

**PLANNING APPROVAL STAFF REPORT****Date: September 5, 2019****NAME**

First National Bank and Trust

**LOCATION**

5901, 5905, & 5909 Airport Boulevard  
Southwest corner of Airport Boulevard and Galloway Avenue, extending to the Southeast corner of Airport Boulevard and Linlen Avenue).

**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

B-1, Buffer Business District

**AREA OF PROPERTY**

1 Lot/ 0.85 ± Acres

**CONTEMPLATED USE**

Planning Approval to allow the operation of a bank in a B-1, Buffer Business District.

**TIME SCHEDULE**

Not Specified.

**ENGINEERING  
COMMENTS**

No comments.

**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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

**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 the operation of a bank in a B-1, Buffer Business 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, if approved, any future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval.

The site has been given Mixed Commercial Corridor land use designation, per the adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. Mixed Commercial Corridors includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The subject property is occupied by three multi-tenant buildings. The applicant states that the loan/mortgage provider currently operates within 5905 Airport Boulevard (middle building), on the second floor, and they wish to expand the scope of the business to include a full service bank.

The applicant states the following:

*The purpose of this application is to obtain Planning Approval to allow a full service bank to operate in a B-1 zoning district. The applicant is currently operating as a loan/mortgage provider on the second floor of Building 5905 and intends to open as a full service bank on the first floor of Building 5905. There will be no drive thru for the bank and no additional improvements are planned for the site.*

The subject site abuts R-1, Single-Family Residential property to the South and is across the street from R-1 to the North and East; B-1, Buffer Business is to the West.

The submitted site plan is a google aerial image of the site; however there is no proposed exterior work to the site that would trigger additional parking and tree and landscaping compliance. Therefore, parking requirements and tree and landscaping compliance would not change and the site would remain in compliance.

It should be noted, the subject site consists of multiple legal lots of record and vacated rights-of-way. Future development or additions to the subject site will require Subdivision and PUD applications.

## **RECOMMENDATION**

**Planning Approval:** Staff recommends the following Findings of Fact for Approval of the Planning Approval request:

- 1) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is developed and located within an developed area with public water and sewer services and with nearby fire and police stations;
- 2) the proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site parking and the proposed use will not increase parking requirements; and
- 3) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because there is commercial development currently operating in the area.

The approval is subject to the following conditions:

- 1) obtaining of proper building permits for interior renovations;
- 2) future development or additions to the subject site will require a revised PA, Subdivision and PUD applications;
- 3) subject to 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.”*;
- 4) subject to Fire 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).”*; and
- 5) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 11 DATE September 5, 2019

