

PLANNING APPROVAL STAFF REPORT**Date: January 19, 2012****NAME**

Fred Cobb

LOCATION

5151 Jones Road North

**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 0.29 ± Acres

CONTEMPLATED USE

Planning Approval to allow a mobile home as a single-family residence in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Existing.

**ENGINEERING
COMMENTS**

No comments.

**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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to allow a mobile home as a single-family residence in an R-1, Single-Family Residential District.

The applicant has placed a mobile home on his property. Staff was made aware of this in June, 2011, when the applicant attempted to obtain a permit for a temporary power pole to connect electricity for the mobile home. The electrical application was denied by zoning. The applicant is now requesting after-the-fact approvals for the mobile home.

The site is bounded on all sides by properties zoned R-1, Single-Family Residential. Most of the developed properties in the vicinity of the subject property are developed as traditional single-family residences. There are a few existing mobile homes in the area. It should be noted that the site had a smaller mobile on the property as shown on the 2006 City of Mobile aerial photos. The mobile home on the property now appears to be larger.

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 or to the scope of operations for the school, as approved, by current or future applicants must be submitted for Planning Approval.

Given that the site had had a mobile on it before, and, given that there are other mobile homes in the area, the addition of a new mobile home would not seem to be out of order for the area. Indeed, the Planning Commission has approved several mobile homes in the area since annexation, including one almost directly across the street from the subject property in April, 2010. The site plan depicts the mobile home meeting all required setbacks and density requirements of the Zoning Ordinance.

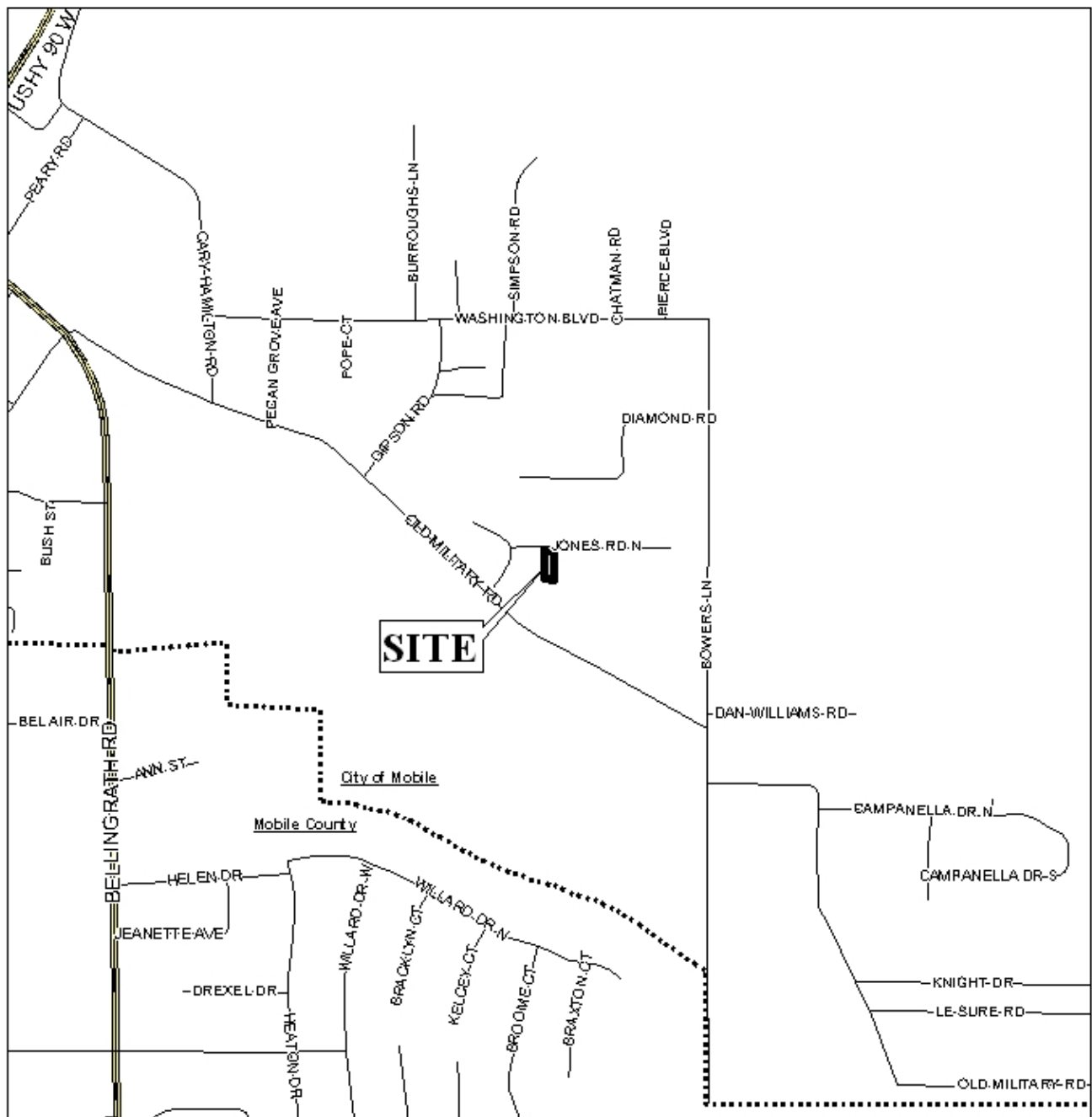
It should be noted that the subject property is a metes and bounds parcel and not a legal lot of record. Ordinarily, a subdivision application would also be required, however, this lot has existed as a metes and bounds parcel since at least 1976, and therefore, would be considered "grandfathered."

