

PLANNING APPROVAL STAFF REPORT**Date: April 1, 2004****NAME**

City of Mobile (Playhouse in the Park)

LOCATION4823 Museum Drive
(South side of Museum Drive, adjacent to the East side of
the U.S. Navy and Marine Corps Reserve Training Center)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

.9± Acres

CONTEMPLATED USEScenic design storage facility at an existing theater in a
City-owned park**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**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 construct a 40' x 60' storage
building to be used in conjunction with the existing theater facility located in an existing park.
The Zoning Ordinance requires Planning Approval for the location and/or expansion of park
facilities in a residential district.

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.

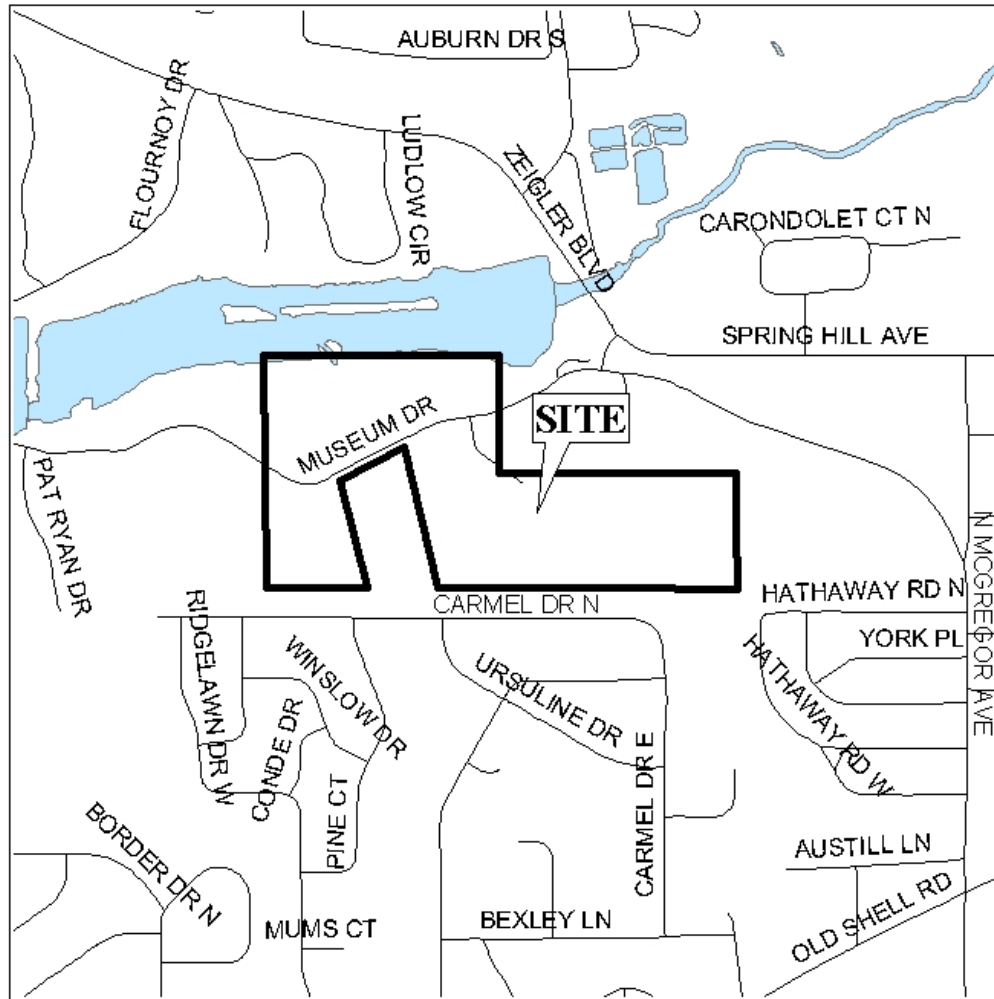
The applicant states that the storage facility will be used to store scenes and props from various productions. The applicant goes on to state that there will be one “roll-up” door to bring in larger pieces of scenery and that the color scheme will be consistent with the existing theater.

Access to the facility will be via the existing driveway which encircles the theater; the storage building will be to the rear of the theater, and typically not used during performances. With regard to compatibility with surrounding uses, the location of the additional building should be harmonious with the surrounding park and residences.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following condition: 1) full compliance with all municipal codes and ordinances.

