

**ZONING AMENDMENT, SUBDIVISION
& SIDEWALK WAIVER STAFF REPORT**

Date: December 20, 2007

APPLICANT NAME

C & G Boatworks

SUBDIVISION NAME

Davenport Properties Subdivision, Unit Two

LOCATION

414 Cochrane Causeway
(East side of Cochrane Causeway, ½ mile+ North of the
Bankhead Tunnel)

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

I-2, Heavy Industry

AREA OF PROPERTY

1 Lot/5.6± acres

CONTEMPLATED USE

Subdivision approval to combine two legal lots of record into one legal lot of record, and Zoning approval to rezone the site from R-1, Single-Family Residential to I-2, Heavy Industry to allow an industrial parking lot for vehicles and trucks and sidewalk waiver to waive the construction of a sidewalk along Cochrane Causeway.

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**

Applicant is requesting rezoning of the site to allow a parking area for vehicles and truck associated with marine construction and repair.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately.

**ENGINEERING
COMMENTS**

Show minimum finished floor elevation on the plat. No fill allowed in AE flood plain without flood study. All storm water should tie subsurface to a City of Mobile or ALDOT (public) storm drainage system; no water can be concentrated onto an adjacent property without a release agreement. Any tie to natural waterway. 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 shows 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. Any work performed in the right of way will require a right of way permit.

Based on topographic information provided by the applicant, it does not appear that City standard sidewalk is constructible at this location.

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

Subdivisions which include new cul-de-sacs longer than 150 feet must comply with the design requirements of Appendix D of the 2003 International Fire Code, as adopted by the City of Mobile. For new cul-de-sacs longer than 750 feet in length, the preliminary plat must include the location of fire hydrants, or must provide an intermediate turn-around that complies with Appendix D.

REMARKS

The applicant is requesting Subdivision approval to combine two legal lots of record into a 1-lot subdivision, Zoning approval to rezone the site from R-1, Single-Family Residential to I-2, Heavy Industrial district to allow employees to park their vehicles across Cochrane Causeway from the job site (401 Cochrane Causeway). Vehicle parking and Truck transportation are allowed in I-2 districts by right when the parking is associated with an I-2 use.

The entire site is undeveloped; and the proposed development requires the site to be rezoned to I-2, Heavy Industrial. Over the last several years there have been several instances whereby residentially zoned properties have been located within large industrial areas. To allow development of the site with uses compatible with the surrounding area, this site must be rezoned I-2 to allow these uses.

The site is bounded to the West by a marine construction and repair business in an I-2 district, to the North by a concrete storage facility in an I-2 district, and to the South, by vacant land in an I-2 district. This site is located within the middle of a block that is entirely zoned I-2; further to the South, along this section of Cochrane Causeway, the probability of another site applying for rezoning from R-1 to I-2 is high.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site depicted as industrial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

There are no issues relating to the site plan submitted, the applicant has addressed all points in determining the design and circulation of the parking area. However, the site will provide approximately 557 spaces for vehicles; therefore, the site plan should be revised to comply with Section 64-4.E.3.b. The site plan submitted does not illustrate the minimum landscaping requirements; however, the site does meet the tree requirements of the Ordinance.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site is currently two legal lots of record, and this application is simply combining them and creating one legal lot. This is not unusual for an undeveloped site of 5.6 acres.

The site fronts Cochrane Causeway, a major street as illustrated on the Major Street Plan, which is illustrated on the preliminary plat as having 120-feet of right-of-way, and is in compliance with the Plan.

Access management is a concern due to the site fronting on a major street. The site plan illustrates only one curb cut; which may be inappropriate for the amount of vehicular traffic entering/exiting the site, therefore, the redevelopment of the site to illustrate two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

The applicant is also requesting the waiver of the construction of a sidewalk along Cochrane Causeway for the entire development.

The applicant states that due to the location of site within an industrial area and located on a major street, the placement of the sidewalk may not be in the best interest of public safety.

As Engineering Department states there are significant topographic constraints (roadside ditch) that would preclude the construction of a sidewalk at this location.

RECOMMENDATION

Rezoning: Based upon the preceding, the Rezoning request is recommended for Approval, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) full compliance with all other municipal codes and ordinances.

Subdivision: Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the development be limited to two curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.
- 2) depiction of the 25-foot minimum building setback line from all street frontages (including Interstate 10), as required by Section V.D.9. of the Subdivision Regulations;
- 3) the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information; and
- 4) full compliance with all other municipal codes and ordinances.

Sidewalk Waiver: Based upon the preceding, this application for waiver of the sidewalk along Cochrane Causeway is recommended for approval.

