

PLANNING APPROVAL STAFF REPORT**Date: August 6, 2009****NAME**

Carl Pope

LOCATION7411 Kim Avenue
(East side of Kim Avenue, 350'± North of Oriental Avenue)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 0.3 ± Acre

CONTEMPLATED USE

Planning Approval to allow a mobile home as a single-family dwelling.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

Must comply with all storm water 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 ALDOT 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planning Approval to allow a mobile home to be used as a single-family dwelling in an R-1, Single-Family Residential district. Planning Approval is required for mobile homes used as dwellings in R-1 zoning districts.

A complaint was filed with Mobile 311 in reference to a trailer that had been placed onto a lot without permits or approvals. Investigation of the complaint found that a mobile home had

indeed been brought onto the lot, and a Notice of Violation was issued. The site is located within the Theodore Area which was annexed in 2008.

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 a legal, non-conforming metes and bounds parcel which first appeared as a legal description on a deed in 1978, which is before 1984 when enforcement of the subdivision regulations was coordinated with County Engineering in the Planning Jurisdiction.

The Land Use survey done at the time of annexation, as well as City of Mobile aerial photos and the applicant's own statements indicate that there are other mobile homes in the immediate area, therefore, the addition of a mobile home in the neighborhood would seem to have a minimal impact to the surrounding properties. As far as transportation, parking and access, public utilities and facilities and traffic congestion, a mobile home will have the same impact as a traditionally constructed single-family dwelling and will therefore have a minimal impact upon the surrounding properties.

With regard to hazard, mobile homes present a special challenge in regards to natural hazards, particularly high winds. Mobile homes 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 should be required.

The site fronts Kim Avenue, a minor, paved street with adequate right-of-way depicted. The site plan does not depict any existing curb cuts, and none are discernable from aerial photography. The site should be limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

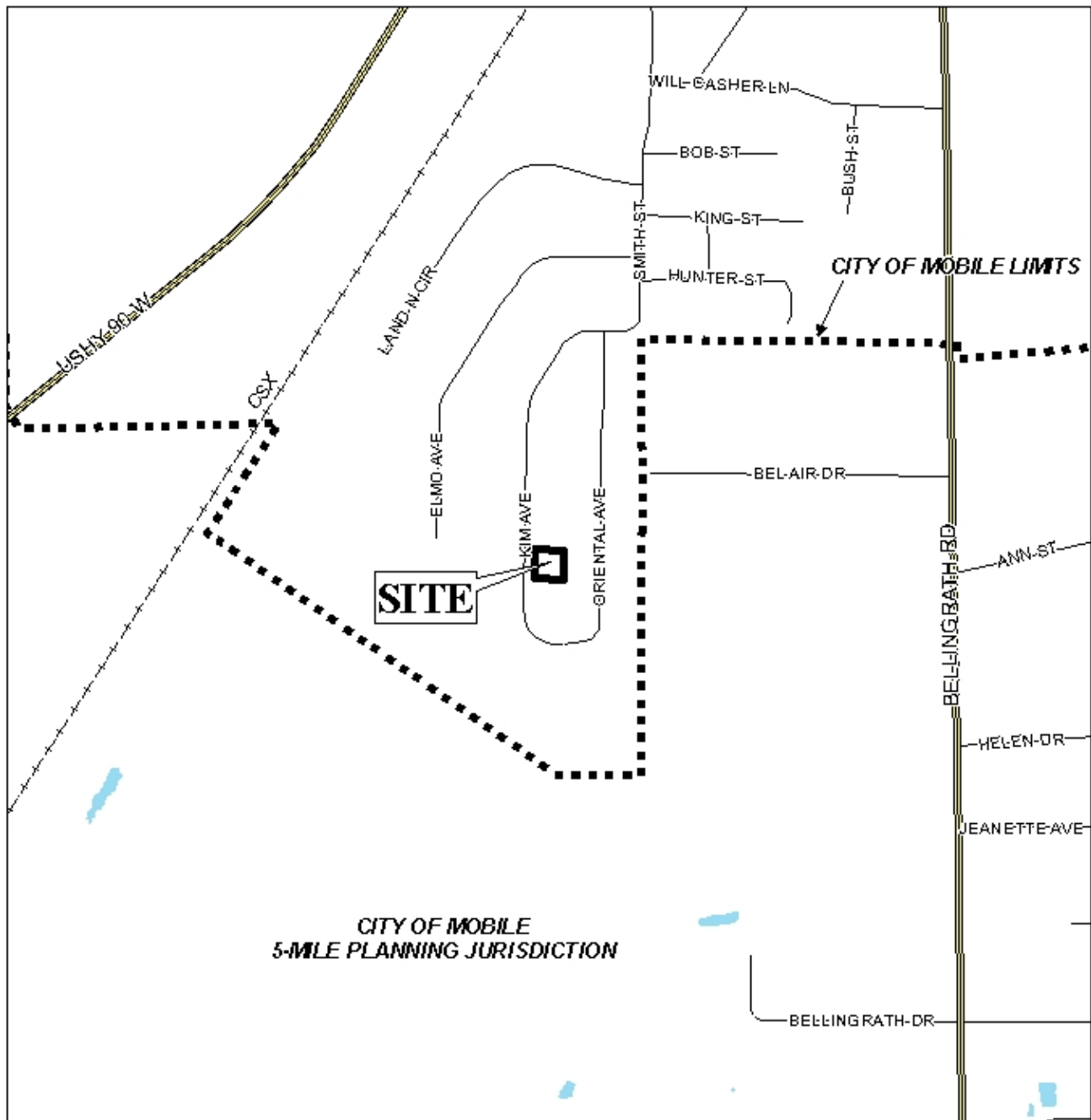
The site plan depicts the approximately 900 square-foot mobile home and shows it meeting all required setbacks for a structure in an R-1 zoning district. No parking spaces are depicted. As per Sections 64-6.A.2 and 64-6.A.6 of the Zoning Ordinance, two parking spaces should be shown, and these parking spaces should be located outside of any required front yard.

