

**SUBDIVISION,  
PLANNED UNIT DEVELOPMENT,  
ZONING AMENDMENT,  
PLANNING APPROVAL &  
SIDEWALK WAIVER STAFF REPORT****Date: September 7, 2017****NAME**

Christine Clolinger, on behalf of Allen Bush

**SUBDIVISION NAME**

Annie Mae's Gardens Subdivision

**LOCATION**1625 Union Street  
(East and West sides of Union Street, 345'± South of  
Rochester Street)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

R-1, Single-Family Residential

**PROPOSED ZONING**

R-3, Multiple-Family Residential District

**REASON FOR  
REZONING**An increased need for business sites for assisted living  
facilities, in addition to the sites that are available, and  
changing conditions within the community.**AREA OF PROPERTY**1 Lot / 0.3 ± Acres (Subdivision)  
2 Lots / 0.6 ± Acres (Planned Unit Development)**CONTEMPLATED USE**Subdivision approval to create 1 lot, Planned Unit  
Development Approval to allow offsite parking for a  
proposed assisted living facility, Rezoning from R-1,  
Single-Family Residential to R-3, Multiple-Family  
Residential District, to allow an assisted living facility,  
Planning Approval to allow an assisted living facility in a  
R-3 Multiple-Family Residential District, and Sidewalk  
Waiver to waive the requirement of a sidewalk along Union  
Street and James Street.**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.**

**TIME SCHEDULE**

No timeframe provided.

**ENGINEERING  
COMMENTS****Subdivision**

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add legible street names to the vicinity map.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City

of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).

2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

#### **Sidewalk Waiver**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

#### **TRAFFIC ENGINEERING**

##### **COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

#### **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 2015-116 and City Code Chapters 57 and 64).

#### **FIRE DEPARTMENT**

##### **COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

#### **REMARKS**

The applicant is requesting Subdivision approval to create 1 lot, Planned Unit Development Approval to allow offsite parking for a proposed assisted living facility, Rezoning from R-1, Single-Family Residential to R-3, Multiple-Family Residential District, to allow an assisted living facility, Planning Approval to allow an assisted living facility in a R-3 Multiple-Family Residential District, and Sidewalk Waiver to waive the requirement of

a sidewalk along Union Street and James Street. Assisted living facilities require Planning Approval to operate in an R-3 district.

The purpose of this application is to allow an existing residential structure to be converted to a commercial assisted living / domiciliary care use, and to allow for the location of parking on a lot across Union Street from the facility.

The applicant has been both before the Planning Commission and the Board of Zoning Adjustment several times since 2015 in an attempt to obtain approvals for the use of the site as an assisted living facility. The applicant applied for a rezoning to R-3, but withdrew the request at the September 3, 2015 meeting of the Planning Commission. On March 6, 2017, the Board of Zoning Adjustment voted on a motion to approve a use variance request, but the motion failed due to a lack of a sufficient number of votes in favor of the request. The applicant is now before the Planning Commission again in an attempt to obtain all approvals necessary for the requested use.

The site is bounded to the North, South and East by single-family residences, and to the West, across James Street, by residences and industrial uses located within an I-1, Light Industrial District

The site has been given a Mixed Density Residential land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map 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, where applicable, the zoning classification.

The applicant provided the following narrative regarding the requests:

*The proposed PUD establishes the assisted living facility "Annie Mae's Gardens." Annie Mae's Gardens would focus its provision of services among the elderly members currently living within the surrounding community. Many residents have lived within the Trinity Gardens community their entire lives, and are settled among their family and life-long friends. However, most of the elderly residents and their families cannot afford care for assisted living at the more recognized facilities such as Somerby. This PUD would both provide affordable care for residents and further allow residents to live the rest of their days surrounded by family and friends. Otherwise, the would-be residents of Annie Mae's Gardens may fall through cracks in care, live the rest of their days in an unfamiliar environment, and would be forced to reside at facilities their families may not be able to afford.*

*Annie Mae's Gardens would house six elderly residents. Four staff members would provide 24/7 care within the handicap-accessible, one-story home located on 1625 Union Street. The residents benefit from the relative isolation of the property because the lack of traffic provides a more calming and quiet environment. The isolation further benefits the residents because, although a fence surrounds the property for the residents' safety, the likelihood of a senior resident wandering into a busy road and sustaining injury is greatly reduced. The residential, tight-knit atmosphere of the neighborhood also increases the number of "eyes on the street" to ensure the seniors are safe and comfortable.*

*Each resident would have their own room, access to kitchens, laundry, and a common room and outdoor patio for socializing. Annie Mae's Gardens is also less than a mile from the Joseph Dotch Community Center, Trinity Gardens Park, and several churches for supervised recreational and religious activities.*

*Trinity Gardens is the senior living development approximately 0.4 miles away from Annie Mae's Gardens. Annie Mae's Gardens would help alleviate the demand for Trinity Garden's sixteen senior living apartments, and may provide a nearby facility for Trinity Gardens' seniors transitioning into assisted living.*

*Parking for Annie Mae's Gardens would be available across the street on 1700 Union Street, and could accommodate up to eleven parking spots, though only two parking spots and one handicap spot are required. The proposal includes planting of frontage and perimeter trees on the parking lot. This application intends to bring the site into compliance with tree and landscape requirements.*

*A subdivision application is attached to this PUD in order to combine the two lots on 1625 Union Street on which the facility sits into one parcel. A sidewalk waiver is also*

*attached for both 1625 Union Street and 1700 Union Street. No sidewalks currently exist on either Union Street or James Street. Neither street contains sufficient room in the right of way for a standard City sidewalk, as Union Street is 30 feet wide and James Street 20 feet wide. Furthermore, the facility is already built on previously plotted legal lots, and contains a fence on top of the property line that would likely obstruct the further installation of a sidewalk.*

