

**ZONING AMENDMENT,
& SUBDIVISION STAFF REPORT****Date: July 7, 2005****APPLICANT NAME**

Richard Grayson

SUBDIVISION NAME

Grayson Subdivision (Proposed)

LOCATIONEast side of Wolf Ridge Road, ¼ mile \pm north of Moffett Road**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-3, Community Business District

AREA OF PROPERTY30.5 acres \pm **CONTEMPLATED USE**

Mini Self-Storage Facility.

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**

Applicant is requesting rezoning of the proposed "Lot 1" of the proposed two-lot subdivision in order to permit the construction and operation of a mini self-storage facility.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Engineering needs contours as required by the Subdivision Regulations. A significant drainage channel appears to run through the property from Wolf Ridge Road, north and east. A drainage easement will be required. The width will be dependant on the existing size of the drainage-way and maintenance requirements. Development 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, 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 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 requesting Rezoning and Subdivision Approvals to allow mini self-storage facility on a portion of the site. A mini self-storage facility is allowed by right in a B-3, Community Business district.

The 30.5 acre \pm subdivision site, which includes the 2.6 acre \pm portion proposed for rezoning, is currently vacant and wooded. The site fronts Wolf Ridge Road, a proposed major street, as its western boundary, and has as its eastern boundary single-family residences in an R-1, Single-Family District, that face Wilkins Road, a minor street. North of the site is a large R-1 zoned parcel with several residences, beyond which are large parcels zoned I-1, Light Industry. West, across Wolf Ridge Road, are single-family uses in an R-1 district. South of the site is a church in an R-1 district, and a B-1, Buffer Business district that contains a plant nursery. Also south of the site is a residential subdivision in an R-1 district, with a street stub for Pine Grove Avenue terminating at the site's southern boundary. The portion of the site being considered for rezoning is located at the northwest corner of the site, and would be surrounded by R-1 zoned property.

The proposed subdivision will create two lots; "Lot 1" will be approximately 2.6 acres \pm , and "Lot 2" will be approximately 27.9 acres \pm . Lot 2, as proposed, will have a depth to width ratio of approximately 6 (depth is 6 times the width measured at the right-of-way), which exceeds the 3.5 recommended in Section V.D.3. of the Subdivision Regulations. Development of Lot 2 in the future may require additional subdivision and the provision of a public street, thus a waiver of Section V.D.3. may be appropriate at this time.

Wolf Ridge Road is a proposed major street with an existing right-of-way width of 80 feet. According to the Major Street Plan, the right-of-way width for Wolf Ridge Road should be 100 feet, thus the dedication of 10 feet will be required as part of the subdivision process. The 25-foot minimum building setback line should be adjusted, in conformance with Section V.D.9. of the Subdivision Regulations, to reflect the right-of-way dedication. Pine Grove Avenue, which terminates as a stub at the southern boundary of the site, is a minor street with a 50-foot wide right-of-way.

Access management is a concern because of the major street status of Wolf Ridge Road, and due to the size and corresponding development potential for the site. It is recommended that Lot 1 be limited to a maximum of two curb-cuts, and Lot 2 be limited to one curb-cut (or road connection) onto Wolf Ridge Road and one curb-cut (or road connection) to Pine Grove Avenue, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO

standards. Access from Lot 2 to Pine Grove Avenue should be contingent upon the lot being maintained as a residential district.

Regarding the zoning application, the entire subdivision 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. The accuracy of recommended land uses on the General Land Use Component map is limited due to the large scale of the map. 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.

As stated in Section IX. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The proposed B-3 zoning category for Lot 1 will permit the proposed mini self-storage facility, however, Lot 1 does not meet the minimum district size of 4 acres recommended by Section III.A.5. of the Zoning Ordinance. The Ordinance also recommends that B-3 districts be located at or near the intersections of major streets; this site is approximately 1,200 feet north of Moffett Road. Furthermore, the rezoning site is approximately 475 feet north of an existing B-1, Buffer Business district, and approximately 1,300 feet south of an existing I-1, Light Industry district (where mini self-storage facilities are also permitted “by-right”), along with a B-3 district to the north of the I-1 district; thus the site is entirely surrounded by an R-1, Single-Family residential district. While a mini self-storage facility would be reasonably compatible with the needs of adjacent residents, other uses permitted within a B-3 district would be less desirable for location next to existing or future residential uses. Thus the proposed Lot 2, which would remain zoned R-1, Single-Family district, would likely not be as desirable for residential development due to the potential commercial uses on Lot 1. It should also be noted that it appears that much of the existing I-1 and B-3 zoned property to the north of the site is vacant. Finally, the applicant has not indicated how the proposed rezoning fulfills any of the four conditions related to amending the Zoning Ordinance and map; no error or change in conditions have been identified, nor has the need to create additional building sites been substantiated as necessary.

