

ZONING AMENDMENT STAFF REPORT**Date: August 19, 2004****NAME**

Austal USA

LOCATION

South side of Dunlap Drive, between Dunlap Drive & Highway 90, adjacent to the North side of Bankhead Tunnel

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

I-2, Heavy Industry

AREA OF PROPERTY

1+Acre

CONTEMPLATED USE

Parking for nearby shipyard

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning were changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**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 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant proposes to rezone the site from R-1, Single-Family Residential to I-2, Heavy Industry for use as a parking facility for a nearby shipyard.

The site is illustrated as industrial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

As illustrated on the Vicinity Map, the surrounding area is predominately zoned and used industrially. Furthermore, as the site is located on a major street (Cochrane Bridge Causeway/US Highway 90) and abuts the entrance to the Bankhead Tunnel it is not a viable residential property.

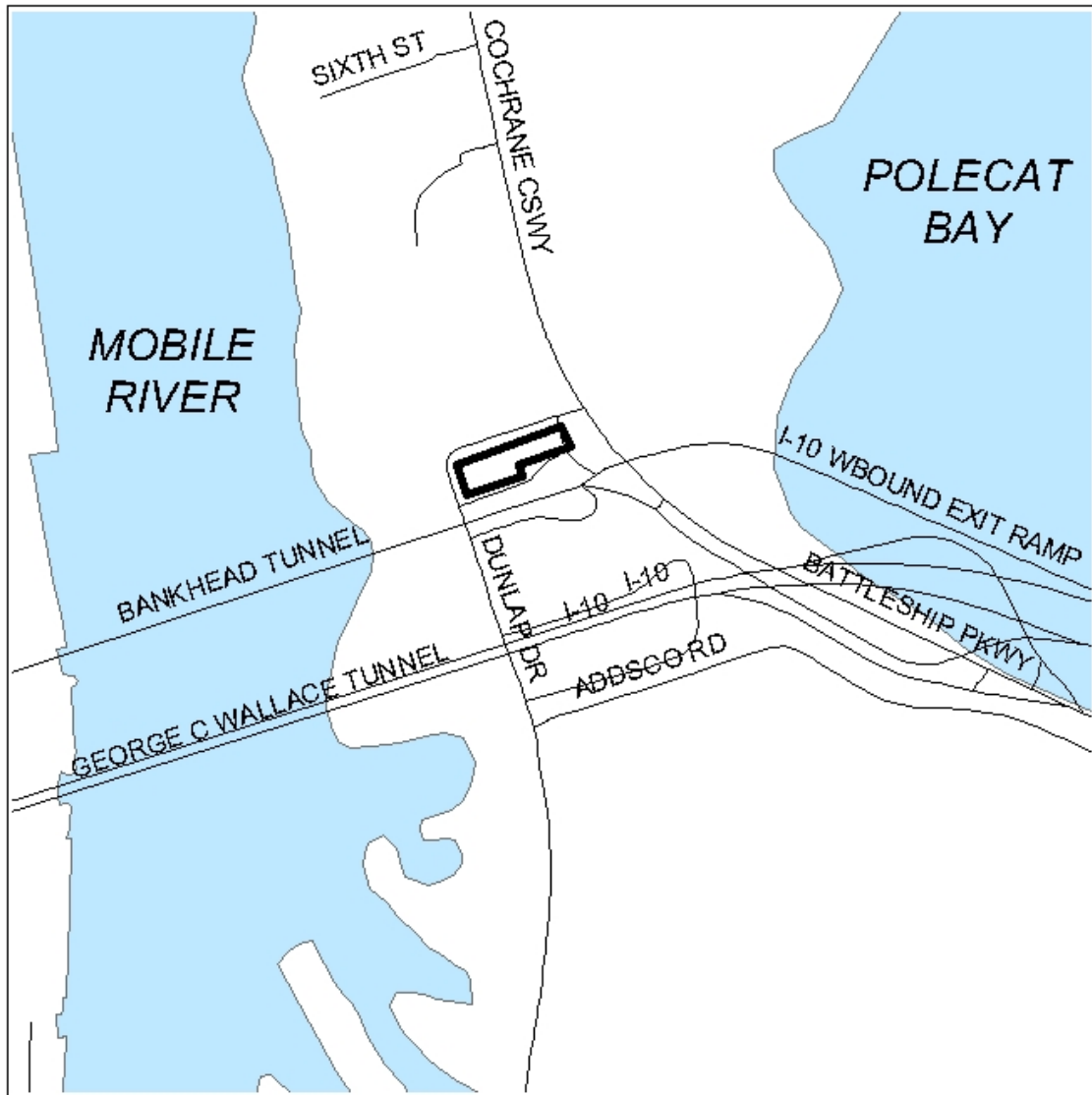
It should be noted that full compliance with the landscaping and tree planting requirements of the Ordinance would be required when the site is developed.