*Necessity of Zoning Amendment*

*The rezoning of the 1625 Union Street parcel from R-1 to R-3 is necessary because it meets two of the four requirements for zoning changes. The rezoning will support an increased need for business sites in addition to sites that are available, thereby making it necessary and desirable to rezone. Trinity Gardens is a senior living development located only 0.4 miles away from 1625 Union Street. As the seniors within Trinity Gardens age, they may require more supervision and assistance. Annie Mae's Gardens would provide a local, familiar, and affordable space for Trinity Gardens residents to live under 24/7 care. Trinity Gardens residents who transfer to Annie Mae's Gardens could continue to have visits from the same neighbors and attend the same churches.*

*Furthermore, the aging demographic within this community presents a change in condition that would make a change in the ordinance necessary and desirable. Many aging residents may not have the financial support for nor would be comfortable with assisted living outside of the community. Annie Mae's Gardens would support this changing demographic because it permits members of the community to reside in proximity to their family and life-long friends at a more affordable cost to their families.*

*Plan Consistency Analysis*

*Annie Mae's Gardens is currently designated as mixed-density residential. Mixed density residential areas offer a mix of single family homes, townhomes, 2 to 4 residential unit buildings, accessory dwellings and low- and mid-rise multifamily apartment buildings. Mixed density residential areas may offer compatibly scaled and sited complementary uses that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.*

*Annie Mae's Gardens is compatible with its mixed density residential designation. The facility's construction is appealing and comparable to a new single-family residence on a street among other single-family residences, thus maintaining the surrounding neighborhood's aesthetic. The limited number of residents that would reside in Annie Mae's Gardens also conforms with the single-family character of the neighborhood. Furthermore, Annie Mae's Gardens 0.4 mile proximity to the Trinity Gardens senior development helps complete the neighborhood fabric. Not only do the proposed Annie Mae's Gardens and the existing Trinity Gardens share similar uses for senior residency, but the two facilities complement each other. As seniors within Trinity Gardens require more professional care, Annie Mae's Gardens offers a closer and hence smoother transition into assisted living. The seniors would remain engaged in their surrounding community, and not removed to an unfamiliar facility away from family and friends. A*

*smooth transition within a familiar community would support safe and convenient access to the necessity of a safe residency, as is consistent with mixed density residential areas.*

Sidewalk Waiver

*This request applies to the PUD application for “Annie Mae’s Gardens,” where an assisted living facility would be built on 1625 Union Street and parking would be available on 1700 Union Street. A sidewalk waiver was previously granted to 1625 Union Street for its residential use. No sidewalks are present on Union Street or James Street, and neither street contains sufficient room in the right of way for a standard City sidewalk, as Union Street is 30 feet wide and James Street 20 feet wide. Furthermore, the facility for Annie Mae’s Gardens is already built on previously plotted legal lots, and contains a fence on top of the property line, which would likely further obstruct the installation of a sidewalk.*

As stated in Section 64-9. 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 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.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

PUD approval and Planning Approval are site plan specific, thus if any new construction is anticipated that will change an approved site plan, applications to amend an existing, approved PUD and Planning Approval must be made prior to any construction activities.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the

minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

While there are a number of assisted living facilities within Mobile, there are none within the Trinity Gardens community. Thus it would appear that there is a need within the community for an assisted living facility. However, the site in question is located on a residential street, and the only other multi-family zoning district is located on First Avenue, approximately 1,375 feet from the site, which is the existing gated retirement community (*The Gardens on First Avenue*) operated by the Mobile Housing Board. The Future Land Use Map designation as a Mixed Density Residential area includes the provision for “*compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.*” A small assisted living facility, as proposed, might fall within the noted provisions.

The site has frontage on Union Street and James Street. Both streets are minor streets with substandard right-of-ways. The Union Street right-of-way is only 30-feet in width, and has a pavement width of approximately 20 to 22 feet. The James Street right-of-way is only 20-feet in width, and has a pavement width of approximately 18 feet. Both Union Street and James Street are dead-end streets, with Union approximately 1,400 feet long, and James approximately 426 feet long. The site is located approximately 340 feet south of where each street intersects Rochester Street. There are approximately 34 residences located along the dead-end portion of Union Street, and 2 residences and a salvage yard located on James Street. Union Street has asphalt wing-type curbs and storm inlets, while James Street appears to have intermittent asphalt wings, but no storm inlets. In order to achieve a compliant right-of-way width, a dedication of at least 25 feet from the centerline for each street would be required.

As stated, the applicant wishes to operate an assisted living facility for up to 6 residents, with 4 staff members. The applicant proposes to use an existing residential structure that was built beginning in October 2010 as a single-family residence, and the sidewalk requirement was administratively waived by staff due to the lack of sidewalks. The applicant is aware that, if approved, new building permits will be required to bring the structure up to commercial building standards for an assisted living facility.

Parking requirements for assisted living facilities are based upon 1 parking space per 4 beds, thus two parking spaces will be required. The site plan provided indicates that twelve (12) parking spaces will be provided, one (1) onsite and eleven (11) across Union Street in a proposed parking lot. One curb-cut to Union Street is depicted on the site plan for each property, and due to limited lot width, each property should be limited to one curb-cut to Union Street, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards. Vehicular driveway access to James Street should be denied.

Traffic generation for an assisted living facility use is of concern. Since the applicant proposes to have staff members throughout each day, traffic from staff is expected, as is traffic from visiting family members. Given the limited size of the facility and limited number of residents



and staff, the traffic should not cause an unreasonable amount of inconvenience for existing residents of Union Street or James Street.

Access to the site for emergency vehicles is also of concern, given the limited width of Union Street and James Street. If an emergency vehicle had to serve the assisted living facility, residents to the south of the site may be blocked from being able to exit the street, and the salvage yard may have no access.

