

PLANNING APPROVAL STAFF REPORT**Date: April 4, 2013****NAME**

Maureen Meyer

LOCATION7710 Avenue E
(Northeast corner of Avenue E and 6th Street)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

4 Lots / 0.2 ± Acre

CONTEMPLATED USE

Planning Approval to allow a mobile home as a single-family dwelling.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT 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 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 mobile home to be used as a single-family dwelling in an R-1, Single-Family Residential District. Planning Approval is required for mobile homes used as dwellings in R-1 zoning 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, as approved, by current or future applicants must be submitted for Planning Approval.

The site consists of four lots of record of West Mobile Terrace Subdivision. Aerial photographs as late as 2006 indicate a mobile home was on the site prior to annexation. Aerial photos as late as 2010 indicate that there are other mobile homes in the immediate area; therefore, the addition of a mobile home in the neighborhood would seem to have a minimal impact to the surrounding properties. There are no traditional single-family dwellings either adjacent to or directly across any abutting streets and much of the surrounding area is commercial. However, no narrative justifying the request was submitted with the application, thus an accurate analysis of the Planning Approval request cannot be completed.

The applicant proposes to place a 16' wide by 80' long mobile home on the 100' by 100' site. According to the site plan submitted, the home would be approximately 23' off the front property line along Avenue E, with 10' setbacks off both the interior and side street (Sixth Avenue) property lines. Avenue E and 6th Street are both minor streets with substandard 40' rights-of-way. A 5' allowance would have to be made for the possible future widening of each to 50', or 25' from the centerline along each street frontage. As a 20' side street setback is required, and as 6th Street would require 5' of additional right-of-way along this side of the street for future widening, a 25' setback off the current Sixth Street right-of-way would be required. A 25' front yard setback would have to be measured from a 5' allowance for future widening requiring 30' from the existing Avenue E right-of-way. An 8' interior side and an 8' rear setback would be required. Meeting the required setbacks may not be possible for the size mobile home proposed.

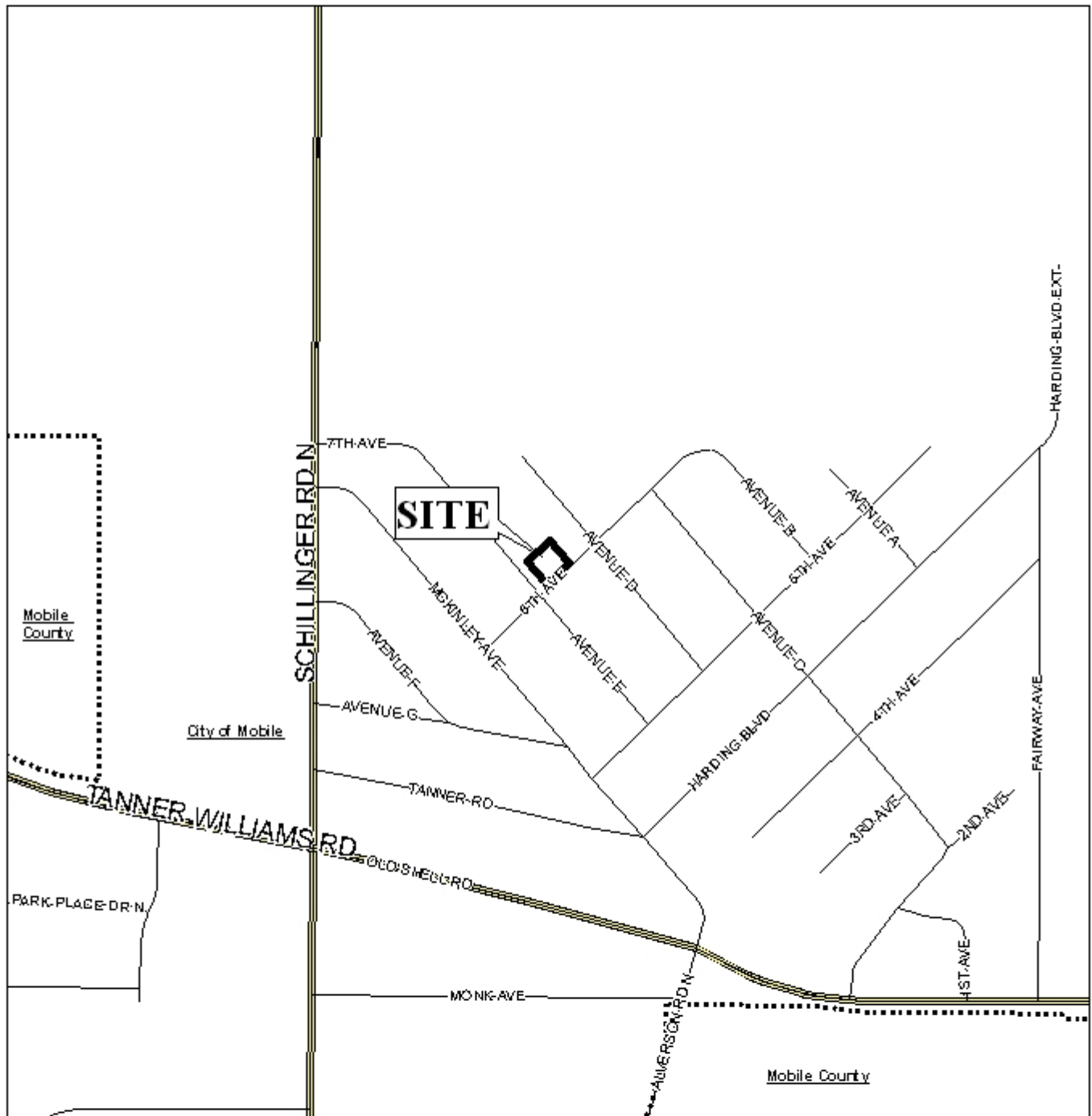
With regard to hazard, mobile homes present a special challenge in regards to natural hazards, particularly high winds. Mobile homes can break apart in high winds and severe weather and damage other structures and cause hazards to other residents in the area. Full compliance with all codes and ordinances regarding stabilization of mobile homes would be required.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for denial for the following reasons:

