

**PLANNING APPROVAL STAFF REPORT****Date: June 1, 2017****NAME**

Realty Holdings, III, LLC

**LOCATION**165 West I-65 Service Road North  
(Southwest corner of West I-65 Service Road North and  
Zimlich Avenue.)**CITY COUNCIL  
DISTRICT**

District 7

**PRESENT ZONING**

B-1, Buffer Business District

**AREA OF PROPERTY**

1 Lot / 0.24 ± Acres

**CONTEMPLATED USE**Planning Approval to allow a bank in a B-1, Buffer  
Business District.**TIME SCHEDULE  
FOR DEVELOPMENT**

Site is developed.

**ENGINEERING  
COMMENTS**

No comments.

**TRAFFIC ENGINEERING  
COMMENTS**

Preliminary site plan does not accurately illustrate adequate ADA handicap parking. An accessible aisle is required adjacent to and the full length of the space. No additional driveway is illustrated and no drive-thru is proposed, therefore traffic has no objection to the use at this location.

**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 a bank in a B-1, Buffer Business District.

This site appeared before the Planning Commission at its April 1, 1993 meeting, and was the subject of a re-subdivision approval for two legal lots, and approval for rezoning from R-1,

Single-Family Residential District, to B-1, Buffer Business District. Rezoning of the site was adopted by City Council at their May 11, 1993 meeting with the following conditions: 1) denial of access to Zimlich Avenue; 2) the provision of a 3' high berm heavily landscaped along the North property line; and, 3) compliance with all municipal codes and ordinances. The site is developed and the applicant wishes to operate a bank in a B-1, Buffer Business District; the Zoning Ordinance requires Planning Approval from the Planning Commission to operate a bank in a B-1, Buffer Business District.

The site has been given a Mixed Commercial Corridor 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 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 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 hazards; 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 is surrounded by properties zoned LB-2, Limited-Neighborhood Business District, to the North; B-3, Community Business District, to the East across I-65; R-1, Single-Family Residential District, to the West and B-1, Buffer Business District to the South. Offices providing financial services occupy several adjacent properties to the South; however, such uses are allowed by right in a B-1, Buffer Business District whereas banks, specifically, require at

least a T-B, Transitional Business District, or B-2, Neighborhood Business District, classification to operate by right.

No narrative justifying the use of the property as a bank was provided to Staff, but it appears the site is part of a three-lot, three-building development for general office uses. Each lot is developed individually, and there is no shared access between lots.

The site plan illustrates an existing two-story building with two-way driveway access to West I-65 Service Road North, ten parking spaces, trees, and landscaping. Unfortunately the site plan is not to scale; therefore, Staff cannot determine compliance with two-way driveway accessibility requirements, parking stall dimensions, or tree planting requirements. No landscaping information was provided; therefore, Staff also cannot determine the site's compliance with landscaping requirements. However, one may assume that the site was developed according to the regulations in place at the time of development. If approved, submission of an appropriately scaled site plan illustrating compliance with Sections 64-4.E.3. and 64-6.2. of the Zoning Ordinance should be required. Compliance with the Americans with Disabilities Act (ADA) and the latest International Building Code (IBC) requirements concerning van accessible parking should also be required, if approved.

It should be noted that Google Street View images from June 2015 show the site appears to be in compliance with the aforementioned conditions of rezoning with respect to the required 3' berm along the North property line, and trees have been planted atop the berm; however, there may be concern with regards to whether or not this satisfies the descriptive "heavily landscaped" modification of this condition. If approved, the site plan should be revised to illustrate the required berm.

The site abuts an R-1, Single-Family Residential District, to the West, thus requiring a protection buffer per Chapter 64-4.D.1. of the Zoning Ordinance. Google Street View images, also from June, 2015, do not show any such buffer and one is not illustrated on the site plan. Trees do exist between the two districts, but not in such a way to satisfy this requirement; therefore, if approved, an appropriate protection buffer in the form of a wall, wooden privacy fence, or the inclusion of a screen planting strip is recommended to ensure compliance with the aforementioned protection buffer requirements, and should be illustrated on a revised site plan.

