customers to sit with their animals while waiting to be seen for their appointment. Surrounding properties are zoned B-2, B-3, B-1 and R-3.

The hours of operation for the clinic are Mon-Thur from 8am to 5:30pm; therefore, no animals will be outside during evening, night time, and weekend hours.

Time schedule is to start construction as soon as all permits have been obtained and to finish approx. in October of 2021.

#5 Plan Consistency Analysis:

- 1. The proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it utilizes an existing building, which has been vacant for quite some time, as well as the existing parking lot and green space.*
- 2. The proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because a vacant building will be “re-purposed” to house an existing, thriving veterinary business.*
- 3. The proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land), because the site already contains an existing building and is located within a developed area.*
- 4. The proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained.*
- 5. The proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project is within an existing developed area.*
- 6. The proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.*

As the applicant states, one of the proposed outdoor areas (409± square feet) is not for animals who are being boarded to roam freely, but rather for animals who are recovering from surgery and are being supervised. This area will be at the rear of the clinic, and will be approximately 60'± from the property line shared with the apartment complex. A second outdoor area (269± square feet) is to be utilized by animals and their owners waiting for an appointment, and is proposed to be located on the front of the clinic.

The hours of operation are proposed as Monday thru Thursday, 8:00 AM to 5:30 PM, thus the development will have limited impact on the residents in the apartment complex.

RECOMMENDATION

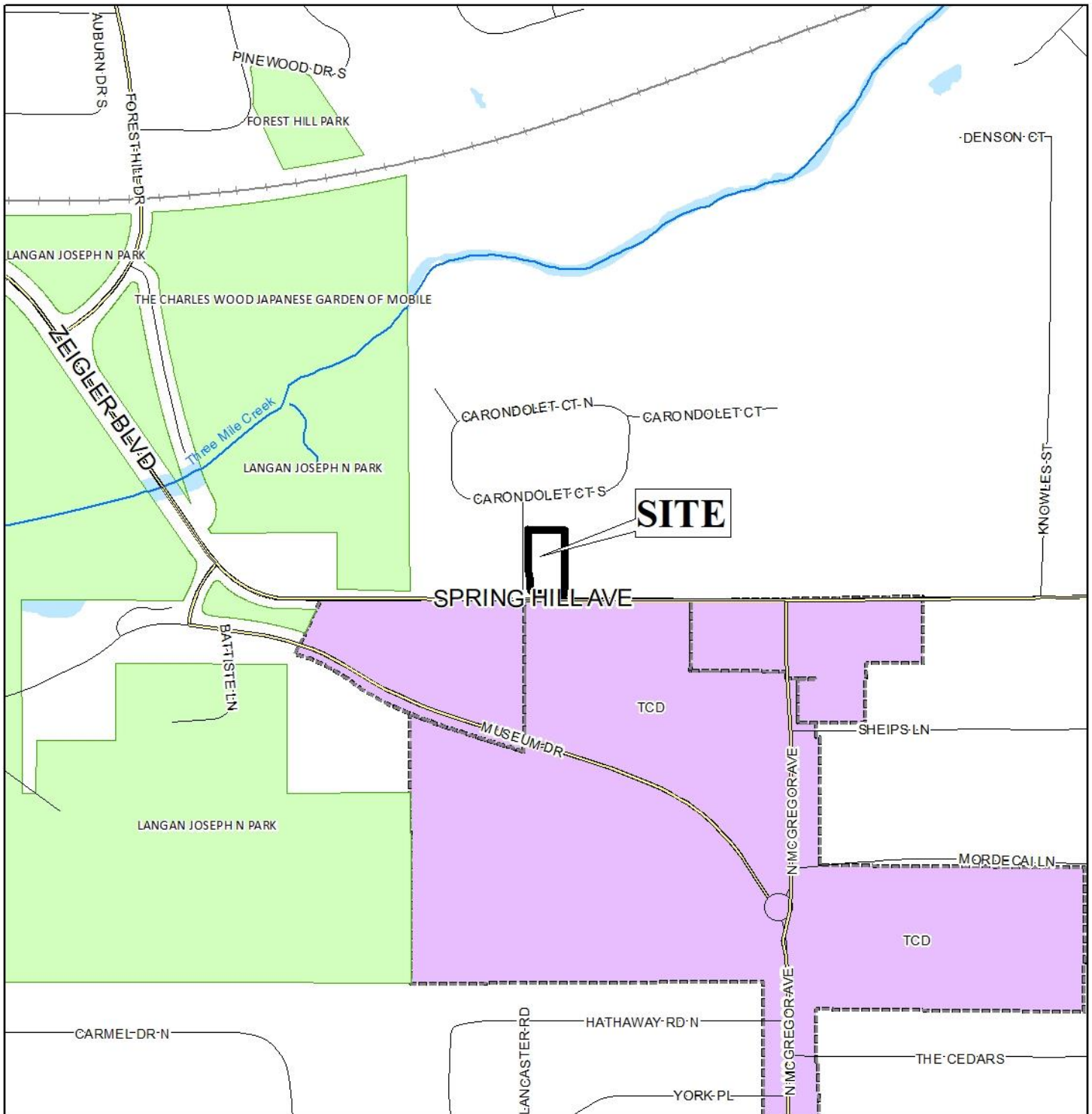
Planning Approval: Staff recommends the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is an existing commercial development;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the site is an existing commercial development; 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 hours of operation are such that it will have limited impacts on nearby residents.