- 1) no narrative to justify the allowance of the mobile home within an R-1 district was furnished with the application;
- 2) approval of this application would set a precedent that may negatively impact the owners of traditional single-family dwellings within the neighborhood; and
- 3) the allowance of an additional mobile home within the neighborhood would go against the intent of the Zoning Ordinance, and previous Planning Commission decisions indicate that the existence of a mobile home in a general area prior to annexation was not sufficient grounds to allow new ones.

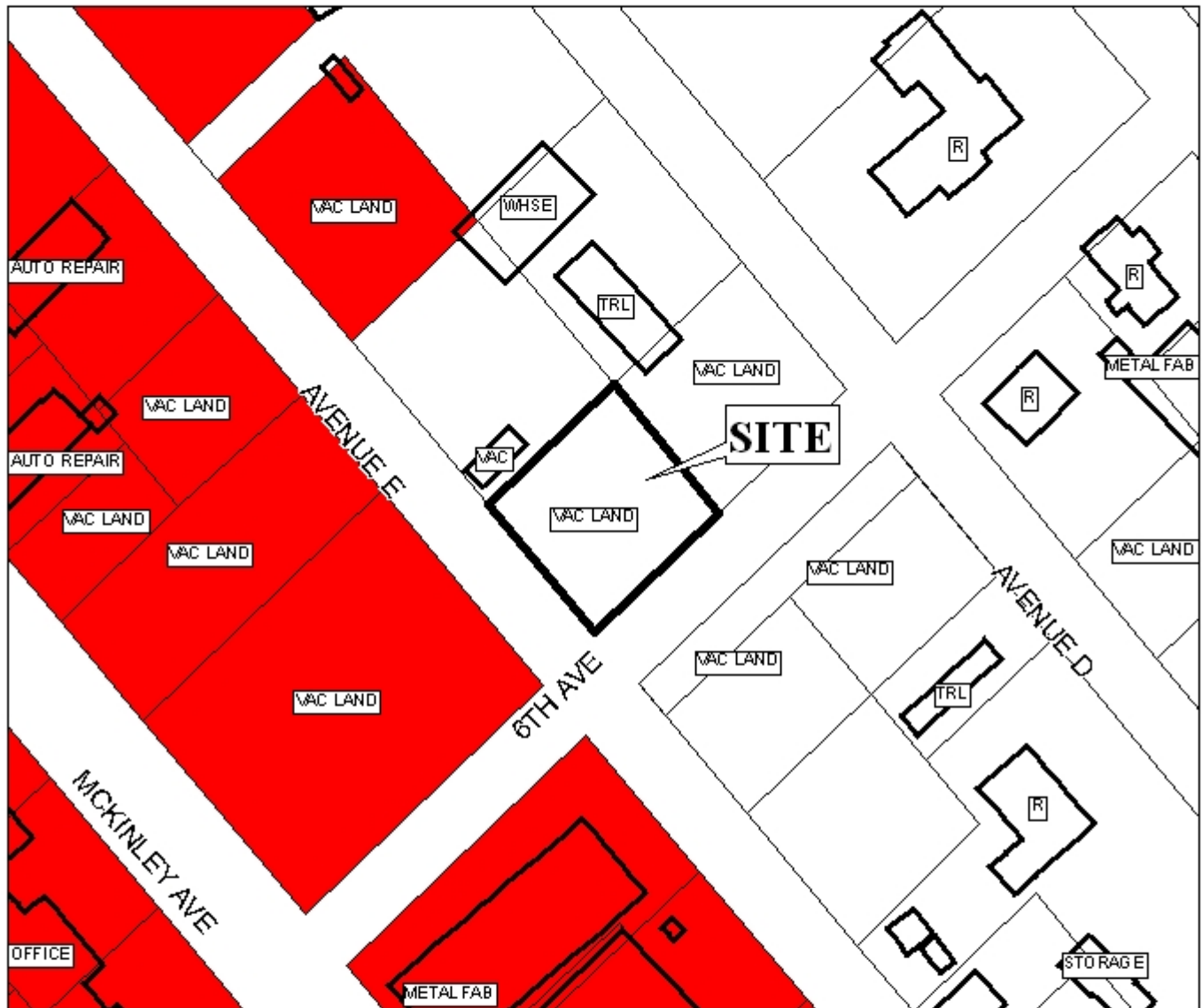
LOCATOR MAP



APPLICATION NUMBER 20 DATE April 4, 2013
APPLICANT Maureen Meyer
REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous 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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

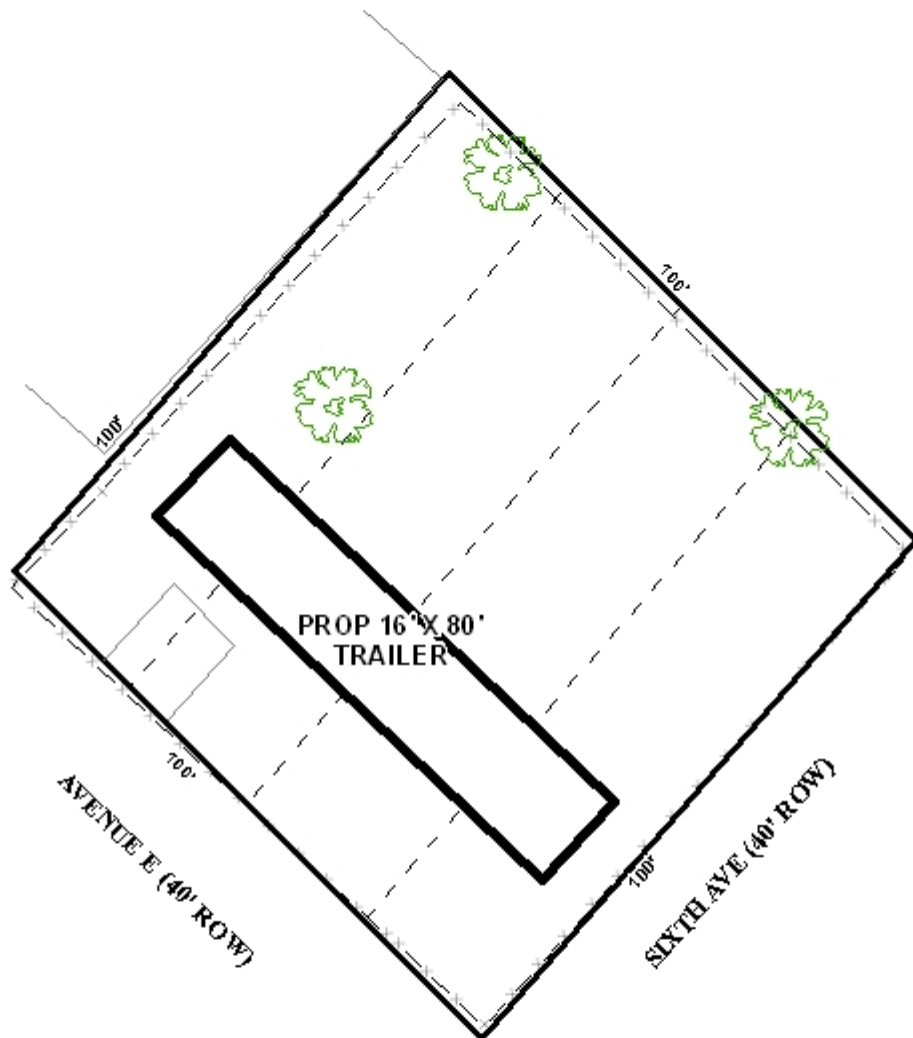


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N
NTS

SITE PLAN



The site plan illustrates the proposed trailer.

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