A dumpster is not depicted on the site plan and one is not clearly visible in recent aerial photos. Any dumpster placed on the property must be in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance and must be illustrated on a revised site plan(s); or, placement of a note on the revised site plan stating that curbside pickup will be utilized will be acceptable.

A photometric plan is not required due to the limited scope of the project, however any new site lighting is to comply with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

With respect to the Future Land Use Plan and Map, the Mixed Commercial Corridor designation mostly applies to transportation corridors west of U.S. Interstate 65 serving primarily low-density (suburban) residential neighborhoods. Mixed Commercial Corridors include a wide

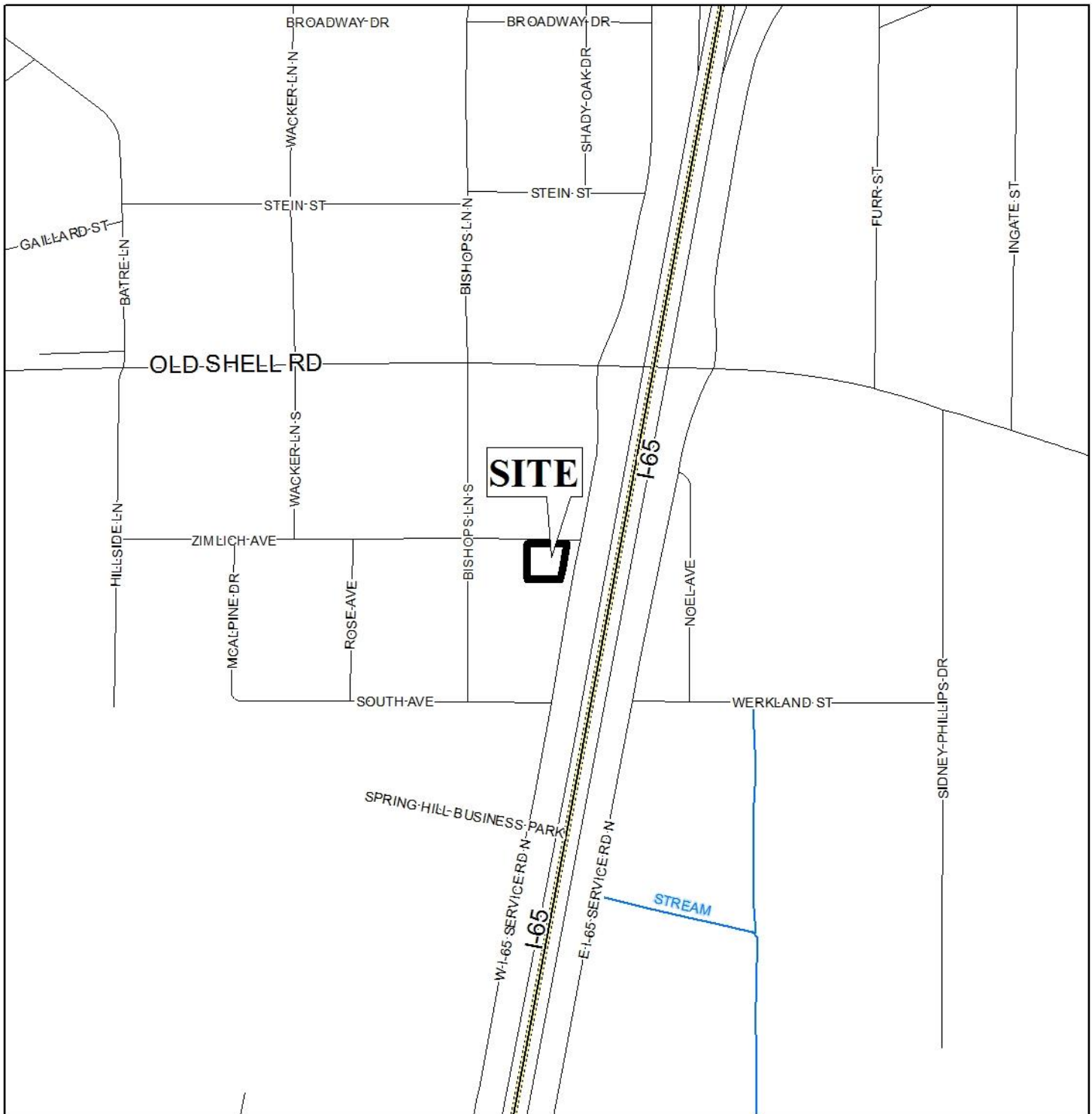
variety of retail, services and entertainment uses. The designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor, with specific intentions for development and redevelopment. At this time, however, the subject site as it exists would seemingly satisfy the overarching intent of providing service(s) to its low-density locality; especially with regards to proposed banking services. Moreover the site plan, while rudimentary, does not propose any redevelopment of the property that would negatively impact the broader intents of its land use designation; e.g. the inclusion of drive-thru banking services and its impact on traffic.

