

PLANNING APPROVAL STAFF REPORT**Date: January 2, 2013****NAME**

S.E. Civil, LLC

LOCATION

South side of Howells Ferry Road, 25' East of Rachel Drive.

**CITY COUNCIL
DISTRICT**

District 7

**PRESENT ZONING
AREA OF PROPERTY**R-1, Single Family Residential
1 Lot / \pm Acres**CONTEMPLATED USE**

Planning Approval to allow a domiciliary care facility in an R-3, Multiple-Family District (rezoning pending).

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately upon approval.

**ENGINEERING
COMMENTS**

No Comments.

**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**

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 domiciliary care facility in an R-3, Multiple-Family District. Planning Approval is required for a domiciliary facility in an R-3 District.

The applicant is proposing to develop a residential care facility for individuals who need assistance and who are unable to live outside of a sheltered, supervised situation. The site is

currently an existing residence which is being utilized to house 4 individuals. The owner is in the process of renovating the residence to have the ability to house up to 10 individuals.

This type of facility under the Zoning Ordinance is classified as a domiciliary care facility, which is not allowed in an R-1, Single Family District without rezoning to R-3 and Planning Approval. The applicant stated that the previous use of the site was in fact a group home. However, the applicant is uncertain of how many residents the site housed. Staff has no record on file to support the applicant's statement.

A rezoning application for the proposed use was heard by the Planning Commission at its December 19, 2013 meeting. The application was recommended for approval and will go before the City Council for final approval.

The site has frontage along Howells Ferry Road, a minor street without curb and gutter with a compliant right-of-way width of 80 feet. No dedication will be required. The site has 1 existing curb-cut to Howells Ferry Road and should be limited to the existing curb-cut with any with changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The site is bounded to the North and East by R-1 single-family residences, to the South by vacant land which is zoned R-1 single family residential, and to the West by single family residences and vacant land, both zoned R-1 single family residential.

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 facility, as approved, by current or future applicants must be submitted for Planning Approval.

The entire site appears to be depicted as residential 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.

The site will be required to provide 4 parking spaces. The site plan depicts 4 parking spaces, including 1 accessible parking space. All parking spaces must be 9' x 18', including the accessible parking space, as required by Section 64-6.A.2 of the Zoning Ordinance. The applicant should ensure that all parking spaces meet the minimum size requirements and bumper stops are provided to prohibit vehicles from extending beyond the designated parking areas.

The existing site appears to be heavily landscaped, thus no additional trees and landscaping will be required.

A privacy fence that extends up to the 25' minimum building setback line shall be required. The applicant has agreed to make modifications to the site as well as provide a privacy fence for the residents. The applicants states that "*external modifications to the house consist of installing two ADA ramps, installing a City of Mobile Standard Commercial Curb Cut, and widening the existing driveway to twenty feet in order to allow fire department access.*"

There is no dumpster illustrated on the site plan, nor is there a note stating that curbside pickup will be utilized. If approved, the site plan should be revised to either illustrate a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance or place a note stating that curbside service or some other service will be utilized.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for Approval subject to the following:

- 1) all parking spaces shall be a minimum of 9' x 18' including accessible parking spaces;
- 2) bumper stops should be depicted and provided for all designated parking spaces;
- 3) revisions to site plan to indicate a dumpster will be provided in compliance with Section 64-4.D.9. or a note on the plan stating that curbside pickup or some other service will be utilized;
- 4) revisions to site plan to depict a privacy fence that extends to the 25' minimum building setback line;
- 5) compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."
- 6) compliance with 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).";
- 7) compliance with Fire 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." ;
- 8) completion of the rezoning process; and
- 9) full compliance will all other municipal and state codes.