Recommended for Approval, subject to the following conditions:

- 1) Hours of operation are limited to Monday thru Thursday, 8:00 AM to 5:30 PM;
- 2) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



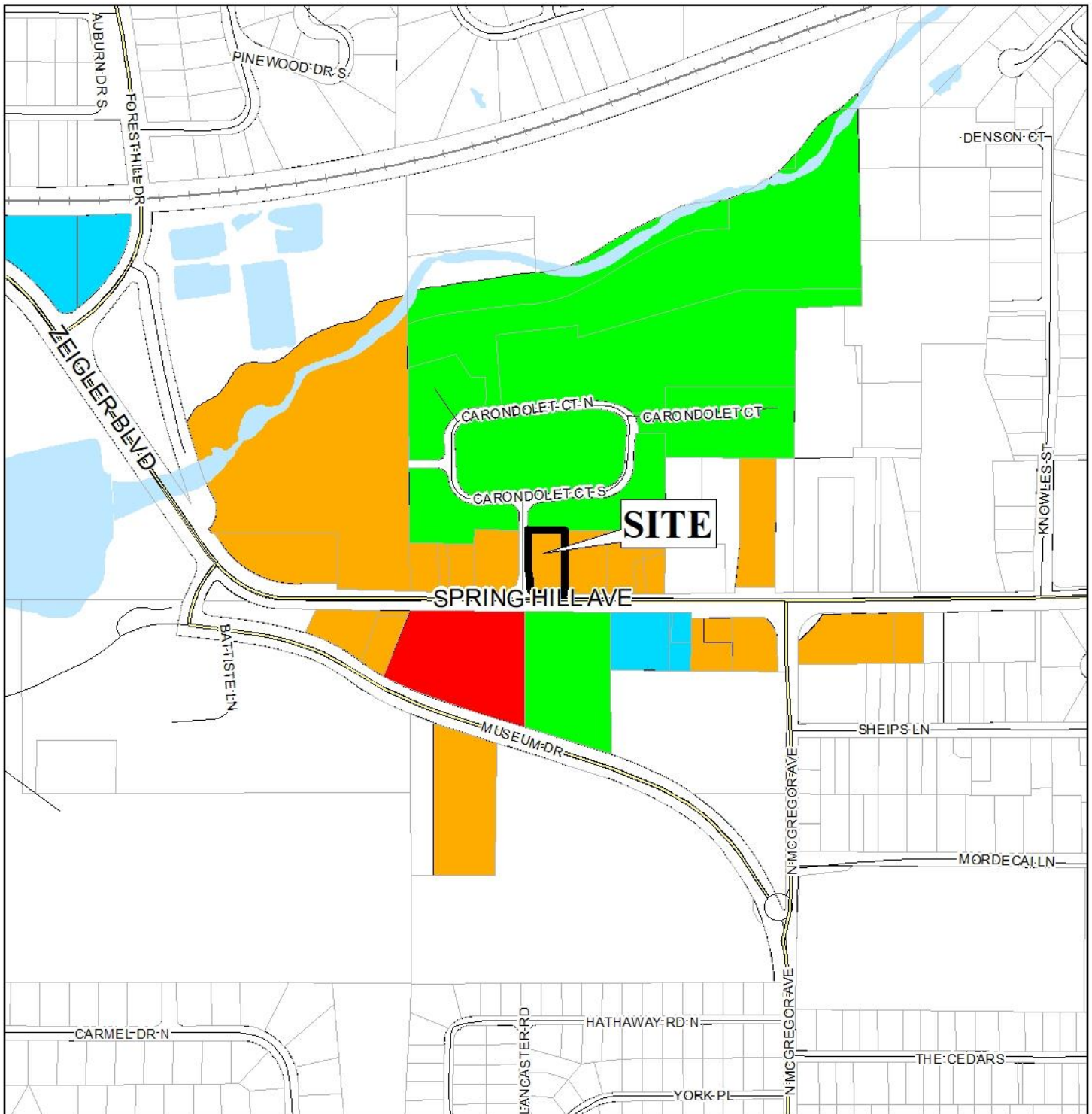
