

**REZONING &
SUBDIVISION STAFF REPORT****Date: February 5, 2004****APPLICANT NAME**

City of Mobile

SUBDIVISION NAME

Mobile Public Library – Main Branch Subdivision

LOCATION

Subdivision: West side of Washington Avenue, extending from Monroe Street to Government Street, extending along the South side of Government Street 110'± West of Scott Street

Rezoning: West side of Washington Avenue, extending from the North side of Church Street (to be vacated) to the North side of Monroe Street.

PRESENT ZONING

R-B, Residential Business

R-1, Single-Family Residential

PROPOSED ZONING

B-4, General Business

AREA OF PROPERTY**Subdivision:** 3± Acres

3 Lots

Rezoning: 1± Acres**CONTEMPLATED USE**

Eliminate Split Zoning – Mobile Public Library and Associated Parking – Main Branch

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

Existing

**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, sizes, 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). Preservation status (Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.) is to be given the 52" Live Oak on the east side of the property north of street vacation and the 38" Live Oak south of the street vacation.

REMARKS

The purpose of these applications is to resubdivide existing metes and bounds parcels into legal lots of record and to rezone portions of one of the lots to eliminate split zoning.

The lot involved in the rezoning request is the site of the Main Branch of the Mobile Public Library and associated parking facilities. As the site currently exists, it is multiple parcels with multiple zoning classifications. The proposal would incorporate all of these parcels into one legal lot of record and one single zoning classification. Rezoning of the rear portion of this site to B-4 would be consistent with the zoning of the Government Street frontage and would be appropriate for the existing use.

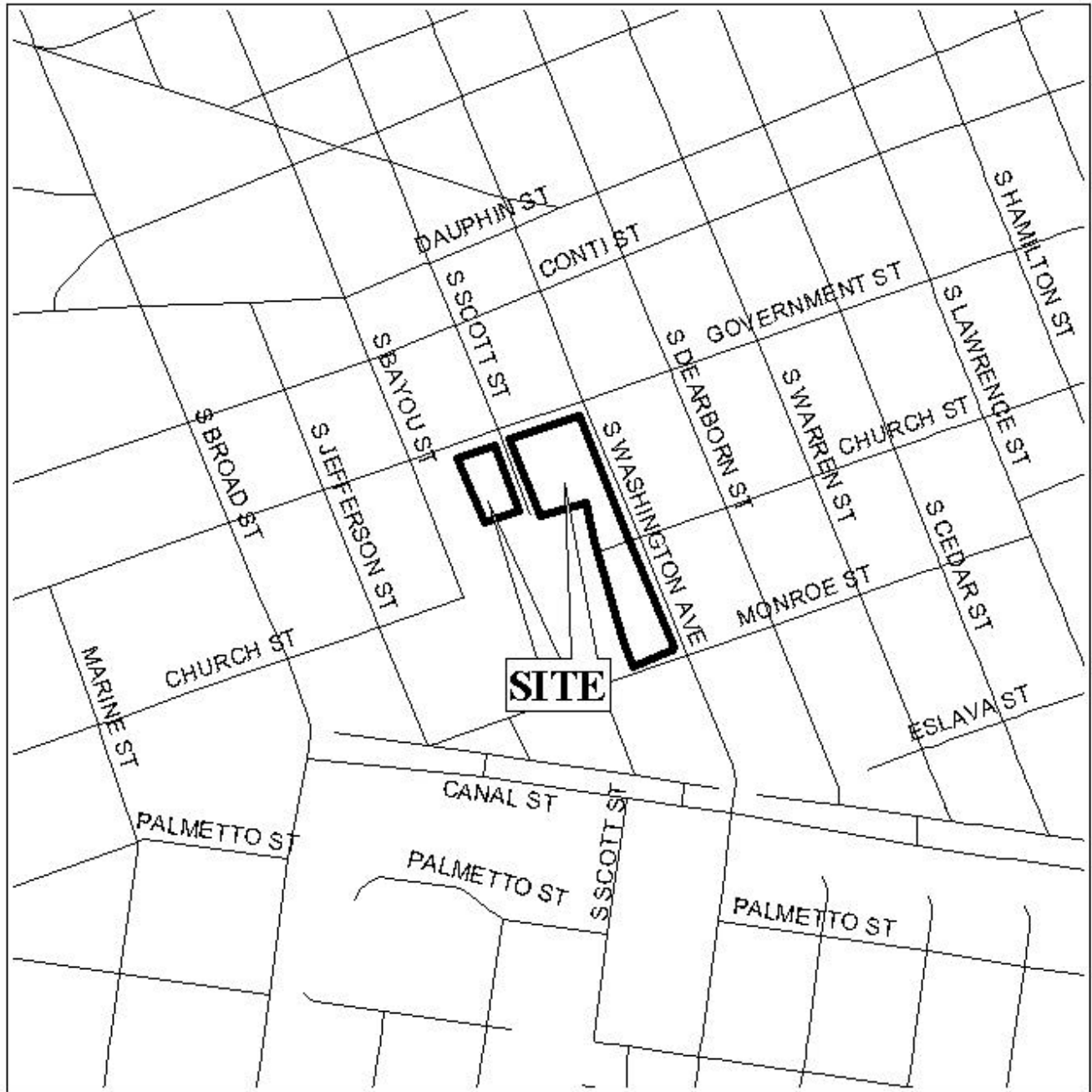
The other two lots of the proposed subdivision are currently zoned B-4 and will remain B-4. They are included in the subdivision to establish them as legal lots of record.