LOCATOR MAP



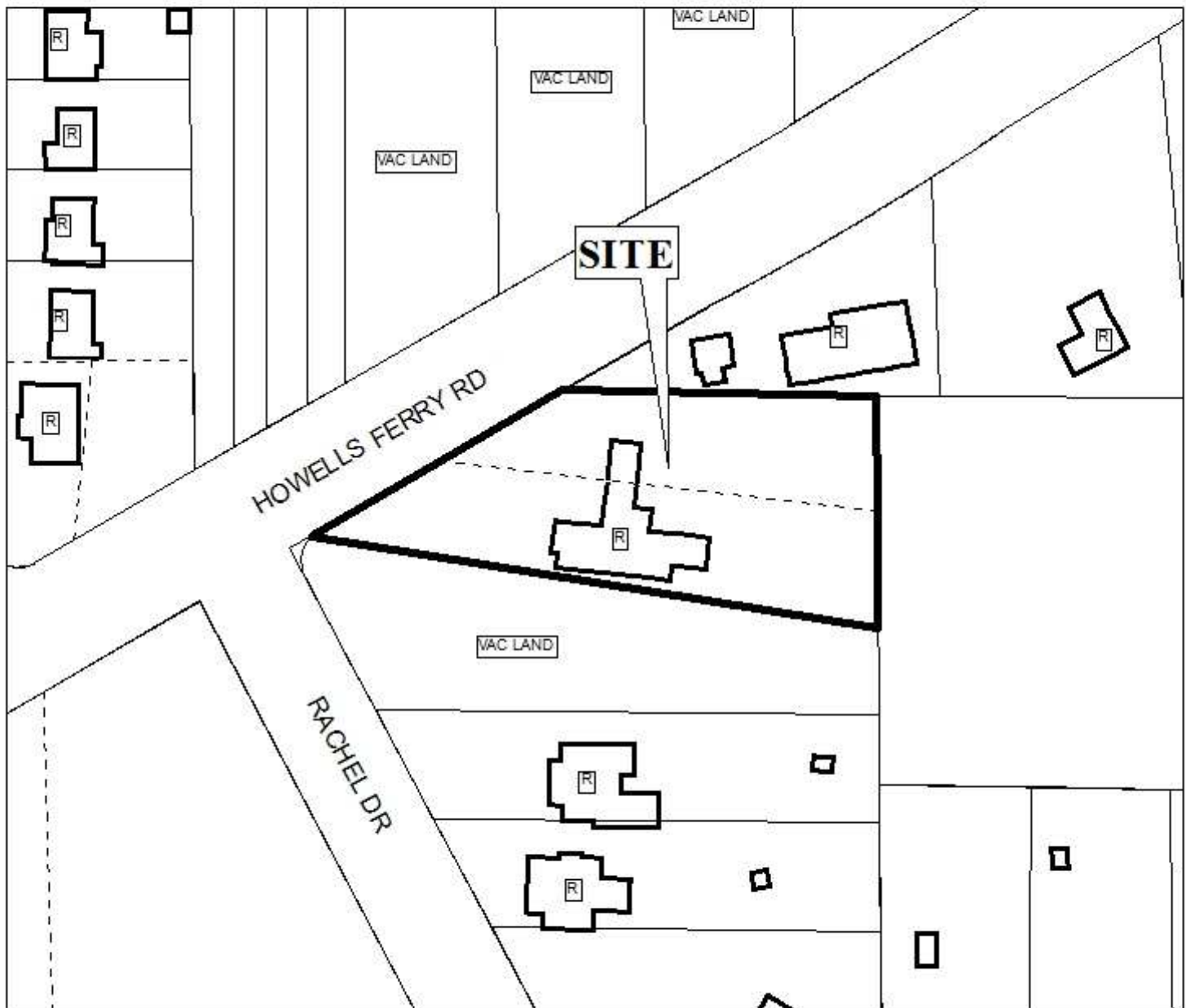
APPLICATION NUMBER 17 DATE January 2, 2014

APPLICANT S.E. Civil, LLC

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residences.

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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

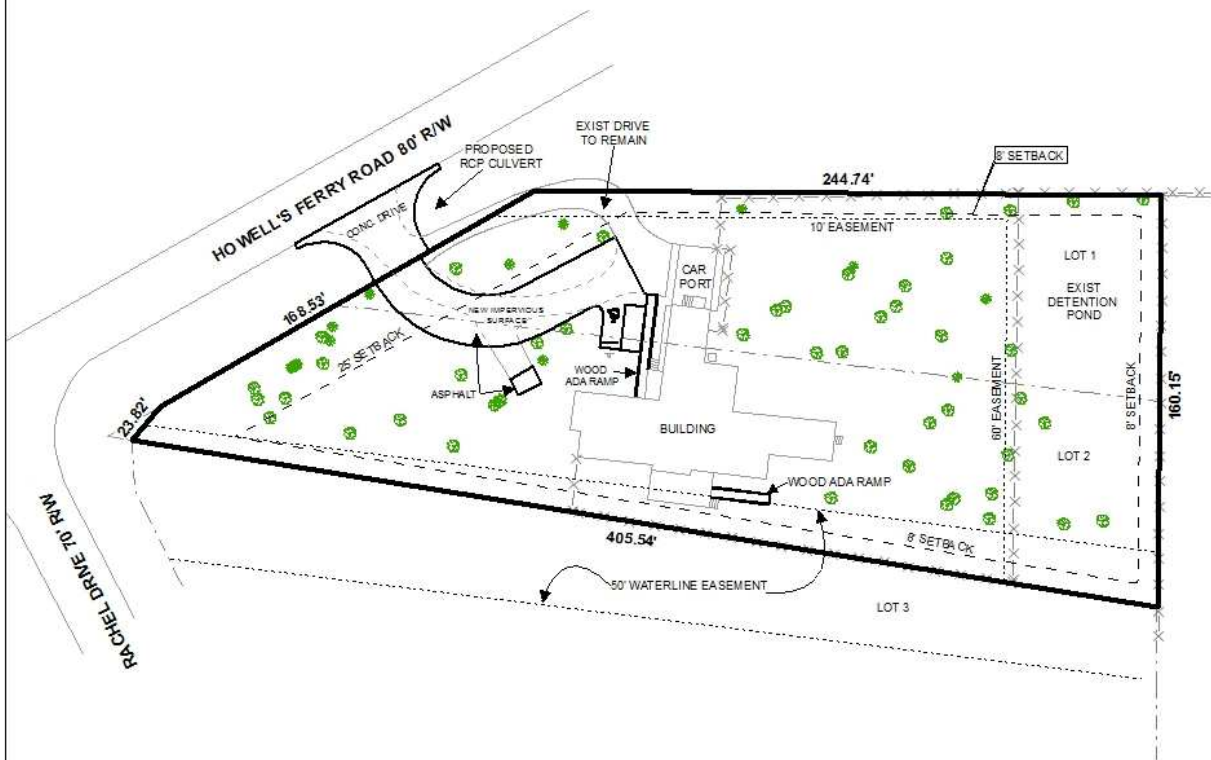


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SITE PLAN



The site plan illustrates the setbacks, easements, new impervious surface, and driveways.

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NTS