

**PLANNING APPROVAL STAFF REPORT****Date: April 21, 2005****APPLICANT NAME**NL Cottage Hill LP  
(John Toomey & Co., Inc., Agent)**LOCATION**2970 Cottage Hill Road  
(Northeast corner of Cottage Hill Road and Broadcast Drive)**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-1, Buffer Business

**AREA OF PROPERTY**Site 7.51± Acres      Bldg 130,000 Sq.ft.  
Proposed Tenant Space 7,100± Sq.ft.**CONTEMPLATED USE**

Technical School

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, sizes, 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 (City Code Chapters 57 and 64 and State Act 61-929).

**FIRE DEPARTMENT****COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

**REMARKS**

The applicant is proposing the location of a Technical School in a B-1, Buffer Business District. The Zoning Ordinance defines a Business College or Technical School as a non-academic establishment offering courses such as secretarial, computer and data processing, drafting, electronic repair including radio/TV repair, commercial art,

cosmetology, allied health care, real estate, banking and restaurant operations. Vocation training such as automobile body and engine repair, construction equipment operation, building trades, truck driving and mechanical and electrical equipment/appliance repair are excluded, and require a minimum of B-3 zoning.

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.

The site in question is developed as an office complex which houses many uses which are similar in scope to the courses offered. Additionally, another business college was located at this complex in the past, and one received Planning Approval in October 2004.

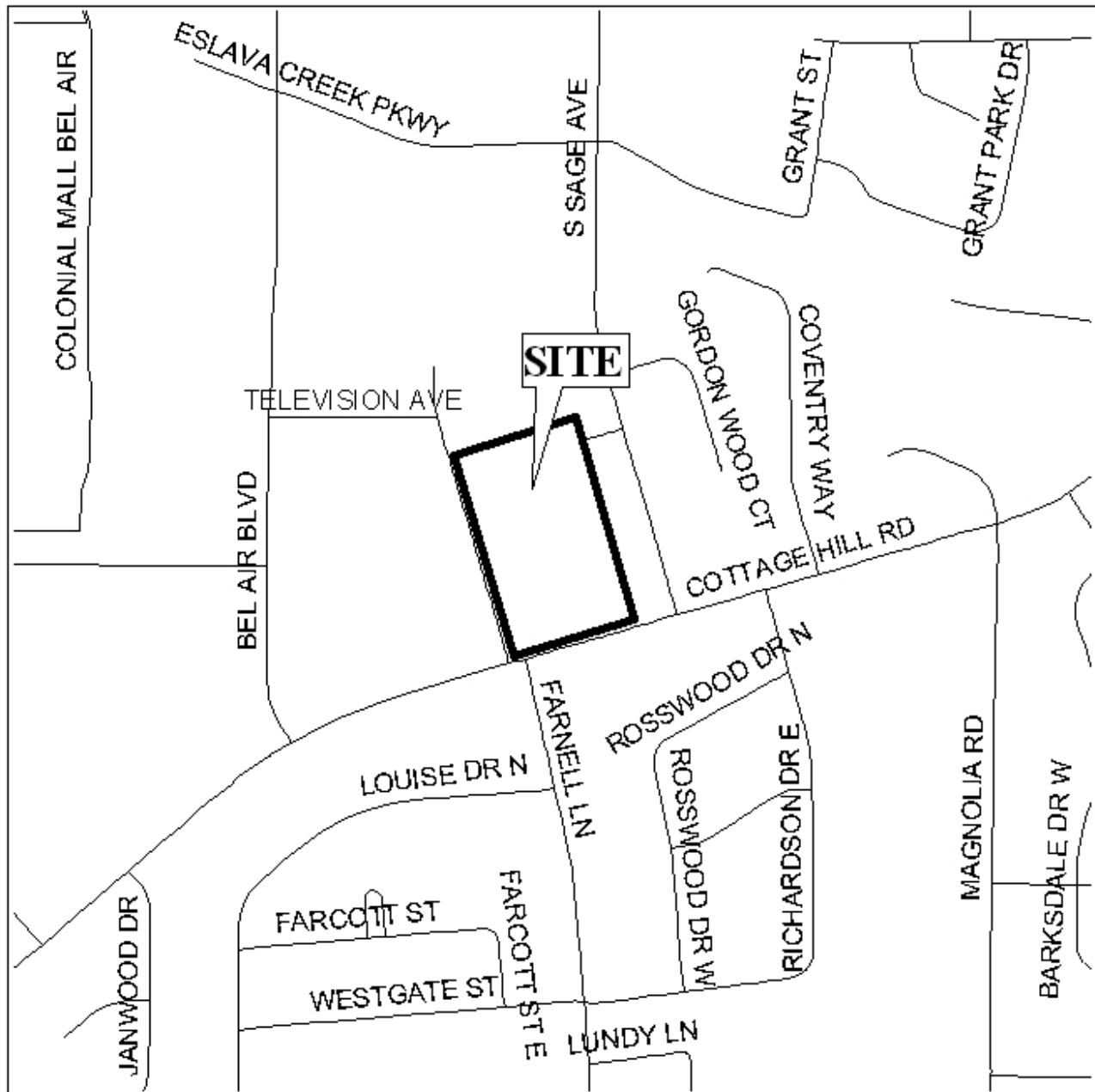
The proposed use should have little or no impact, and should be a compatible use with the surrounding properties.

