

PLANNING APPROVAL STAFF REPORT**Date: March 9, 2017****NAME**

Camilla Wayne

LOCATION4380 Halls Mill Road
(North side of Halls Mill Road, 930'± West of Riviere Du Chien Road)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

1 Lot / 0.7 ± Acres

CONTEMPLATED USE

Planning Approval to allow an ice cream manufacturing and packaging facility in a B-3, Community Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

Lot is limited to its existing curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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**

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 an ice cream manufacturing and packaging facility in a B-3, Community Business District. Planning Approval for a B-3 site was determined appropriate by the Planning and Zoning

Department, as allowed by Section 64-12.3. of the Zoning Ordinance, due to the fact that the small scale and scope of the use was not similar to "*Dairy products manufacture*," which requires a B-5, I-1 or I-2 designation, and was in fact more similar to artisanal food production, which can occur in a B-3 district with Planning Approval.

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, as approved, by current or future applicants must be submitted for Planning Approval.

The applicant proposes to use an existing 4,000 square foot building, built in 2006 and renovated in 2011, for the production of ice cream. No on-site retail sales are proposed. Also, no changes are proposed to the exterior of the building or site, and only minor changes will be required within the building. The site includes 15 paved parking spaces, and a dumpster with the appropriate enclosure and sanitary sewer connection.

The applicant will use "batch freezers," which are freestanding machines approximately the size of two standard residential refrigerators placed in front of each other. Each batch freezer can produce up to 220 quarts of ice cream per hour, based upon the manufacturer's data. The base ice cream mix, containing pasteurized pre-mixed milk, eggs, etc., will be purchased pre-packaged, thus no handling of raw ice cream ingredients will occur on site. The ice cream production process will include the addition of specific flavor ingredients, mixing, and the dispensing of the final product into containers, which will then be placed in an existing freezer. Once a sufficient amount of containers have been filled, a refrigerated truck will take the products to the various retail outlets in the greater Mobile area for sale, including grocery stores and the applicant's existing ice cream parlor.

The applicant currently uses two batch freezers in their existing ice cream parlor to make their ice cream products. Due to increasing demand, the applicant now wishes to relocate the ice cream production aspect of their operation to a larger facility, and increase the production of ice cream through the addition of additional batch freezers. This will also allow the applicant to reduce the number of hours required to produce ice cream to meet the increasing market demand - currently the applicant works late into the evening producing ice cream, and the expanded facility will allow the applicant to hire additional staff to produce ice cream during typical business hours.

The site is bounded on all sides by vacant and in-use commercial properties, in B-3 and I-1 Light Industrial Districts.

The entire site appears to be depicted as an "Industrial" Development Area, per the recently adopted Map for Mobile Plan. The intent of an Industrial Development Area is to allow for:

- Minimize impacts to adjacent properties

- Connect to major infrastructure for ease of major industry
- Better streetscaping and aesthetic improvements
- Connect to nearby areas through transit accommodation for ease of workers' access

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification.

As previously mentioned, the applicant intends to use the building and site "as-is," and due to the recent construction and renovation of the building, no additional improvements to the exterior of the building or the site appear to be required for Zoning Ordinance compliance. The applicant may, however, need permits to connect the batch freezers to existing plumbing or electrical facilities.

Finally, it should be noted that any new signage for the site (including the refacing of existing signs) must be permitted through the Planning and Zoning Department.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for Approval, subject to the following conditions:

- 1) The obtaining of all appropriate building-related permits, including for plumbing and electrical connections for each batch freezer, as may be required by the applicable codes;
- 2) The obtaining of permits for any new or refaced signage from the Planning and Zoning Department; and
- 3) No expansion of the building or other site improvements, should the business need additional space, without a new request for Planning Approval (*additional batch freezers inside the existing building would be allowed, with the appropriate building-related permits*).

