

PLANNING APPROVAL STAFF REPORT**Date: November 7, 2013****NAME**

Jay Todia

LOCATION918 Government Street
(North side of Government Street, 530 ± West of South
Broad Street extending to the South side of Conti Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

1 Lot / .31 ± Acres

CONTEMPLATED USEPlanning Approval to allow a fitness facility in a B-1,
Buffer Business district.**TIME SCHEDULE
FOR DEVELOPMENT**

As soon as permitting is allowed.

**ENGINEERING
COMMENTS**

No Comment.

**TRAFFIC ENGINEERING
COMMENTS**

The shape of the parcel is not square, and the property narrows from Conti Street to Government Street. Therefore, at the middle of the property around the back of the building and the A/C units, the reduced width of the property is approximately 56' 10". With 2 rows of 18' parking spaces, the aisle width is reduced even more than the 21' 4", to approximately 20' 10". A BZA application has been submitted for the November 4th meeting. If a variance is approved, the varying aisle width should be acknowledged (i.e. aisle width no less than 20.5') to avoid variance compliance issues when a dimensioned site plan is submitted for approval. Also, bumper stops would be needed in the spaces along the east property line to prevent vehicles from encroaching or cutting through the adjacent property.

**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).

Provide sufficient green space along Conti Street for the planting of one overstory frontage tree.

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 fitness facility in B-1, Buffer Business district. Planning Approval is required for fitness center in a B-3 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 or to the scope of operations for the school, as approved, by current or future applicants must be submitted for Planning Approval.

The site is a legal non-conforming site in that it was developed prior to the adoption of the current Zoning Ordinance. For many years it was used for office space. The site is surrounded by B-1, Buffer Business District properties, B-2 Neighborhood Business District property, and R-1 Single Family Residential properties.

The applicant is proposing a personal fitness training facility which will include private and semi-private fitness and/ or athletic development sessions. The applicant states that the "*facility will not be open to the public*" and "*clients/ athletes may only use the facility at their scheduled time (s) with their trainer/ coach*". The applicant also states that he previously operated a personal fitness training facility at this location from 1999-2008; however, due to thefts in the area he was forced to move to another location. Records show the applicant did use the building as a personal fitness center in 1998 however, due to conflicting information regarding the business license, there are no records indicating how long the site was occupied as a personal fitness training facility.

Based upon the proposed use, it appears that multiple trainers will work with multiple clients throughout the day. Thus there will likely be several personal trainers and several clients on site at any given time.

The site plan submitted depicts a two-story building that is approximately 9,900 square feet in size. The plan illustrates the existing features as well as the proposed renovations within the building on both the first and second floor. Due to the location of the building on the property, parking will only be allowed to the rear of the building. One curb-cut to Conti Street, with two way access provided.

The site provides approximately a 21'-4" wide access/ maneuvering space for the parking area. The Zoning Ordinance requires a minimum of a 24' wide maneuvering area for an area with two-way traffic. The narrow width of the lot prevents a 24' wide maneuvering space unless the

parking spaces are reduced in length from their compliant 18'. Due to the shape of the property the drive aisle decreases as the aisle gets closer to the building.

The site would require a total of 1,633 ± square feet of landscape area, with 980 ± square feet apportioned along both street frontages. A total of 19 trees would be required, of which most would be overstory trees. Urban Forestry has determined that the applicant should provide sufficient green space along Conti Street for the planting of one overstory frontage tree.

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 will be utilized.

Although the site does not comply with the current Zoning Ordinance, it should be noted that the applicant has submitted a variance application to the Board of Zoning Adjustment for reduced parking, access/ maneuvering and tree planting and landscaping. The application was submitted for the November 4, 2013 meeting however, the application was recommended for holdover until the December 6, 2013 meeting. The Board's holdover was to allow the Commission to decide upon the Planning Approval request prior to the consideration of the requested variances.

Given that the site was previously used as a personal fitness training facility, and the facility would not seem to significantly increase traffic or disrupt the surrounding businesses and residents, approval of this request may be appropriate.

