

PLANNING APPROVAL STAFF REPORT**Date: April 2, 2015****NAME**

Michael Reidy

LOCATION1425 Canal Road
(South side of Canal Road, 825'± East of Dauphin Island Parkway)**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

0.56± Acre

CONTEMPLATED USE

Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). It will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**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 a mobile home as a primary residence in an R-1, Single-Family Residential District. The Zoning Ordinance requires Planning Approval for a mobile home to be used as a primary residence in an R-1 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.

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

The applicant states

"We are submitting a planning approval application to the city to allow a mobile home at 1425 Canal Road. There are several mobile homes in the area including one located 2 doors down at 1501 and 1502 Canal Road. This is an older subdivision with many vacant lots and we are looking to bring in this mobile home to live at this site. We ask that the planning approval be allowed to move forward based on surrounding mobile homes because it would be consistent with the existing conditions of the neighborhood."

The subject site contained a single-family dwelling until it burned in April, 2002. In October, 2002, an application to build a replacement single-family dwelling on the site was submitted, but the building plans were never approved and the structure was not constructed. The applicant, who bought the property in June, 2003, now proposes to locate a mobile home on the site instead of constructing a dwelling.

As stated by the applicant, there are other mobile home dwellings within the area, but these have either been located without permits or are of legal nonconforming status. The majority of dwellings in the area are of standard residential construction. There have been no Planning Approvals for mobile homes within the area. In 1977, a Variance was granted to locate a mobile home for one year on the corner of Dauphin Island Parkway and Canal Road to be used in conjunction with elderly care of relatives. In 1981, a Variance was denied to allow a temporary mobile home on Canal Road East of the subject site due to no evidence of a hardship.

Mobile homes present a special challenge in regards to natural hazards, particularly high winds. They can break apart in high winds and severe weather and damage other structures and cause hazards to other residents in the area. Full compliance with all codes and ordinances regarding stabilization of mobile homes would be required.

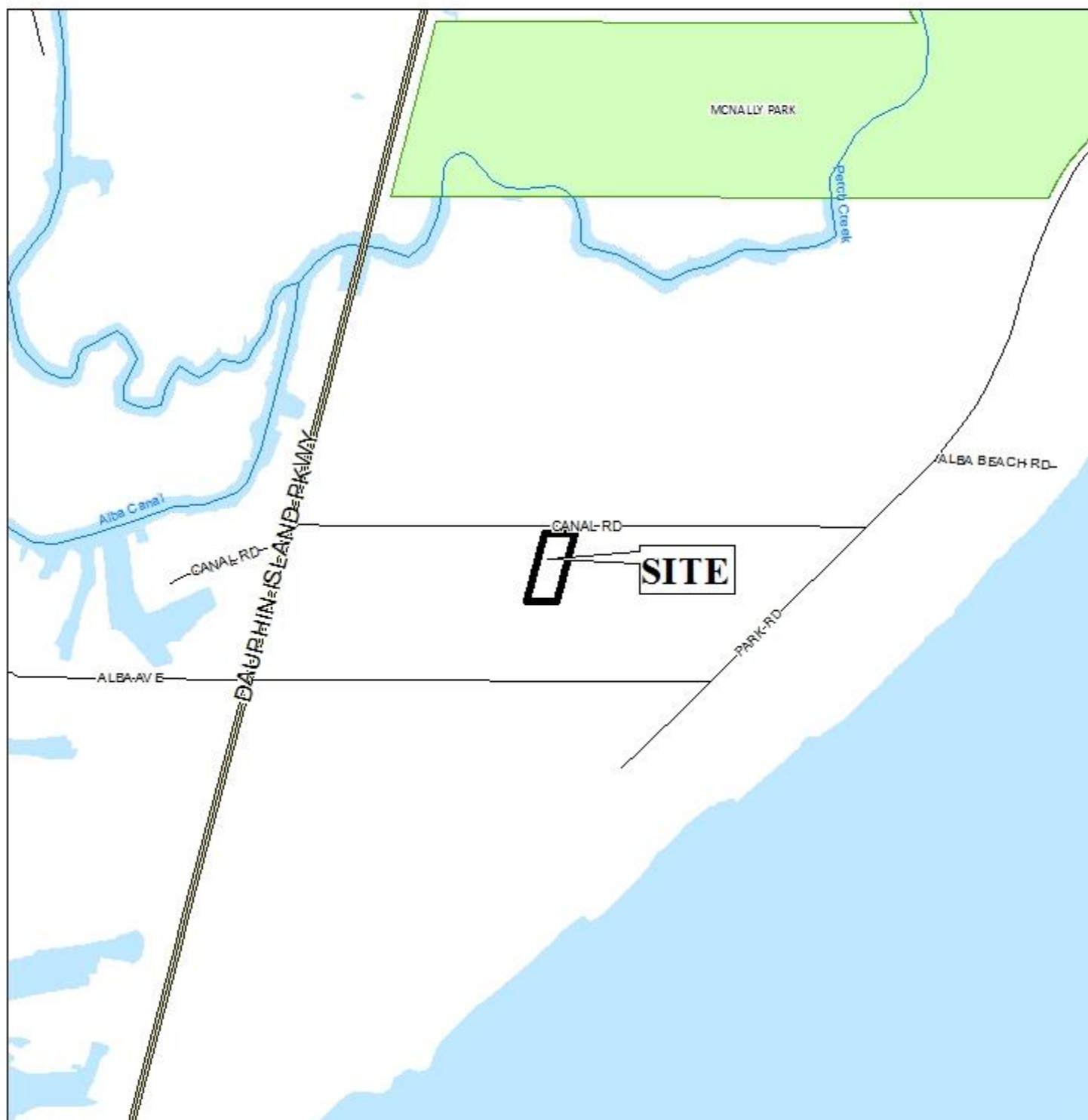
In instances where Planning Approval has been sought to allow mobile homes within the City limits in recently-annexed areas where mobile homes were typical of a neighborhood, the Commission has been inclined to approve such requests. But in this instance, the area has been within the City limits since the 1956 annexation and the neighborhood consists mainly of standard-built single-family dwellings. There have been no Planning Approvals for mobile homes in the neighborhood and only one Variance was approved to allow such, and that was for a family hardship and limited to one year.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for Denial for the following reasons:

- 1) the neighborhood consists mainly of standard-built single-family dwellings;
- 2) there have been no other Planning Approvals granted within the area for mobile homes;
and
- 3) only one Variance has been granted for such within the neighborhood and that for a limited time period based upon a family hardship.

LOCATOR MAP



APPLICATION NUMBER 9 DATE April 2, 2015

APPLICANT Michael Reidy

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 9 DATE April 2, 2015

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REQUEST Planning Approval

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 ZONING



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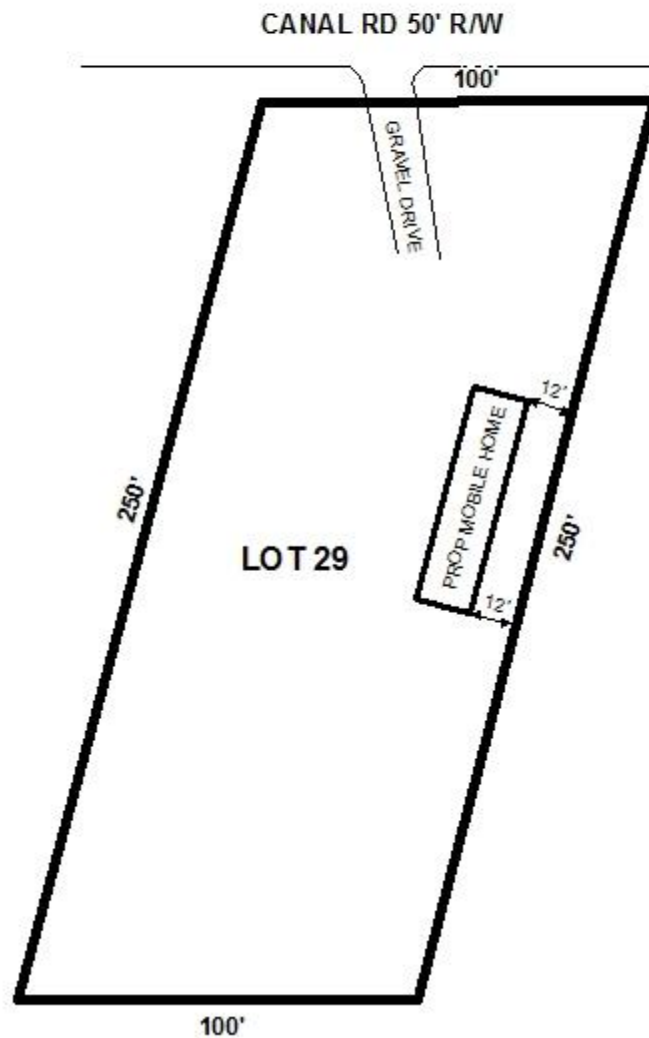
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SITE PLAN



The site plan illustrates the existing lot, proposed mobile home, and gravel drive.

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