

PLANNING APPROVAL STAFF REPORT**Date: December 6, 2012****NAME**

Mudbugs

LOCATION1870 Dauphin Island Parkway
(West side of Dauphin Island Parkway, extending from
Bakers Lane to Forest Lane)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

B-2, neighborhood Business District

AREA OF PROPERTY

1 Lot / 0.7 ± Acre

CONTEMPLATED USEPlanning Approval to amend a previously approved
Planning Approval to allow an expansion of an existing
seafood store in a B-2, Neighborhood Business District.**TIME SCHEDULE
FOR DEVELOPMENT**

None given

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**Dauphin Island Parkway (State Highway 163) is a state
maintained roadway. Driveway number, size, location, and design to be approved by ALDOT
and 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 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 amend a
previously approved Planning Approval to allow an expansion of an existing seafood store in a
B-2, Neighborhood Business District. Planning Approval is required for seafood stores in B-2
zoning districts. The subject site received Planning Approval in 2001 for a seafood store as well
as a Sidewalk Waiver to construction of sidewalks along Bakers Lane and Forest Lane. The

current owner/applicant now proposes to construct a canopy addition onto the rear of the existing building for vendor drop-off of seafood products.

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 plan indicates that the proposed 44' by 83' canopy onto the rear of the existing building will be used for the drop-off of vendor products. As in the original Planning Approval, the rear area serves as a one-way flow from the North side of the site to the South side. The traffic aisle is indicated to be under the rear area of the proposed canopy; however, the site plan depicts a rolling security gate that blocks flow around the back of the building. It appears that the fence was not appropriately permitted. The rear face of the proposed support columns meet the minimum 10' rear setback from the adjoining residential site to the rear, and the eave projection is at the 2' allowance for such. A compliant 6' high wooden privacy fence is indicated where the site adjoins the residential site.

Parking for the site is indicated to be in compliance with that required for a take-out-only food service operation and since the proposed extension is for an open-sided canopy only, there would be no increased parking requirements for the site. A note should be placed on the site plan stating that the site is limited to take-out-only food services and no seating for on-premise consumption is allowed. As the traffic flow around the building is one-way, a free-flow of traffic must be ensured. To ensure the free-flow of customer traffic around the rear of the site, signage should be posted under the canopy designating vendor drop-off areas outside of the one-way traffic aisle, and the drive aisle should be striped.

The original Planning Approval was conditioned, among other things, the closing and landscaping of the curb cuts to Bakers Lane and Forest Lane. However, the site plan submitted with this application indicates only the Forest Lane curb cut to be closed and the Bakers Lane curb cut to still be in use. The approved tree plan for the 2001 site compliance modifications indicate both to be closed and landscaped, as per the original Planning Approval. As no amended Planning Approval was submitted to allow for the re-opening of the Bakers Lane curb cut, and as Bakers Lane is considered a residential street, that curb cut should be closed and landscaped as per the original Planning Approval condition. The approved tree plan indicates a drainage opening along Bakers Lane similar to the existing opening along Forest Lane approved in the original PUD site plan, and this should be allowed on a revised site plan.

At some time the dumpster was relocated from the originally-approved location behind the building into the Southwest corner of the site. The current location meets required setbacks and is indicated to be on a pad with drainage. However, no dumpster detail is furnished and no screening is indicated. Therefore, the site plan should be revised to provide compliant dumpster pad details including drainage and screening.

Also, the site plan submitted indicates some tree plantings but does not specify the species. Therefore, a revised site plan should be submitted to indicate either current compliance with the tree planting requirements of the ordinance, or revised to bring the site into compliance. Since the originally-approved landscaping calculations for the site were based on the Bakers Lane curb cut being closed and landscaped, current landscaping calculations may not be sufficient. However, with the closing and landscaping of that curb cut as originally approved, landscaping ratios would be in compliance.

