

ZONING AMENDMENT STAFF REPORT**Date: November 1, 2007****NAME**

Harry Palmer

LOCATION4658 Airport Boulevard
(North side of Airport Boulevard, 200'+ West of South
University Boulevard)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONINGR-1, Single-Family Residence District, and B-2,
Neighborhood Business District**PROPOSED ZONING**

B-2, Neighborhood Business District

AREA OF PROPERTY

1.5 ± Acres

CONTEMPLATED USERezoning from R-1, Single-Family Residential, and B-2,
Neighborhood Business, to B-2, Neighborhood Business, to
eliminate split zoning in a proposed commercial
subdivision.**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**

Immediate

ENGINEERING**COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water 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. The 60 degree angled parking shown does not meet the minimum requirements of an eighteen foot aisle width. Changes should be made to the aisle width or angle of parking to meet minimum requirements. Sign and mark all one-way aisles.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning in a proposed commercial subdivision.

The site was the subject of Subdivision and Planned Unit Development applications that were approved at the October 18, 2007 meeting of the Planning Commission. This application for correcting the split-zoning condition was required as part of the October 18th approvals.

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.

It appears that the B-2 portion of the site has been zoned as such since zoning was adopted in 1967. The R-1 portion of the site appears to be a remnant created when the subdivision to the North of the site was created.

The site is currently developed, and the site plan provided with the application depicts additional parking that will be striped in order to comply with the parking quantity requirements for the existing uses. It should be noted that Traffic Engineering states that the proposed parking layout does not meet the dimensional requirements for angled parking.

RECOMMENDATION

Based on the preceding, the rezoning request is recommended for Approval, subject to the following conditions:

- 1) Compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The 60 degree angled parking shown does not meet the minimum requirements of an eighteen foot aisle width. Changes should be made to the aisle width or angle of parking to meet minimum requirements. Sign and mark all one-way aisles.*);
- 2) Provision of a 6-foot wooden privacy fence or buffer planting strip where the site abuts existing residential development, in compliance with section 64-4.D.1; and
- 3) Completion of the Subdivision process.

