

**PLANNING APPROVAL STAFF REPORT****Date: October 1, 2015****NAME**

Jerry Johnson

**LOCATION**

5231 Jones Road

**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

1 Lot / 0.13 ± Acres

**CONTEMPLATED USE**

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

**TIME SCHEDULE  
FOR DEVELOPMENT**

Not Specified.

**ENGINEERING  
COMMENTS**

No comments.

**TRAFFIC ENGINEERING  
COMMENTS**

Site is limited to one curb cut, with 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).

**FIRE DEPARTMENT  
COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

**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 subject property belonged to the applicant's mother and contained a mobile home dwelling for many years. Staff confirms that a mobile home dwelling existed prior to at least the 2008 annexation of the Theodore area. In 2012, the applicant acquired the property and mentions he removed the mobile home due to its deteriorated condition, afterwards replacing it with a travel trailer. Staff was made aware of this in June, 2012 upon inspection of a complaint made to

Mobile 311 that someone was residing in the travel trailer. Consequently a Notice of Violation was issued, followed by a Municipal Offense Ticket. The ticket was dismissed when evidence of compliance was acquired; however recent aerial photographs show that a travel trailer continues to be stored on the property. The applicant now desires to install a mobile home as the primary dwelling, citing the previous existence of a mobile home on the property as well as support from neighbors as justification for Planning Approval.

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.

The site is surrounded by properties zoned R-1, Single-Family Residential. Most of the developed properties in the vicinity contain traditional, single-family residences; however it should be noted that the Planning Commission has approved the use of three mobile homes as primary dwellings within 600'± of the subject site, the most recent being at its January 19, 2012 meeting.

The site plan illustrates the proposed mobile home on the property. It should be noted that a portion of the proposed mobile home is located in front 25' minimum building setback. If approved, the mobile home should be located outside of all required setbacks; this may require shifting the location of the home to the East or placing it at an angle.

The prior approval of mobile homes as primary dwellings within proximity to the site, as well as consideration of the site's previous mobile home, may suggest the proposed mobile home would have minimal impact to surrounding properties. However it should be noted that mobile homes present a special challenge with regards to natural hazards, particularly high winds. Thus, mobile homes present a special risk to public health, safety and welfare.

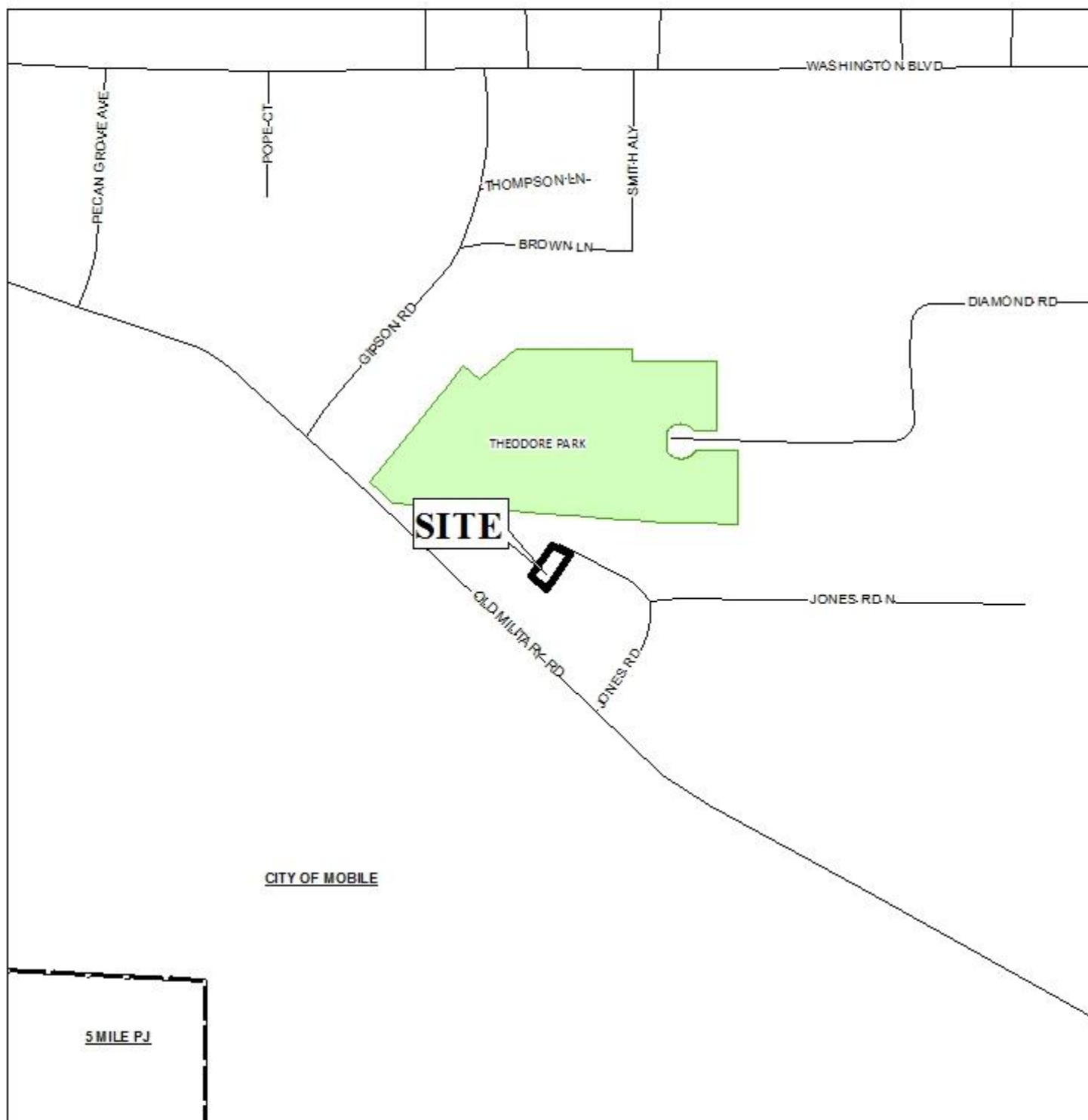
It should also be noted that the subject property is a metes and bounds parcel and not a legal lot of record. If approved, completion of the subdivision process would be required unless documentation is provided proving this lot has existed in its current configuration as a metes and bounds parcel since at least 1984.

