

**PLANNING APPROVAL STAFF REPORT****Date: January 7, 2010****NAME**

Bender Real Estate Group, Inc.

**LOCATION**

North side of West I-65 Service Road North, 300'± East of Dauphin Street Service Road.

**CITY COUNCIL****DISTRICT**

District 7

**PRESENT ZONING**

B-1, Buffer Business District

**AREA OF PROPERTY**

1.2± Acres

**CONTEMPLATED USE**

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

**TIME SCHEDULE****FOR DEVELOPMENT**

Immediately upon approval.

**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 bank in a B-1, Buffer Business District. Planning Approval is required for banks in B-1 zoning districts

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 most recently received approval for Planning Approval for a bank at the Planning Commission's August 6, 2009 meeting. The site plan submitted reflects compliance with most of the conditions of the Planning Approval, however, ALDOT required changes to the site plan.

The subject site is undeveloped and the applicant proposes to develop it as a bank with drive-thru facilities and parking. Zoning and land uses surrounding and along the same street frontage are commercial, and the proposed use would seem compatible with the neighborhood. Another bank is located on property abutting this site in a B-1 zoning district by virtue of a Planning Approval granted in 1995, and another bank is located in a B-2 district adjacent to the abutting site. The site is a legal lot of record.

The site plan indicates a 24' two-way drive along the East side to the rear of the building to access a parking area, drive-through teller stations, and a pass-through lane. The rear parking stalls are angled in compliance with the previous approval to allow easier entry and exit. There is sufficient room proposed for the required vehicle stacking for the teller stations. The site plan indicates the lanes as being 9' wide curb-to-curb, the minimum standard for such. All proposed traffic lanes are appropriately marked and should have signage; both must be approved by Traffic Engineering.

It should be noted that a one-way exit lane on the west side of the site has been removed per ALDOT requirements; thus, limiting the site to one curb-cut along West I-65 Service Road North.

Sufficient landscaping areas are indicated on the tree and landscape plan provided. Development of the site will require full compliance with both the landscaping and tree planting requirements. Easements are indicated along the front and both sides of the property and Urban Forestry does not allow trees planted within easements to count for tree credits. However, there is sufficient area beyond the easements to provide tree plantings.

The site plan also indicates a dumpster and generator pad with compliant location and screening.

It should be further noted that the site plan depicts a proposed 4' concrete sidewalk.

As illustrated on the Environmental GIS database, NWI wetlands exist on much of the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

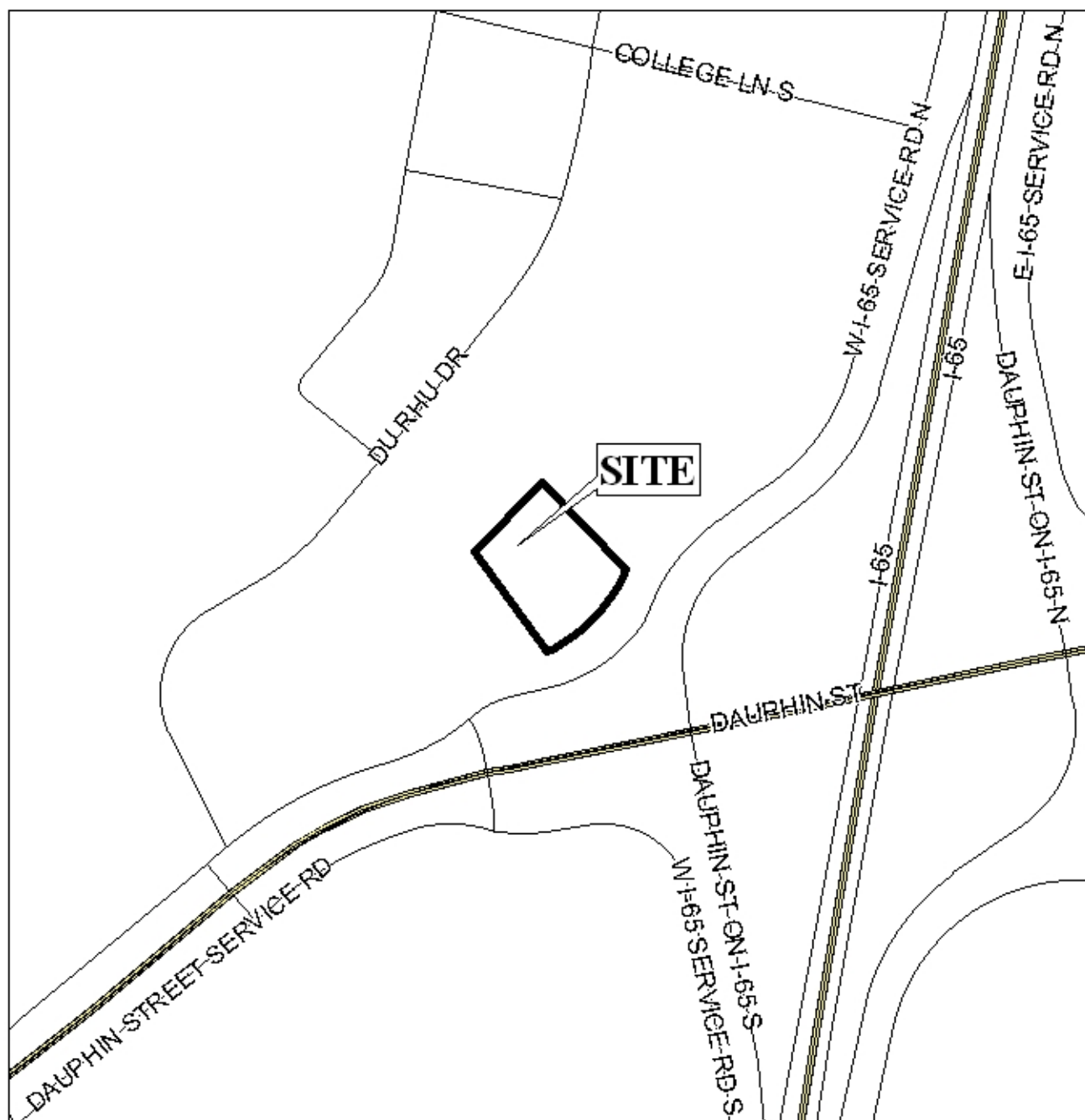
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