LOCATOR MAP



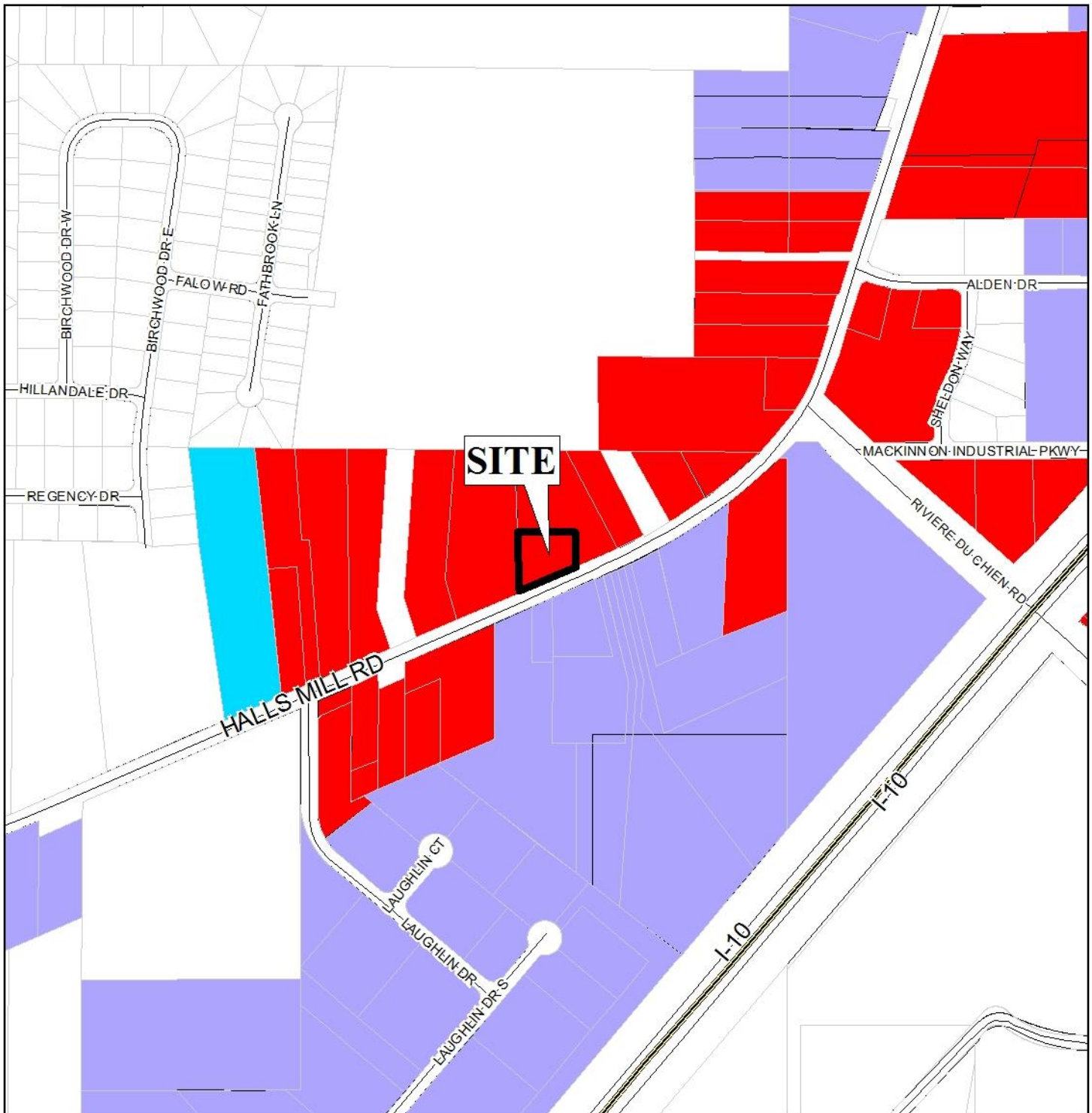
APPLICATION NUMBER 8 DATE March 9, 2017

APPLICANT Camilla Wayne

REQUEST Planning Approval



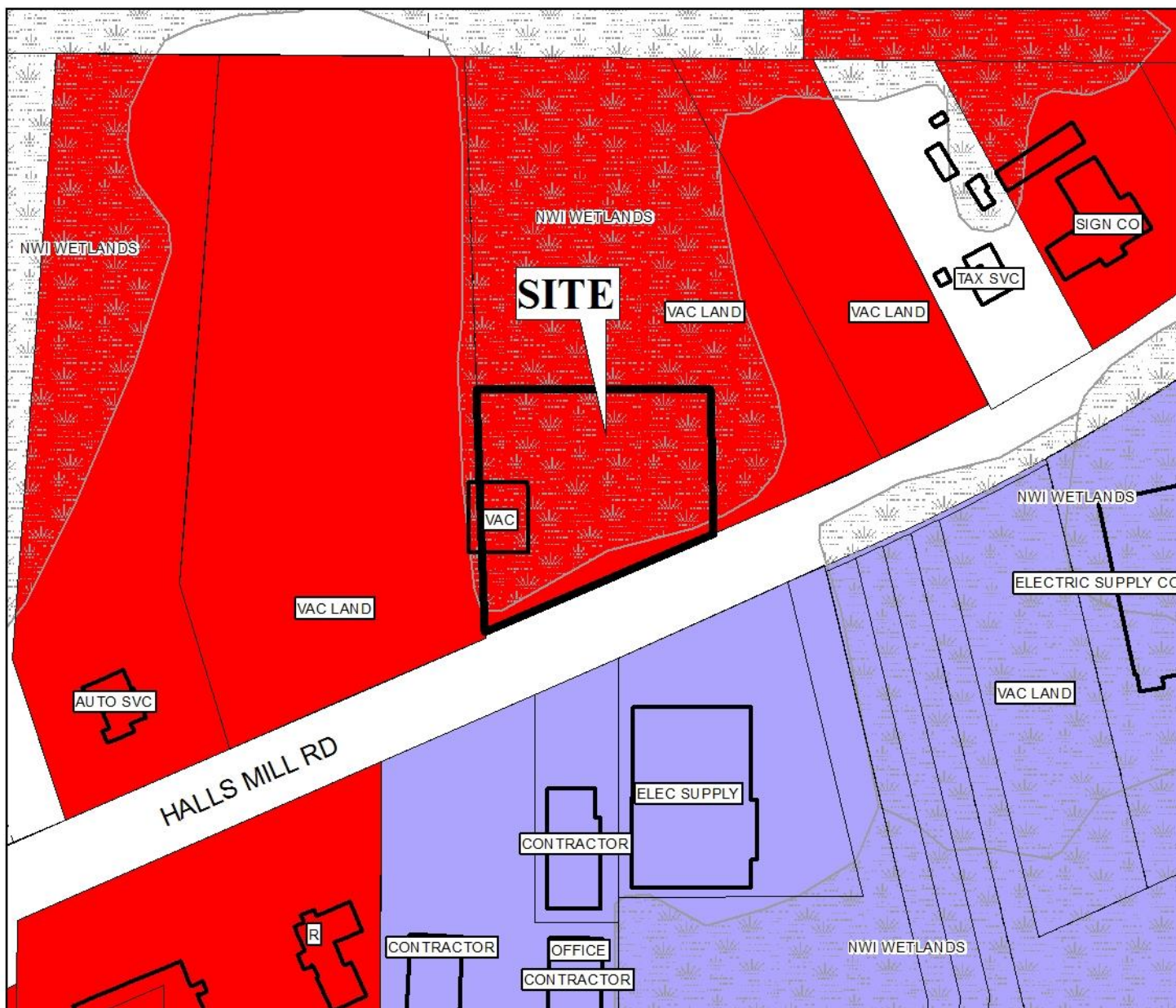
LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. A residential unit is located to the southwest.

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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 commercial units. A residential unit is located to the southwest.

