

ZONING AMENDMENT STAFF REPORT**Date: December 3, 2015****NAME**

New Life Housing, LLC

LOCATION3901 Cottage Hill Road
(South side of Cottage Hill Road, 25'± West of Hawthorne Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-2, Neighborhood business

AREA OF PROPERTY

22,381± Square Feet / 0.5± Acre

CONTEMPLATED USE

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a counseling services office.

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
FOR DEVELOPMENT**

March, 2016.

**ENGINEERING
COMMENTS**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water

Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Lot is limited to one curb cut to Cottage Hill Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site plan does not indicate required number of parking spaces for this site. A variance for parking and maneuvering may be necessary. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building. Sidewalk should be included along all street frontages, unless a sidewalk waiver is approved by the Planning Commission.

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 Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a counseling services office.

The applicant states:

7.

a) Contemplated use and character improvements:

- The use of the building is for the office of New Life Housing LLC. We help people to stop paying rent and to own their own home through counseling, workshops, positive credit training. The function of the building as a house will primarily be the same as it is.
- Hours of operation
- Mon-Friday 9 to 5
- Saturday 11 – 2

- b) Time Schedule of when the improvements will be done:
 - March 2016
- 8.
- a) The present condition:
 - The property has a preexisting two story house. It is a residential home. We will not have to any changes to the outside of the building. We will need to pave the adjacent front lawn in the front of the house. One portion of the front lawn is already paved and the other side will need to be paved also. The reason for the application is that it is a residential home and we need are a business.

The applicant submitted an as-built survey of the property but no site plan to indicate any improvements to bring the site into commercial compliance, (which would include accessible parking, trees, landscaping, etc.). Also, the survey indicates the site consists of two legal lots of record and a portion of a third legal lot of record. Therefore, a one-lot Subdivision would be required to create a legal lot of record for the site.

It should also be noted that Building and Fire Code compliance will be required due to the conversion of the residential structure to a business. Compliance could include accessible restrooms, emergency lighting and ventilation modifications. The applicant may wish to schedule a pre-development meeting to determine the scope of all required improvements.

Due to the deficiencies noted, this application should be heldover to the meeting of January 7, 2016, to allow the applicant to prepare a site plan showing improvements needed for commercial compliance and to also submit a one-lot Subdivision to be heard in conjunction with the Rezoning request.

RECOMMENDATION Based on the preceding, this application is recommended for holdover to the meeting of January 7, 2016, to allow the applicant to address the following items:

- 1) submittal of a site plan indicating site improvements required to meet commercial site standards of the Zoning Ordinance; and
- 2) submittal of a one-lot Subdivision application to combine all portions of the site into one legal lot of record.

Required submittals should be made no later than December 11th.

LOCATOR MAP



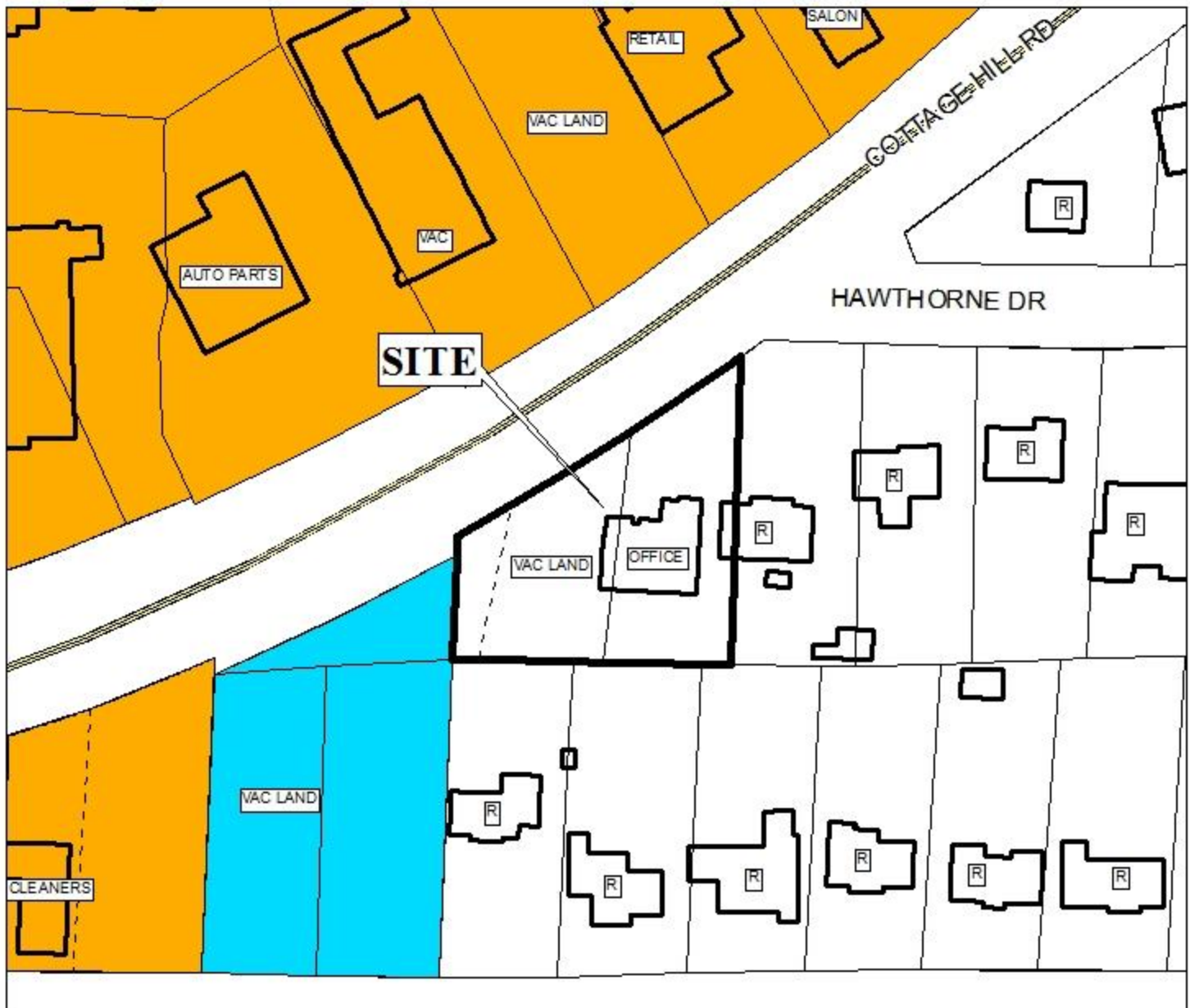
APPLICATION NUMBER 12 DATE December 3, 2015