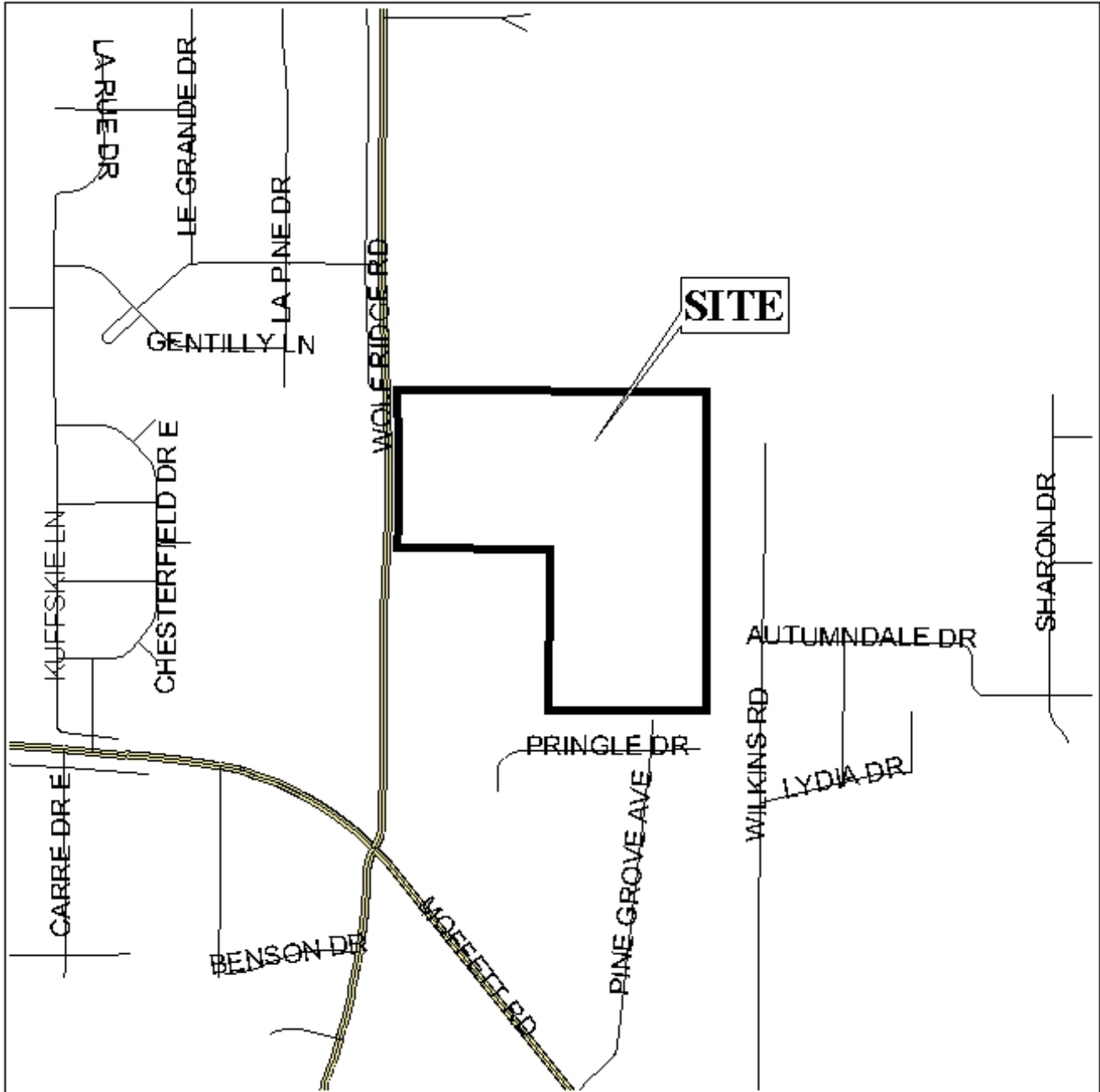
RECOMMENDATION

Rezoning: The Rezoning request is recommended for Denial for the following reasons: 1) no error has been shown in the Ordinance; 2) no change in conditions have been identified in the area that would make such a change necessary or desirable; 3) no need to increase the number of sites available to business or industry has been identified; 4) the need to reclassify the land due to subdivision has not been shown to be necessary in order to permit development; 5) the rezoning site is less than the minimum 4 acre district size recommended in the Zoning Ordinance; 6) the site is not near the intersection of two

