

**ZONING AMENDMENT STAFF REPORT****Date: August 2, 2012****NAME**

Mobile Infirmary Medical Center

**LOCATION**1806 Springhill Avenue  
(North side of Springhill Avenue, 405'± West of Mobile Infirmary Boulevard)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

R-1, Single-Family Residence District

**PROPOSED ZONING**

B-1, Buffer Business District

**AREA OF PROPERTY**

3.6± Acres

**CONTEMPLATED USE**

Rezoning from R-1, Single Family Residential, to B-1, Buffer Business District, to allow professional offices.

**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  
FOR DEVELOPMENT**

None given.

**ENGINEERING  
COMMENTS**

No Comments

**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).

Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the

proposed street, internal circulation drive and building locations should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.

## **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 rezoning from R-1, Single-Family Residential District to B-1, Buffer Business District, to allow professional offices. Specifically, the applicant intends to occupy several of the existing structures as professional offices for the foundation of Mobile Infirmary Medical Center.

The site is bounded to the North, South and West by R-1, Single Family Residential zoned property; to the East, by B-1 zoned property currently being occupied by medical offices.

The site fronts Spring Hill Avenue, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan. The site plan does not illustrate the existing or proposed right-of-way; however, if approved, Subdivision and Planned Unit Development approval would be required.

The entire 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. 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 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 applicant states that there is an increased need for the site to be rezoned to B-1, in addition to the sites that are available, that make it desirable to grant this request. This increased need is based on the growth of service volume of the Infirmary itself. The volume of service industry and demand has increased in proportion to the population of the City and surrounding areas. While service volume has increased the physical campus owned and operated by the Infirmary has not materially increased in size. The Foundation and corporate offices currently occupy space inside of the existing Infirmary campus. Relocating the Foundation and/or corporate offices to an adjacent location allows the synergy to continue while freeing up space for actual medical related services. Section 64-3.E.1. of the Zoning Ordinance states that B-1 Zoning

Districts are “composed of land and structures occupied by or suitable for such uses as offices, studios and automobile storage (commercial), including parking lots. Although usually located between residential areas and business areas, these districts are in some instances freestanding in residential areas or they may include hospital, college or other public or semipublic groups and related uses. The district regulations are designed to protect and encourage the buffer character of the districts by limiting the permitted uses to dwellings and uses of a semi commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in the residence districts.”

Allowing the Foundation and/or corporate offices to occupy the existing structures would improve health related service delivery to the patients of the Infirmary. It will also allow the Foundation to continue to raise money and support the growth of the Infirmary system through dedicated purposes such as facility improvement and medical related technological investment. Given these facts, and the knowledge that the existing structures are to remain, the rezoning could be considered appropriate.

It should be noted that the site proposed for rezoning currently consist of one metes and bounds parcel. Any rezoning approval should be subject to a one lot subdivision and Planned Unit Development (PUD) approval.

### **RECOMMENDATION**

Based on the preceding, the Rezoning application is recommended for approval subject to the following conditions:

- 1) completion of a one-lot subdivision for the site;
- 2) approval of a Planned Unit Development (PUD) application;
- 3) compliance with Urban Forestry (*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 granted for all 50” and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street, internal circulation drive and building locations should also be coordinated with Urban Forestry to ensure that no trees 50” and larger are effected.*);
- 4) proper buffering from adjacent residential properties; and
- 5) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 22 DATE August 2, 2012

APPLICANT Mobile Infirmary Medical Center

REQUEST Rezoning from R-1 to B-1



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Medical offices and a nursing home are located to the east of the site.  
Single-family residences are located to the west and north of the site.

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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	NTS
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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



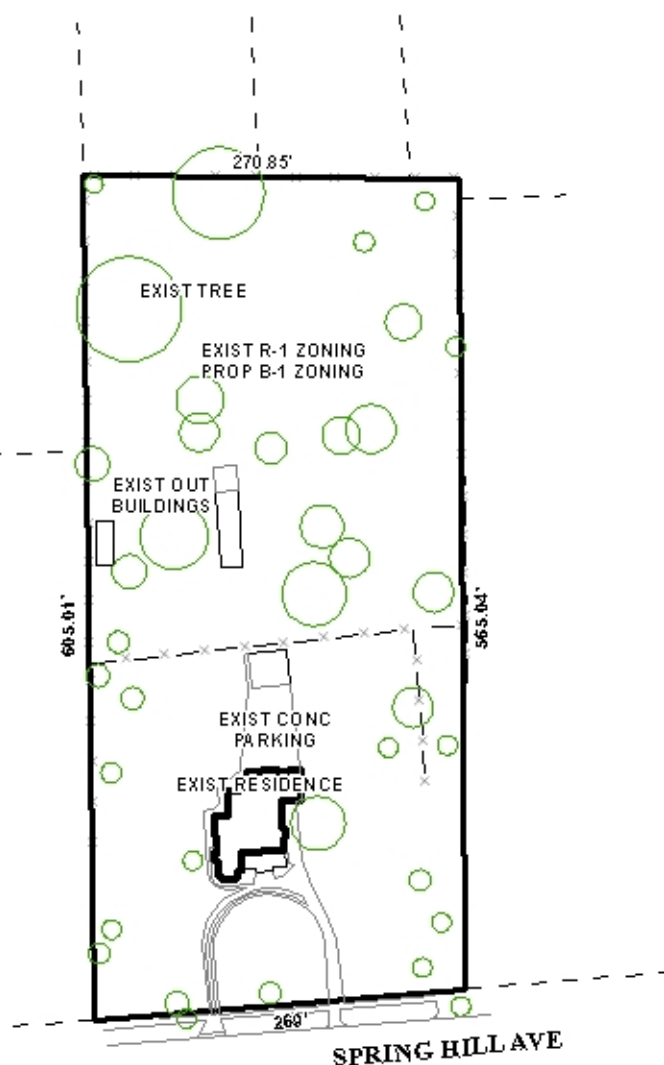
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# SITE PLAN



The site plan illustrates the existing residential structures and proposed zoning.

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NTS