

PLANNING APPROVAL STAFF REPORT**Date: December 19, 2013****NAME**

Will Dumas

LOCATION

West side of St. Emanuel Street, 148± South of Dauphin Street

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

1 Lot / 0.13 ± Acres

CONTEMPLATED USE

Planning Approval to allow single family residential use on the ground floor within the Dauphin Street Overlay District.

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame provided.

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

On-site parking is planned for this site. Driveway size, location, and design to be approved by Engineering and Traffic Engineering and conform to AASHTO standards. A right-of-way permit will be required for work in the City right-of-way.

**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).

**FIRE DEPARTMENT
COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to allow single-family residential use on the ground floor within the Dauphin Street Overlay District. Single-family dwellings are allowed by right in B-4, General Business District; however, Planning Approval is required within the Dauphin Street Overlay District.

The applicant intends to remodel an existing 3-story historic building and states that the structure was previously used for retail and office space. The proposed single-family use will occupy all three floors and although parking is not required for this location, the applicant will modify the 1st floor to accommodate on-site parking.

It should be pointed out that the building is located within the Lower Dauphin Street Historic District and, as such, any proposed exterior renovations should be submitted to the Architectural Review Board for review prior to the issuance of exterior building permits such as for windows, exterior doors, and other façade improvements.

The applicant should also be aware of the proposed Form Based Code which is planned for the downtown area. Although not adopted, the adoption of this code would add additional site and building-related requirements for any proposed development or future renovations of this site. Currently, the proposal would not be in compliance with various aspects of the proposed code.

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, as approved, by current or future applicants must be submitted for Planning Approval, if the single-family use remains.

It should be noted that the Planning Approval requirement for single-family use within the Dauphin Street Overlay was so that ground level uses would be encouraged to be active commercial uses. The intent was to create a lively streetscape for pedestrians, which is less likely with a single-family residential use. Since the adoption of the Planning Approval requirement in 2002, there have been no active business uses listed for this block of St. Emanuel Street, according to Revenue Department records.

The proposed use as a single-family dwelling would not appear to negatively impact the surrounding area and, as such, should be recommended for approval.

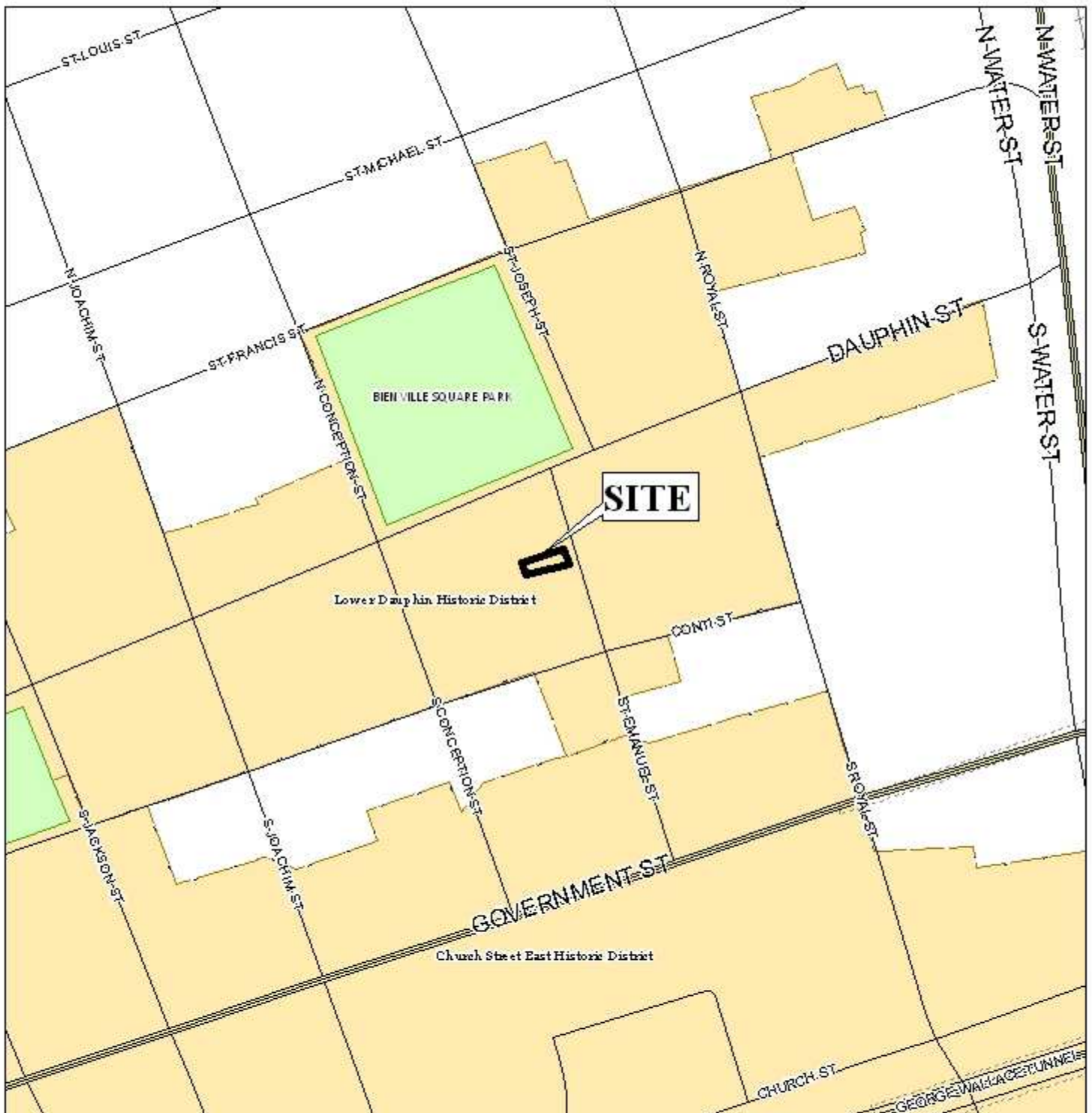
RECOMMENDATION

Planning Approval: This application is recommended for approval, subject to the following conditions:

- 1) Compliance with Traffic Engineering Comments: (*On-site parking is planned for this site. Driveway size, location, and design to be approved by Engineering and Traffic Engineering and conform to AASHTO standards. A right-of-way permit will be required for work in the City right-of-way.*);
- 2) Compliance with 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).*);
- 3) Compliance with Fire Comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*); and

- 4) Full compliance with all municipal codes and ordinances to include Engineering and Fire codes, and the Mobile Historic Development Commission requirements.