Regarding other Zoning Ordinance related issues, it appears that the site is sufficiently sized to allow for full tree and landscape compliance on both lots. A note on the site plan indicates that curb-side garbage service will be utilized, thus no dumpster will be placed on either lot. A 6-foot high steel fence exists around the lot containing the proposed assisted living facility, and it appears that the fence was built up to the frontage property lines along both streets – typically fences higher than 3-feet must be setback 25-feet from the frontage property lines. It is not clear if the proposed parking lot will be screened with a fence from the abutting residences, however, such a privacy fence screening should be required.

Finally, the applicant is requesting the waiver of the sidewalk requirements along both Union Street and James Street. There are no sidewalks along either street, however, there are no apparent physical constraints along either street, other than the applicant installed fence and the substandard width of the right-of-ways, that would prevent the construction of a sidewalk.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication of right-of-way to provide 25-feet from centerline along Union and James Streets;
- 2) Placement of a note on the final plat stating that the lot is limited to one curb-cut to Union Street and denied vehicular driveway access to James Street, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 3) Compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile,*

Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 4) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 5) 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 2015-116 and City Code Chapters 57 and 64).); and
- 6) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)).

**Planned Unit Development:** Based upon the preceding, staff recommends that the Planning Commission consider all relevant aspects of the requests, and determine if the proposal will comply with the PUD review criteria:

- 1) That the site improvements will be generally compatible with neighboring uses;
- 2) That adequate access is provided without generating excess traffic along minor residential streets;
- 3) That the natural features of the site are taken into consideration;
- 4) That there will be adequate circulation within the development;
- 5) That there is adequate access for emergency vehicles;
- 6) That the proposed development will not be impacted by adverse effects of adjacent properties; and
- 7) That the proposed development will not create adverse effects to adjacent properties.

**Zoning:** Based upon the preceding, staff recommends that the Planning Commission consider all relevant aspects of the requests, and determine if the proposal sufficiently demonstrates:

- 1) There is a need to increase the number of sites available to business at this specific location;
- 2) That there are changing conditions in the community that make rezoning necessary and desirable at this specific location; and

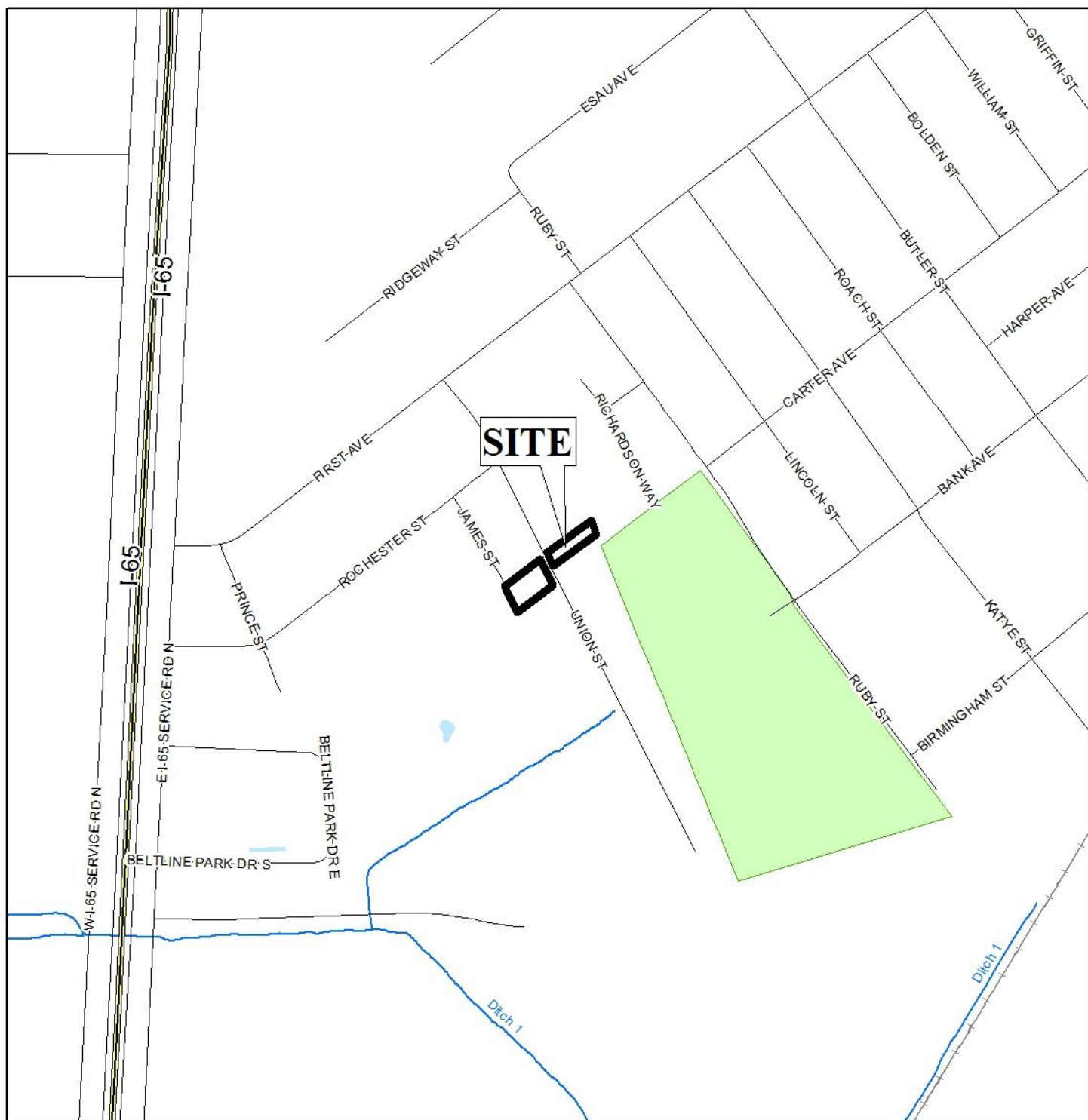
- 3) That the proposed use can be categorized as a “*compatibly scaled and sited complementary use*” per the Mixed Density Residential Future Land Use Map area designation, that can be placed in one of the associated uses of “*neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.*”

**Planning Approval:** Based upon the preceding, staff recommends that the Planning Commission consider all relevant aspects of the requests, and determine if the proposal will comply with the Planning Approval review criteria:

- 1) The location and site plan with regard to transportation, parking and access;
- 2) The location and site plan with regard public utilities and facilities;
- 3) The location and site plan with regard traffic congestion and hazard; and
- 4) To determine if the proposal is in harmony with the orderly and appropriate development of the district.