## **RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this request is recommended for approval subject to the following conditions:

- 1) completion of the subdivision process or provision of a deed from at least 1984 with the site's current legal description;
- 2) placement of the mobile home outside all required setbacks;
- 3) acquisition of the appropriate permits; and
- 4) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE October 1, 2015

APPLICANT Jerry Johnson

REQUEST Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units. A park lies north of the site.

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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





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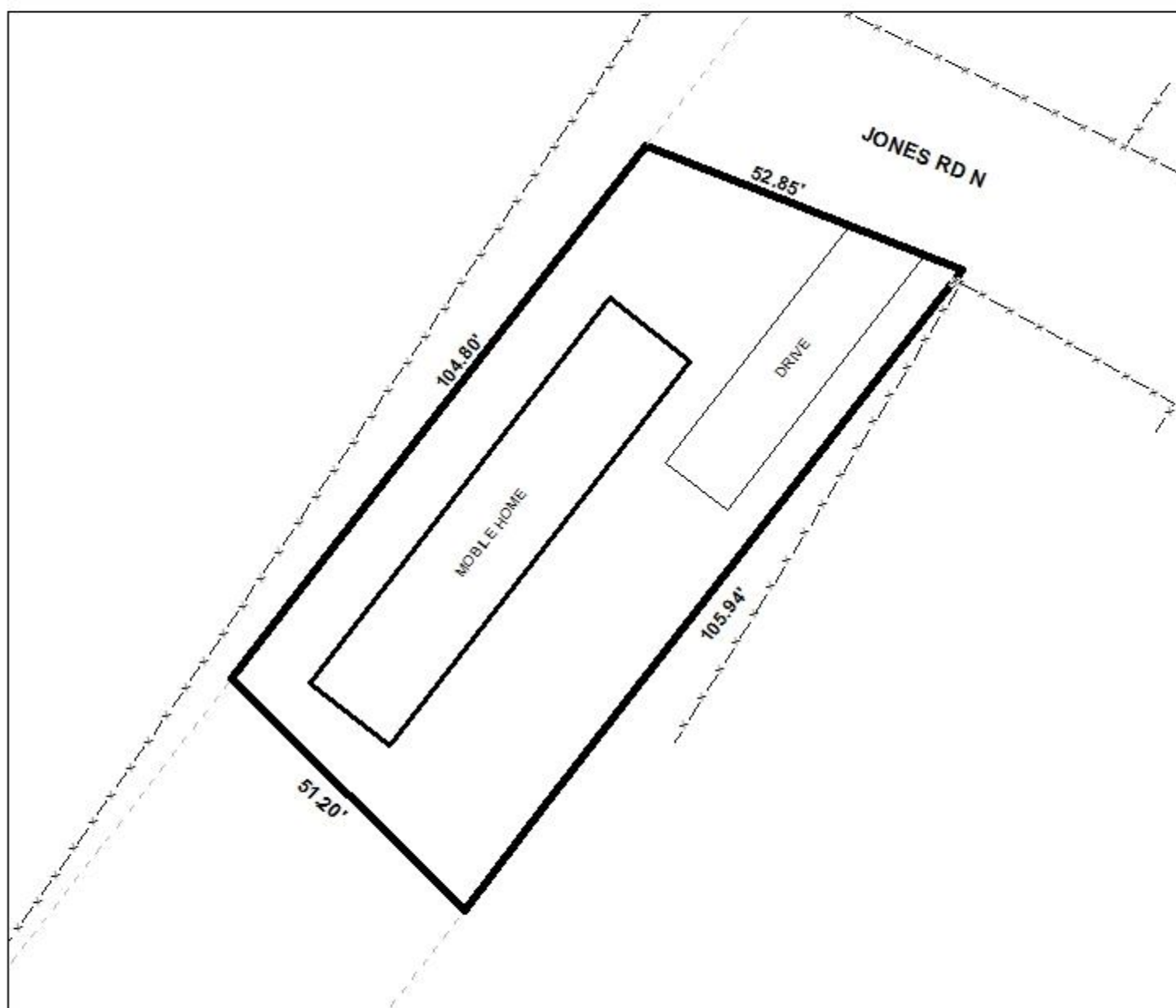
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## SITE PLAN



The site plan illustrates the mobile home, drive, and fences.

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