LOCATOR MAP



APPLICATION NUMBER 15,16,& 17 DATE December 20, 2007

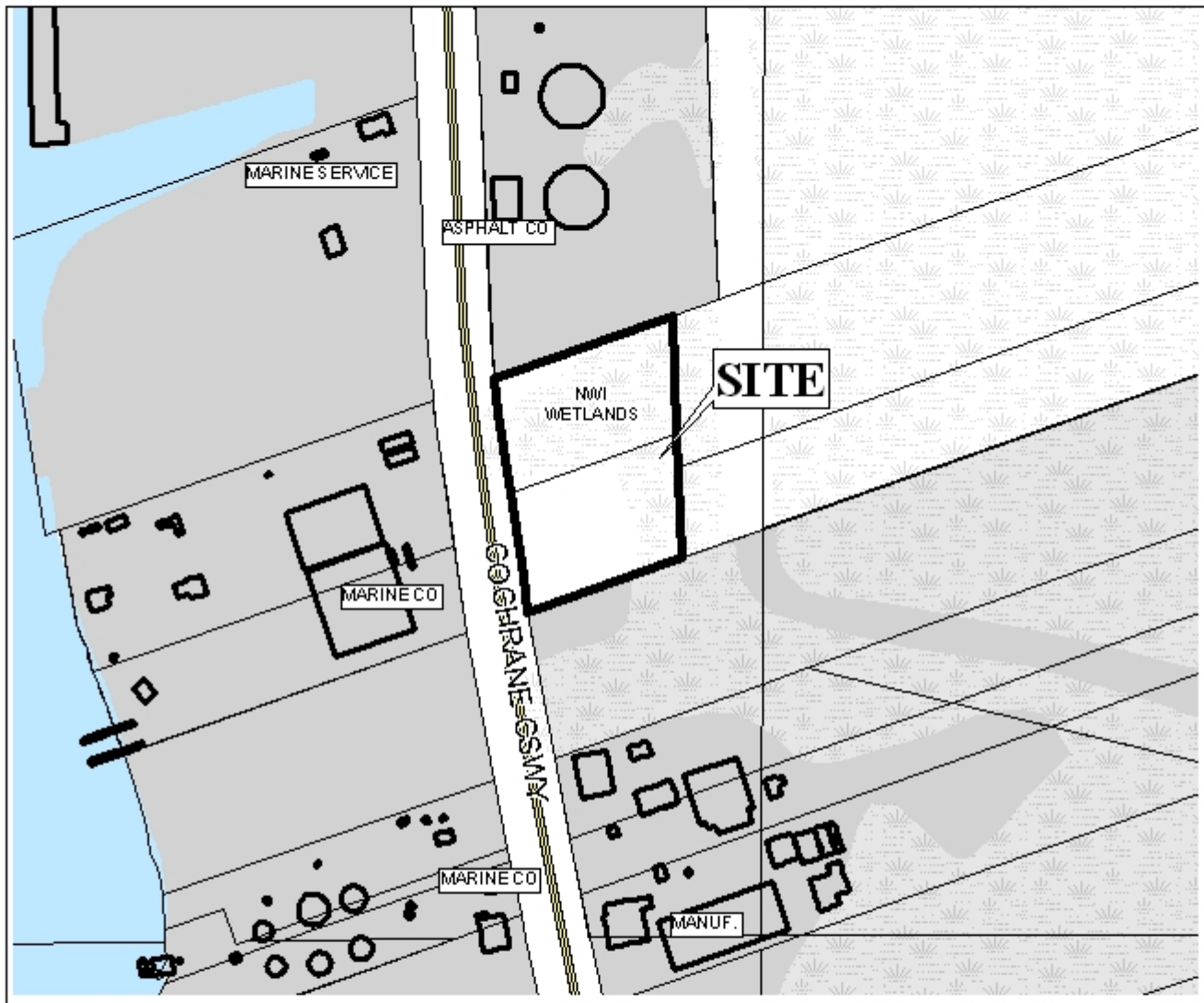
APPLICANT Mickey Cook

REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to I-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

