

**PLANNING APPROVAL STAFF REPORT****Date: April 15, 2010****NAME**

Diane McCullar

**LOCATION**5130 Jones Road North  
(North side of Jones Road North, 260'± East of the South terminus of Jones Road)**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. The subject property contained a single-family dwelling which was removed prior to the 2008 annexation of the Theodore area and the applicant now desires to install a mobile home as the primary dwelling.

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 precedes the 1984 enforcement of the Subdivision Regulations when the site was then within the Planning Jurisdiction.

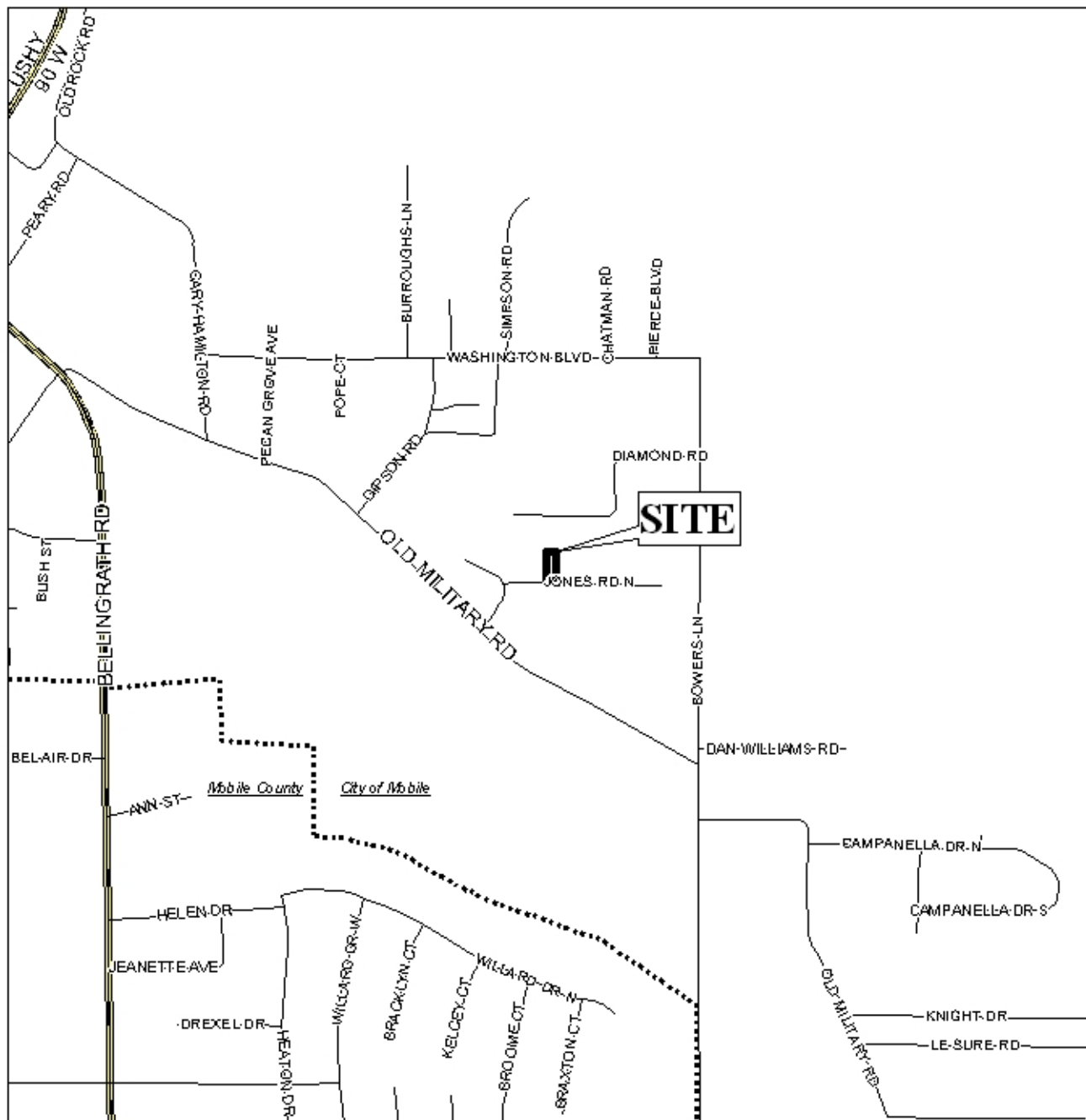
The Land Use survey done at the time of annexation, as well as City of Mobile aerial photos and the applicant's own statements indicate that there are other mobile homes in the immediate area; therefore, the addition of a mobile home in the neighborhood would seem to have a minimal impact to the surrounding properties. However, approving this application will establish a precedent that may negatively impact the adjacent owners of traditional single-family dwellings. In a similar recent case heard by the Commission in the Mobile Terrace community, neighborhood opposition to a proposed mobile home resulted in denial. And as there was previously a traditional construction single-family dwelling located on the site, it would stand to reason that such type of construction would be more consistent with the neighborhood and the intent of the Zoning Ordinance. Also, with regard to hazard, mobile homes present a special challenge in regards to natural hazards, particularly high winds. Thus, mobile homes present a special risk to public health, safety and welfare.