RECOMMENDATION

Rezoning: based on the preceding, it is recommended that this application be approved.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) placement of a note on the final plat stating that locations of any new curb cuts to be approved by Traffic Engineering.

LOCATOR MAP



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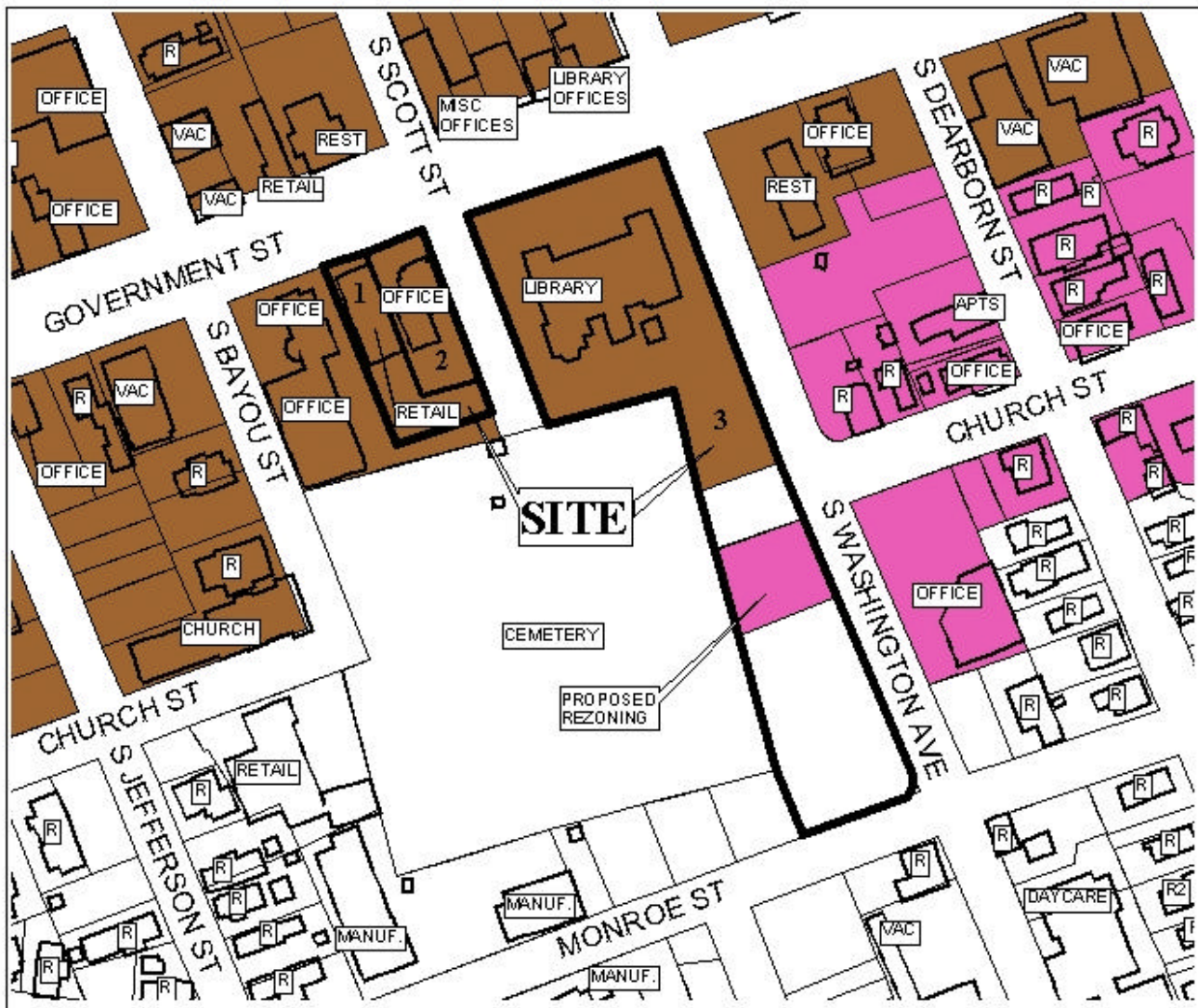
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous offices, retail, restaurants, single family residential dwellings, and a cemetery.

