

PLANNING APPROVAL STAFF REPORT**Date: November 16, 2006****NAME**

Coast Architects, Inc
(William T. Partridge, Jr., Agent)

LOCATION

358 Dauphin Street
(North side of Dauphin Street, 83'± West of North
Claiborne Street)

**CITY COUNCIL
DISTRICT**

Council District 2

PRESENT ZONING

B-4, General Business

AREA OF PROPERTY

3,180 sq.ft.

CONTEMPLATED USE

Planning Approval to allow dwellings on the ground floor
within the Dauphin Street Overlay District

TIME SCHEDULE

Begin Immediately upon Approvals

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**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**

No Comments.

REMARKS

The applicant is seeking Planning Approval to allow dwelling units on the first or ground floor within the Dauphin Street Overlay District.

The applicant proposes to convert a structure that was possibly originally a residential structure, but that has been commercial for a number of years into residential use. This includes residential units on the first or ground floor. The Zoning Ordinance requires Planning Approval for dwelling units on the first or ground floor within the Dauphin Street Overlay. This requirement was established to maintain the character and commercial viability of those structures within the Overlay.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

The site is located on a major bus route for the City of Mobile, has adequate public utilities and facilities, and would be in harmony with surrounding development. As the site is located within the Henry Aaron Loop, residential use is exempt from the parking requirements of the Zoning Ordinance. Additionally, there are numerous on street parking spaces in the general vicinity.

The site is located directly across Dauphin Street from The Cathedral of the Immaculate Conception, and is within a block of other structures that are being converted into residential properties, including residential units on the ground floor. Those residential projects are located outside the Dauphin Street Overlay; therefore Planning Approval was not required. The boundary of the Dauphin Street Overlay is N Franklin Street, which is the western boundary of the block in which the site is located; and, is approximately 100' from the site in question.

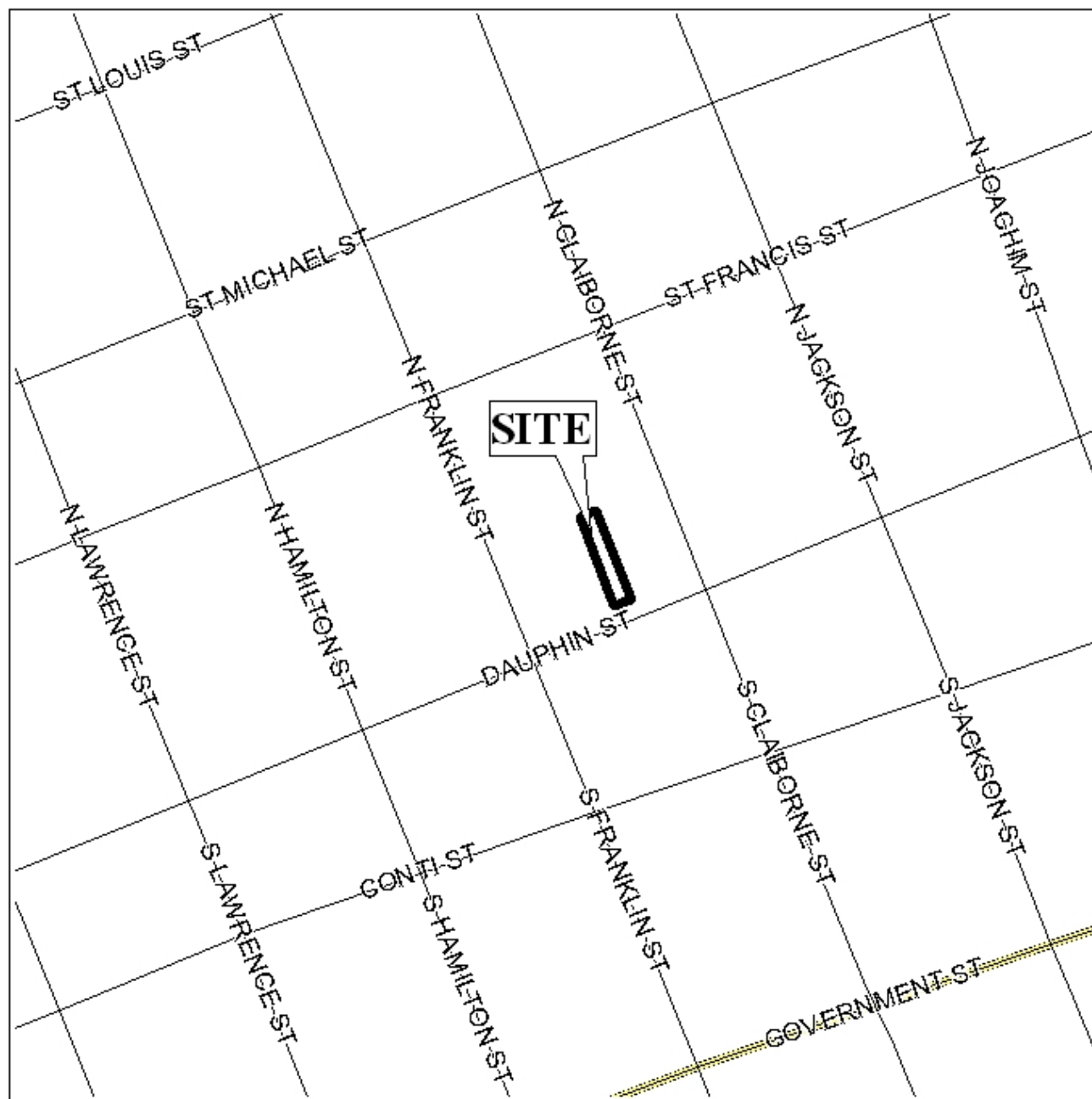
The Downtown Mobile Business Improvement District has indicated support for this project.