LOCATOR MAP



APPLICATION NUMBER 23 DATE November 1, 2007

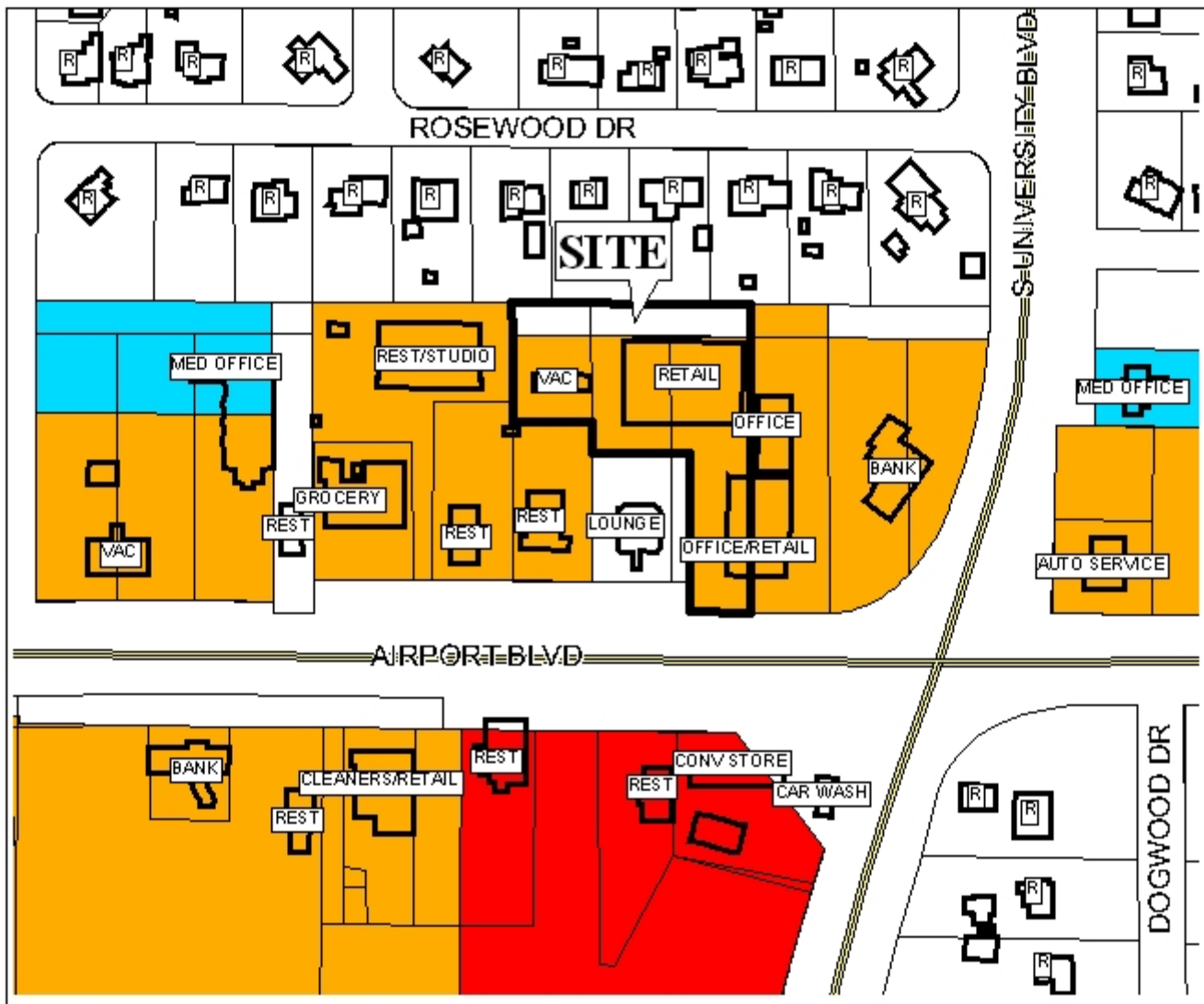
APPLICANT Harry Palmer

REQUEST Rezoning from R-1 and B-2 to B-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Various commercial land uses are to the east, west, and south of the site and single family residential units are to the north.

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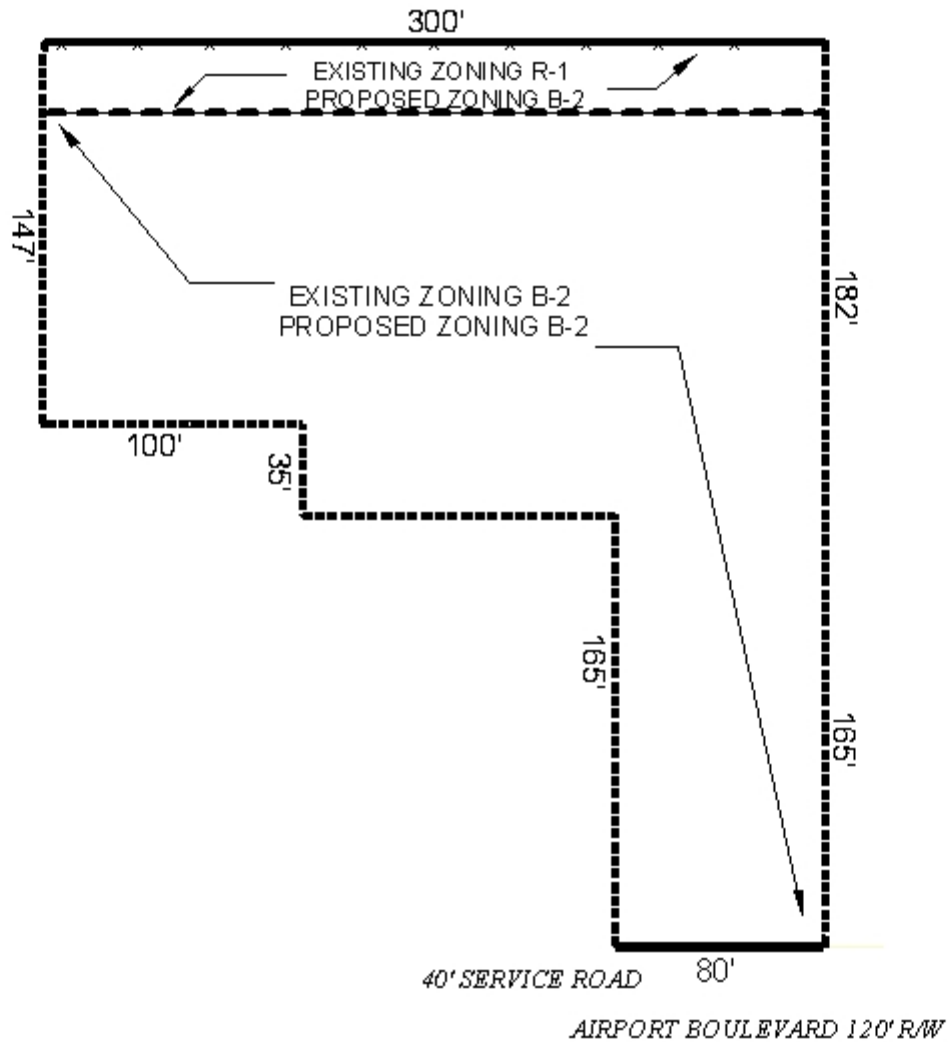
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LEGEND