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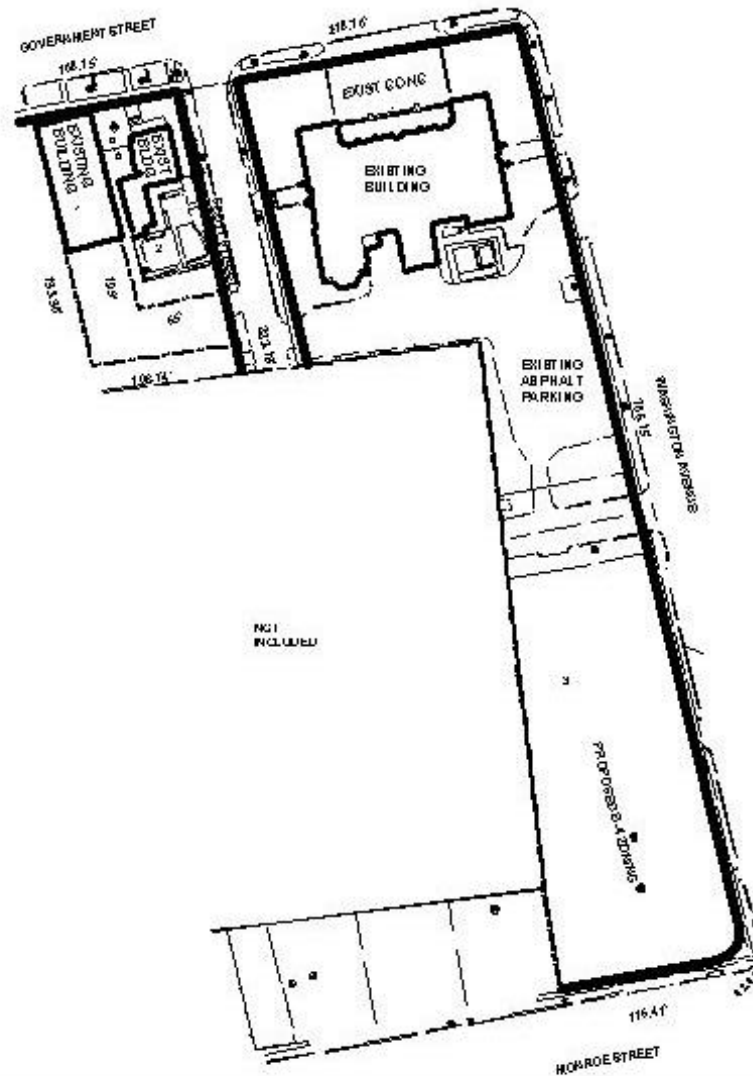
LEGEND