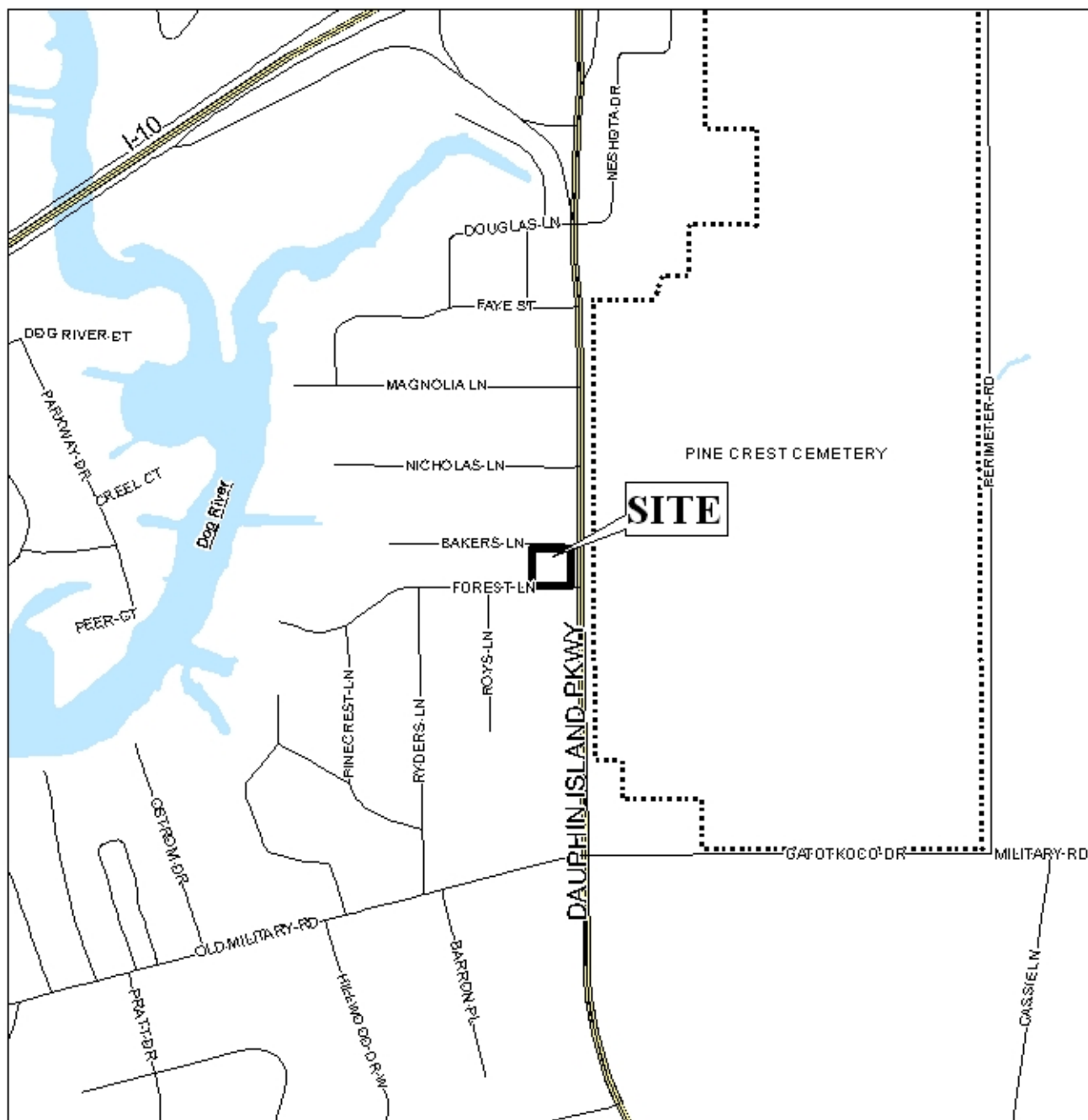
A note on the submitted site plan indicates compliance with the odor control measures per Alabama Department of Public Health shall be maintained as was a condition of the original approval, and should be a condition of this application, if approved.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for approval, subject to the following conditions:

- 1) posting of signs under the canopy and striping of pavement to designate vendor drop-off areas outside the one-way customer traffic aisle;
- 2) removal of the rolling security gates if they block one-way traffic flow, or application for after-the-fact permitting if they can remain;
- 3) placement of a note on the site plan stating that the site is limited to carry-out-only food services, and no seating for on-site food consumption, either indoors or outdoors, is allowed;
- 4) revision of the site plan to close the curb cut to Bakers Lane with landscaping to be placed as per the original Planning Approval, with the allowance of a drainage cut similar to that on Forest Lane;
- 5) revision of the site plan to provide compliant dumpster details including pad, drainage and screening;
- 6) revision of the site plan to indicate either current compliance with the tree planting requirements of the Ordinance, or a proposed tree planting plan to bring the site into such compliance;
- 7) compliance with odor control measures as required by the Alabama Department of Public Health as indicate on the site plan;
- 8) compliance with the 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.);* and
- 9) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