major streets; and 7) the site is shown as residential on the General Land Use Component of the Comprehensive Plan.

Subdivision: With a waiver of Section V.D.3., the Subdivision request is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of an additional 10-feet of right-of-way along Wolf Ridge Road; 2) the adjustment of the 25-foot minimum building setback line from right-of-way to reflect the additional dedication, and; 3) placement of a note on the Final Plat stating that Lot 1 is limited to a maximum of two curb-cuts, and Lot 2 is limited to one curb-cut (or road connection) onto Wolf Ridge Road, and one curb-cut (or road connection) onto Pine Grove Avenue (contingent upon Lot 2 remaining residential), with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

LOCATOR MAP

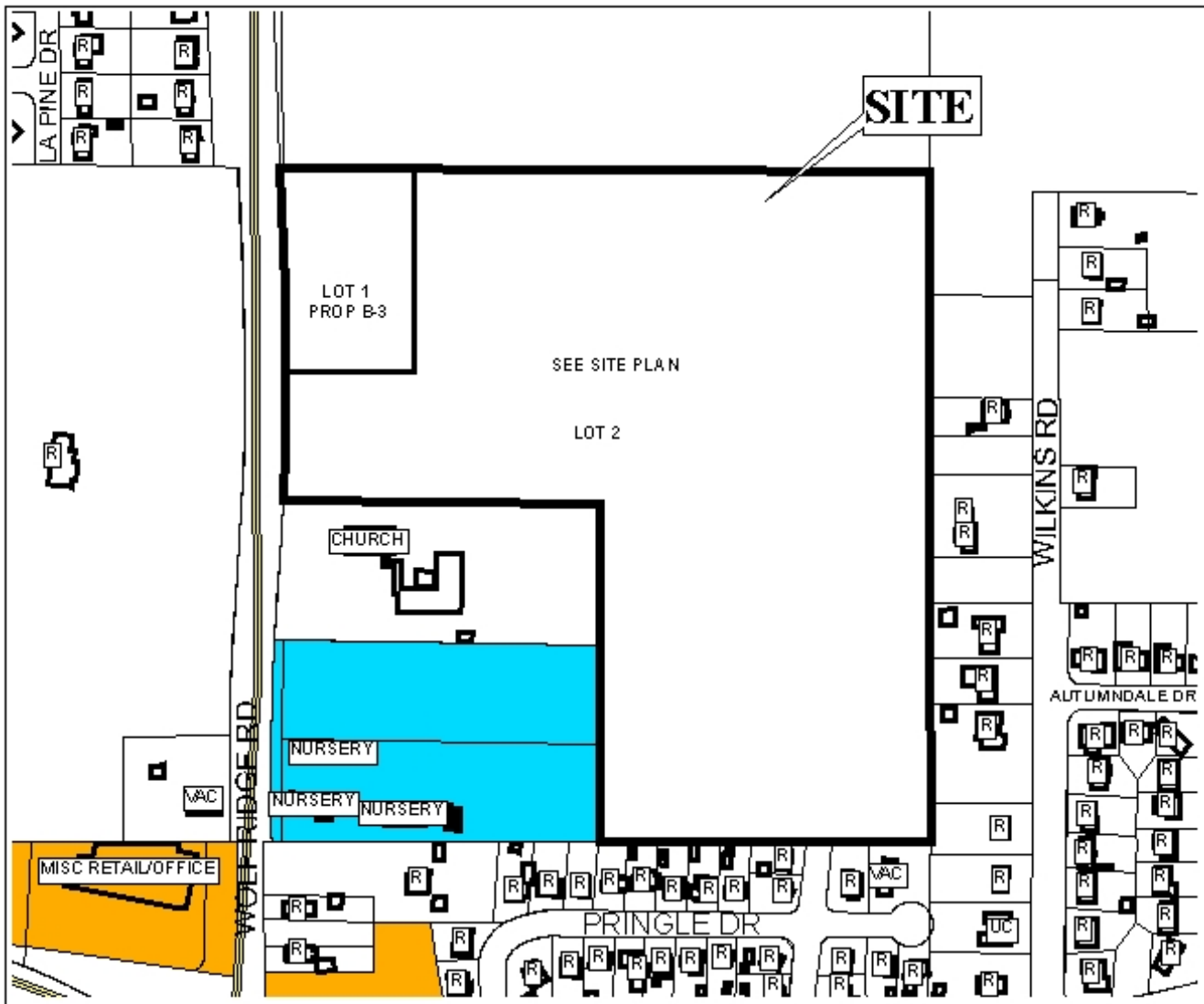


APPLICATION NUMBER 1 & 2 DATE July 7, 2005
APPLICANT Richard Grayson
REQUEST Rezoning from R-1 to B-3, Subdivision



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units with a church, nursery, and a retail center located to the south of the site.

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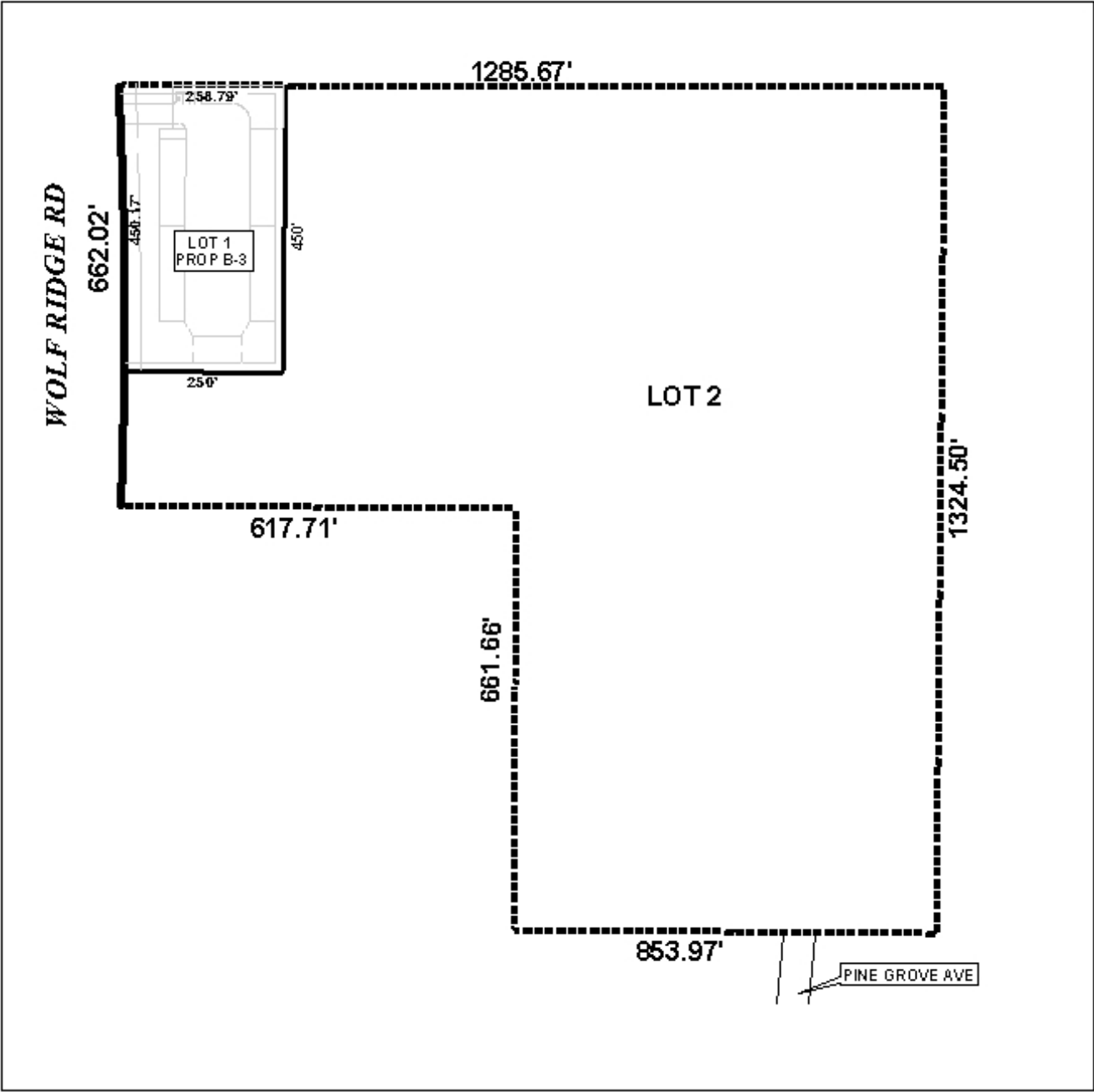
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SUBDIVISION PLAT