LOCATOR MAP



APPLICATION NUMBER 8 DATE December 19, 2013

APPLICANT Will Dumas

REQUEST Planning Approval



A detailed map of the Lower Dauphin Historic District. The map shows a grid of streets: Dauphin St at the top, Conti St at the bottom, S Conception St on the left, and St Emmanuel St on the right. A central block is outlined in brown, representing the historic district. Within this block, several lots are labeled with their intended or existing uses: OFFICES, REST, RETAIL, VAC, MUSEUM, and a central lot labeled **SITE** with a callout arrow. The area is designated as **ZONE: AE** and **Lower Dauphin Historic District**. Outside the brown-shaded area, other lots are labeled with uses such as REST, RETAIL, LOUNGE, OFFICE, APTS, and TOWNHOUSES. A label 'BIEN VILLE SQUARE PARK' is located at the top left. The map uses black lines for streets and lot boundaries, with brown shading for the historic district and white for other areas.

The site is surrounded by miscellaneous commercial land use.

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

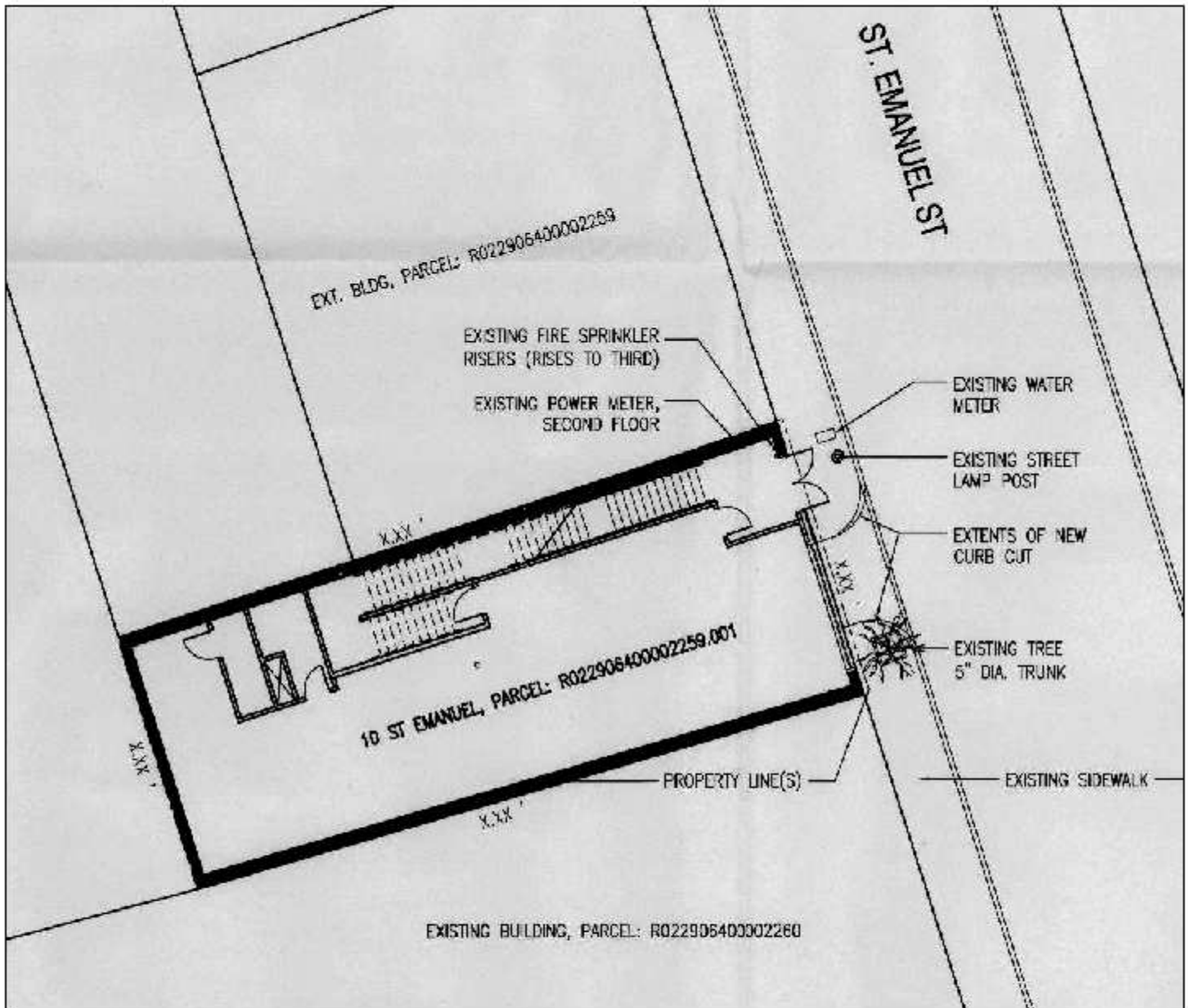


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SITE PLAN



The site plan illustrates the proposed first floor improvements.

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