

**ZONING AMENDMENT,
& SUBDIVISION STAFF REPORT****Date: March 20, 2008****APPLICANT NAME**

Wolf Ridge Properties, LLP

SUBDIVISION NAME

Wolf Ridge Properties Subdivision

LOCATION

West terminus of Stanford Road

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential District

PROPOSED ZONING

B-5, Office-Distribution District

AREA OF PROPERTY

1 Lot / 77.9 ± Acres

CONTEMPLATED USE

Subdivision approval to create 1 lot, and Zoning approval to rezone the site from R-1, Single-Family Residential, to B-5, Office-Distribution, to allow an earth borrow pit.

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.

**REASON FOR
REZONING**

“The conditions which make this rezoning necessary are that a borrow pit (belonging to a different contractor) is in operation on the adjoining property. Areas containing materials suitable for borrow are rare in this part of the county. Use of this pit will facilitate construction in the area. Relief is such that upon completion of the borrow pit, it may be graded and utilized for a subdivision, apartments or a park.”

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame provided.

**ENGINEERING
COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Measures need to be

installed and maintained on site to prevent tracking of sediment/mud on to City ROW throughout the life of the borrow pit. 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).

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 Subdivision approval to create one (1) lot, and Zoning approval to rezone the site from R-1, Single-Family Residential, to B-5, Office-Distribution, to allow an earth borrow pit. A borrow pit requires an I-2, Heavy Industry District and Planning Approval.

The site is currently vacant, and is adjacent to a site that appears to be a borrow pit that appears to have had periods of inactivity. No Zoning Clearances have been found for the existing borrow pit adjacent to the site in question, and the periods of inactivity may have resulted in any non-conforming use of the site having expired.

It should also be pointed out that while the site has frontage on a public street, the applicant proposes to access an unnamed, unopened public right-of-way through an access easement on the adjacent borrow pit site. Access across an adjacent site may require that the site be included in the application as its own lot, and that an application for Planned Unit Development be submitted to allow shared access.

As an additional note, the site abuts Megginson Park to the North. The park site is not developed, however the park site is included in the Greenspace Plan for Mobile. The proposed borrow pit site is uphill and upstream of Megginson Park.

RECOMMENDATION

Rezoning: Based upon the preceding, the Rezoning request is recommended for Holdover until the April 17th meeting, with revised information required by March 28th, so that the following can be submitted:

- 1) Revision of the rezoning request to I-2 (including adjacent property in the rezoning request);

- 2) Submittal of a PUD application to allowed shared access across the Western end of the adjacent property; and
- 3) Submittal of new labels and postage for required notification, accommodating the expanded area and additional applications.

Subdivision: The Subdivision request is recommended for Holdover until the April 17th meeting, with revised information required by March 28th, so that the following can be submitted:

- 1) Inclusion of the adjacent property to create a two-lot subdivision, with new labels and postage for the entirety of the expanded application, and additional lot fees.

Revised for the April 17th meeting:

The application was heldover from the March 20th meeting to allow the applicant to revise the applications to include the adjacent existing borrow-pit, across which this application would have access to Shelton Beach Road. No revisions were submitted by the applicant.