**RECOMMENDATION**

application be approved.

Based on the preceding, it is recommended that this

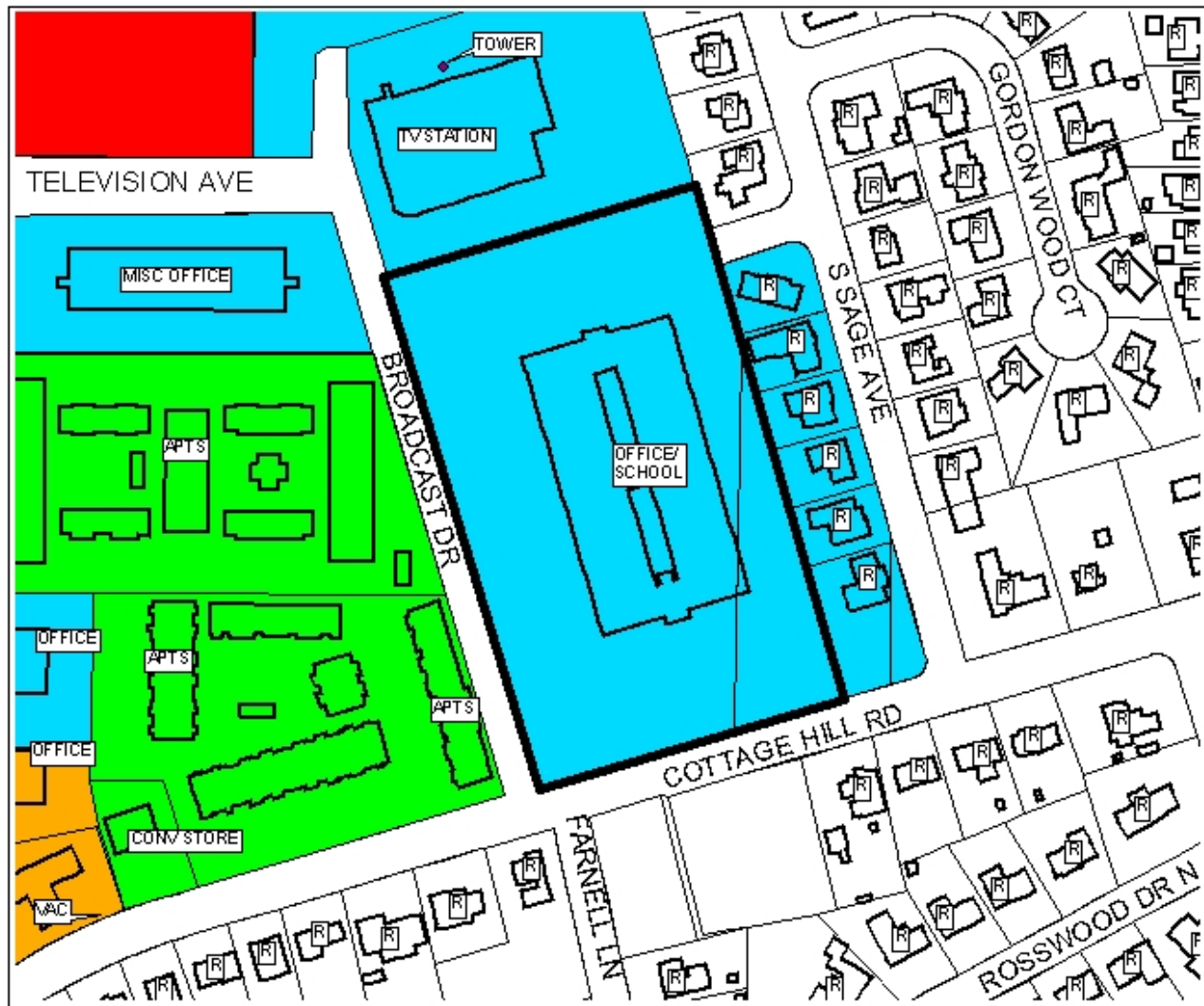
## LOCATOR MAP



APPLICATION NUMBER 18 DATE April 21, 2005  
APPLICANT NL Cottage Hill LP (John Toomey & Co., Inc., Agent)  
REQUEST Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and West of the site are miscellaneous offices and multiple family residential dwellings; to the East and South are single family residential dwellings.