RECOMMENDATION

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

- 1) Completion of a successful subdivision application;
- 2) Revision of the site plan to indicate parking spaces compliant with Sections 64-6.A.2 and 64-6.A.6 of the Zoning Ordinance;
- 3) Full compliance with all codes and ordinances regarding stabilization of mobile homes;
- 4) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



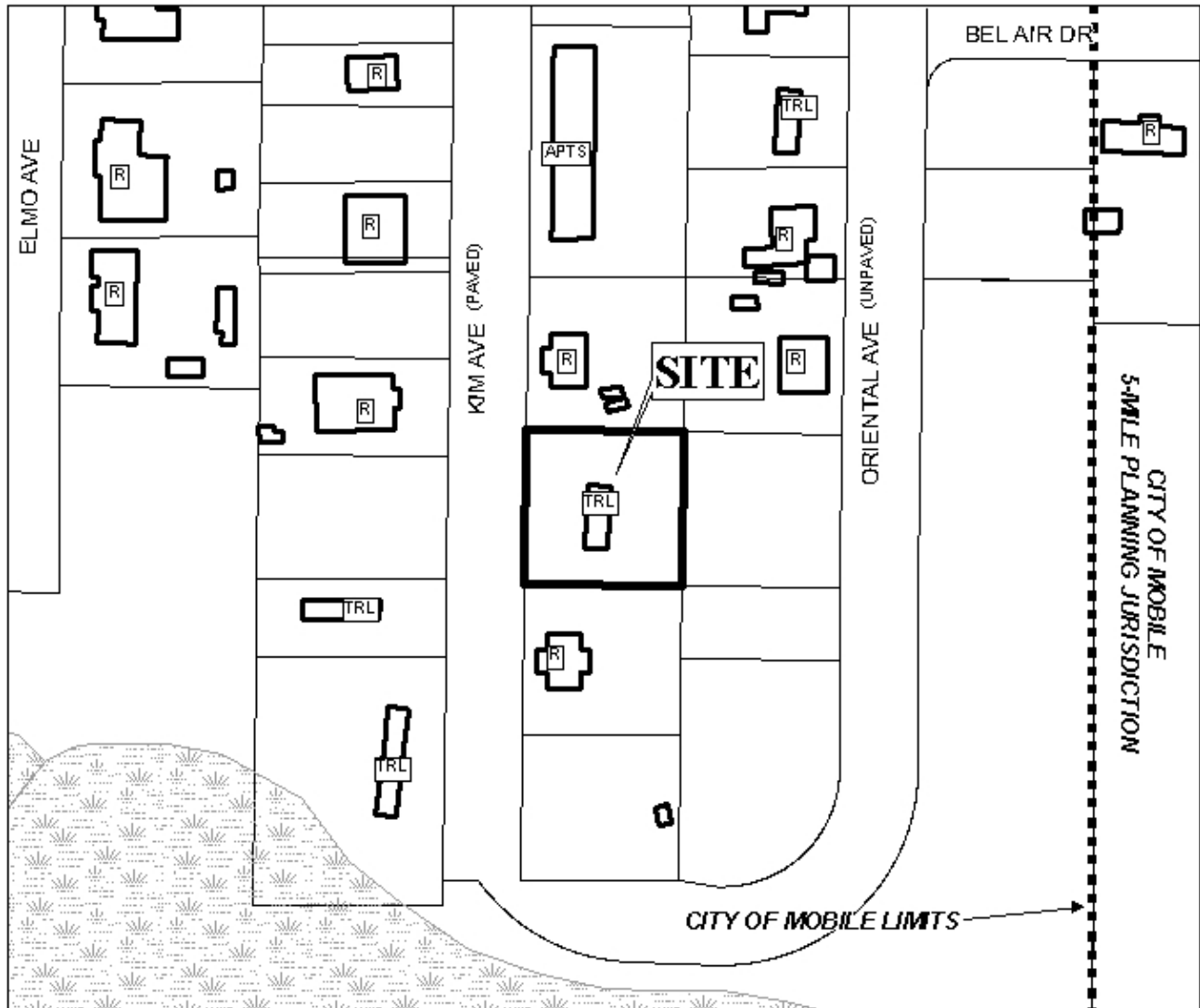
APPLICATION NUMBER 11 DATE August 6, 2009