RECOMMENDATION

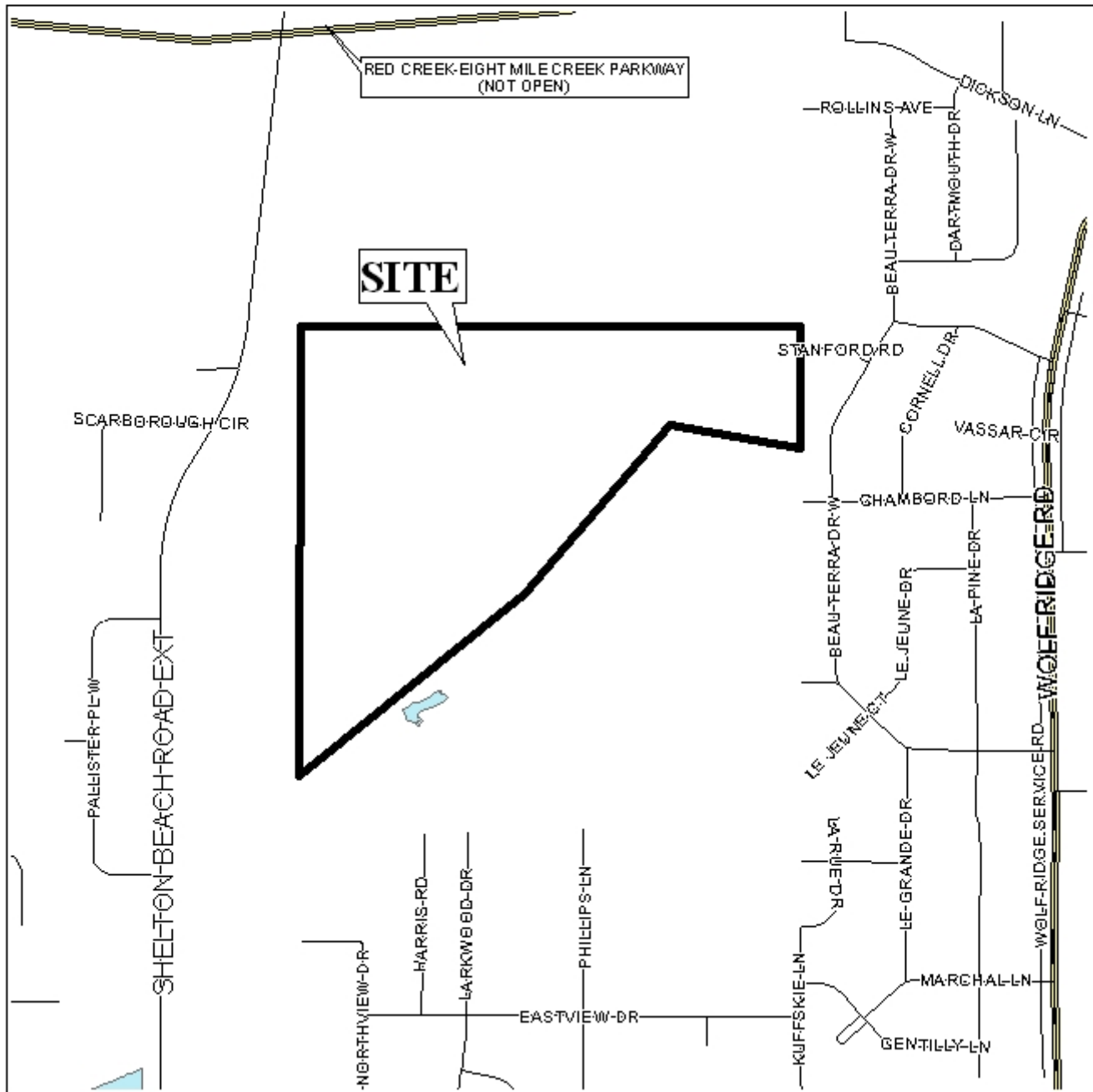
Rezoning: The rezoning request is recommended for Denial for the following reasons:

- 1) *The proposed activity requires an I-2, Heavy Industrial designation, however, the applicant has requested a B-5 designation;*
- 2) *The reasons for rezoning, including operating borrow pit adjacent to the site, are not adequate justification for rezoning; and*
- 3) *A PUD application was not submitted to address cross-access issues.*

Subdivision: The Subdivision request is recommended for Denial for the following reasons:

- 1) *Based upon the recommendation of Denial for the accompanying Zoning application; and*
- 2) *The proposed cross-access across another property requires a Planned Unit Development application due to its location within the city limits, which was not supplied.*