## **RECOMMENDATION**

**Planning Approval:** Based upon the preceding, this request is recommended for denial for the following reasons:

- 1) approval of this application would set a precedent that may negatively impact the adjacent owners of traditional single-family dwellings;
- 2) the allowance of an additional mobile home within the neighborhood would go against the intent of the Zoning Ordinance; and
- 3) mobile homes present a special risk regarding public health, safety and welfare.

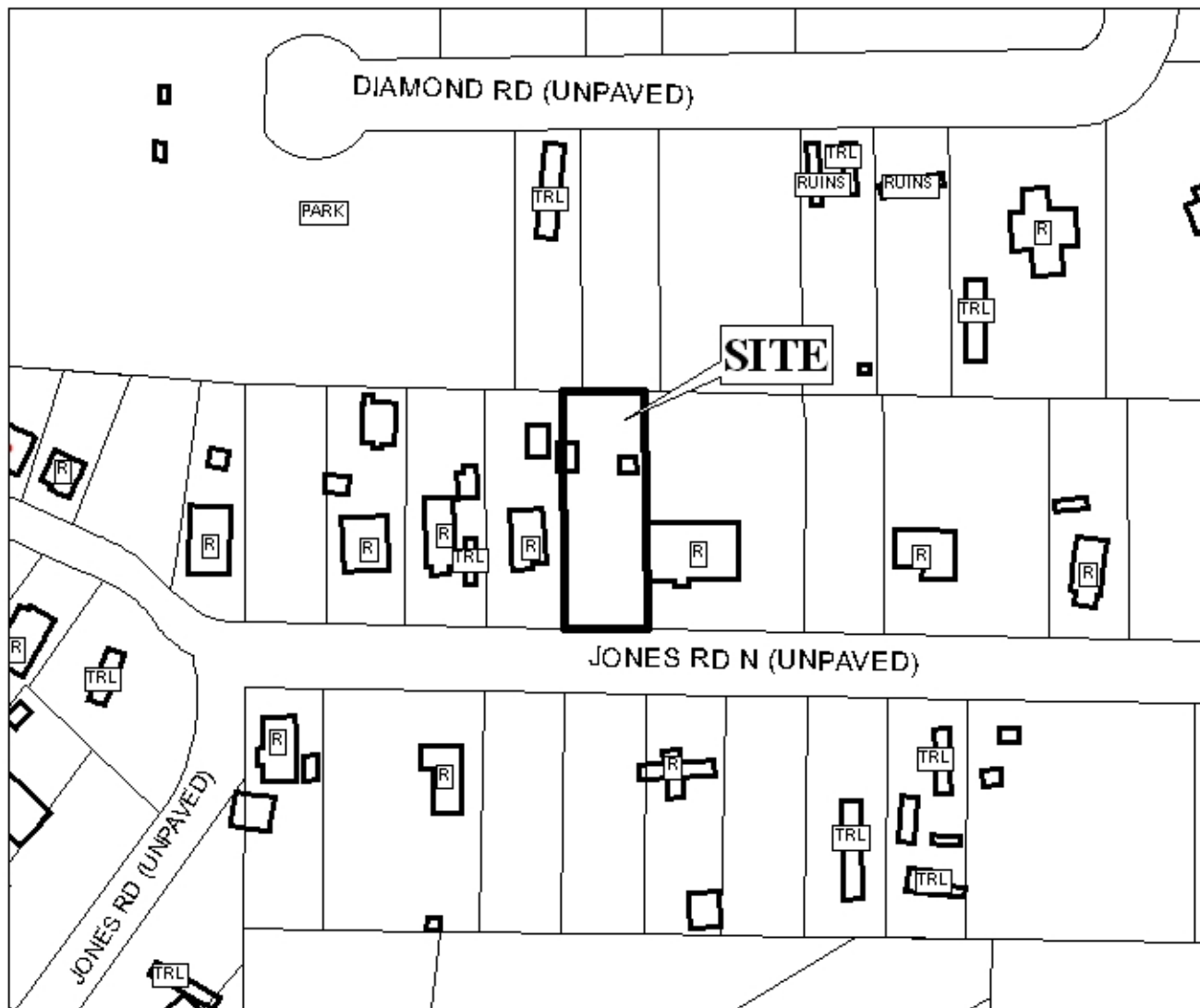
# LOCATOR MAP



APPLICATION NUMBER 14 DATE April 15, 2010  
 APPLICANT Diane McCullar  
 REQUEST Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mobile homes and single-family residential units. A park is located to the northwest of the site.

