

**ZONING AMENDMENT STAFF REPORT**      **Date: February 3, 2005****NAME**

C. William Barnhill

**LOCATION**

East side of Demetropolis Road, 2/10 mile± North of Halls Mill Road

**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential

**PROPOSED ZONING**

B-3, Community Business

**AREA OF PROPERTY**

3.1± Acres

**CONTEMPLATED USE**

Light warehousing and offices

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

**TIME SCHEDULE  
FOR DEVELOPMENT**

12-18 months

**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**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to 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). Full compliance of the landscaping and tree ordinance to be coordinated with Urban Forestry.

**REMARKS**

The applicant is requesting rezoning from R-1, Single-Family Residential to B-3, Community Business for offices and light warehousing. Warehousing facilities containing less than 40,000 square feet are allowed by right in B-3 districts.

The appears to be commercial 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.

The Major Street Plan calls for a new connection between Demetropolis Road and Interstate Highway 10, and the Mobile Area Transportation Study calls for construction of this connection between 2006 and 2015. However, the exact corridor of the planned street is not precise, thus it is difficult to determine how the planned major street would impact the site.

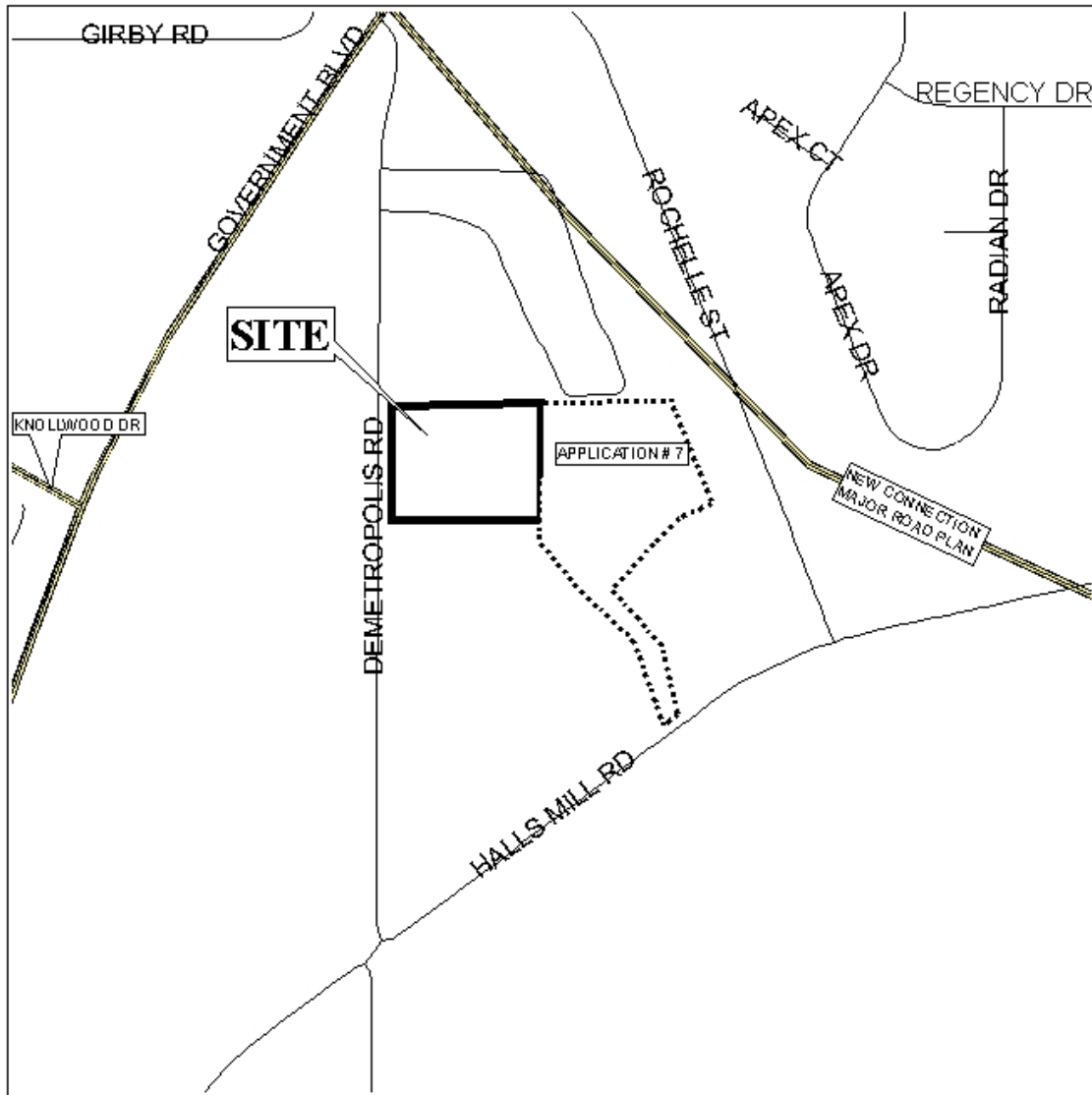
The West side of Demetropolis Road is zoned a mixture of commercial and industrial; Demetropolis Road South of Halls Mill Road is zoned industrially. However, the East side (between Government Boulevard and Halls Mill Road) is zoned and developed residentially. Although there are two residences to the South, the existing zoning pattern indicates that this section of Demetropolis Road is transitioning to a heavy commercial/industrial area. The provision of a 20-foot buffer along the South property line should provide adequate buffering for the residence to the South. In regard to the residential zoning to the East, the creek and natural vegetation provide a more than adequate buffer. Furthermore, the property to the East has applications pending (February 17<sup>th</sup> meeting) for R-3 zoning and Planning Approval to expand the adjacent mobile home park.