**Sidewalk Waiver:** Based upon the preceding, staff recommends that the Sidewalk Waiver request be denied for both streets.

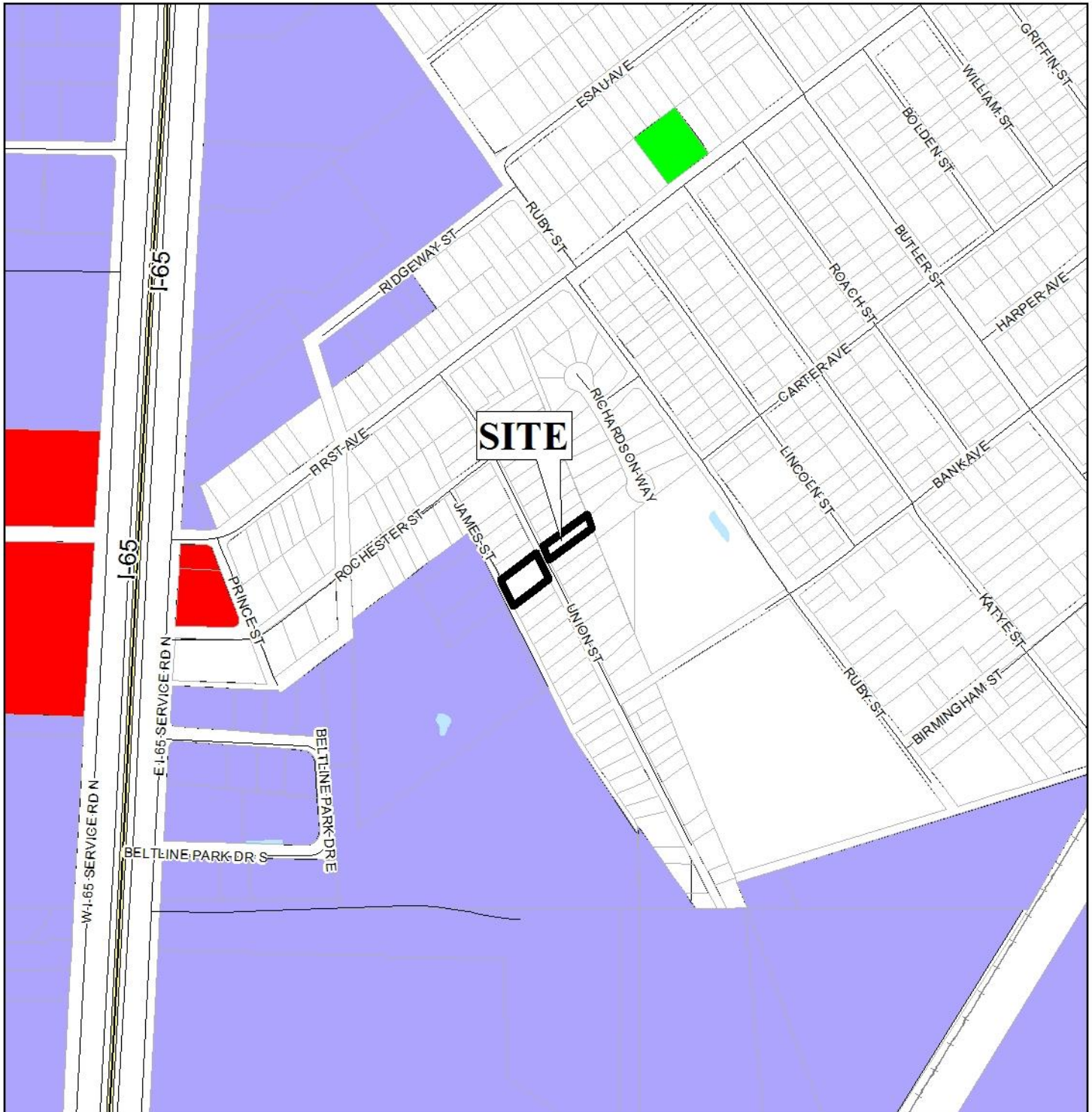
# LOCATOR MAP



APPLICATION NUMBER 20 DATE September 7, 2017  
 APPLICANT Annie Mae's Gardens Subdivision  
 REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval



# LOCATOR ZONING MAP

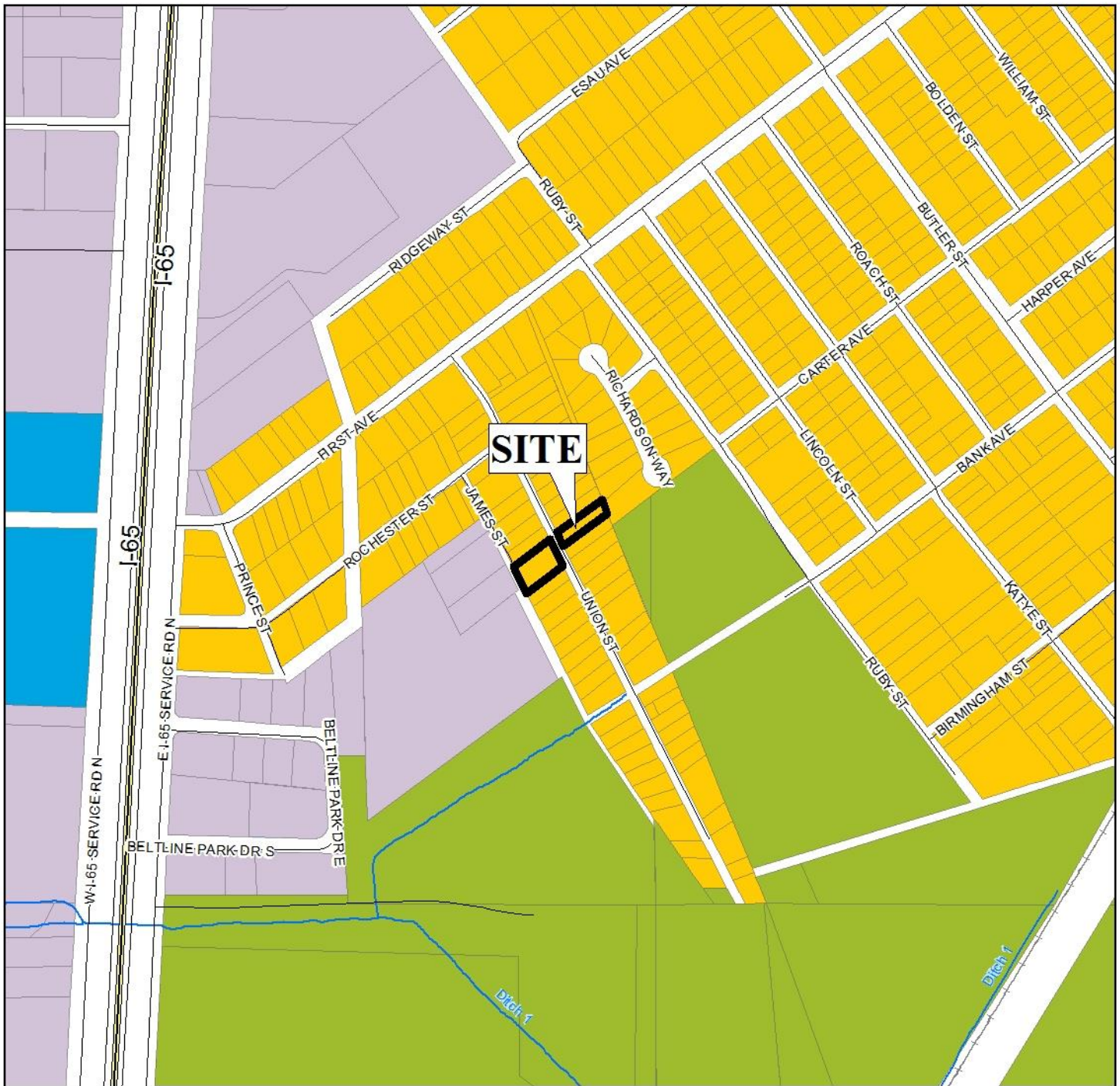


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# FLUM LOCATOR MAP



APPLICATION NUMBER 20 DATE September 7, 2017

APPLICANT Annie Mae's Gardens Subdivision

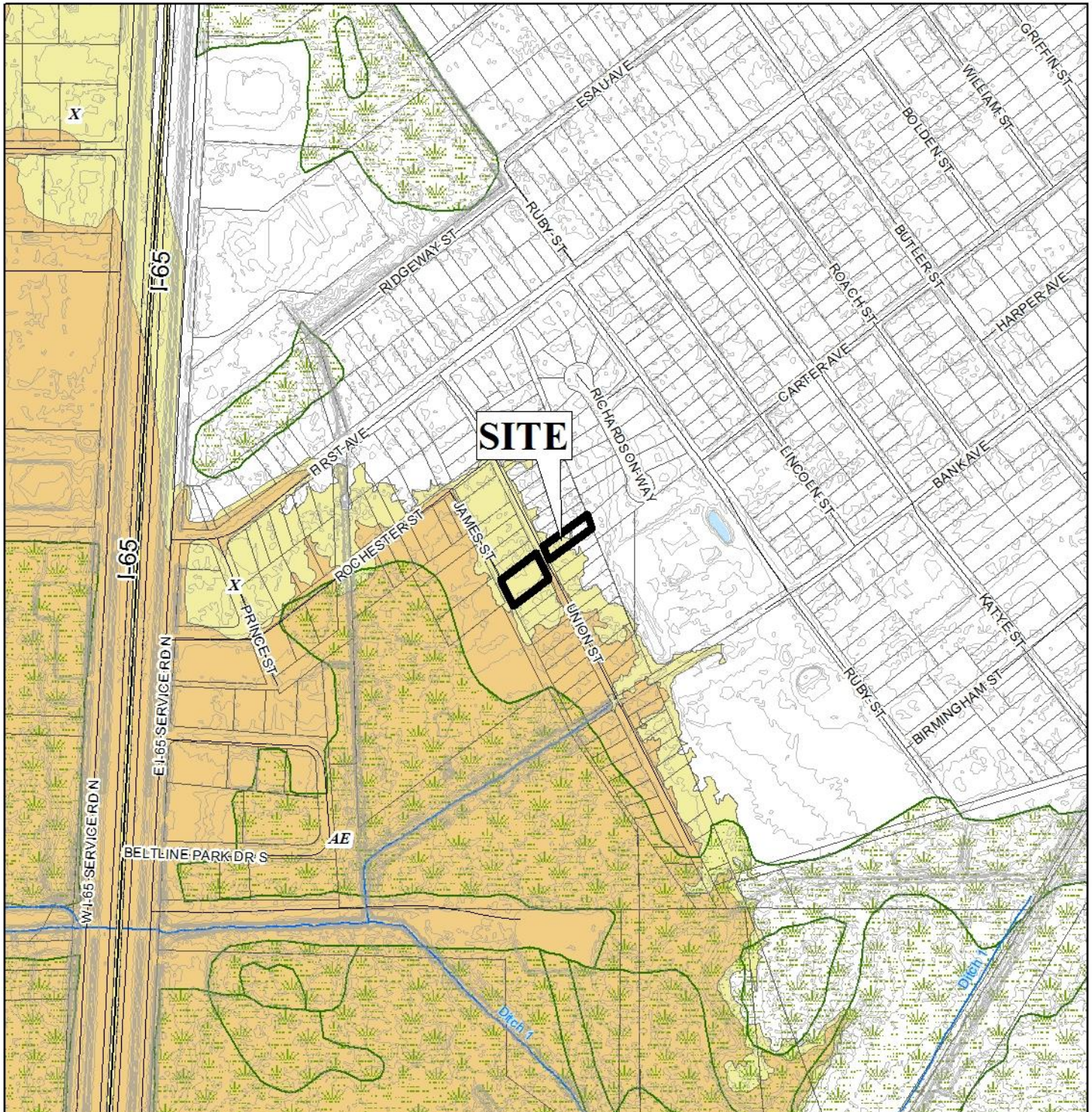
REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP

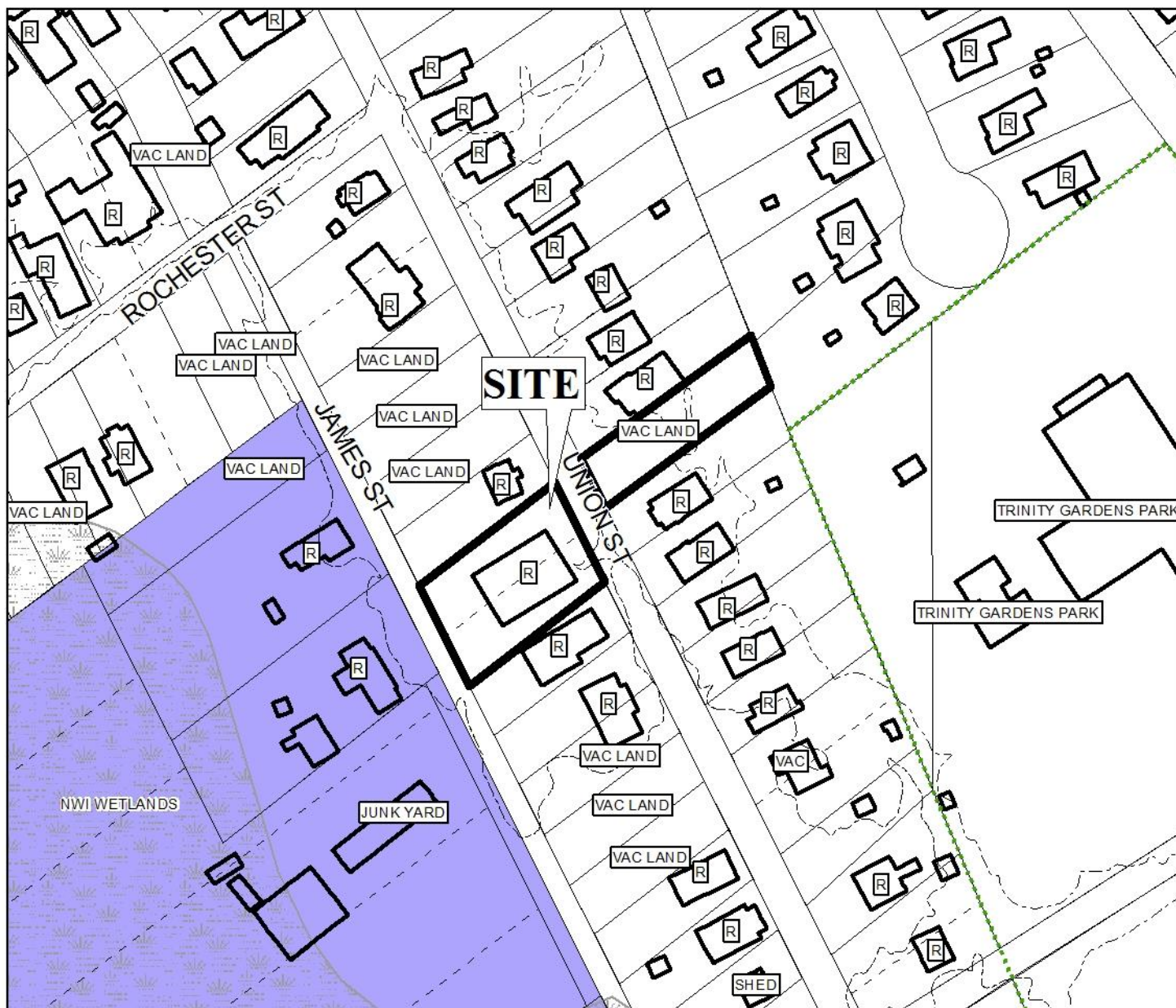


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 REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. A junk yard is located to the southwest.