APPLICATION NUMBER 7 DATE May 20, 2021

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LOCATOR ZONING MAP



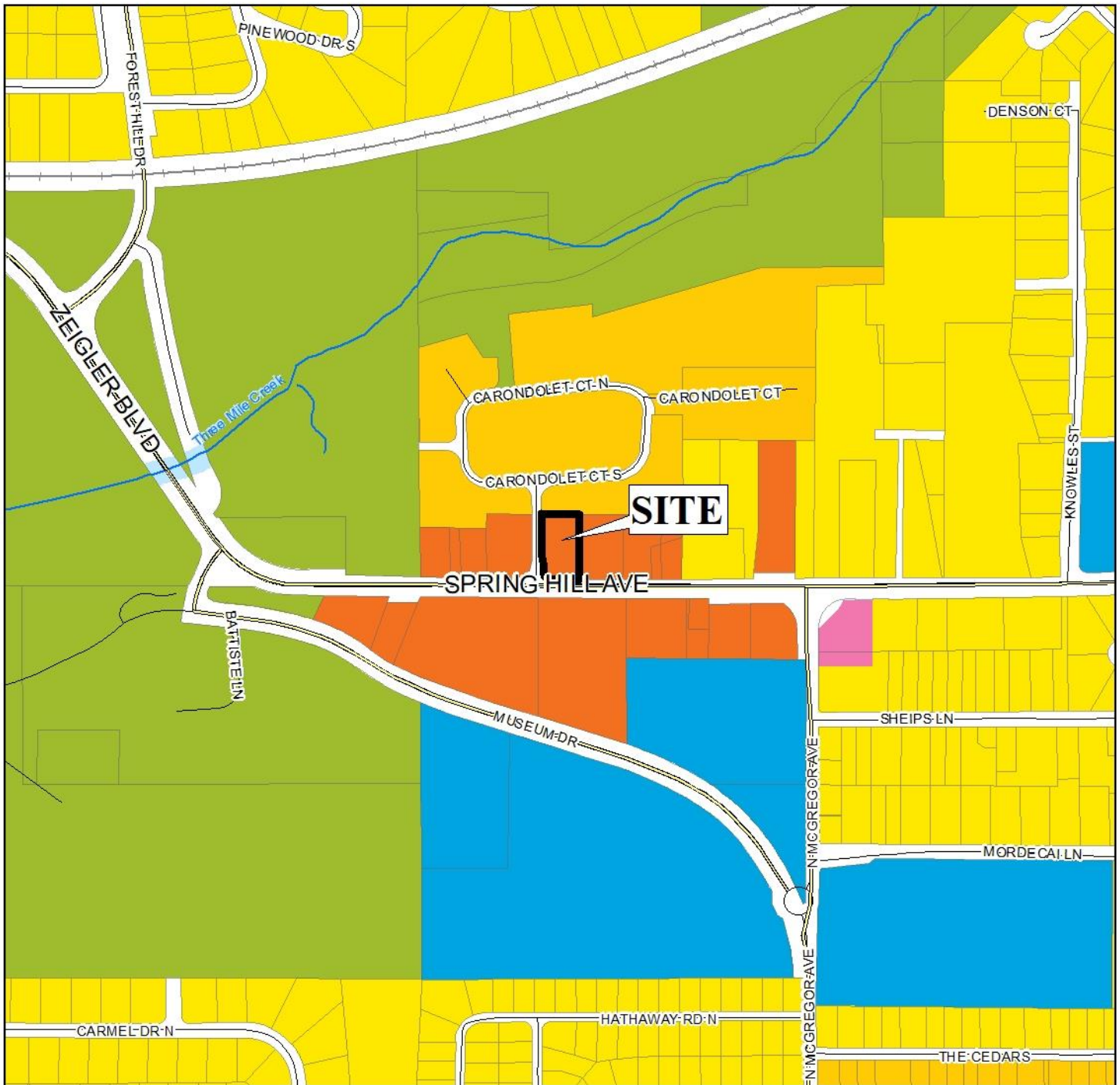
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FLUM LOCATOR MAP