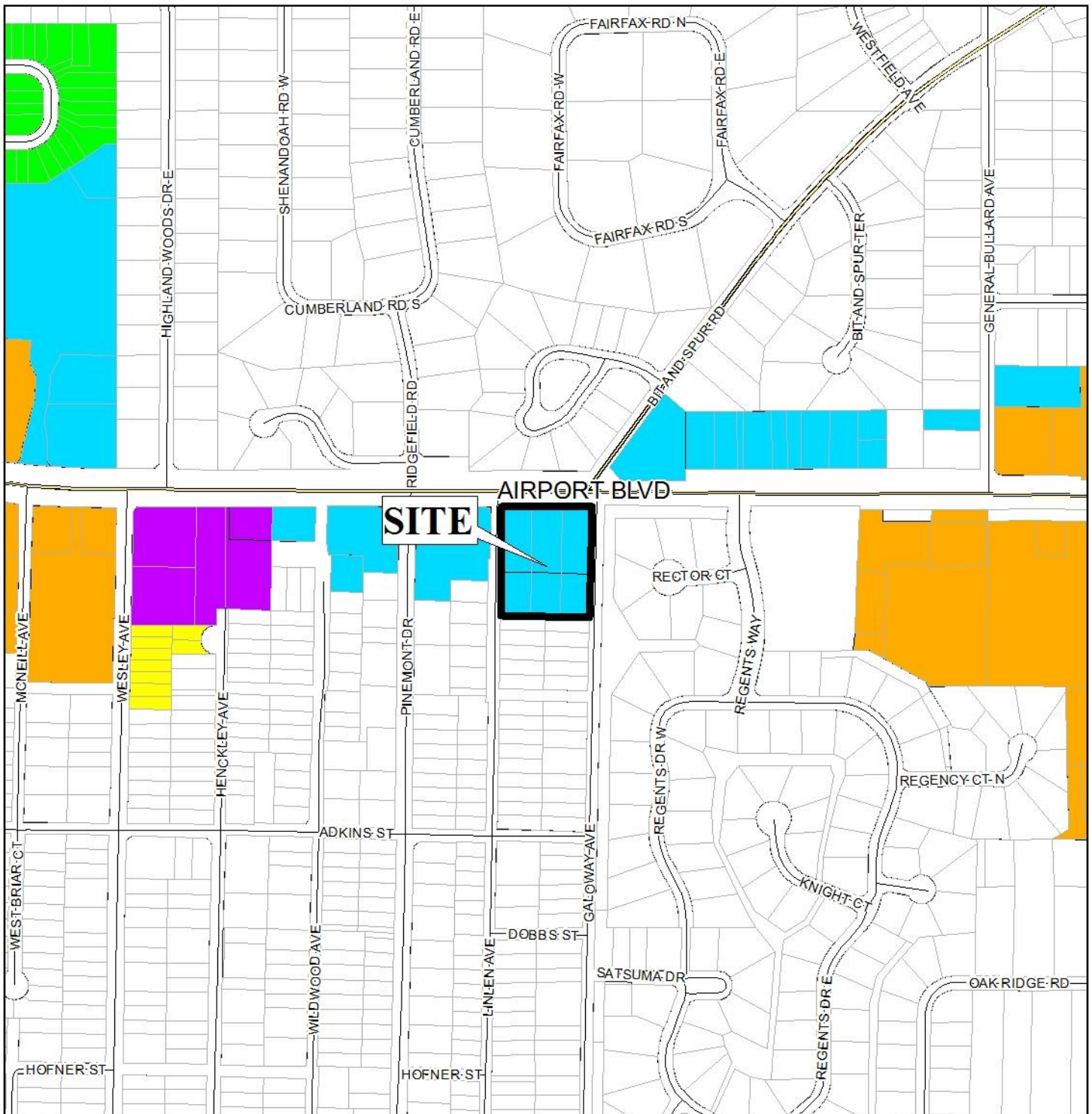
APPLICANT First National Bank and Trust

REQUEST Planning Approval



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# LOCATOR