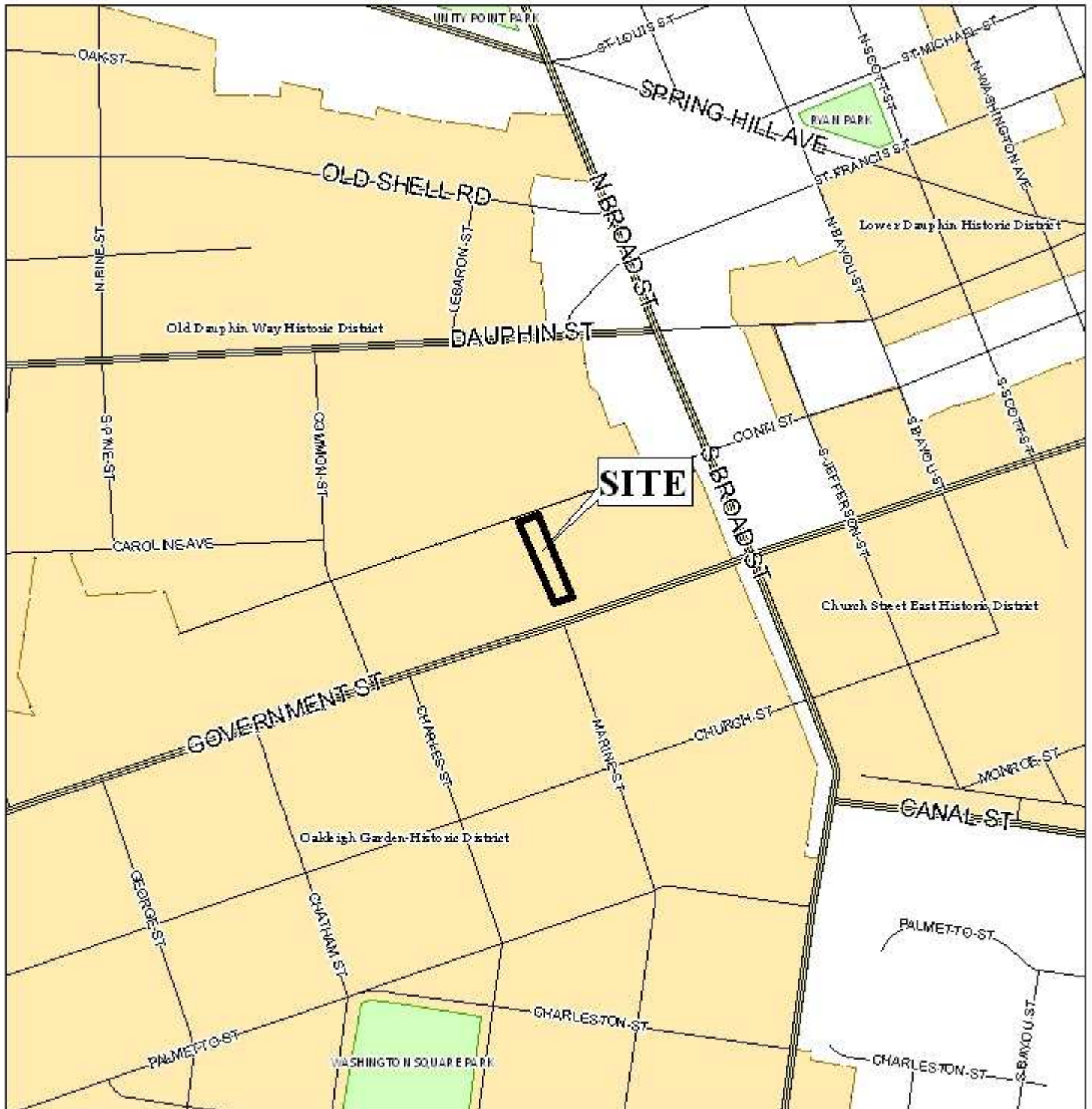
RECOMMENDATION

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

- 1) revisions to site plan to depict a the 25' minimum building setback line.;
- 2) subject to Traffic Engineering comments: *"The shape of the parcel is not square, and the property narrows from Conti Street to Government Street. Therefore, at the middle of the property around the back of the building and the A/C units, the reduced width of the property is approximately 56' 10". With 2 rows of 18' parking spaces, the aisle width is reduced even more than the 21' 4", to approximately 20' 10". A BZA application has been submitted for the November 4th meeting. If a variance is approved, the varying aisle width should be acknowledged (i.e. aisle width no less than 20.5') to avoid variance compliance issues when a dimensioned site plan is submitted for approval. Also, bumper stops would be needed in the spaces along the east property line to prevent vehicles from encroaching or cutting through the adjacent property."*;
- 3) subject to 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). Provide sufficient green space along Conti Street for the planting of one overstory frontage tree."*;
- 4) 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 will be utilized; and