RECOMMENDATION

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

- 1) full compliance with all municipal codes and ordinances.

LOCATOR MAP



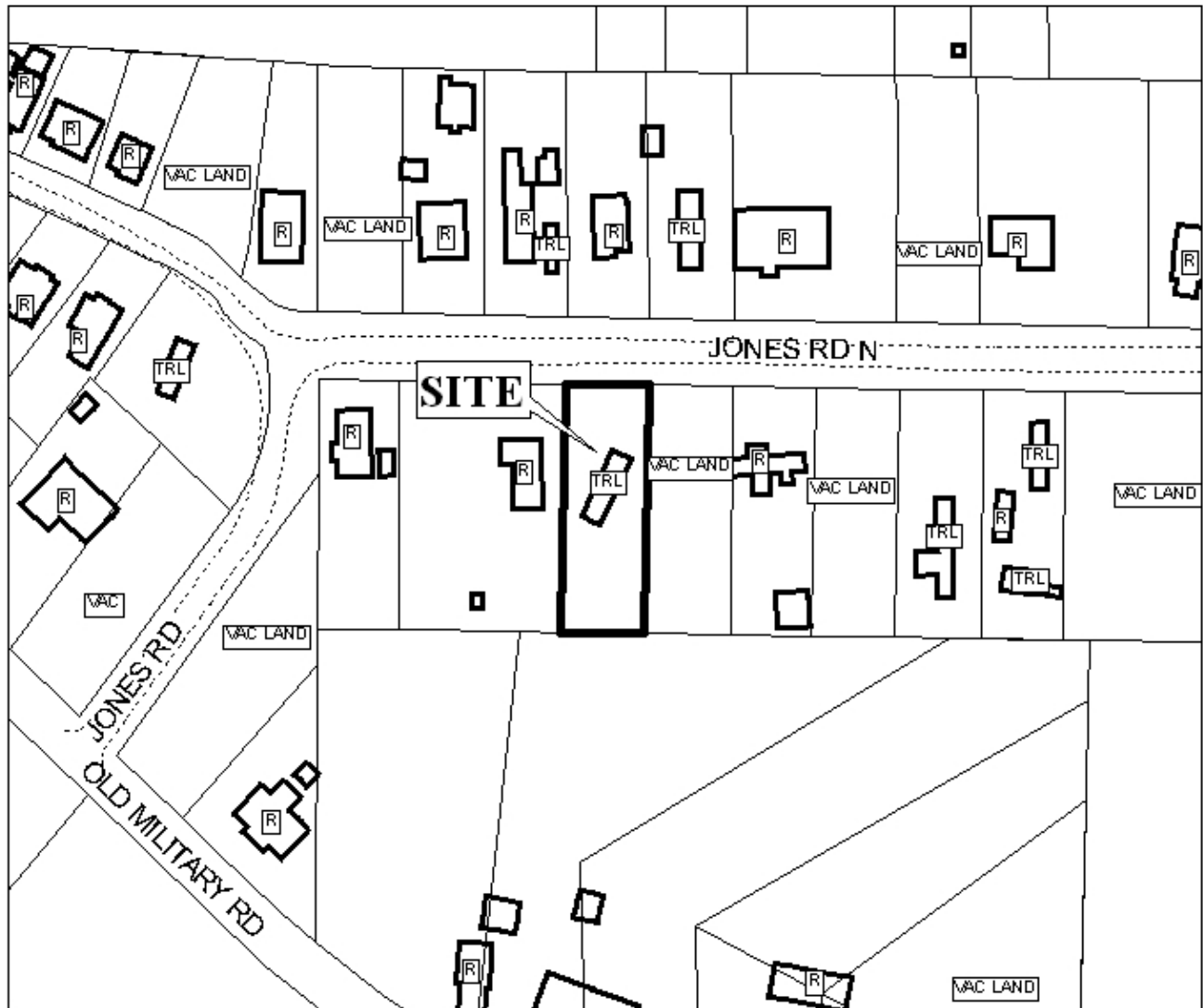
APPLICATION NUMBER 15 DATE January 19, 2012

APPLICANT Fred Cobb

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential land use.

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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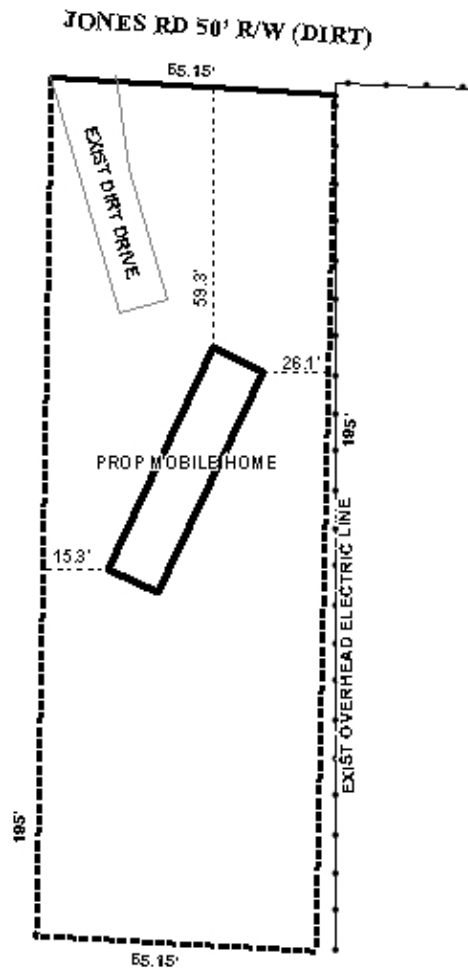
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SITE PLAN



The site plan illustrates the existing improvements and proposed mobile home location.

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