## **RECOMMENDATION**

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

- 1) obtaining of approval of all applicable federal, state and local agencies regarding wetlands prior to the issuance of any permits or land disturbance activities;
- 2) placement of a note on the plat stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 3) full compliance with the landscaping and tree planting requirements; and
- 4) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



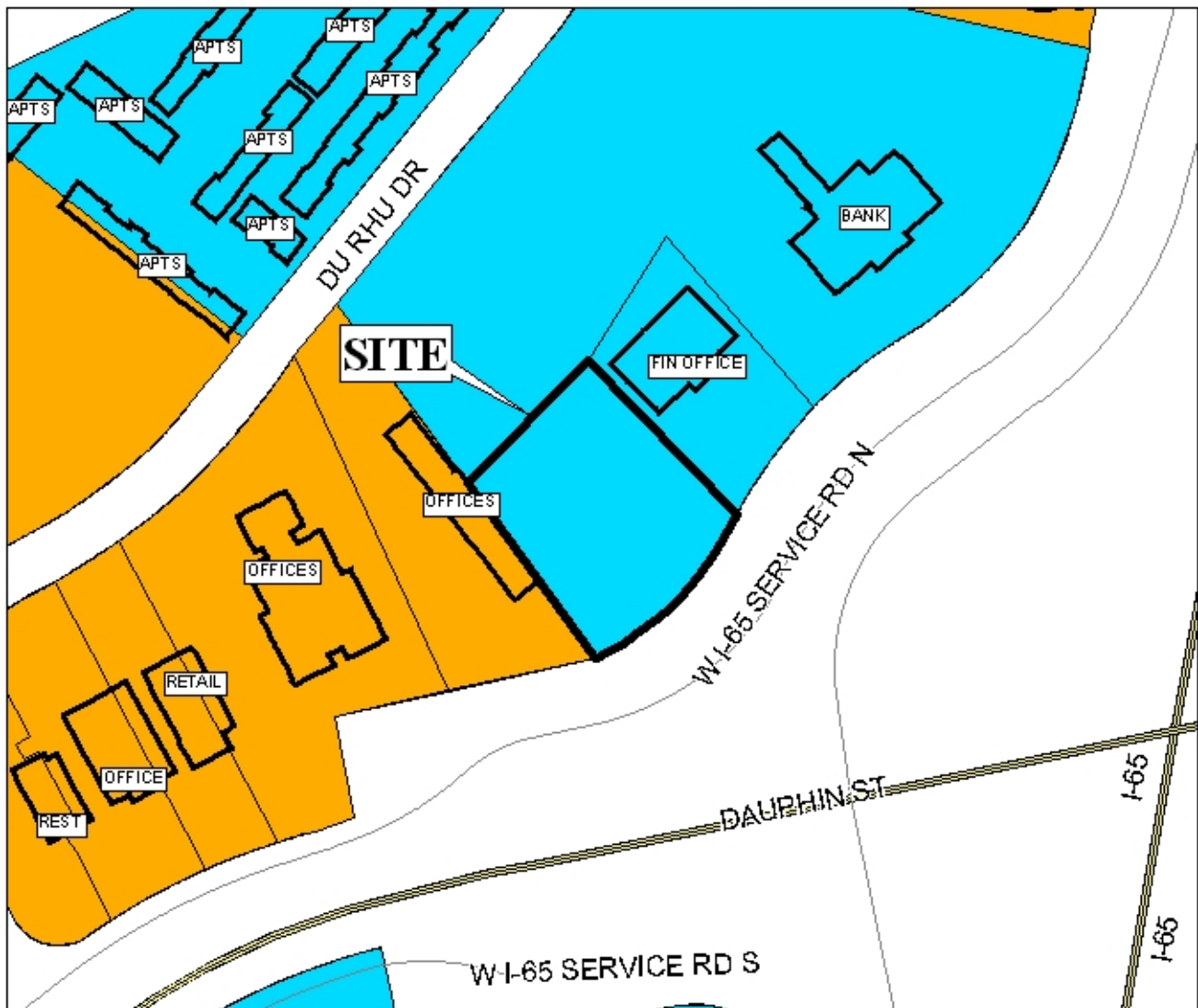
APPLICATION NUMBER 14 DATE January 7, 2010