APPLICANT Carl Pope

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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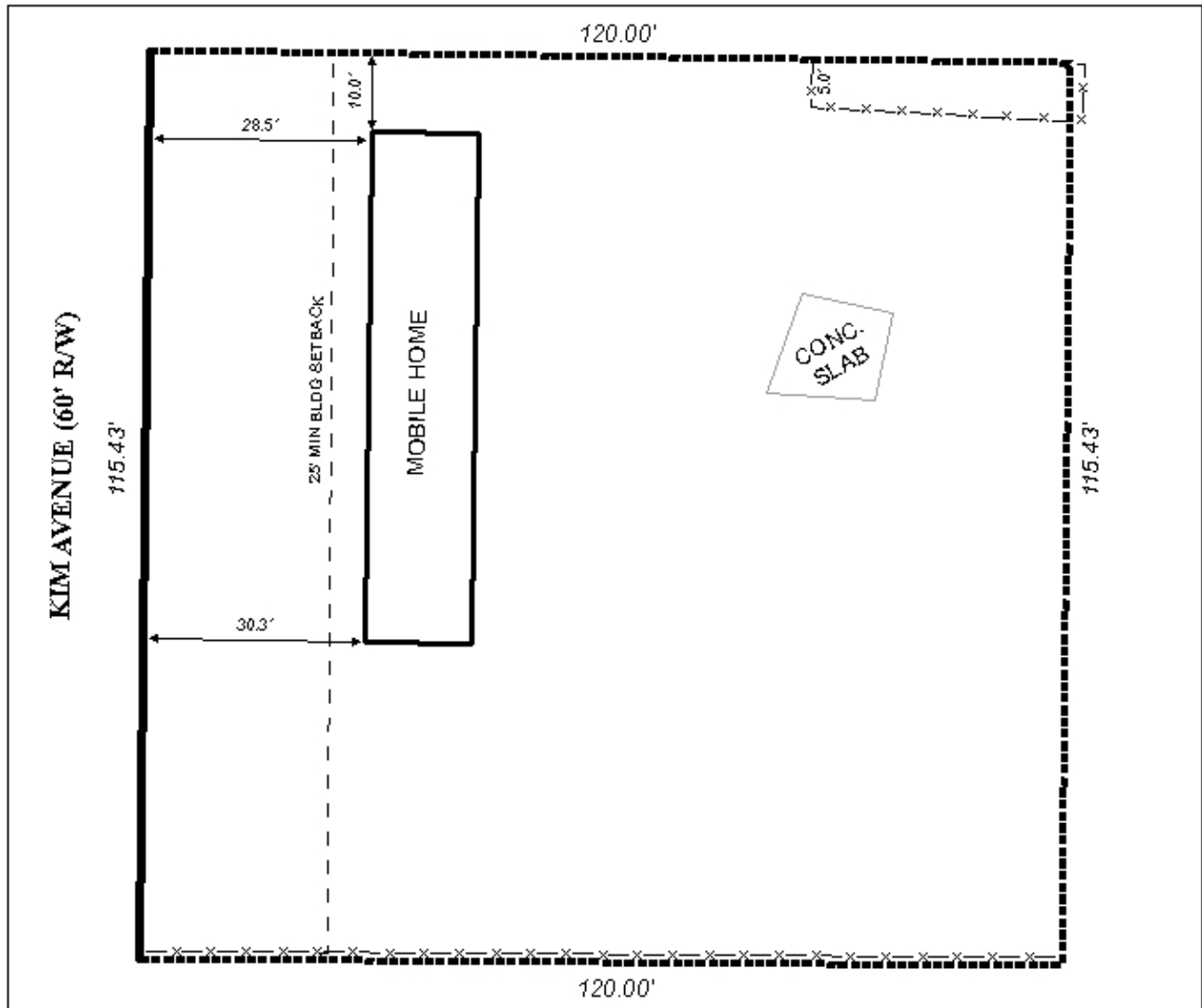
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SITE PLAN



This site plan illustrates the existing structures and lot configuration.
This site is currently zoned R-1.

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