APPLICANT New Life Housing LLC

REQUEST Rezoning from R-1 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east and commercial units to the west.

APPLICATION NUMBER 12 DATE December 3, 2015

APPLICANT New Life Housing LLC

REQUEST Rezoning from R-1 to B-2

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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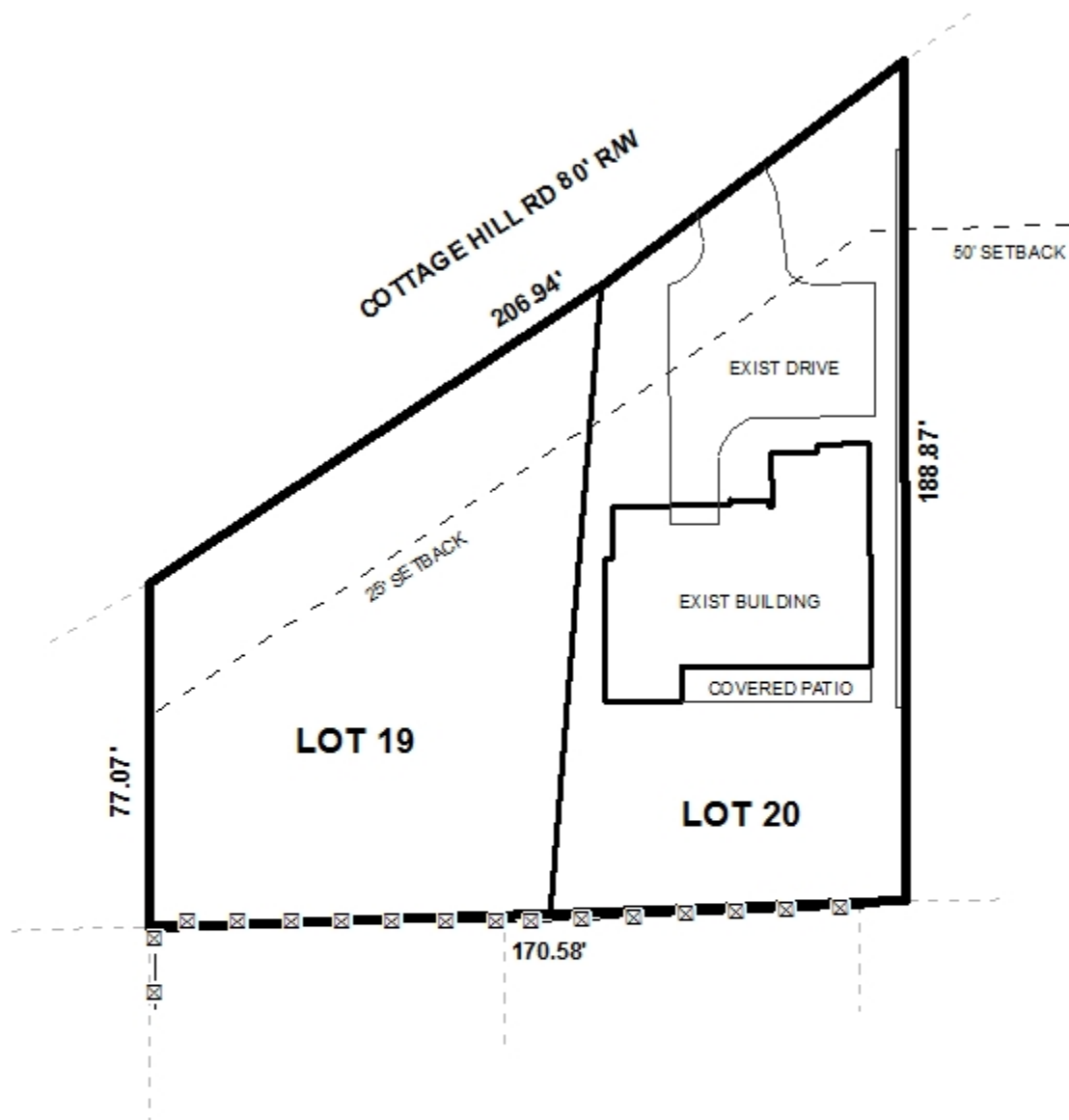
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SITE PLAN



The site plan illustrates the existing building, existing drive, and setbacks.

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