

REZONING STAFF REPORT**Date: March 15, 2007****APPLICANT NAME**

Austal USA, LLC

LOCATION

(Southeast corner of Addsko Road and Dunlap Drive)

**CITY COUNCIL
DISTRICT**

Council District 2

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

I-2, Heavy Industry

AREA OF PROPERTY

92.0± Acres

CONTEMPLATED USE

Rezoning to allow for the expansion to an existing shipbuilding facilities.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified

**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).

REMARKS

The applicant is requesting rezoning from R-1, Single-Family Residential to I-2, Heavy Industry to allow the future expansion of an existing shipbuilding facility. A portion of the proposed site is currently zoned R-1, Single-Family Residential, which does not allow shipbuilding facilities.

This area is shown on the General Land Use component of the Comprehensive Plan as Industrial. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may 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.

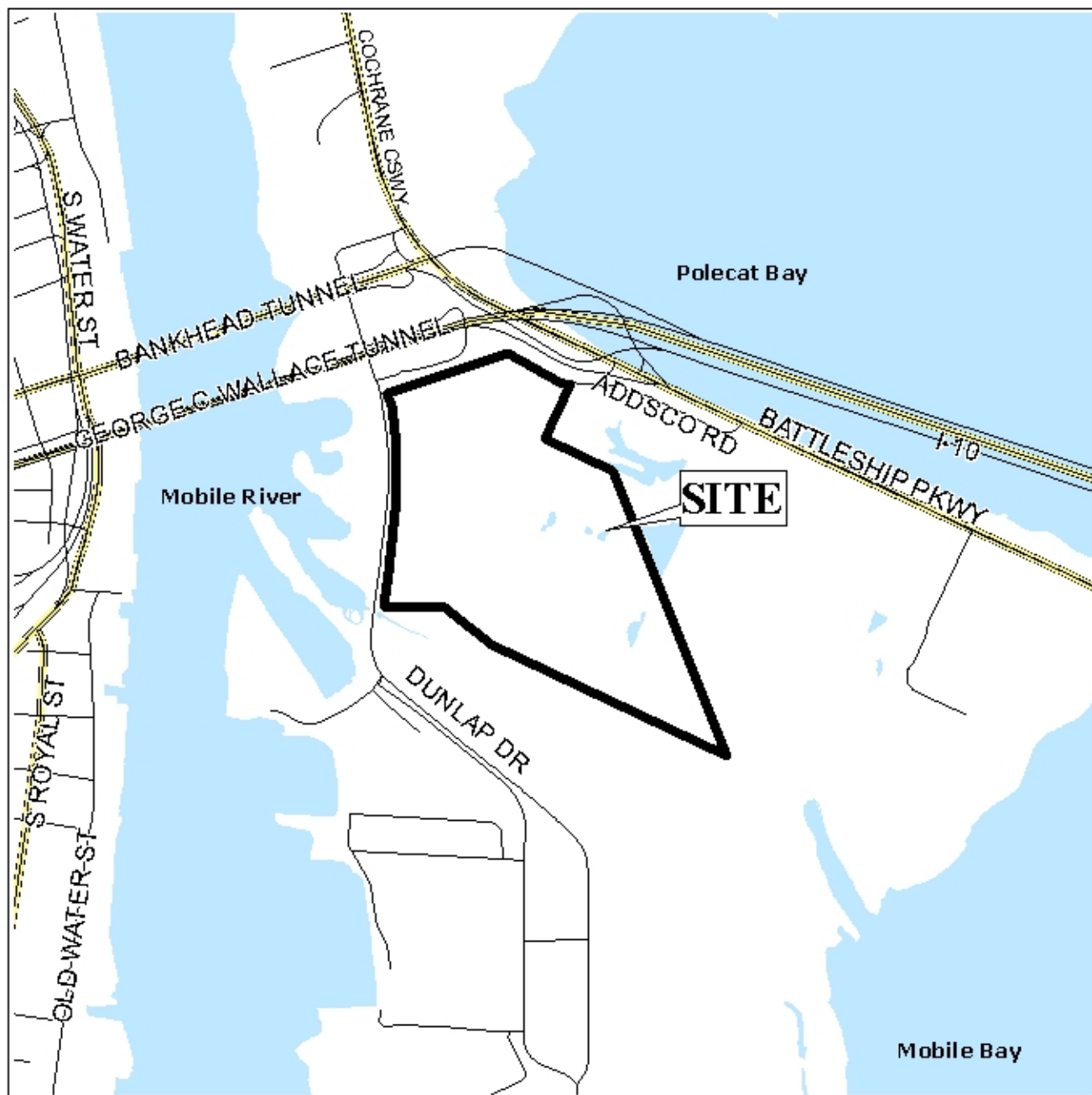
The Zoning Ordinance states that an amendment is to be made only when one or more of the following conditions prevail: there is a manifest error in the ordinance; changes in conditions in a particular area make a change in the ordinance necessary and desirable; an increased need for business or industrial sites in addition to sites that are available, make it necessary and desirable to rezone an area or extend the boundaries of an existing district; the subdivision of land into urban building sites makes reclassification necessary and desirable.