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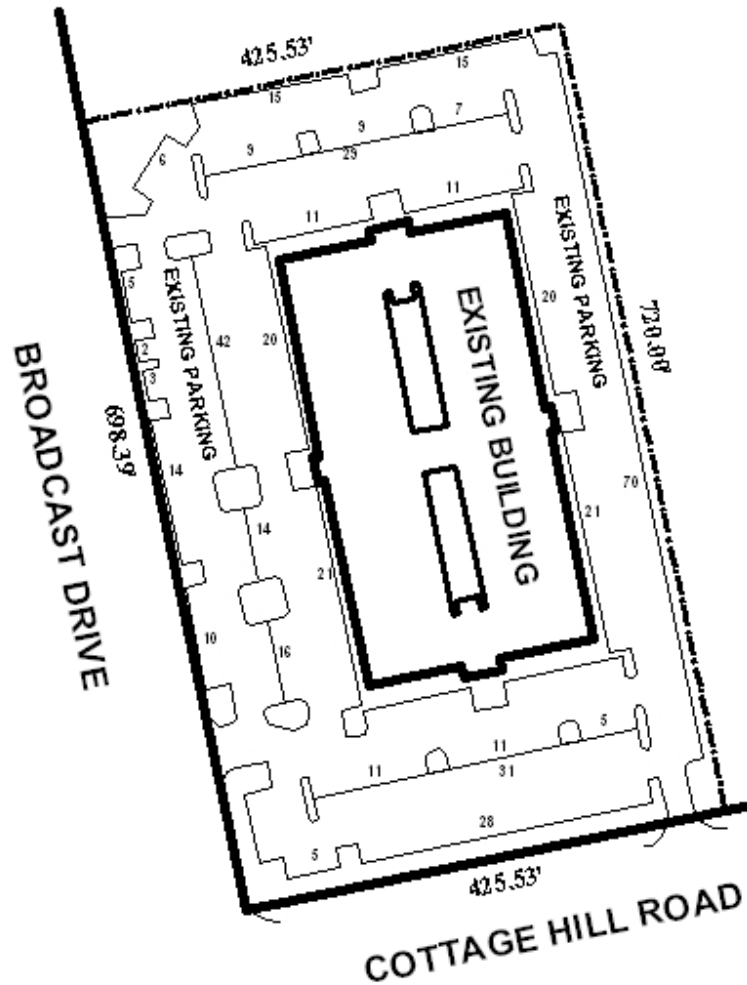
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LEGEND



N  
NTS

# SITE PLAN



The site is located on the Northeast corner of Cottage Hill Road and Broadcast Drive. The plan illustrates the existing structure and parking.

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