APPLICATION NUMBER 15,16,& 17 DATE December 20, 2007

APPLICANT Mickey Cook

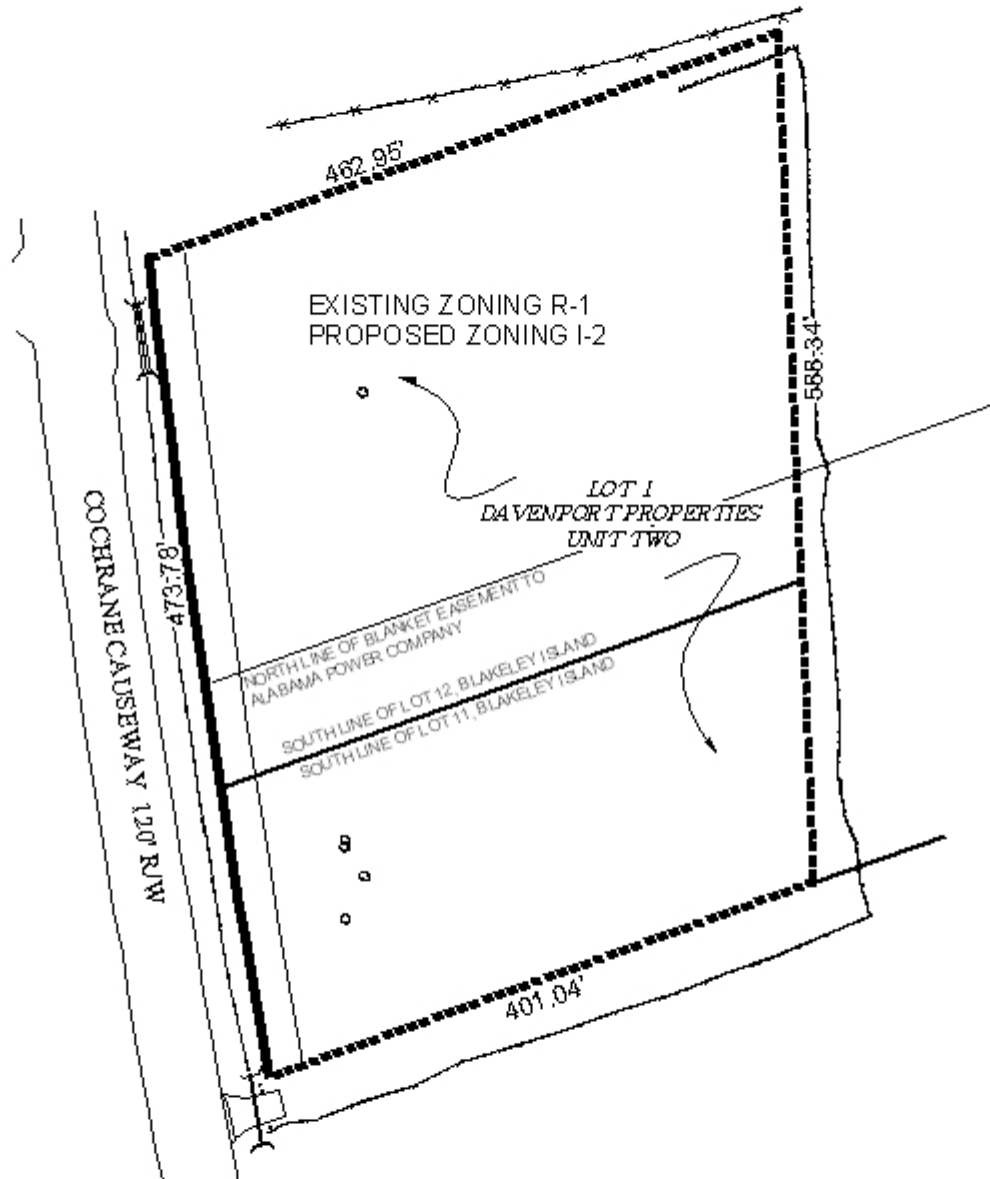
REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to I-2

LEGEND

| | | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-4 | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 | NTS |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|