ZONING MAP



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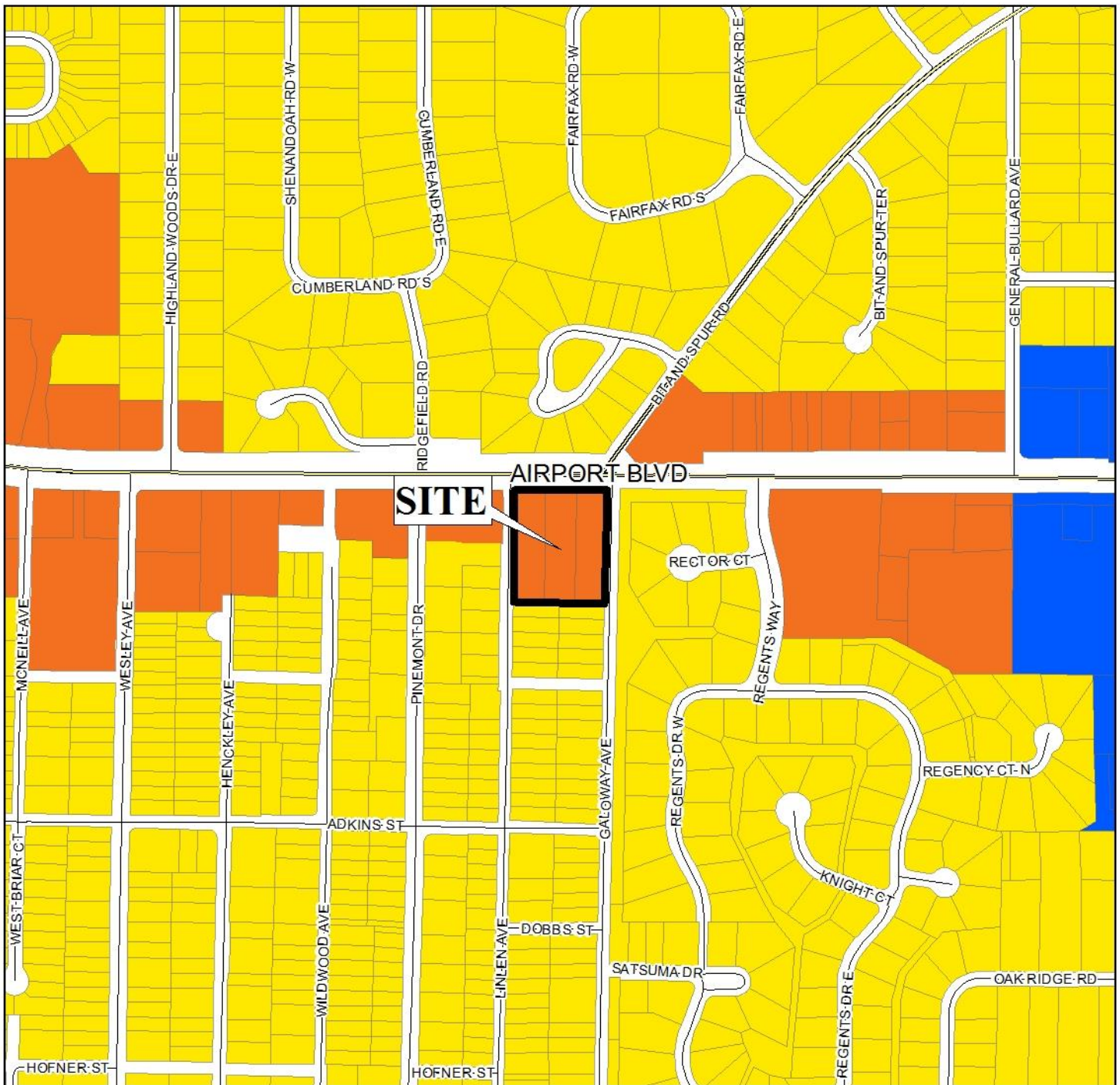
APPLICANT First National Bank and Trust