In regard to the proposed site plan, off-site parking is not permitted in an I-2 district; however, an off-site parking application is pending before the Board of Zoning Adjustment.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; and 2) full compliance with all municipal codes and ordinances.

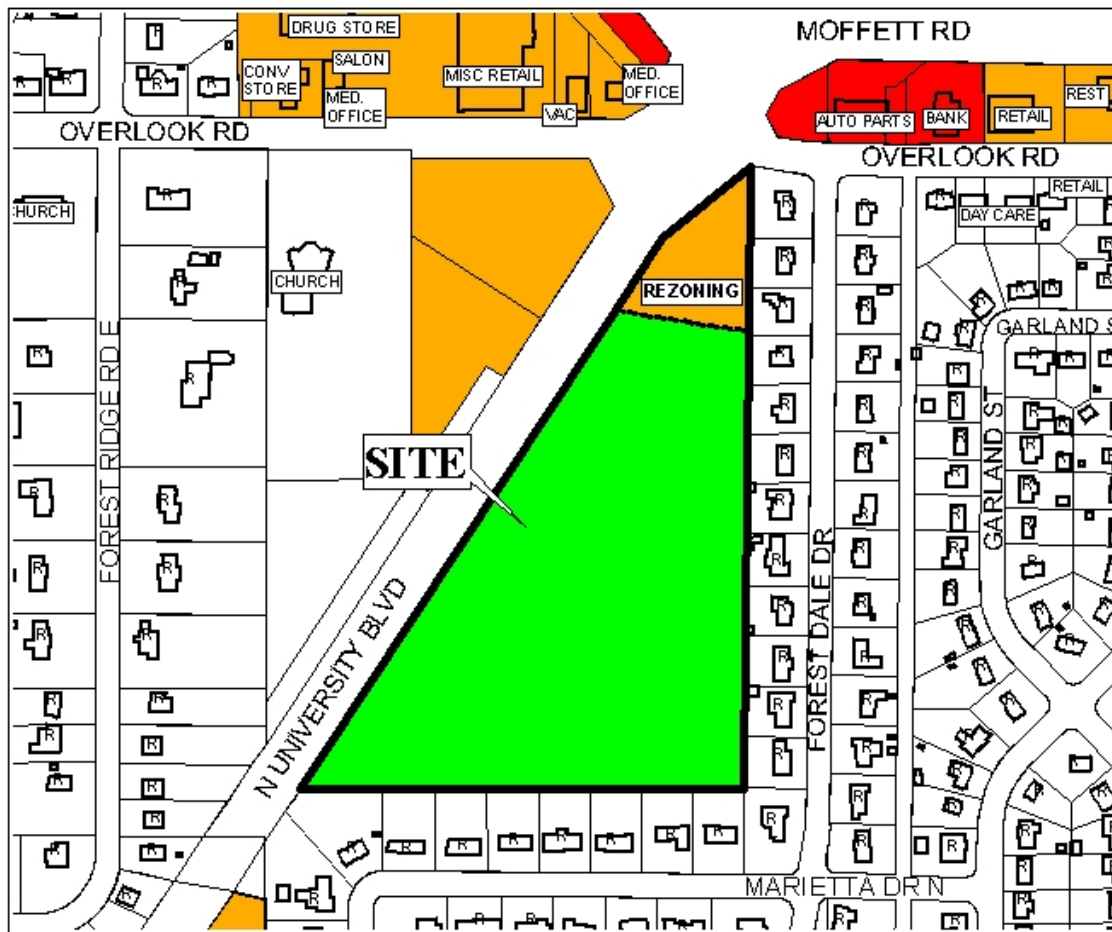
LOCATOR MAP



APPLICATION NUMBER 8 DATE August 19, 2004
APPLICANT Austal USA
REQUEST Rezoning from R-1 to I-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are miscellaneous retail, office, and medical office; to the East are single family residential dwellings. Located the the South and West are vacant properties.