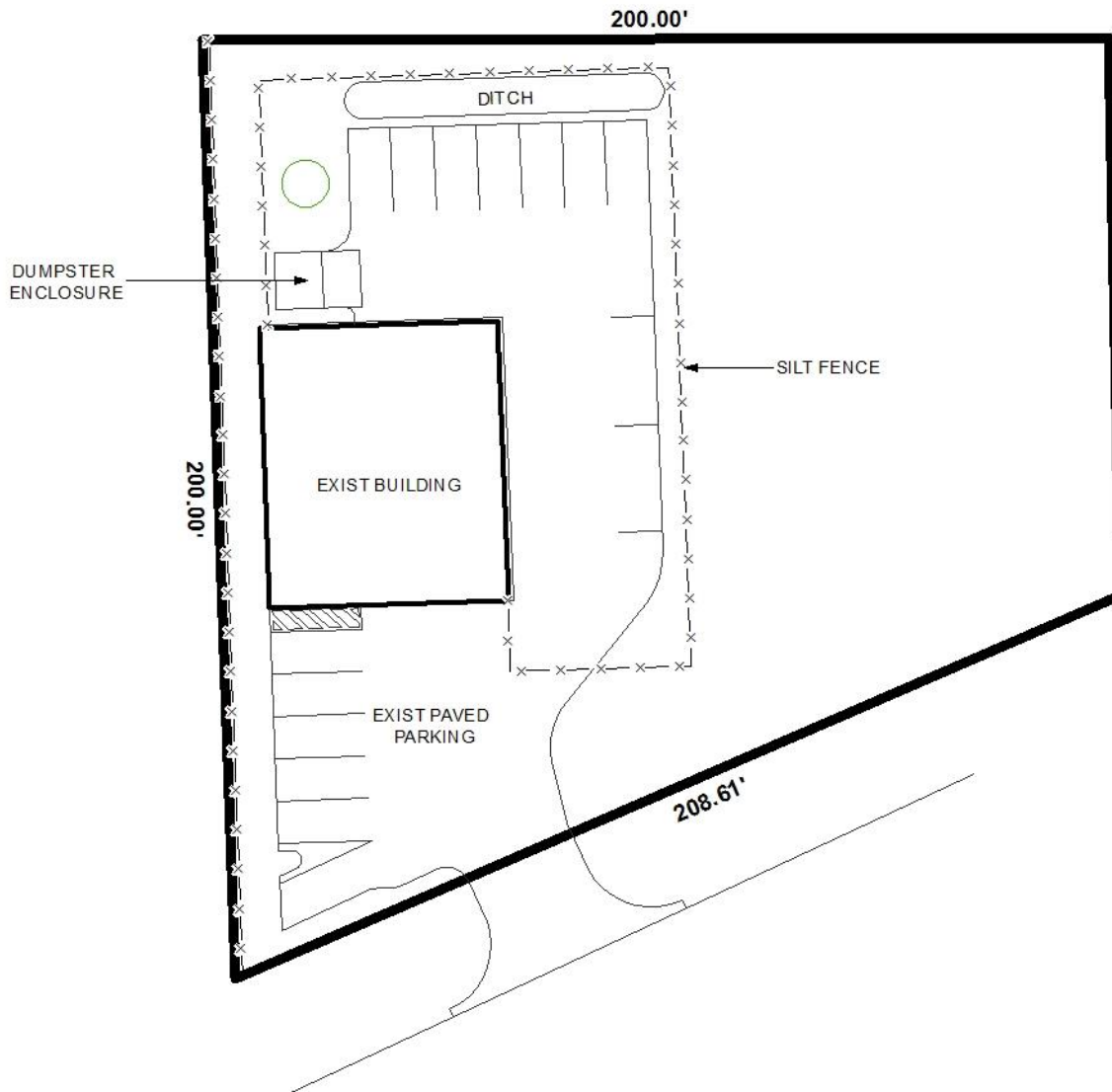
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SITE PLAN



The site plan illustrates the existing building, ditch, and existing parking.

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