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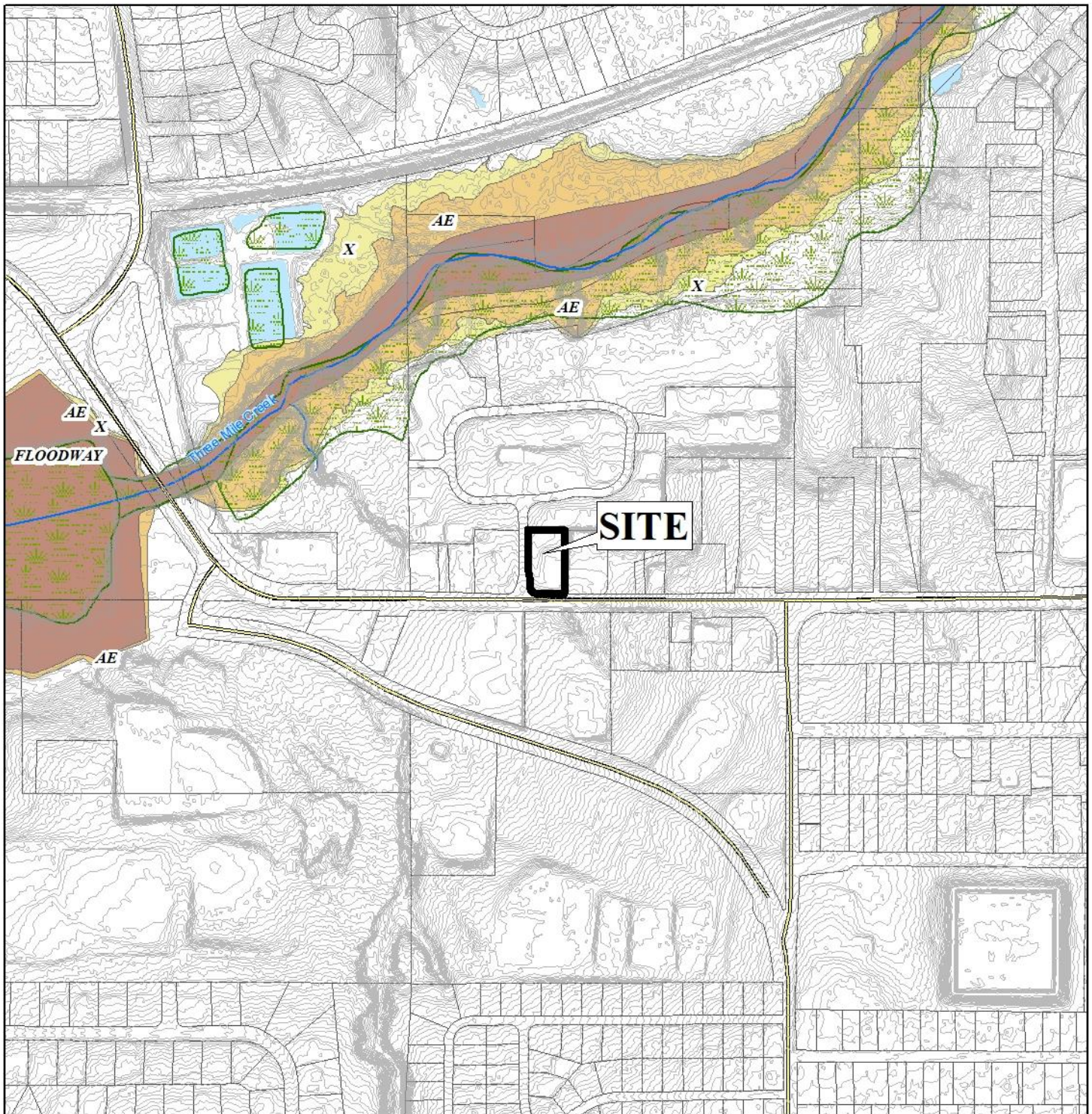
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