APPLICATION NUMBER 1 & 2 DATE July 7, 2005

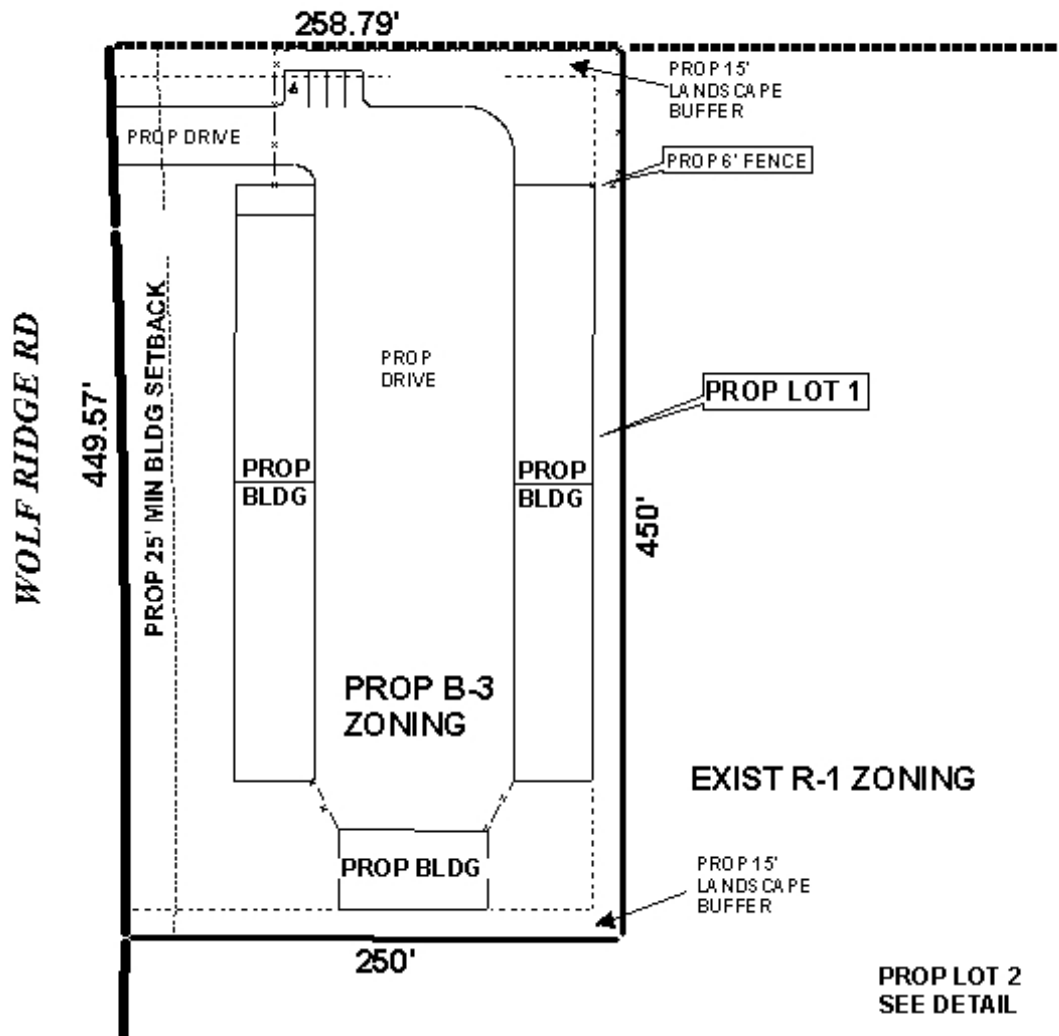
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SITE PLAN



The site plan illustrates the proposed development and proposed zoning

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