APPLICANT Bender Real Estate Group Inc.

REQUEST Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the southwest and northeast of the site. Apartments are located to the northwest of the site.

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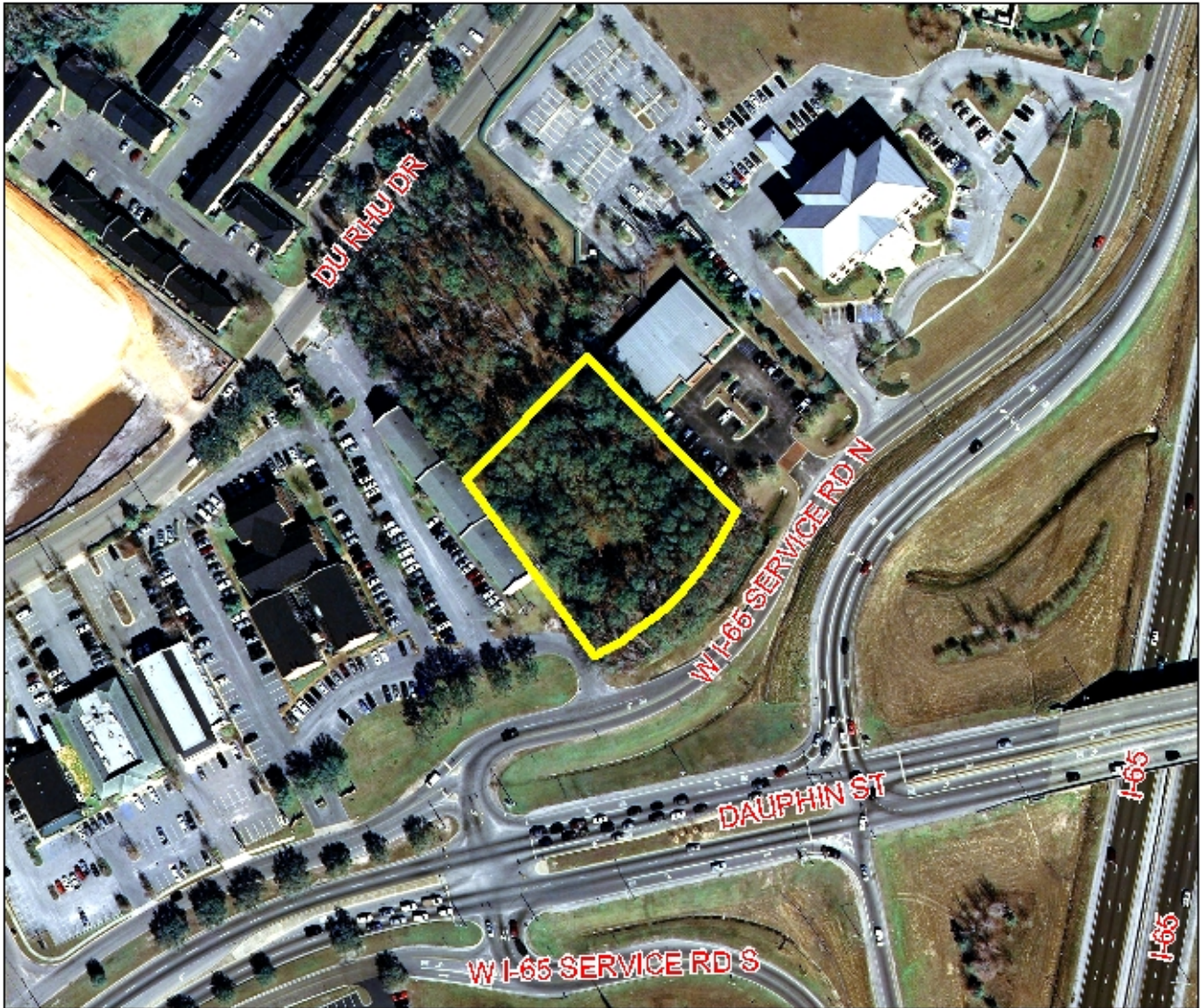
REQUEST Planning Approval