SUBDIVISION AND ZONING DETAIL



APPLICATION NUMBER 15,16,& 17 DATE December 20, 2007

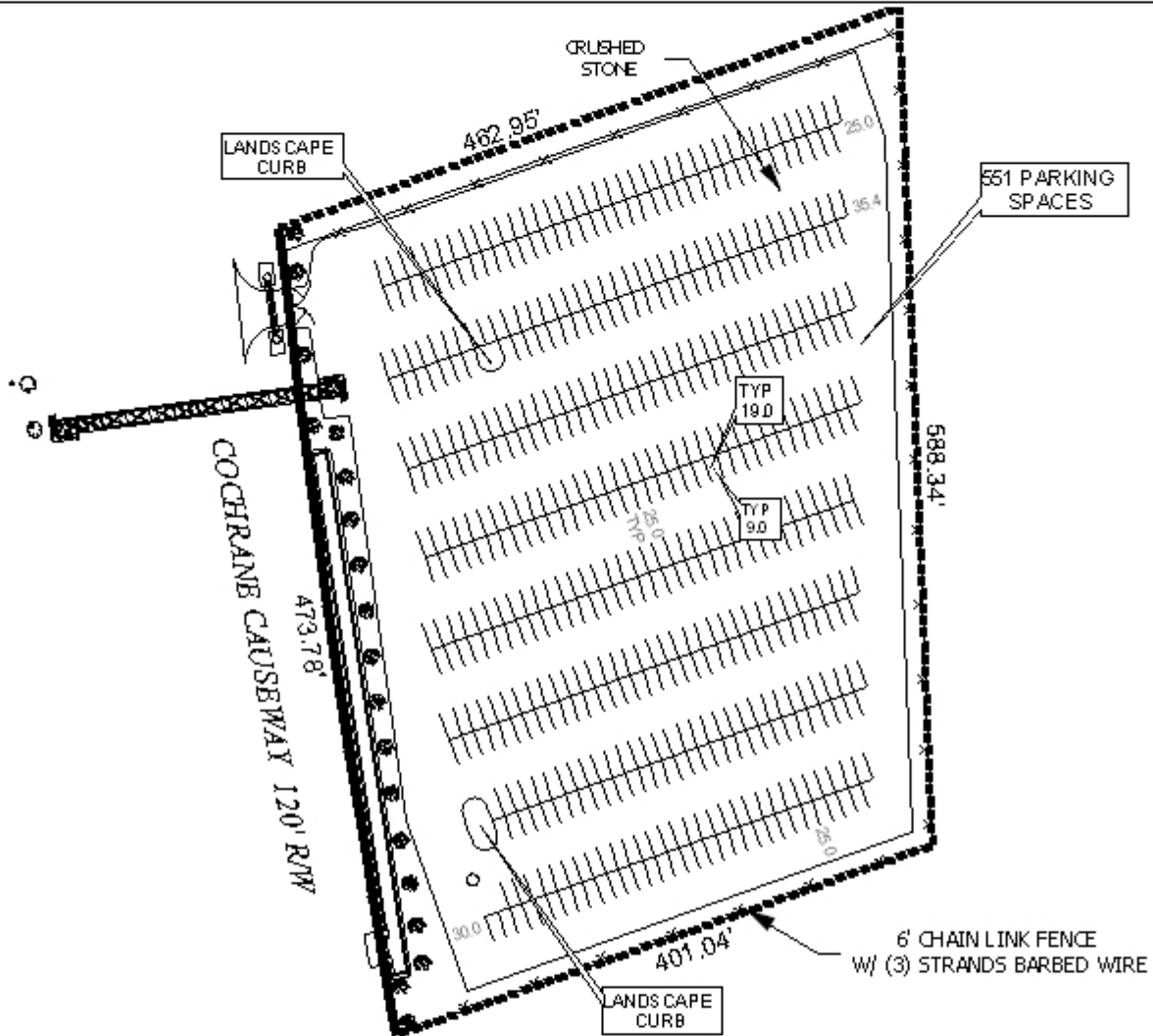
APPLICANT Mickey Cook

REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to I-2



NTS

SITE PLAN



The site plan illustrates proposed parking, landscaped curbs, and fences.

APPLICATION NUMBER 15,16,& 17 DATE December 20, 2007

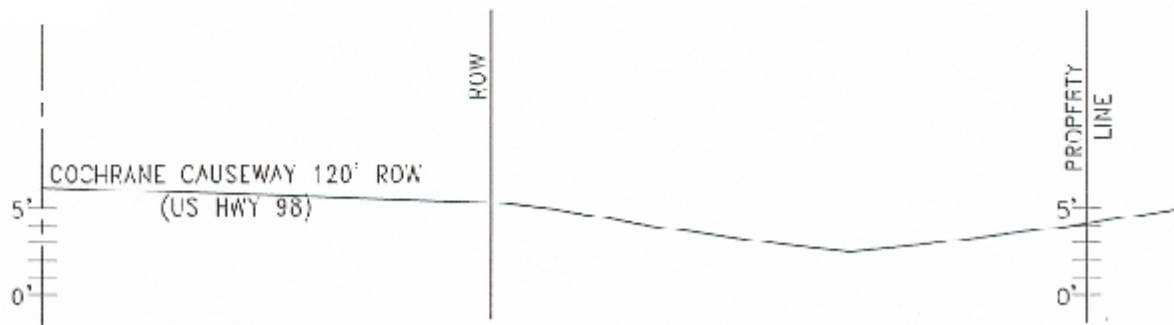
APPLICANT Mickey Cook

REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to I-2



NTS

CROSS SECTION DETAIL



SIDEWALK WAIVER REQUEST TYPICAL CROSS SECTION

1" = 20'-0"
LOOKING "NORTH"

APPLICATION NUMBER 15,16,& 17 DATE December 20, 2007

APPLICANT Mickey Cook

REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to I-2



NTS