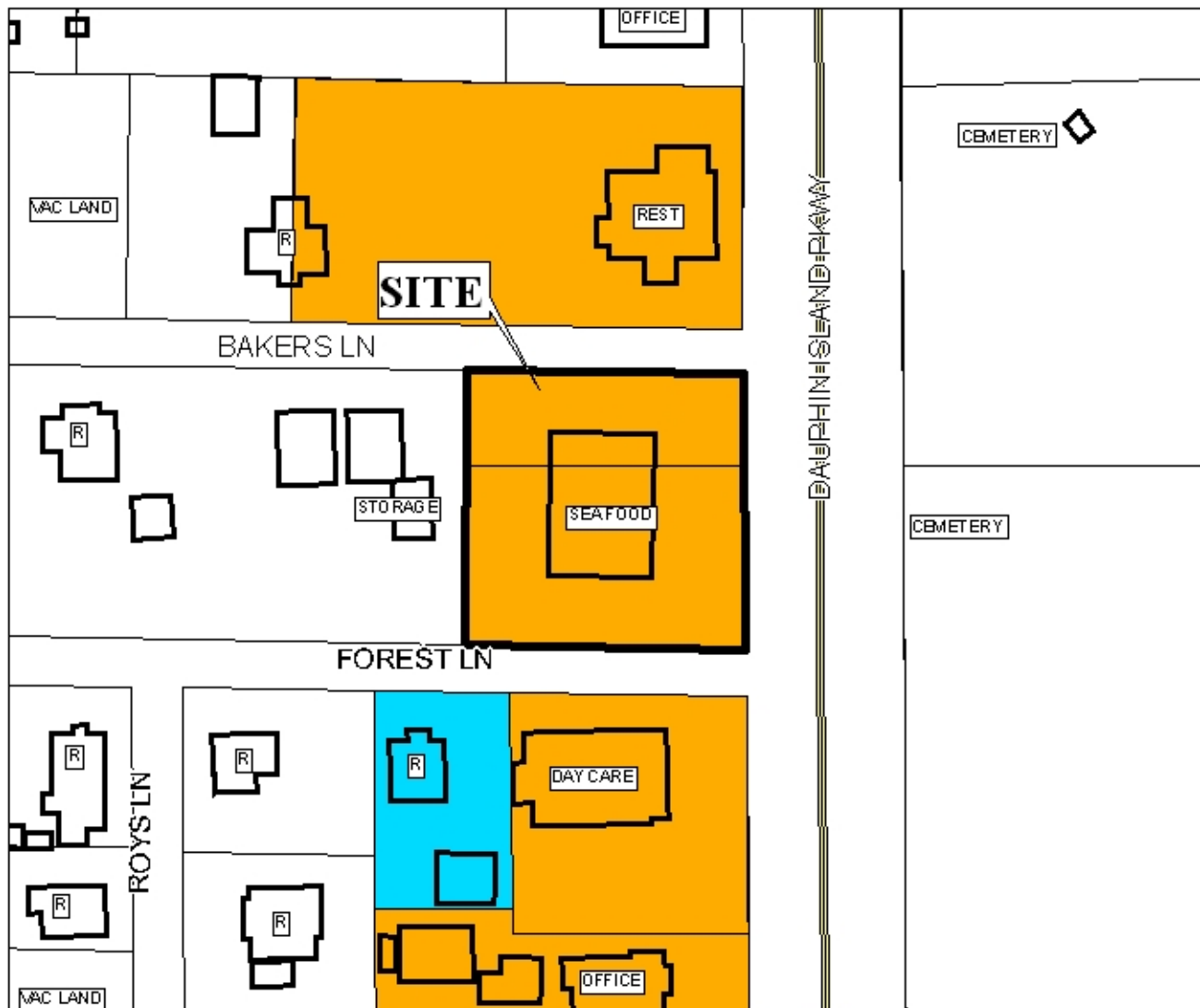
APPLICATION NUMBER 20 DATE December 6, 2012