LOCATOR MAP



APPLICATION NUMBER 12 & 13 DATE April 17, 2008

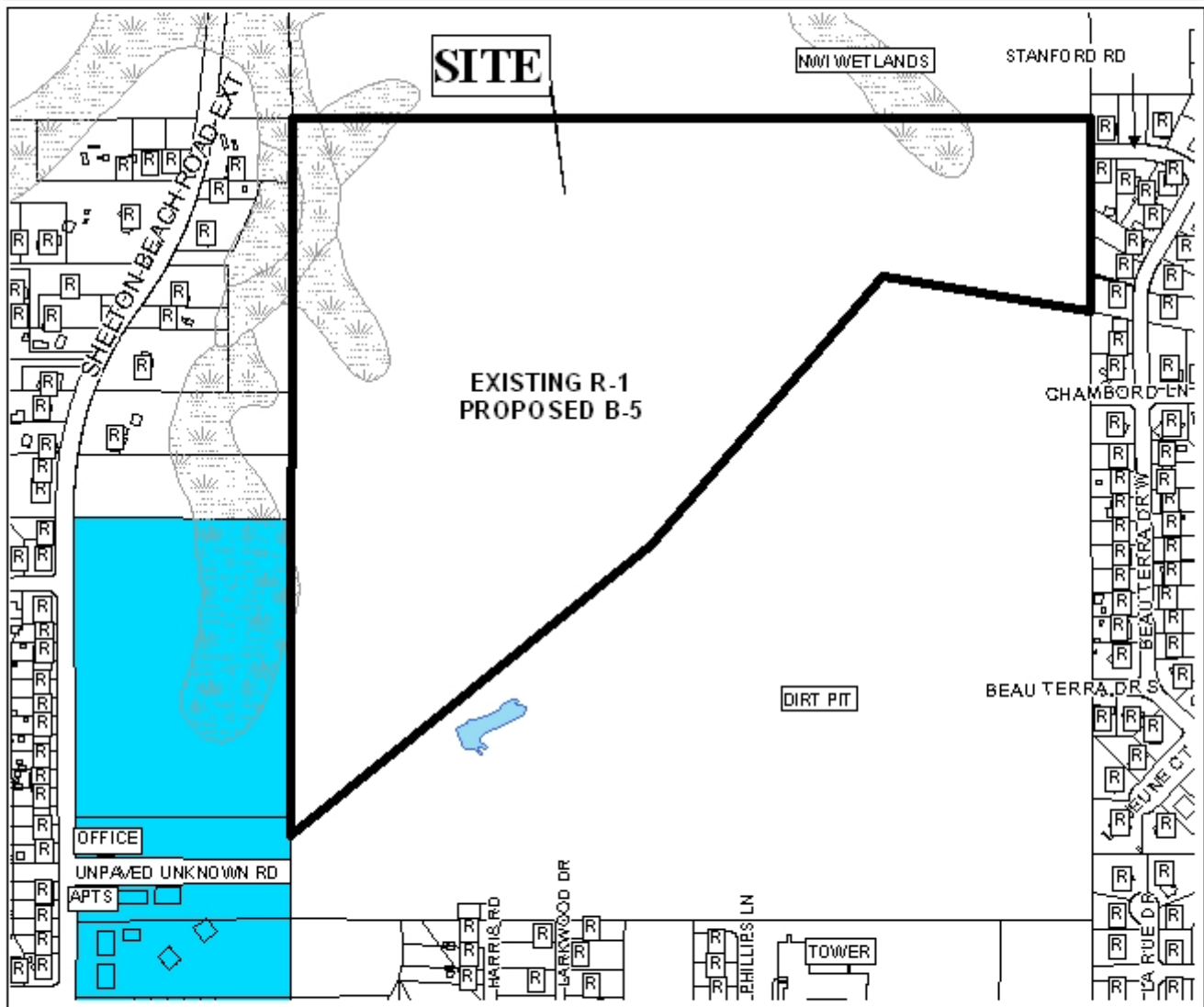
APPLICANT Wolf Ridge Properties Subdivision

REQUEST Subdivision, Rezoning from R-1 to B-5



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use.

