

REZONING & SUBDIVISION STAFF REPORT Date: November 2, 2006**DEVELOPMENT NAME** Krewe of Marry Mates**SUBDIVISION NAME** Krewe of Marry mates**LOCATION** Area bounded by South Washington Avenue, Kentucky Street, south Scott Street, and Tennessee Street (unopened) and the Illinois Central Gulf railroad right-of-way.**CITY COUNCIL DISTRICT** District 5**PRESENT ZONING** R-2, Two-Family Residential**PROPOSED ZONING** B-3, Community Business**AREA OF PROPERTY** 4.8± acres**CONTEMPLATED USE** Float barn and associated parking facilities on Lot 1, and Electric substation for Alabama Power on Lot 2. **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** Changing conditions in surrounding area**TIME SCHEDULE FOR DEVELOPMENT** One Year**ENGINEERING****COMMENTS** Show limits of AE flood zone on plat. Show minimum finished floor elevation on each lot. 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.**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 (State Act 61-929 and City Code Chapters 57 and 64).

Preservation status is to be given to the 44" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT**COMMENTS**

All portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more.

REMARKS

The applicant is requesting Subdivision approval to create a two-lots of record from one metes and bounds parcel, and Rezoning approval to rezone the property from R-2, Two-Family Residential, to B-3, Community Business.

The plat illustrates the proposed 4.8± acre, 2-lot subdivision, which is located in an area bounded by South Washington Avenue, Kentucky Street, South Scott Street, and Tennessee Street (unopened) and the Illinois Central Gulf railroad right-of-way., and is in Council District 5.

The site has frontage on three minor streets, which provide 50 feet of right-of-way each. Dedication of a 25-foot curb radius would also be required at the intersections of Washington Avenue and Kentucky Street; and Scott Street and Kentucky Street.

Regarding the proposed Rezoning, the applicant states that changing conditions in the area—specifically the advent of European Aeronautic Defence and Space Company (EADS) and the expansion of Mobile Aerospace Engineering—make additional power needs necessary for the area.

This area is shown on the General Land Use component of the Comprehensive Plan as residential. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request and the appropriateness and compatibility of the proposed use and zoning classification.

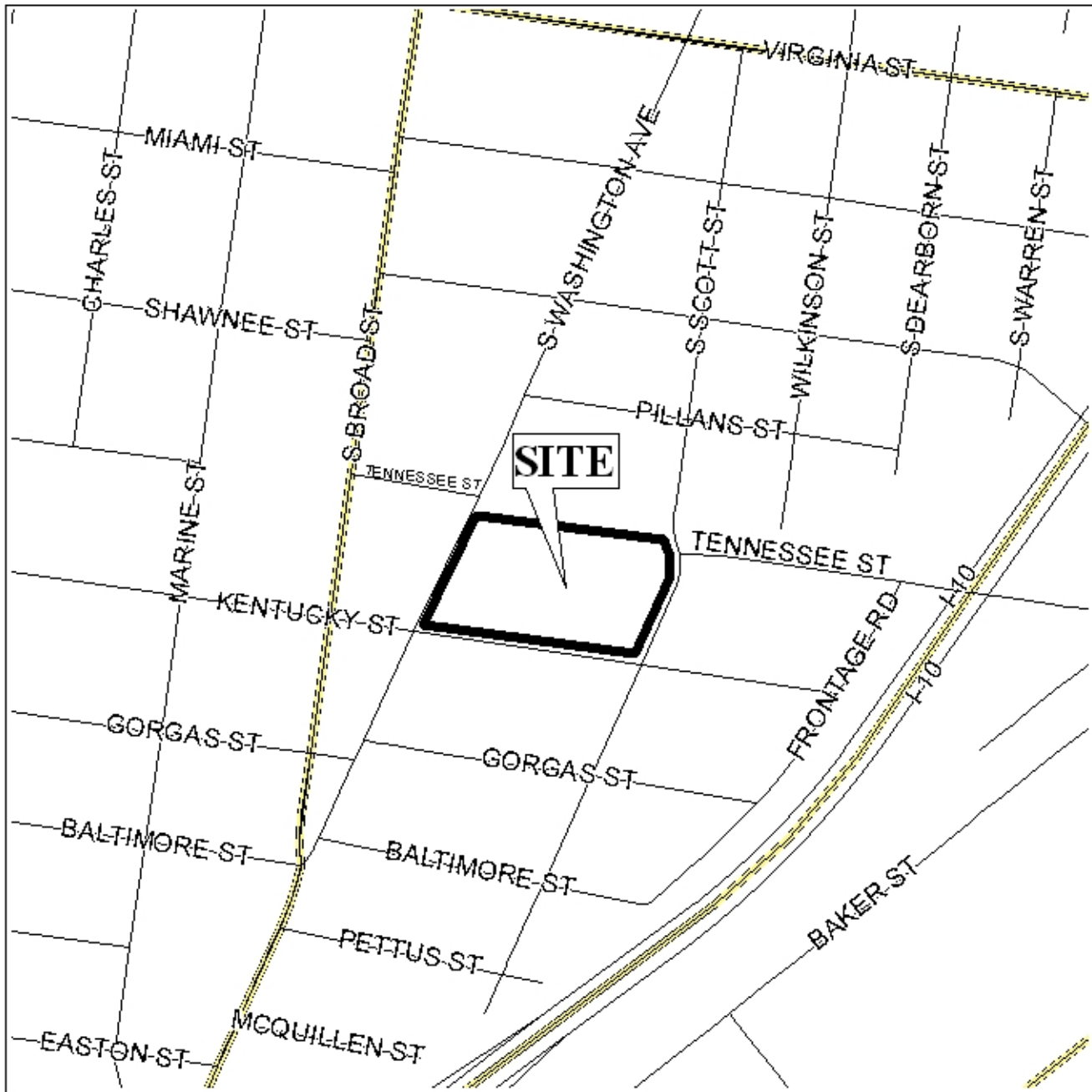
The Zoning Ordinance states that an amendment is to be made only when one or more of the following conditions prevail: there is a manifest error in the ordinance; changes in conditions in a particular area make a change in the ordinance necessary and desirable; an increased need for business or industrial sites in addition to sites that are available, make it necessary and desirable to rezone an area or extend the boundaries of an existing district; the subdivision of land into urban building sites makes reclassification necessary and desirable.