APPLICATION NUMBER 1, 2 & 3 DATE August 19, 2004

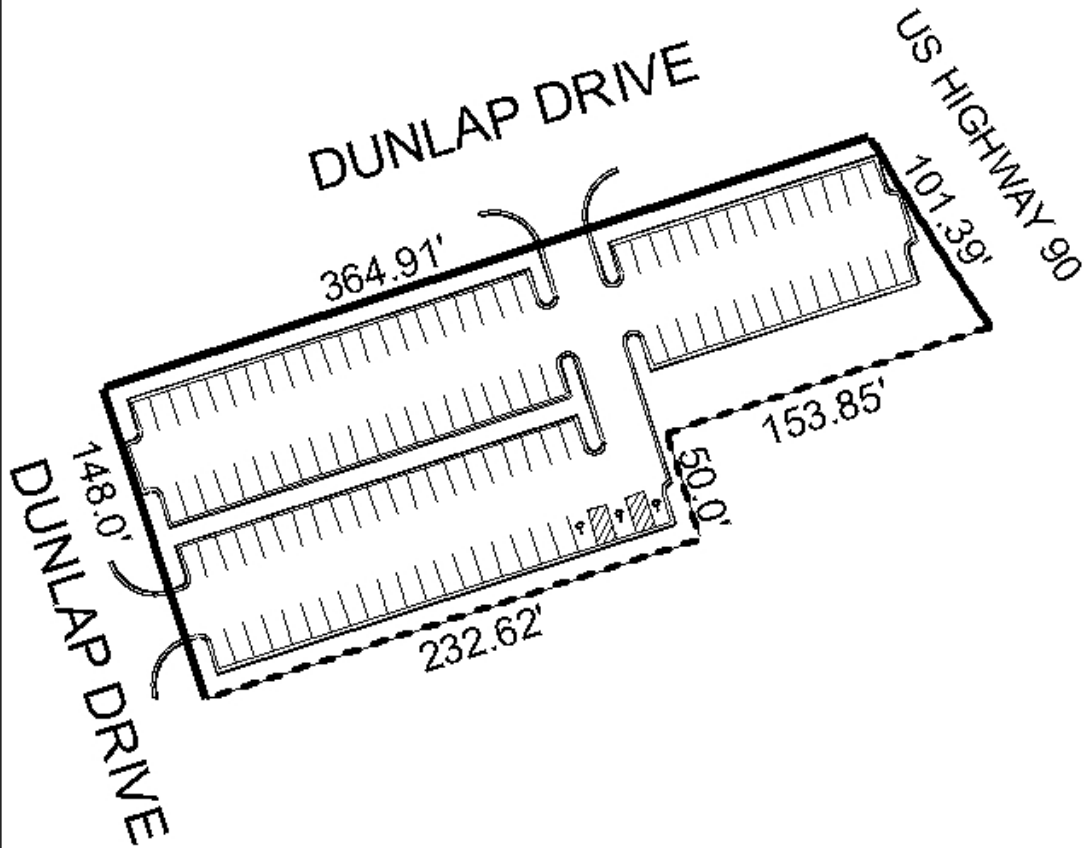
APPLICANT Bostic Development at South Alabama, LLC (Daniel L. Murray, Agent)

REQUEST Rezoning, Planned Unit Development, Subdivision

LEGEND



SITE PLAN



The site is located on the South side of Dunlap Drive, between Dunlap Drive and Highway 90, adjacent to the North side of Bankhead Tunnel. The plan illustrates the proposed parking lot.

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