NTS



SITE PLAN



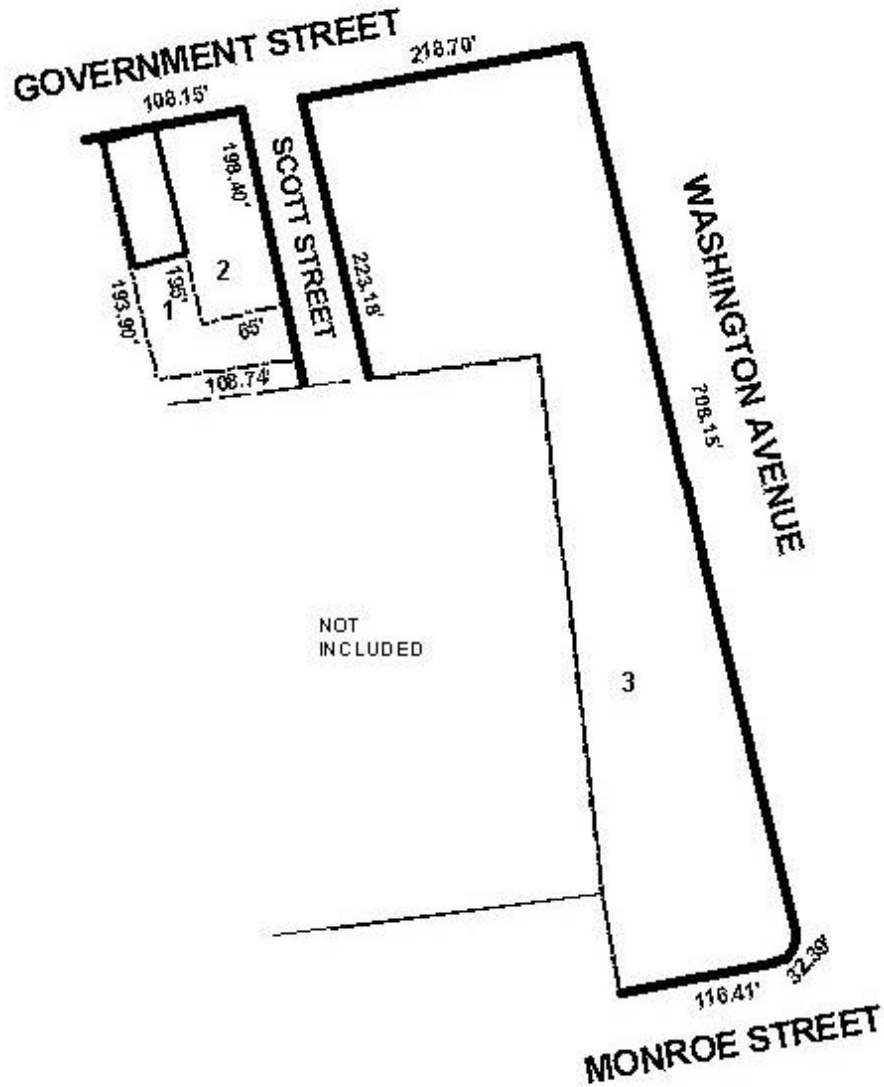
The site is located on the West side of Washington Avenue, extending from Monroe Street to Government Street, extending along the South side of Government Street 110' West of Scott Street, and extending along the East side of Bayou Street adjacent to the Church Street Cemetery. The plan illustrates the existing structures and parking.

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DETAIL SITE PLAN



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