The site is adjacent to two-family residential property to the East and South, and a railroad right-of-way to the North; the site faces commercial property (zoned B-3, Community Business) to the West. The site would adjoin an existing B-3 district, and as there is no presently undeveloped commercially zoned property in the area; however, it does seem likely to be commercially developed in the future. Furthermore, as the area appears somewhat blighted, commercial redevelopment may benefit the neighboring residential community.

RECOMMENDATION **Subdivision** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of a 25-foot curb radius at the intersections of Washington Avenue and Kentucky Street; and Scott Street and Kentucky Street, with the size, design and location to be approved by Traffic Engineering; 2) the depiction of the 25-foot minimum building setback lines; 3) the placement of a note on the final plat stating that the site be limited to a single curb cut to Washington Avenue and Kentucky Street, with the size, design and location to be approved by Traffic Engineering; 4) the placement of a note on the final plat denying access to Scott Street; and 5) the provision of a buffer where the site adjoins residential property, in compliance with Section IV.D.1 of the Zoning Ordinance.

Rezoning Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) the dedication of a 25-foot curb radius at the intersections of Washington Avenue and Kentucky Street; and Scott Street and Kentucky Street, with the size, design and location to be approved by Traffic Engineering; 2) that the site be limited to a single curb cut to Washington Avenue and Kentucky Street, with the size, design and location to be approved by Traffic Engineering; 3) the denial of access to Scott Street; 4) the provision of a buffer in compliance with Section IV.D.1 of the Zoning Ordinance; and 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE November 2, 2006