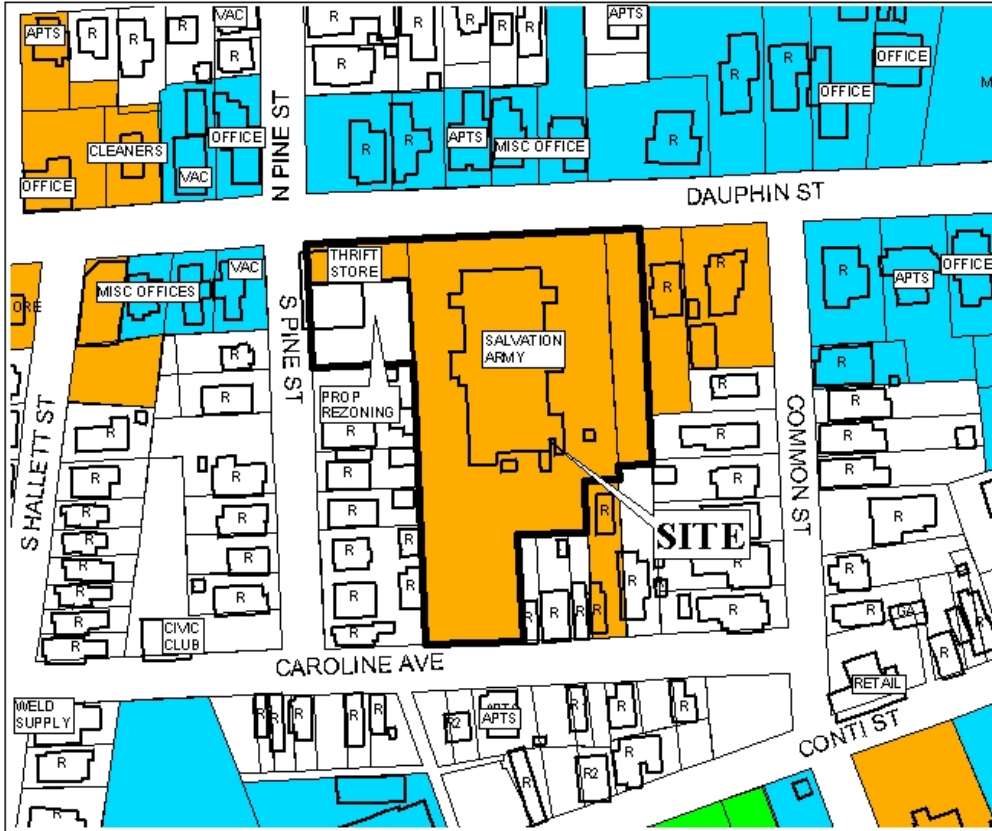
LOCATOR MAP



APPLICATION NUMBER 8 DATE April 1, 2004
APPLICANT City of Mobile (Playhouse in the Park)
REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings with miscellaneous offices and apartments located to the North.

APPLICATION NUMBER 3 & 4 & 5 DATE April 1, 2004

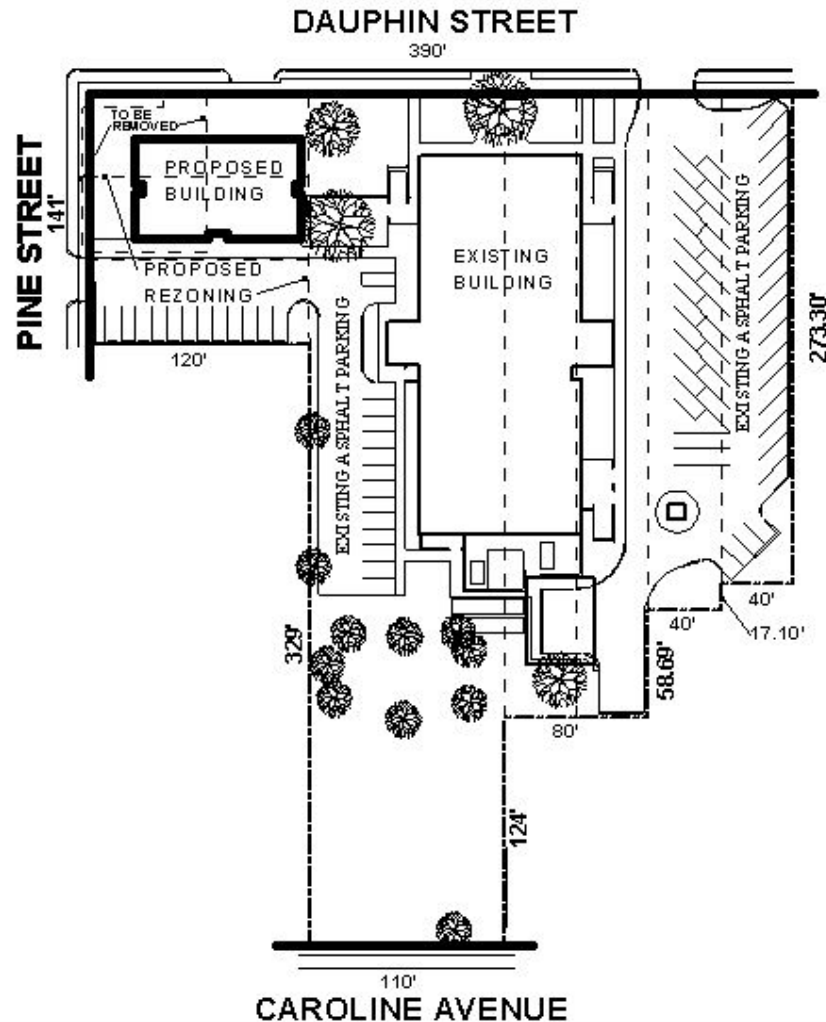
APPLICANT The Salvation Army (Arthur Smith III, Agent)

REQUEST Rezoning, Pud, Subdivision

LEGEND



SITE PLAN



The site is located on the South side of Sauphin Street, 150' West of Common Street, extending to the Southeast corner of Dauphin Street and Pine Street, and extending to the North side of Caroline Avenue, 120' East of Pine Street. The plan illustrates the existing structures, along with the proposed structure and rezoning.

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 USE/REQUEST Rezoning, PUD, Subdivision

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