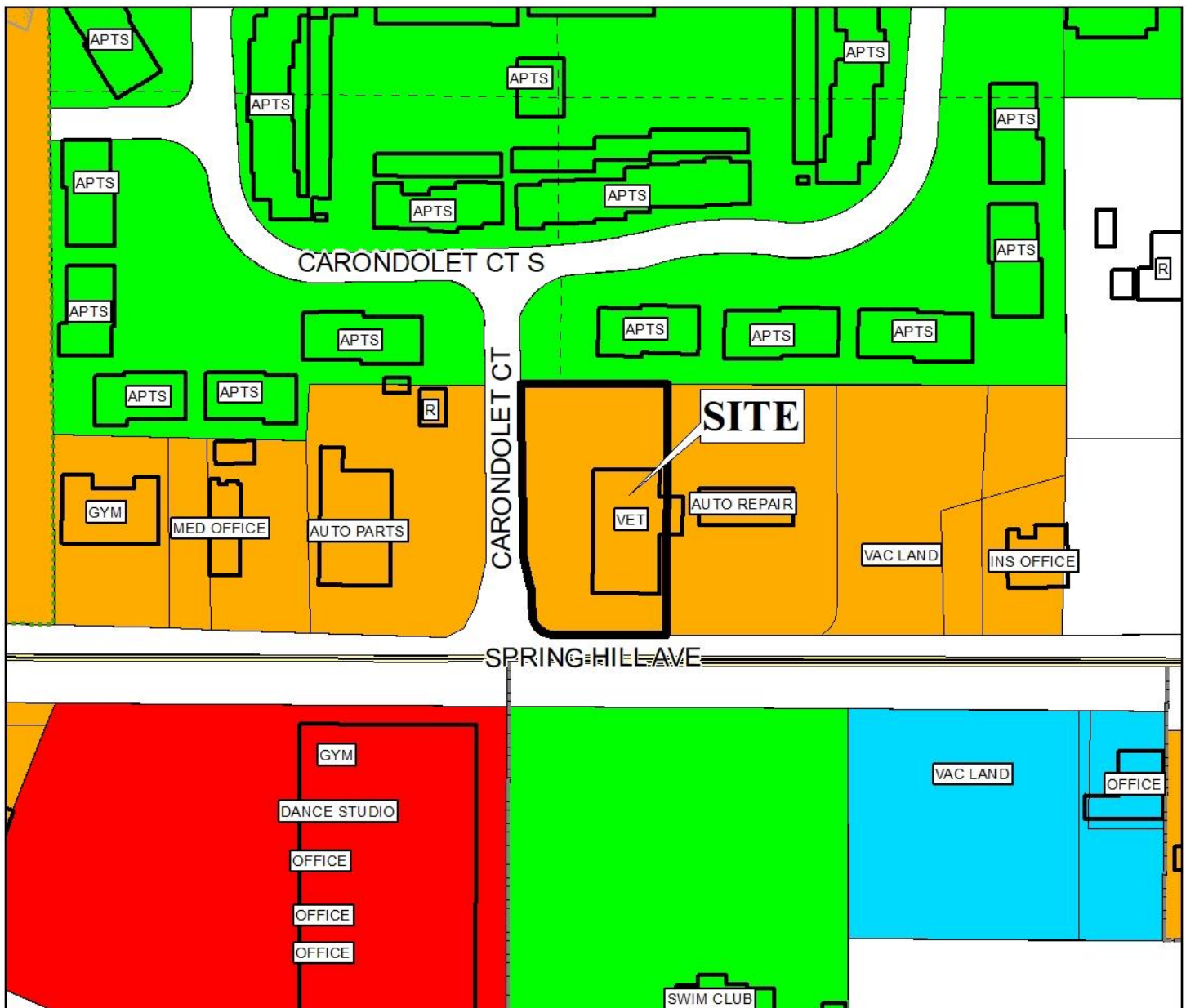
APPLICATION NUMBER 7 DATE May 20, 2021

APPLICANT Spring Hill Animal Clinic

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by apartments, single family residential units, commercial units, medical offices, and vacant lands.