As the site is located in the Lower Dauphin Street Historic District, any exterior work will require approval from the Architectural Review Board. Additionally, there may be building code issues that will have to be addressed by the applicant's architect.

RECOMMENDATION

Based upon the preceding, the request is recommended for approval subject to the following conditions: 1) approval by the Architectural Review Board for any exterior work; 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 13 DATE November 16, 2006

APPLICANT Coast Architects, Inc (William T. Partridge, Jr., Agent)

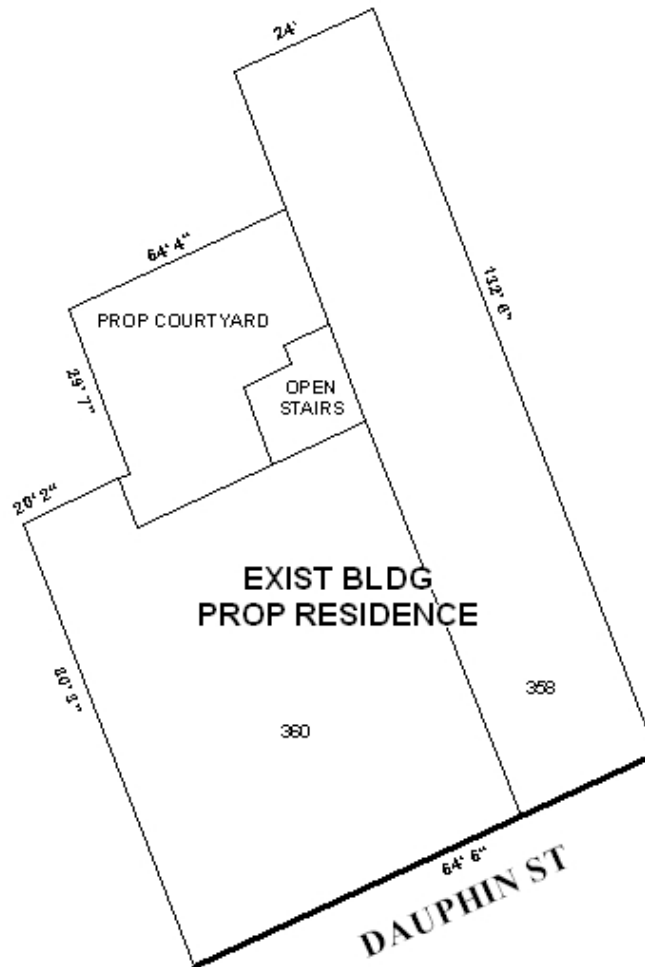
REQUEST Planning Approval



NTS

N
NTS

SITE PLAN



The site plan illustrates the proposed development

APPLICATION NUMBER 13 DATE November 16, 2006
APPLICANT Coast Architects, Inc. (William T. Partridge, Jr., Agent)
REQUEST Planning Approval



NTS