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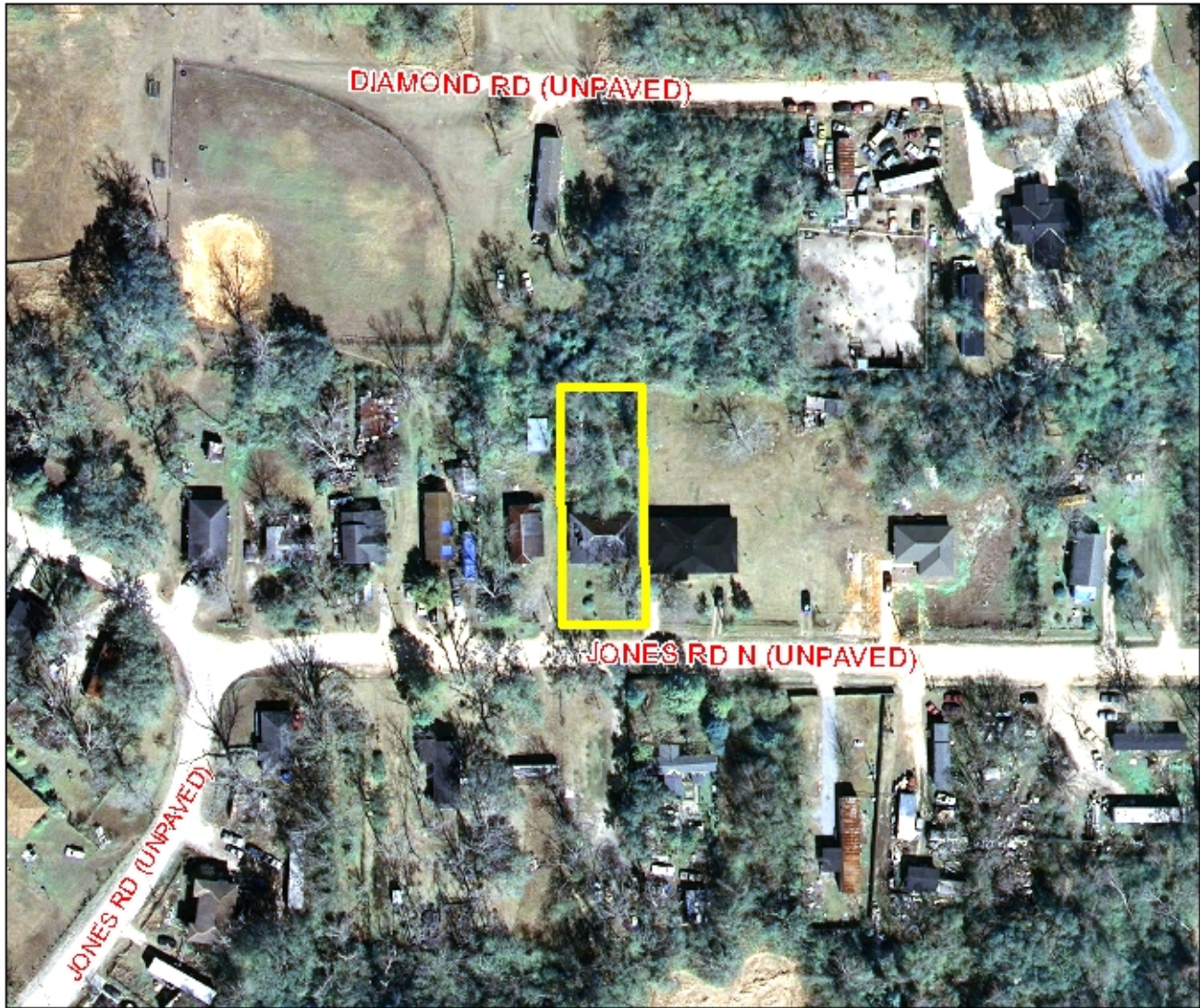
REQUEST Planning Approval

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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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

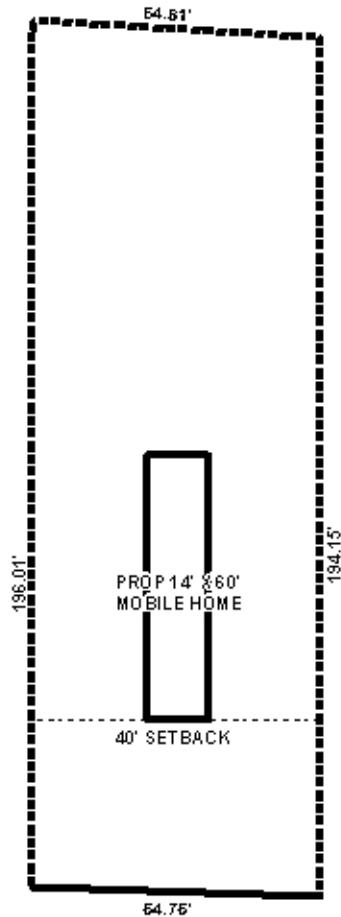


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## SITE PLAN



*JONES RD 50' R/W*

The site plan illustrates the proposed mobile home.

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