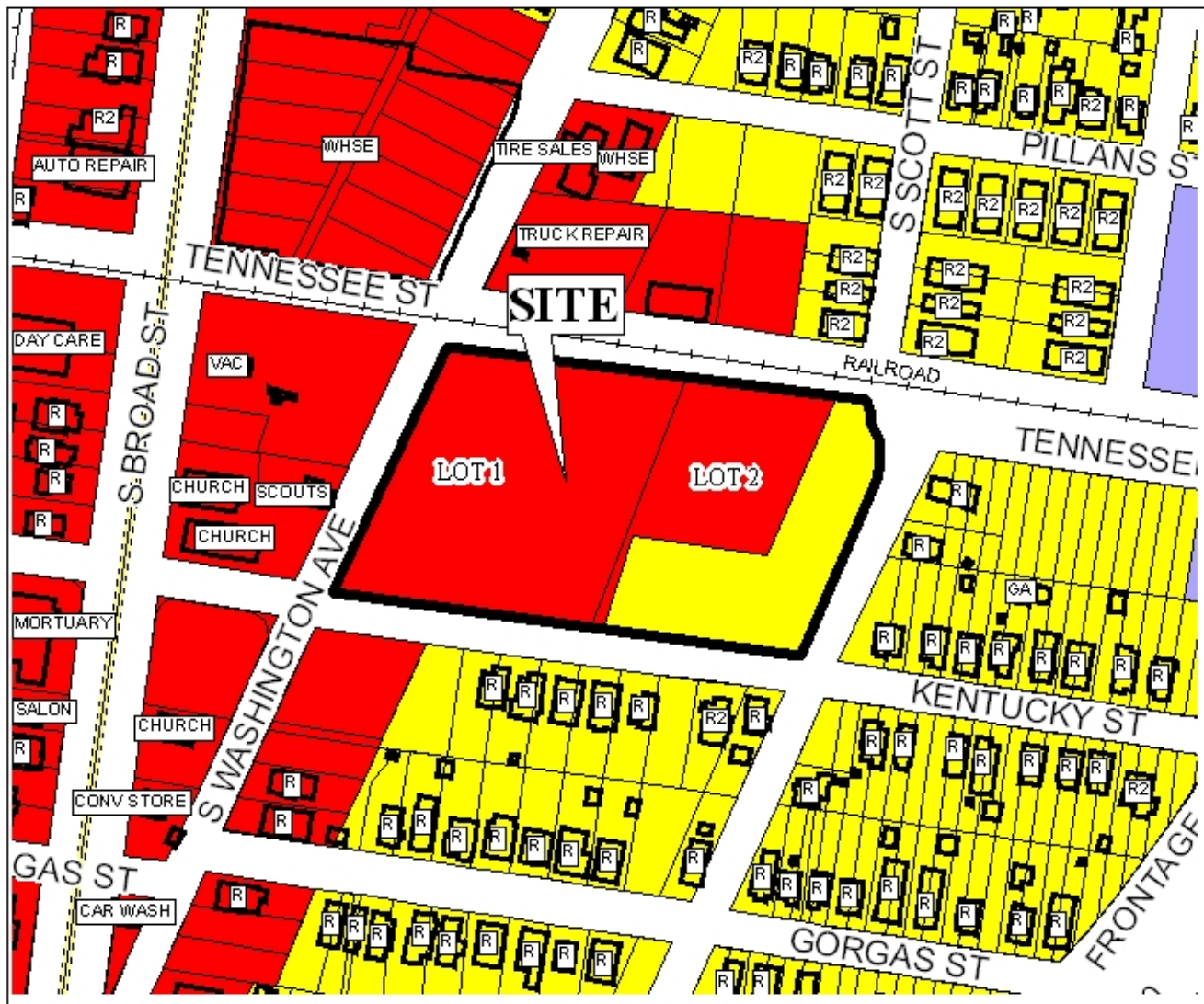
APPLICANT Krewe of Marry Mates Subdivision

REQUEST Subdivision, Rezoning from B3 and B2 to B3



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Auto repair services are located to the northwest of the site, multifamily residential units are located to the northeast, single family residential units are located to the south, and a church is located to the west.

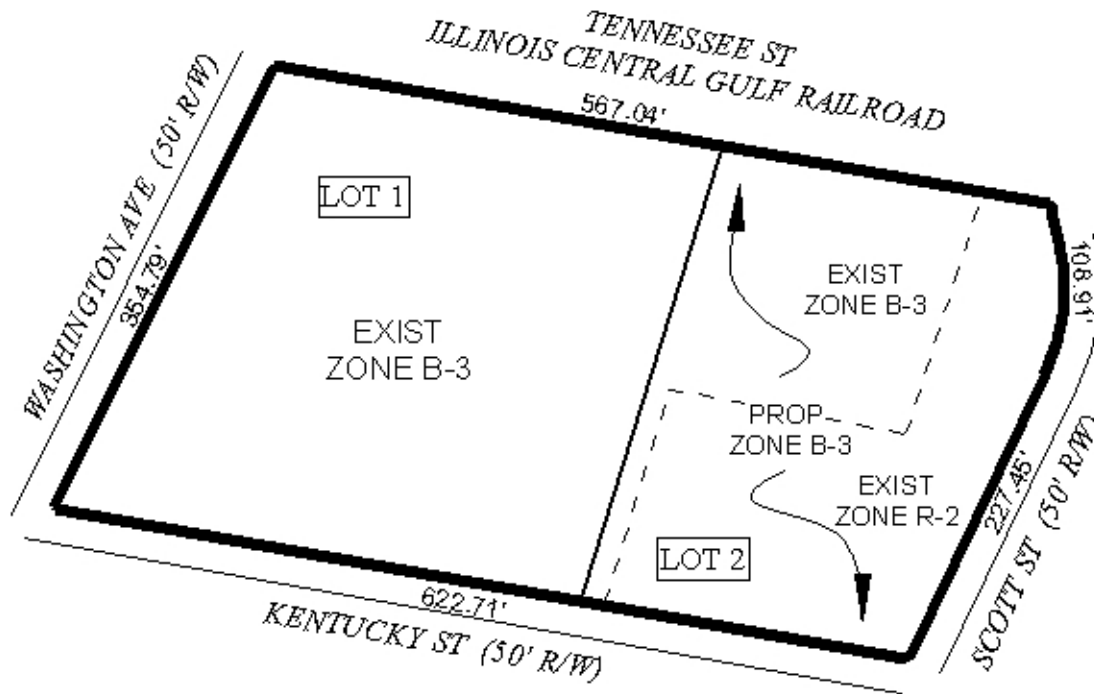
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LEGEND NTS

SITE PLAN



The site plan illustrates proposed lots, existing zoning, and proposed zoning.

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