As with any rezoning, full compliance with the landscaping and tree planting requirements of the Ordinance would be required. Additionally, the location, number and design of all curb cuts should be approved by Traffic Engineering.

**RECOMMENDATION**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) provision of a 20-foot buffer along the South property line to be coordinated with and approved by Urban Development staff; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) that the location, number and design of all curb cuts be approved by Traffic Engineering; and 4) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 8 DATE February 3, 2005

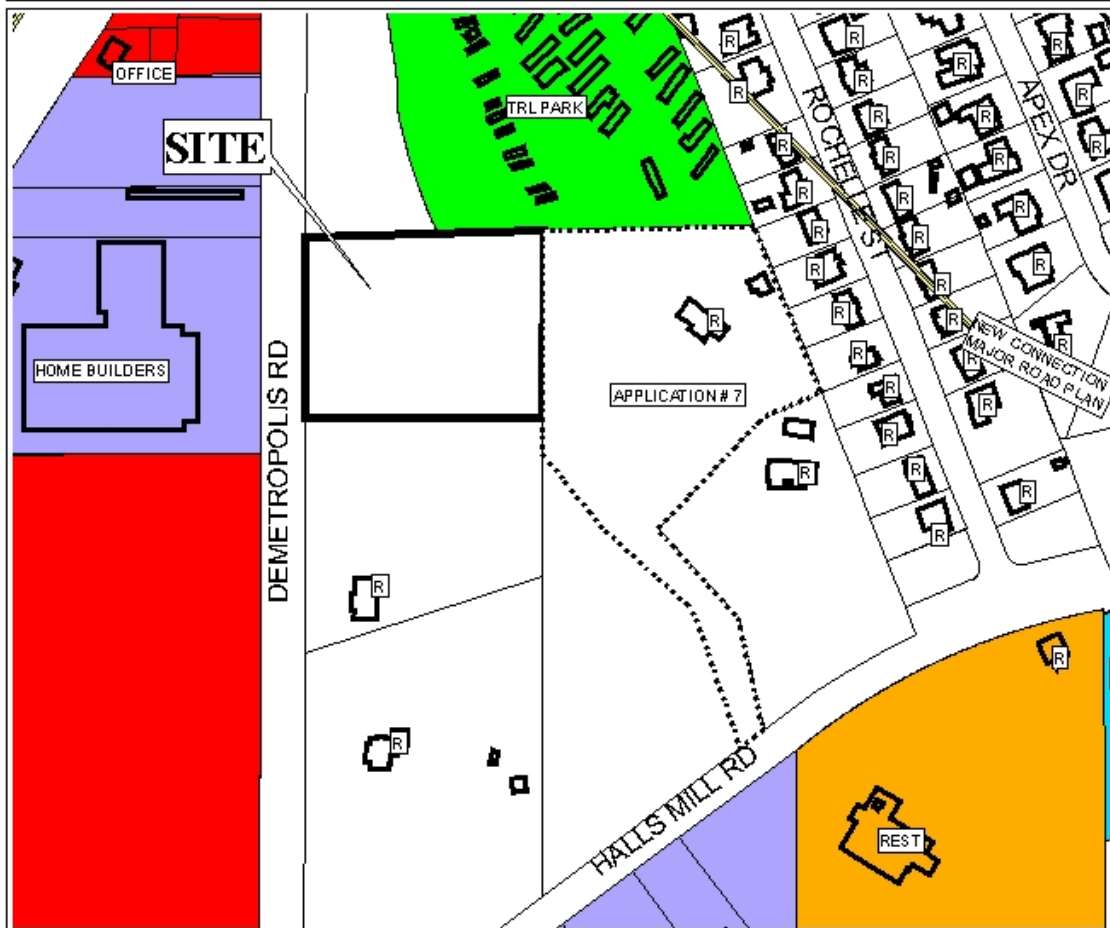