APPLICATION NUMBER 12 & 13 DATE April 17, 2008

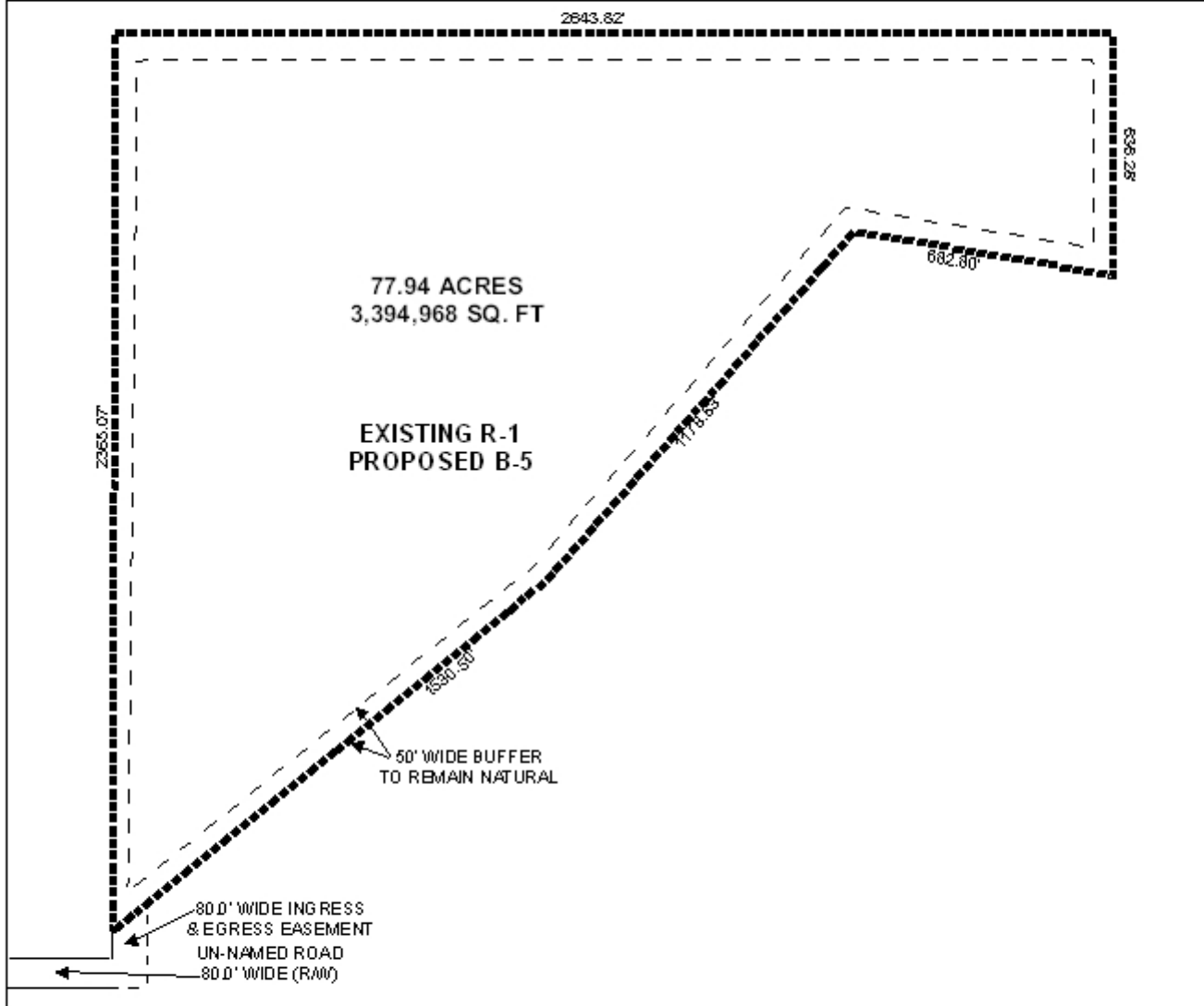
APPLICANT Wolf Ridge Properties Subdivision

REQUEST Subdivision Rezoning from R-1 to B-5

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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SITE PLAN



This site plan illustrates proposed lot configuration.

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REQUEST Subdivision, Rezoning from R-1 to B-5



NTS