APPLICATION NUMBER 7 DATE May 20, 2021

APPLICANT Spring Hill Animal Clinic

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 apartments, single family residential units, commercial units, medical offices, and vacant lands.

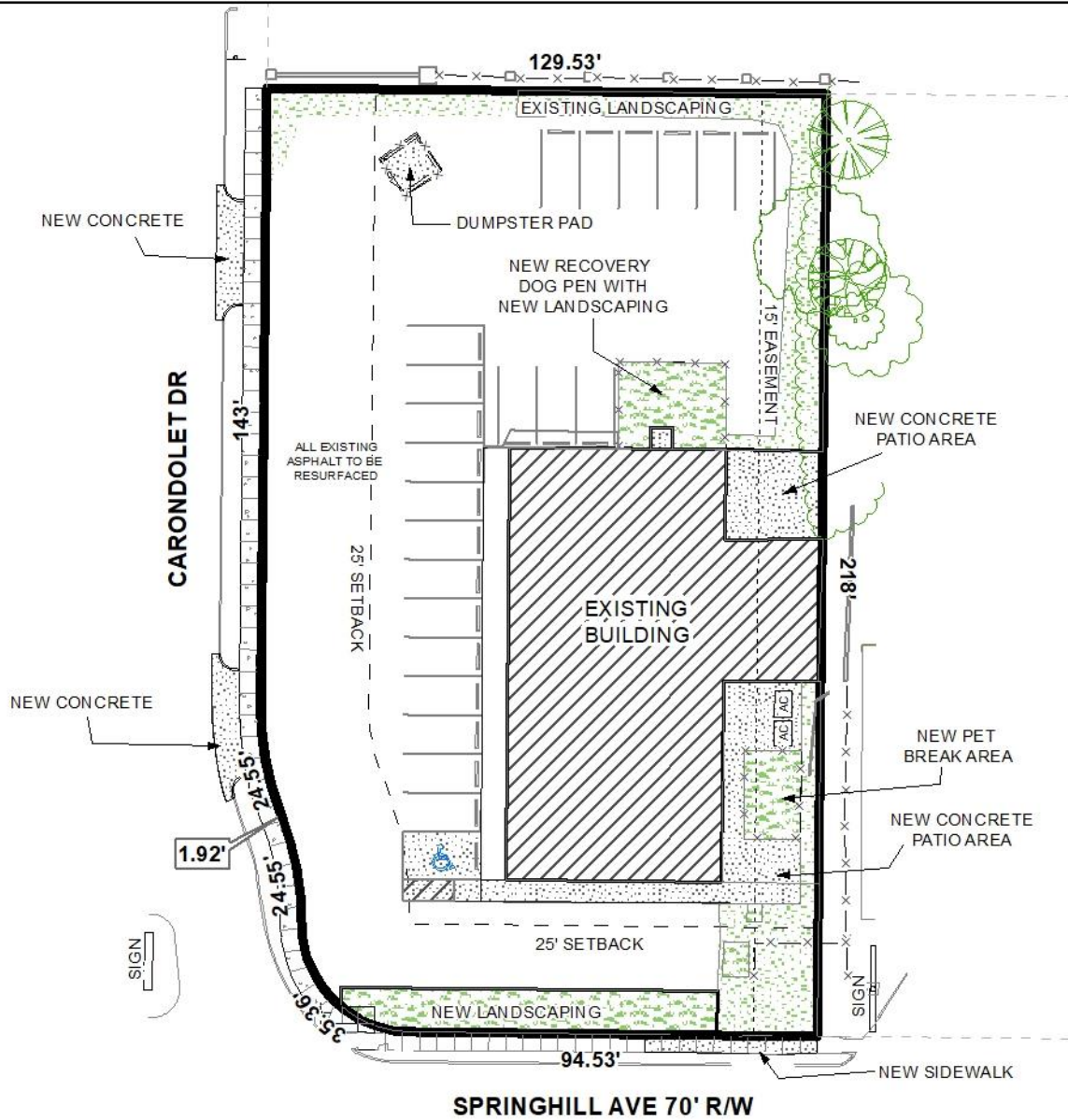
APPLICATION NUMBER 7 DATE May 20, 2021

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REQUEST Planning Approval



SITE PLAN



The site plan illustrates an existing setback, easement, building and landscaping. As well as proposed landscaping, concrete surfaces, and fenced areas.

APPLICATION NUMBER 7 DATE May 20, 2021

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