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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ZONING DETAIL

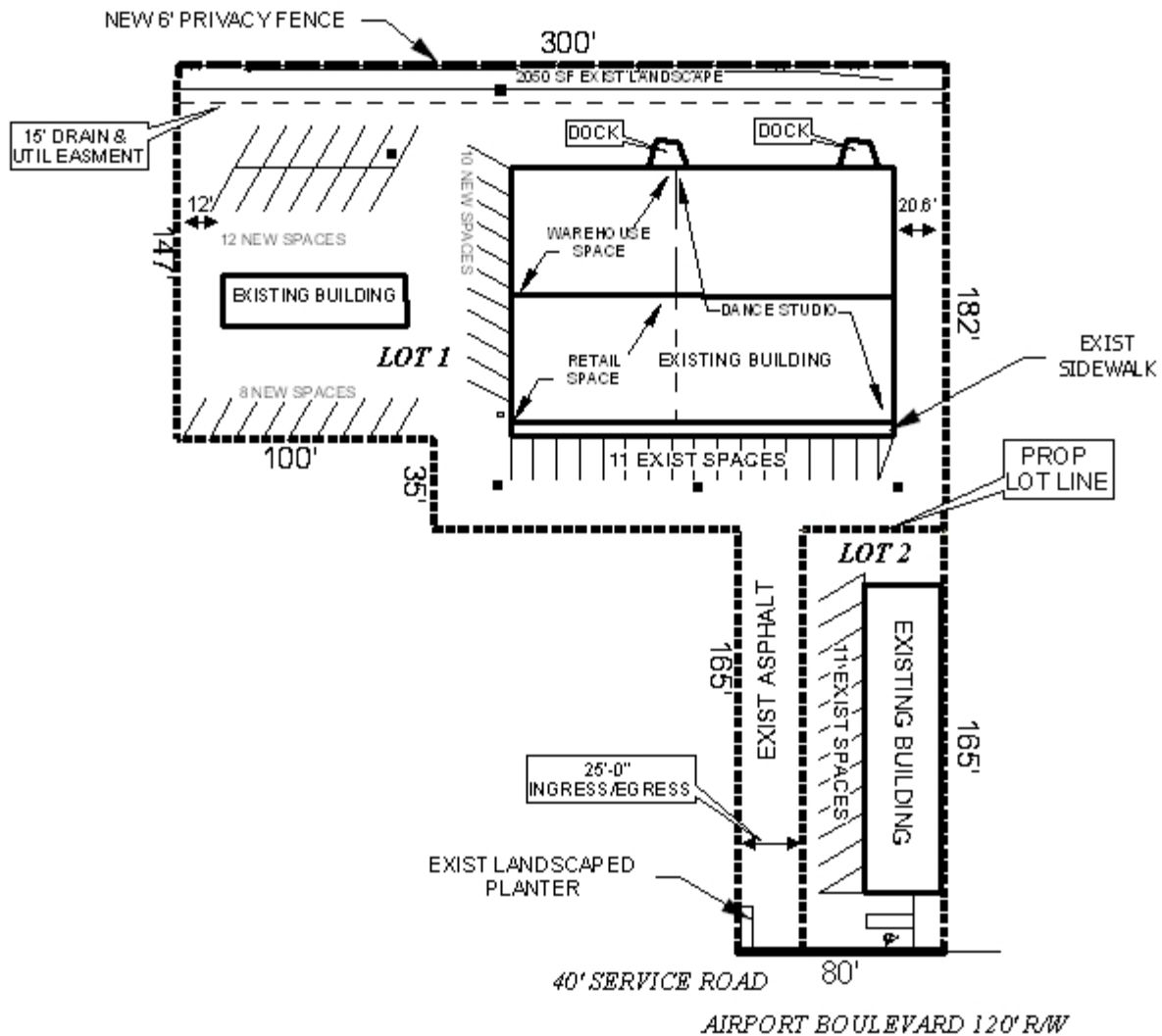


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SITE PLAN



Existing Buildings, drainage and utility easements, asphalt, and proposed lot lines are illustrated in the site plan.

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