- 5) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



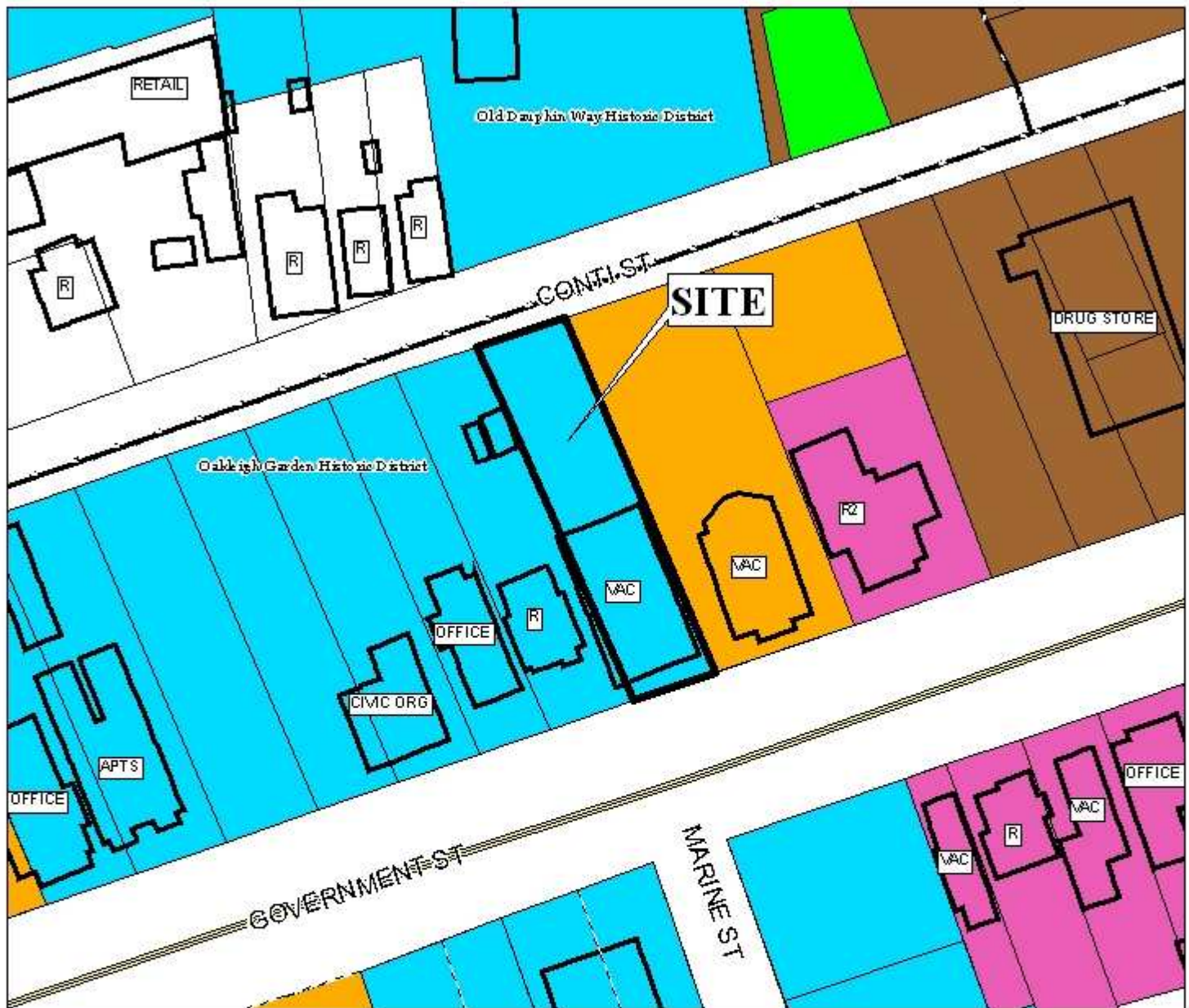
APPLICATION NUMBER 18 DATE November 7, 2013