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# FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE September 5, 2019

APPLICANT First National Bank and Trust

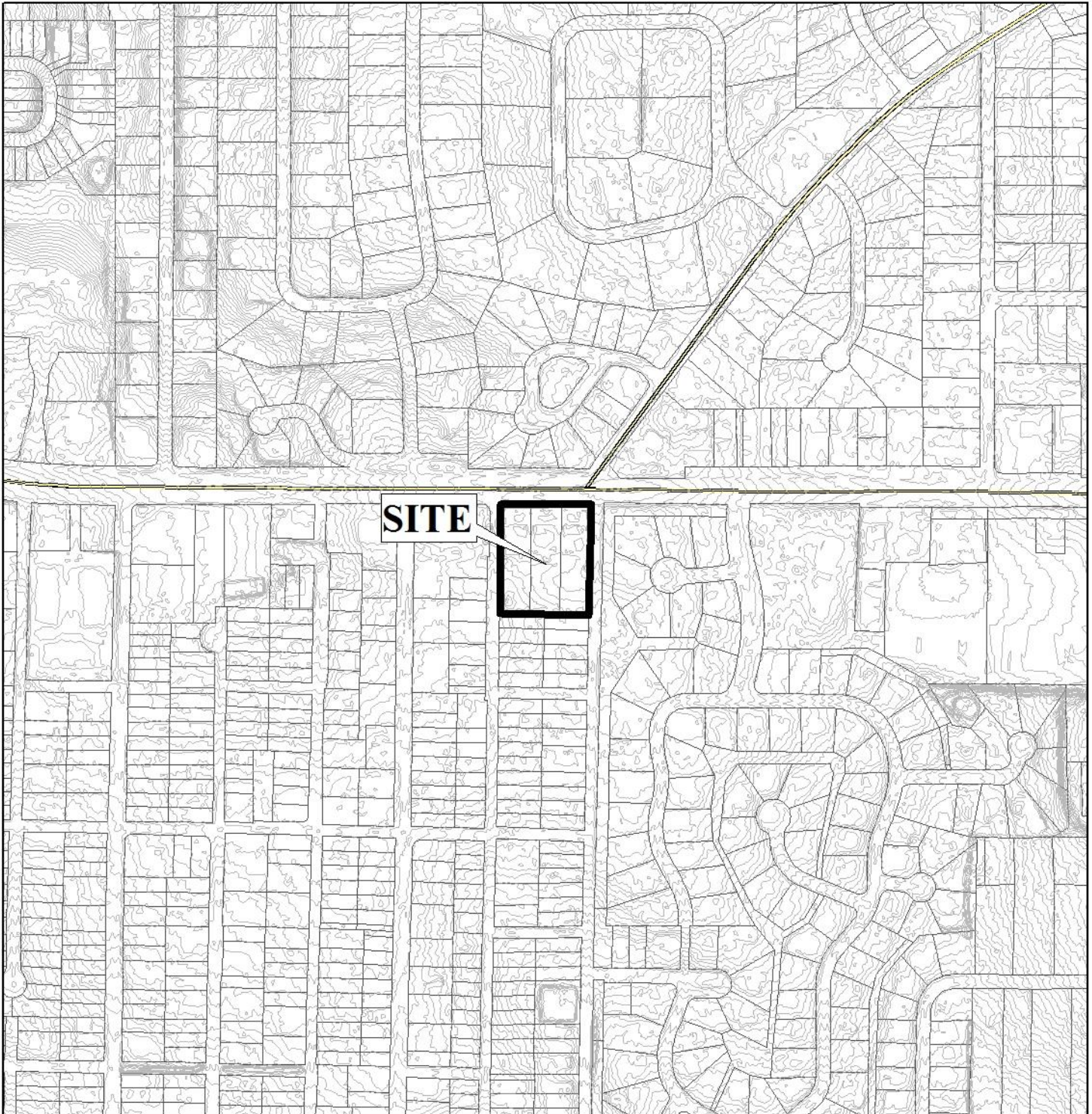
REQUEST Planning Approval

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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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 AERIAL

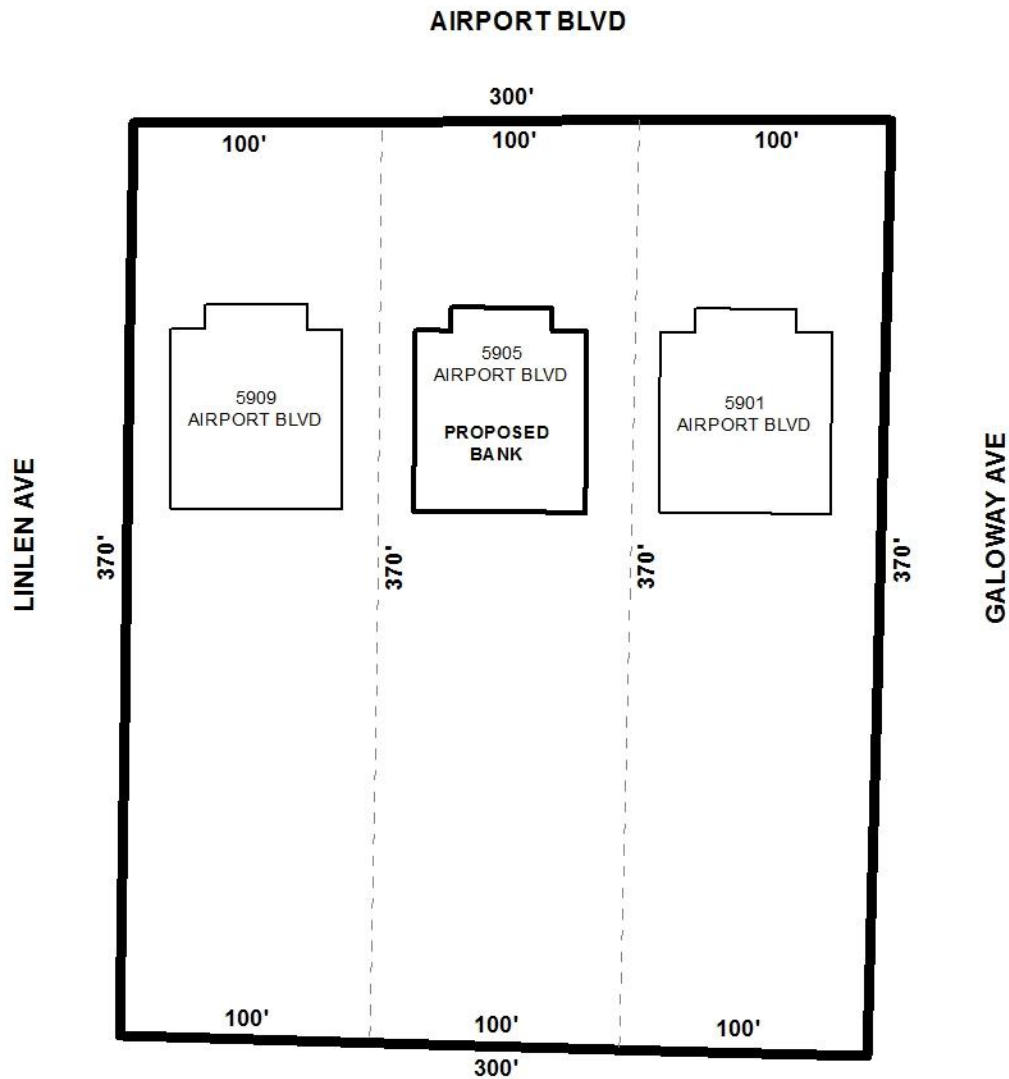


The site is surrounded by residential units.

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# SITE PLAN



The site plan illustrates the proposed bank location.

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