## **RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this request is recommended for Holdover to the July 6, 2017 meeting, with revisions submitted by June 8, 2017, to allow the applicant to address the following:

- 1) submission of a narrative justifying the proposed use of the property;
- 2) submission of a revised, scaled site plan;
- 3) revision of the plan to illustrate compliance with Sections 64-4.E.3. and 64-6.2. of the Zoning Ordinance regarding tree and landscaping requirements;
- 4) revision of the plan to illustrate ADA and International Building Code compliance regarding accessible parking;
- 5) revision of the plan to illustrate an appropriate protection buffer in the form of a wall, wooden privacy fence, or the inclusion of a screen planting strip; and,
- 6) revision of the plan to illustrate a dumpster in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the plan stating curbside pickup will be utilized.

# LOCATOR MAP



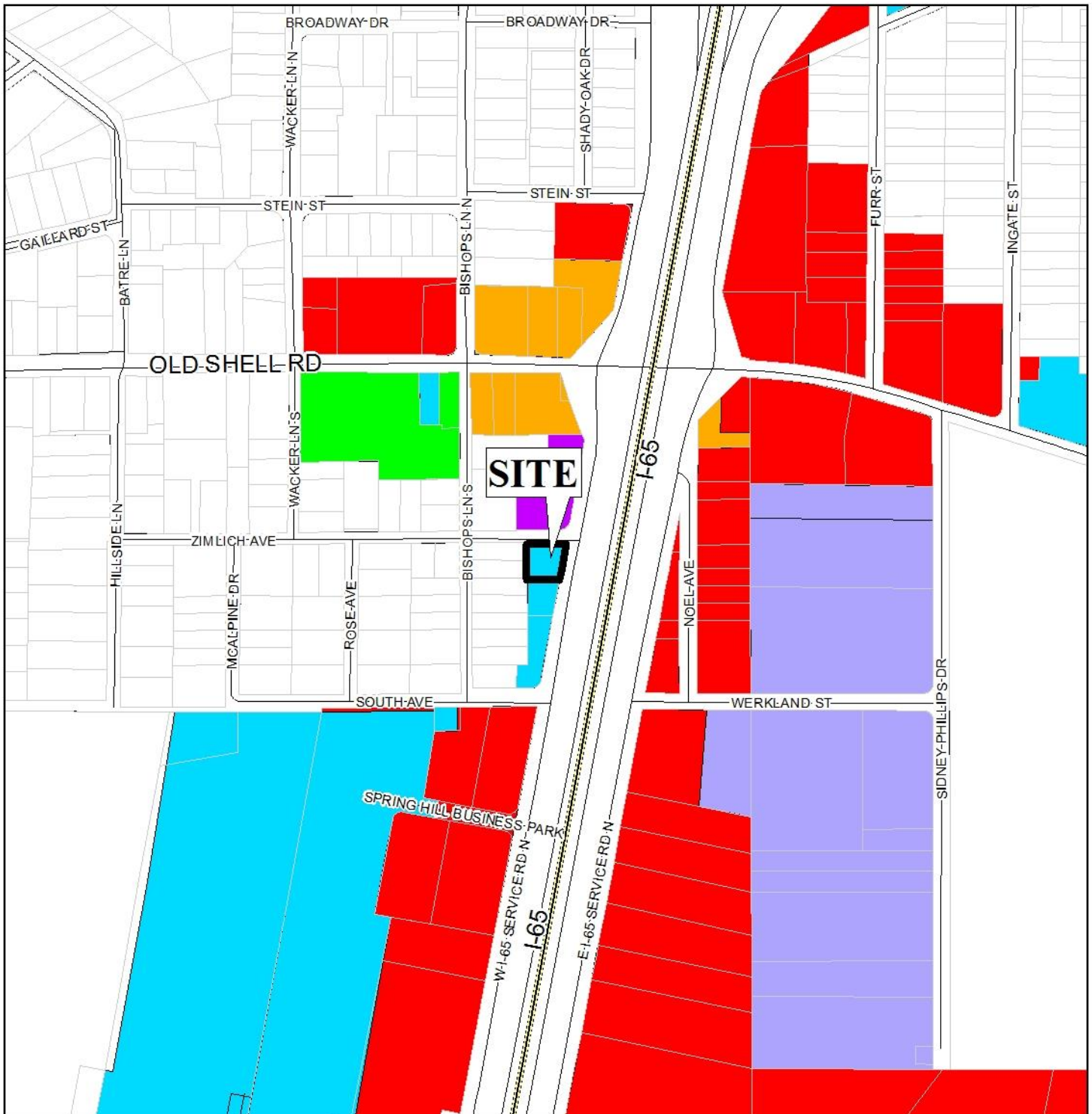
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# LOCATOR ZONING MAP