The majority of properties to the Northeast, South and West of the site are currently zoned I-2, Heavy Industry. Property directly to the North is currently zoned B-2, Neighborhood Business and is currently used as a radio station tower. Property due East is currently zoned R-1; however, this property is currently owned by the State of Alabama and currently used as a spoils area for dredging from the Mobile River.

The site currently exists as a metes and bounds parcel; therefore, the submission, approval and completion of the subdivision process should be required as a condition, if approved, of this rezoning request.

RECOMMENDATION Based on the preceding, the application is recommended for approval, subject to the following condition: 1) submission, approval and completion of the subdivision process.

LOCATOR MAP



APPLICATION NUMBER 10 DATE March 15, 2007

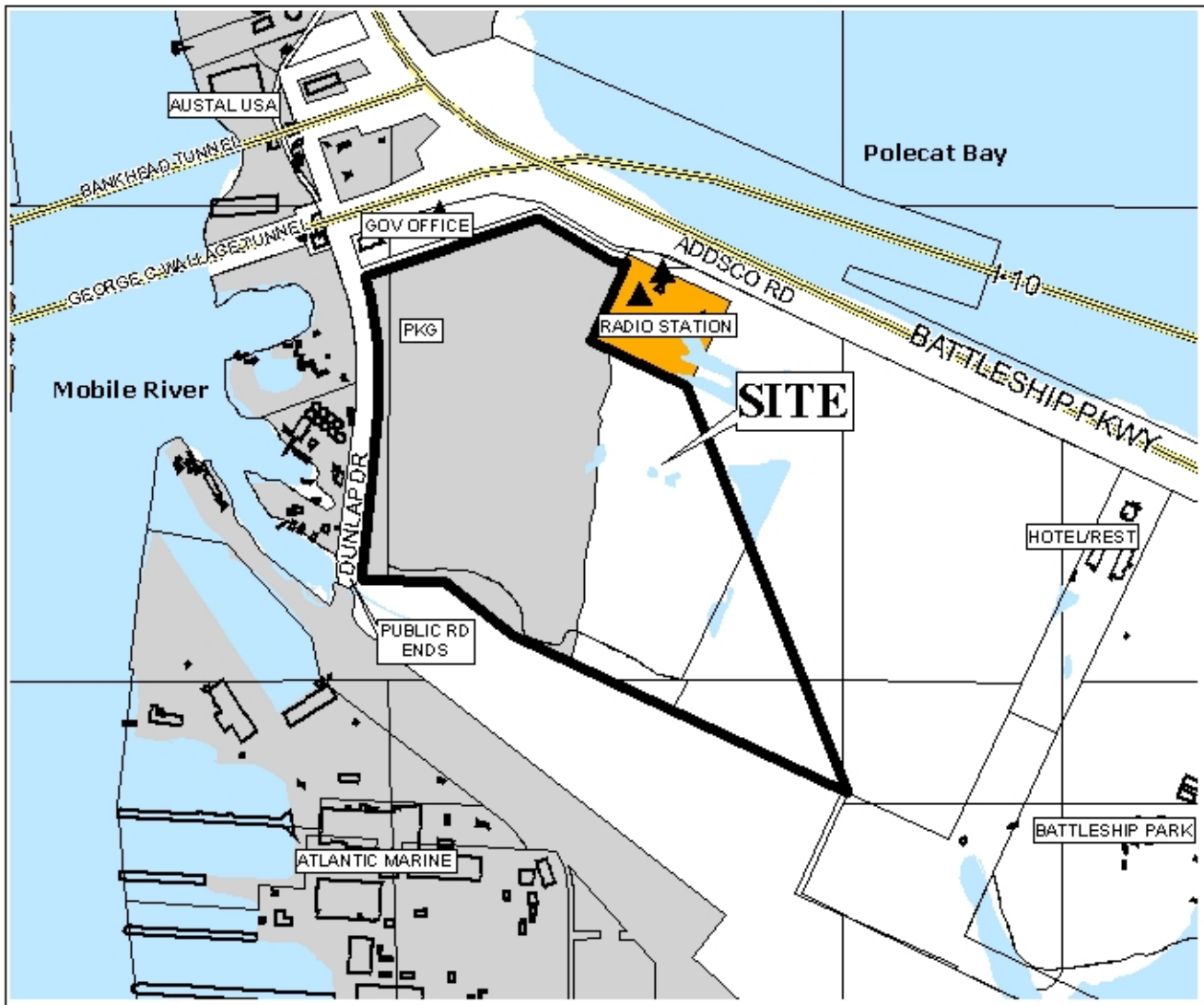
APPLICANT Austal USA, LLC

REQUEST Rezoning from R-1 and I-2 to I-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial and commercial land use. A park is located to the east of the site.

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REQUEST Rezoning from R-1 and I-2 to I-2

LEGEND

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