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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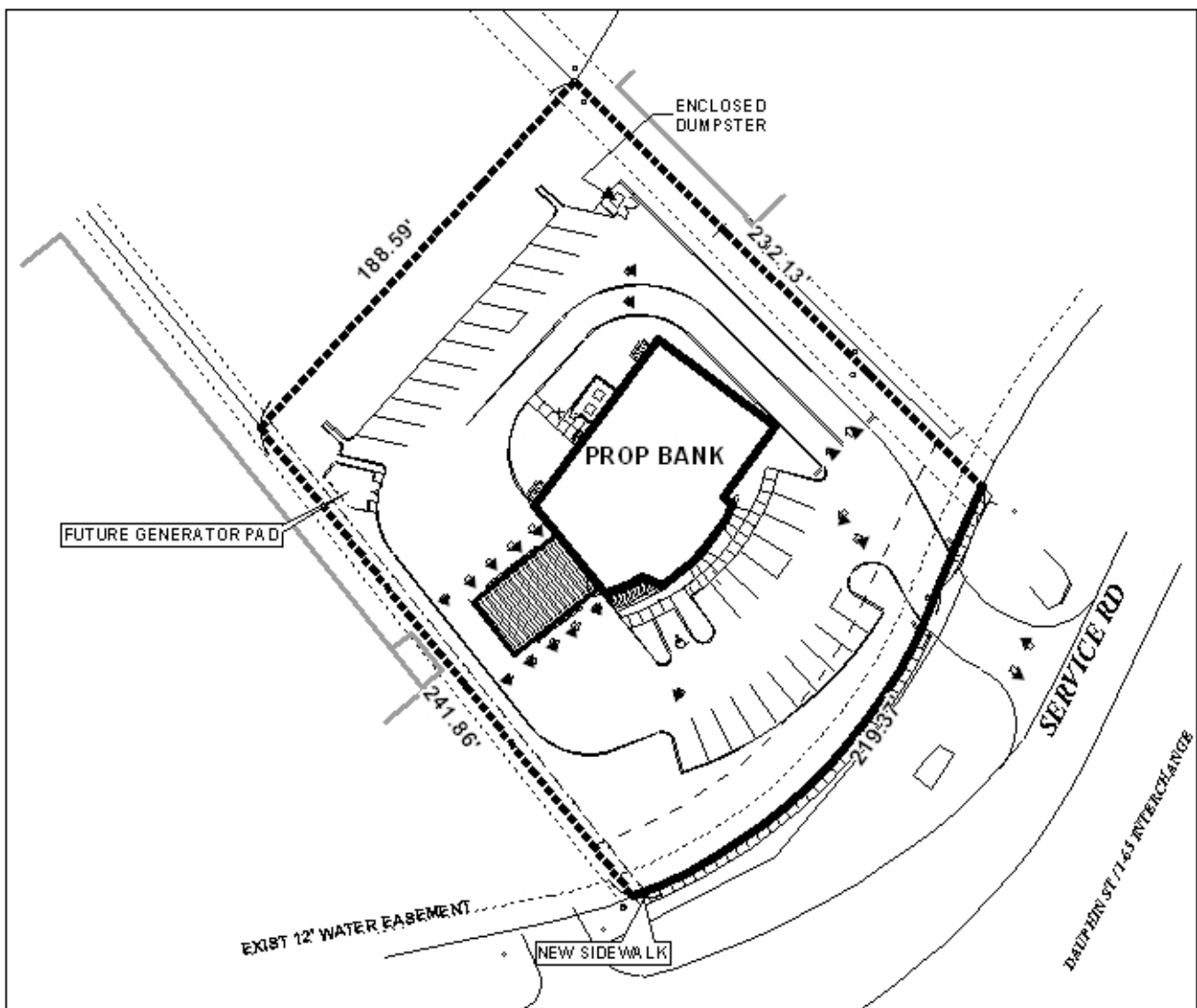
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# SITE PLAN



The site plan illustrates the proposed bank.

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