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west, and commercial units to the east.

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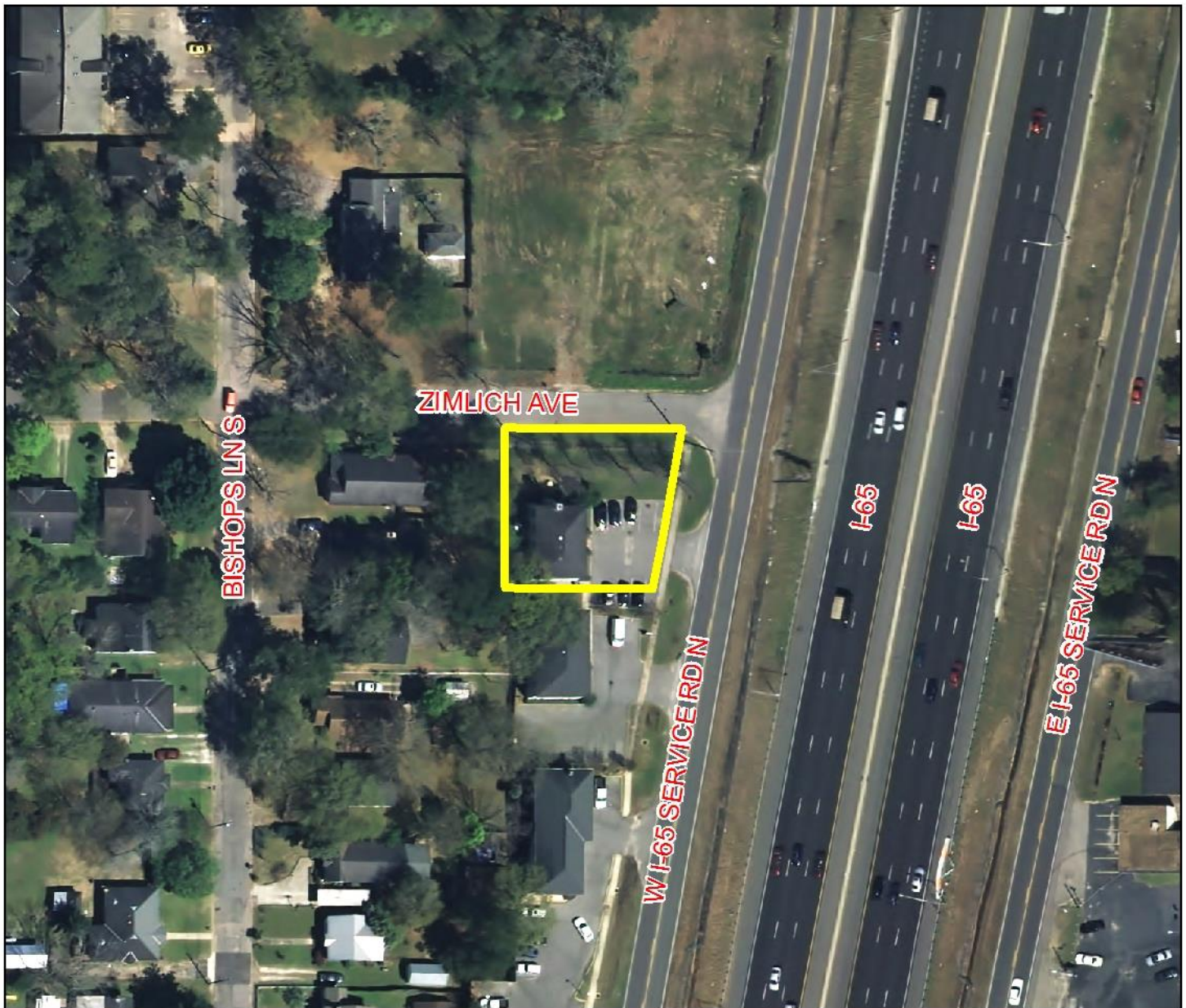
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units to the west, and commercial units to the east.