APPLICATION NUMBER 20 DATE September 7, 2017

APPLICANT Annie Mae's Gardens Subdivision

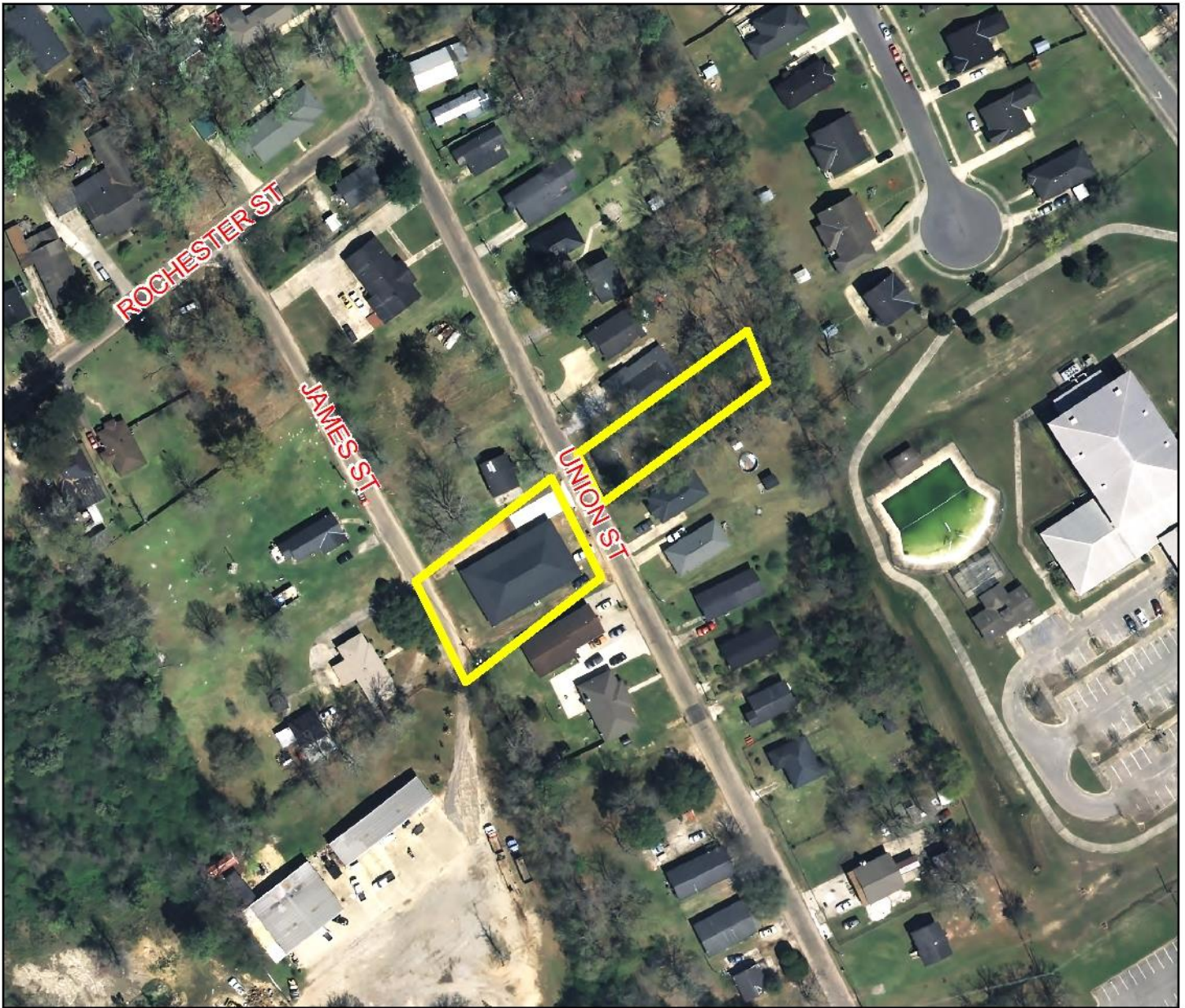
REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