APPLICANT C. William Barnhill

REQUEST Rezoning from R-1 to B-3



NTS

# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**



Single-family residential units are located to the east and west of the site.  
A trailer park is located to the north of the site. Commercial sites are located  
to the west and south of the site.

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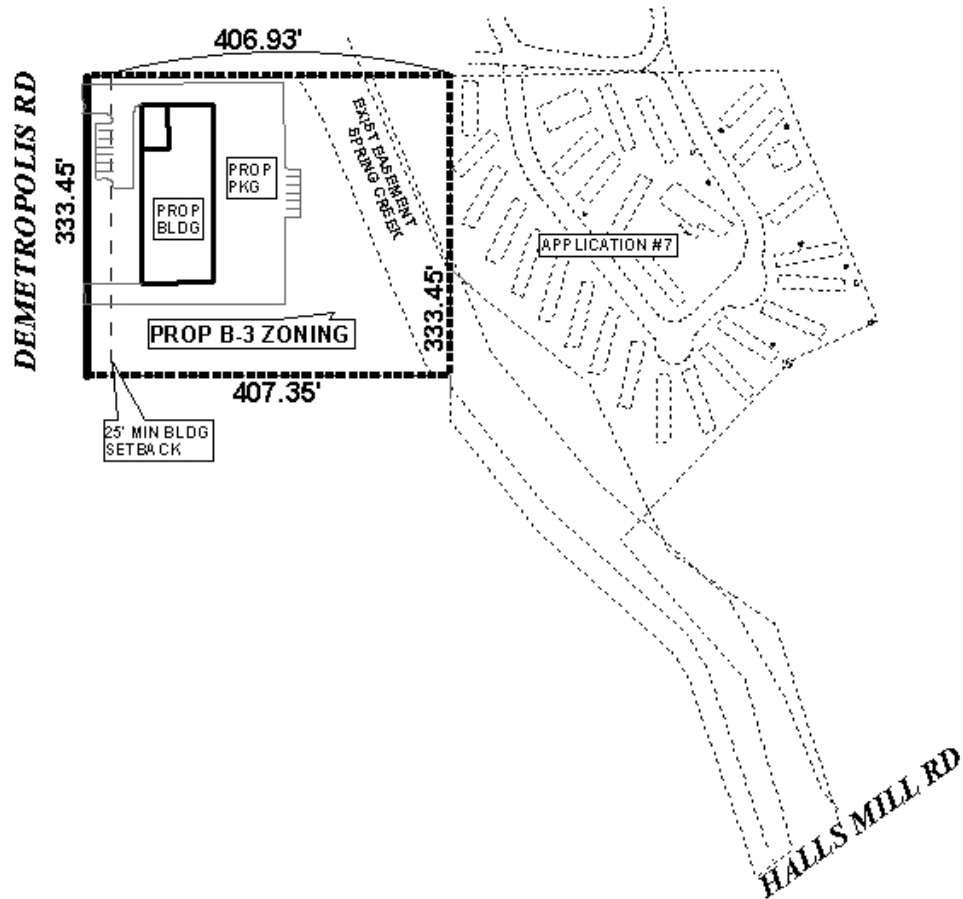
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LEGEND

												NTS	
R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



# SITE PLAN



The site plan illustrates the proposed area to be rezoned along with the proposed improvements.

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