APPLICANT Jay Todia

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed residential and commercial 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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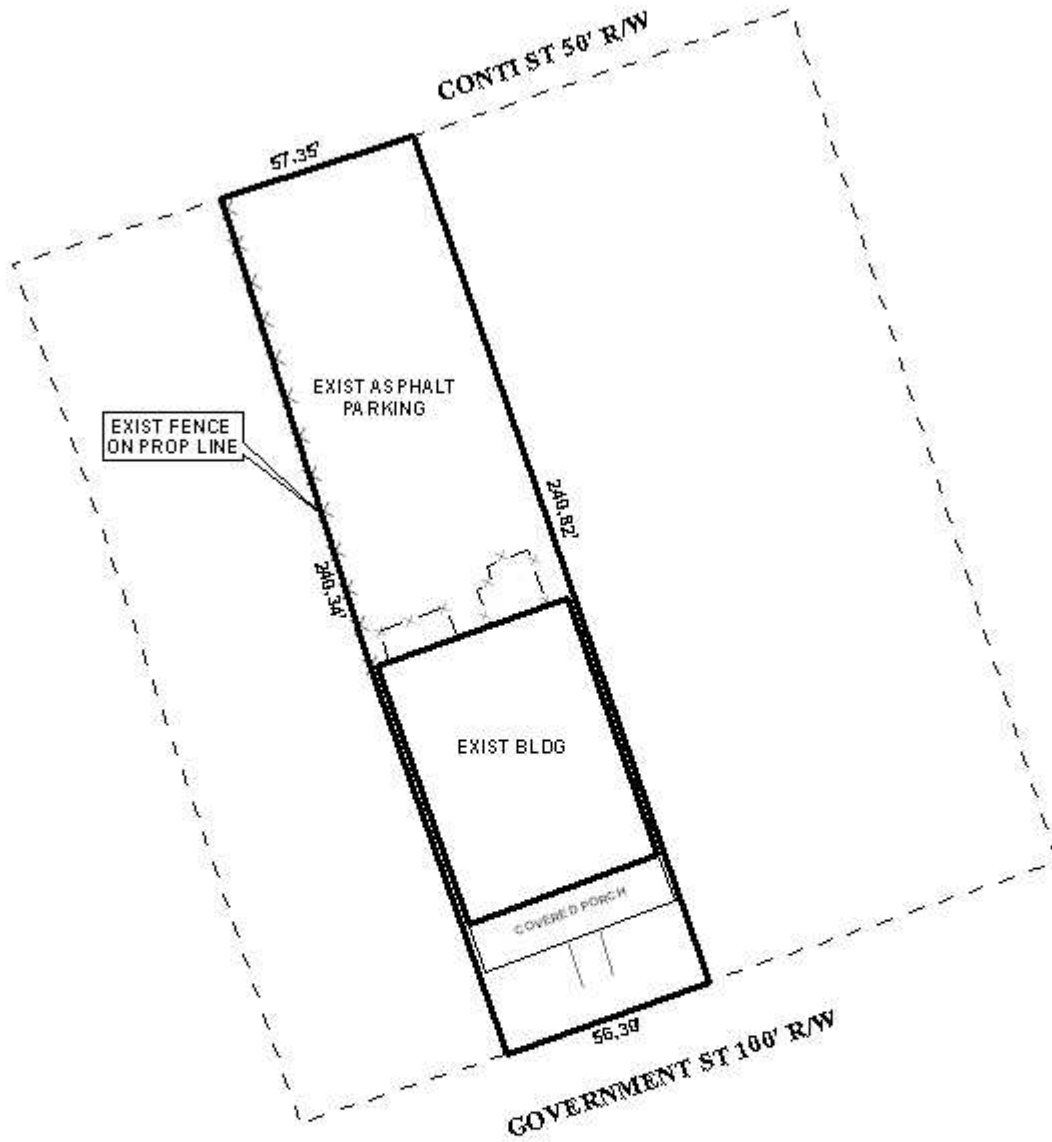
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SITE PLAN



The site plan illustrates the existing improvements.

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NTS