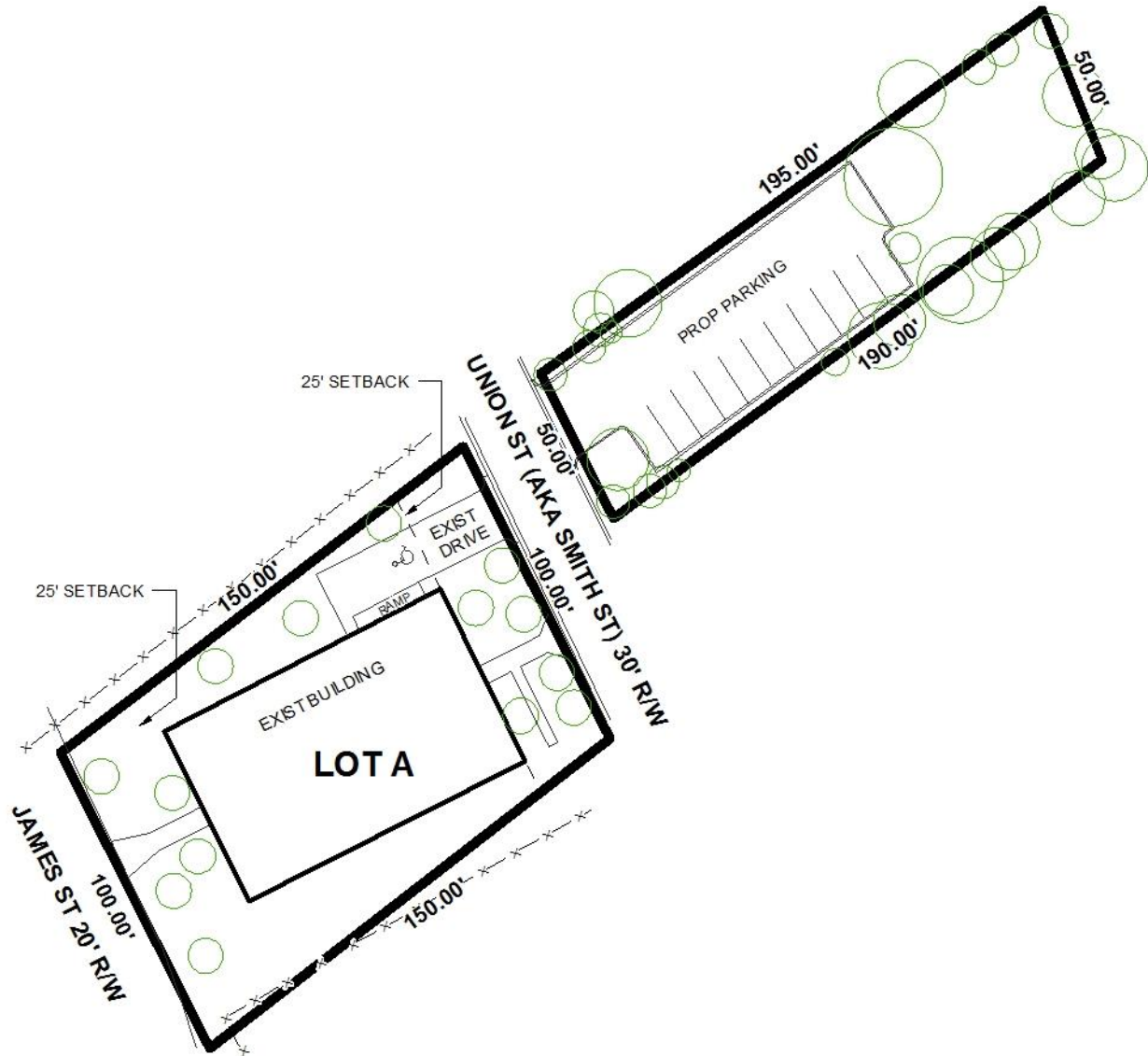


The site is surrounded by residential units. A junk yard is located to the southwest.

APPLICATION NUMBER 20 DATE September 7, 2017  
APPLICANT Annie Mae's Gardens Subdivision  
REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval



# SITE PLAN



The site plan illustrates the existing building, existing drive, proposed parking, and setbacks.

APPLICATION NUMBER 20 DATE September 7, 2017

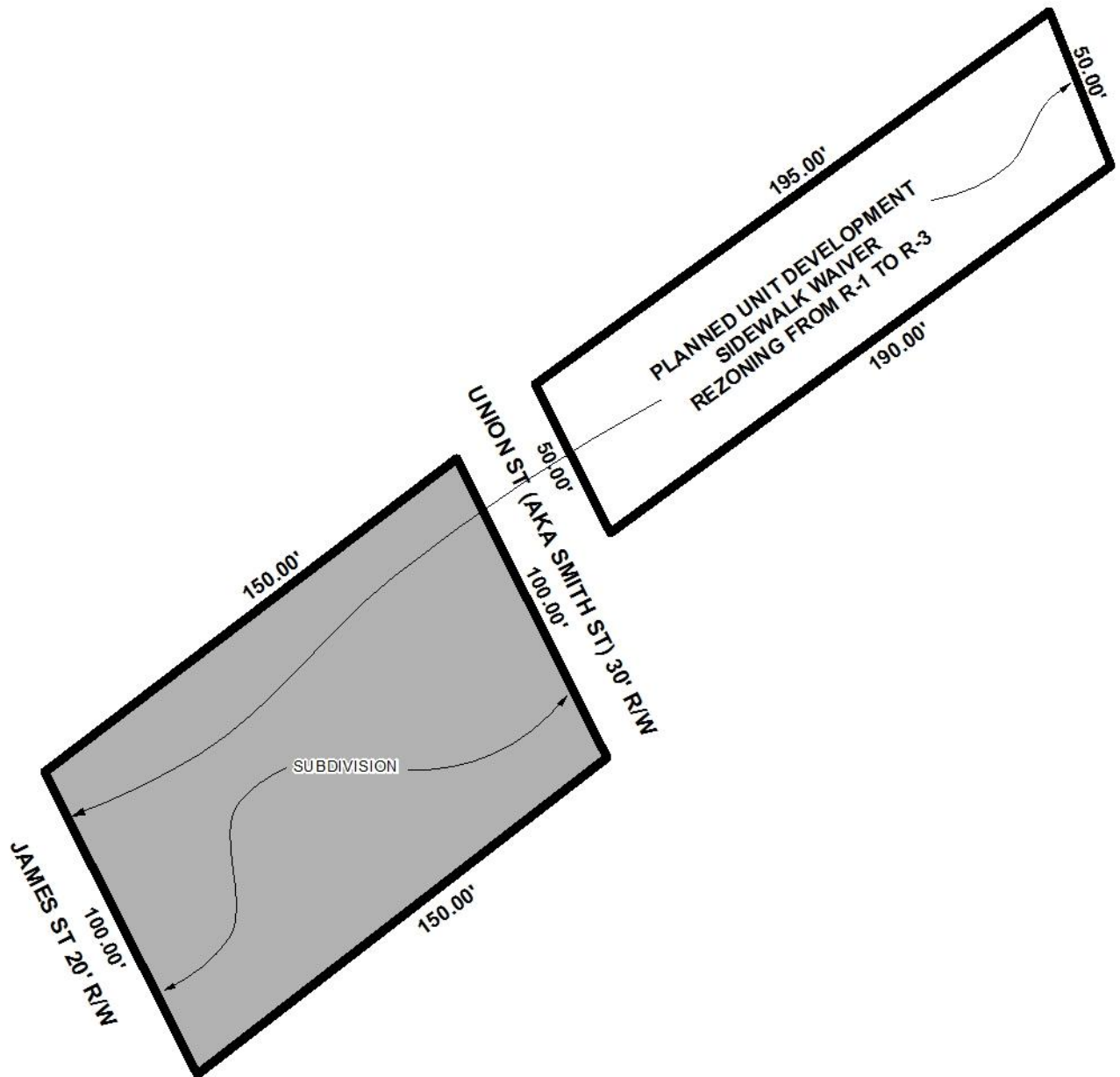
APPLICANT Annie Mae's Gardens Subdivision

REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval





# DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE September 7, 2017

APPLICANT Annie Mae's Gardens Subdivision

REQUEST Subdivision, PUD, Sidewalk Waiver, Rezoning from R-1 to R-3, Planning Approval