APPLICANT Mudbugs

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

APPLICATION NUMBER 20 DATE December 6, 2012

APPLICANT Mudbugs

REQUEST Planning Approval

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	NTS
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

APPLICATION NUMBER 20 DATE December 6, 2012

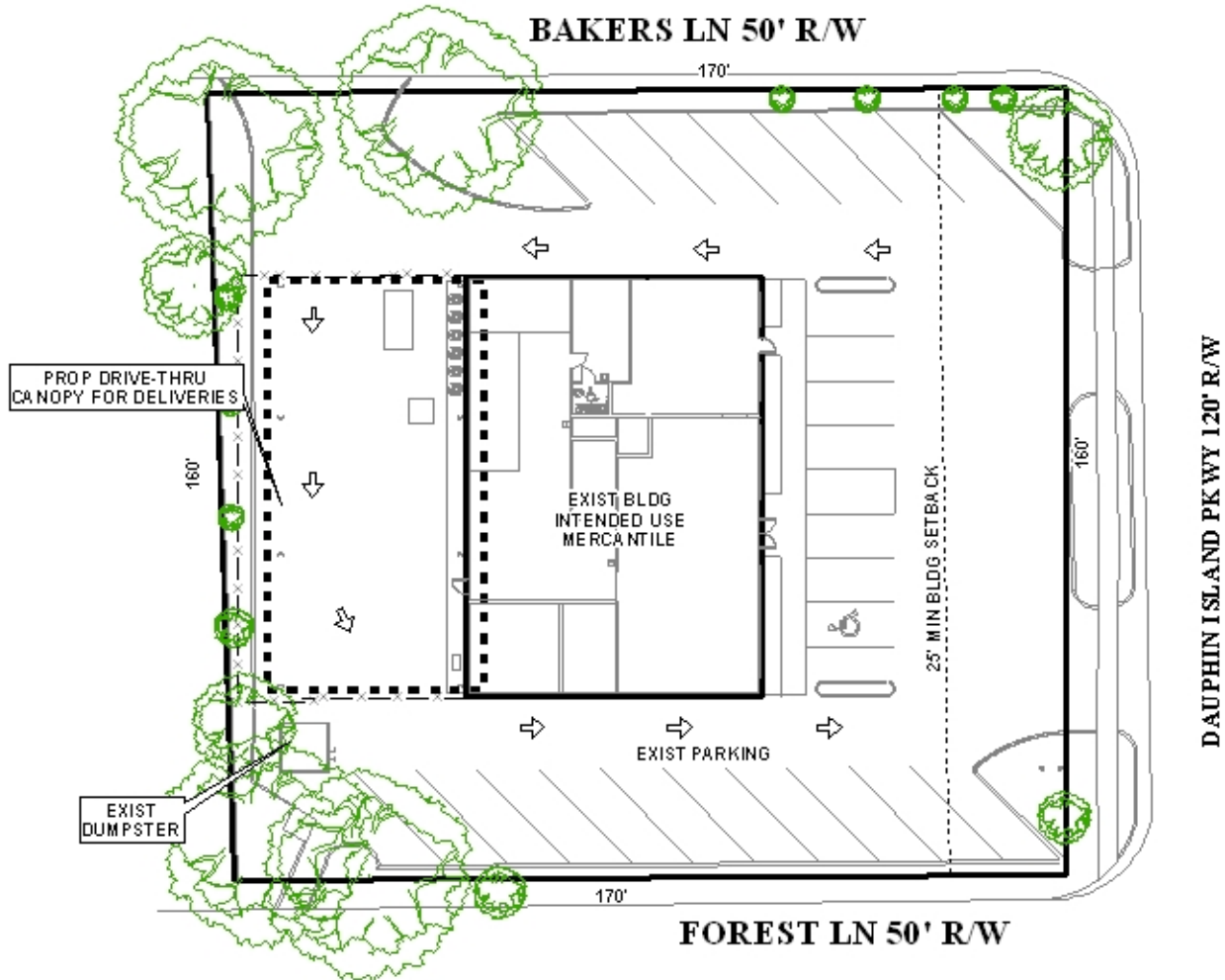
APPLICANT Mudbugs

REQUEST Planning Approval



NTS

SITE PLAN



The site plan illustrates the proposed canopy.

APPLICATION NUMBER 20 DATE December 6, 2012
 APPLICANT Mudbugs
 REQUEST Planning Approval