APPLICATION NUMBER 7 DATE June 1, 2017

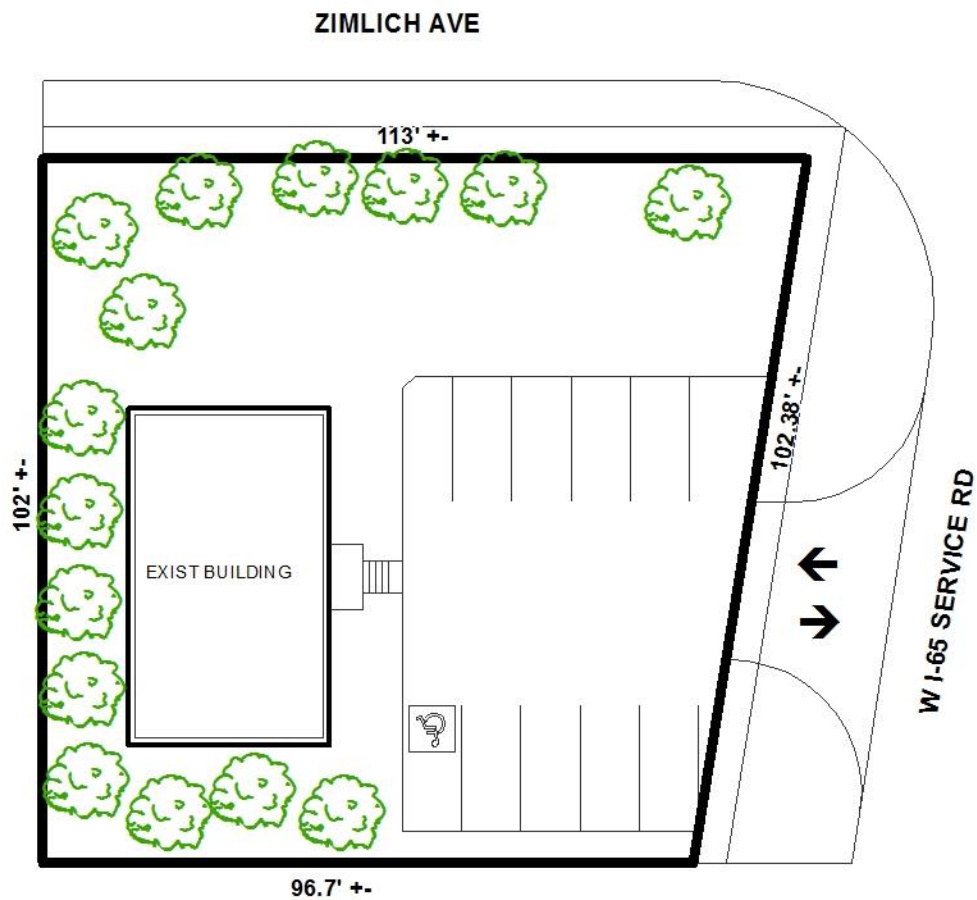
APPLICANT Realty Holdings, III, LLC

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# SITE PLAN



The site plan illustrates the existing building, and parking.

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