

PLANNING APPROVAL STAFF REPORT**Date: October 4, 2007**

NAME Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agents)

LOCATION South side of Conti Street, 450'± East of Hannon Avenue.

**CITY COUNCIL
DISTRICT** District 2

PRESENT ZONING R-1, Single-Family Residential District

AREA OF PROPERTY 7,200± square feet

CONTEMPLATED USE Planning Approval to allow a wastewater pumping station in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT** No time frame provided.

**ENGINEERING
COMMENTS** 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 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** No comments.

REMARKS The applicant is requesting Planning Approval to allow a waste water pumping station in an R-1, Single-Family Residential District. Planning Approval is required for waste water pumping stations in R-1 districts.

No information was provided to indicate whether the proposed pumping station is to be a full-time operation or to be used on an as-needed basis, nor was any information provided regarding

noise levels of the operating equipment. Due to the proximity of the proposed facility to residential use, such information should be examined.

The single-family dwelling currently located on the site is proposed to be demolished and an enclosed compound approximately 30' wide by 40' deep is proposed to be built slightly West of the center of the lot. Access to the site is proposed to be via a 12'-wide gravel drive from Conti Street. The site is located within the Old Dauphin Way Historic District, and both the residential demolition and pumping station construction have received Architectural Review Board (ARB) Certificates of Appropriateness (COA).

The site is approximately in the middle of the block of a single-family residential neighborhood and is bounded to the East, West, and South by single-family dwellings. To the North across Conti Street is the Little Sisters of the Poor nursing home.

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 or to the scope of operations for the pumping station, as approved, by current or future applicants must be submitted for Planning Approval.

The site is located in an area identified as residential on the General Land Use Plan and has been used as a single-family dwelling. Inasmuch as a wastewater pumping station is not in keeping with the general character of the neighborhood, it is a necessary function of the sanitary sewer service provided to the City. As proposed, the enclosed compound would occupy approximately 17% of the total site and would allow ample room on the site for buffering and landscaping.

As proposed, the access drive would be gravel, and the COA for the pumping station construction specifically states "A gravel drive will be installed on the eastern portion of the lot that will blend with the residential character of the adjacent properties". Inasmuch as the intent of the gravel drive is to be harmonious with the residential character of the neighborhood, this is to be a commercial/industrial use. The Zoning Ordinance requires that the drive be constructed of asphalt, concrete, or an approved alternative paving surface, or a paving surface variance must be approved by the Board of Zoning Adjustment for the gravel drive. Also, a vehicular parking and turn-around area should be provided to eliminate back-out traffic into Conti Street.

The site plan indicates that the pumping equipment is to be enclosed within a 6' high wooden privacy fence compound internal to the site, and the COA specifies that the station will not exceed the height of the fence. This should be made a requirement of the Planning Approval review, also. However, no elevation drawings were furnished with the application to indicate equipment height. Since the site is to be used in a commercial/industrial manner and is located within residential zoning and use, the Zoning Ordinance requires that the site be buffered from adjacent residential properties by a protection buffer strip not less than 10' in width. As proposed, the compound around the pumping equipment is to be 6.5' off the West property line;

therefore, the site plan should be revised to ensure that the compound is no closer than 10' from any adjacent residentially-used property. Also, the provision of a 6' high wooden privacy fence along the East, West, and South property lines where the site adjoins residential use should be required. Any revisions to the site plan beyond what the ARB originally approved would require further ARB approvals.

The site plan does not depict compliance with the tree and landscaping requirements of the Zoning Ordinance, however, full compliance will be required.

Finally, the site is a metes-and-bounds legal description; therefore, submission of documentation to establish the current legal description as being pre-1952 should be required, or the submission of a Subdivision application to establish the site as a legal lot of record would be required.

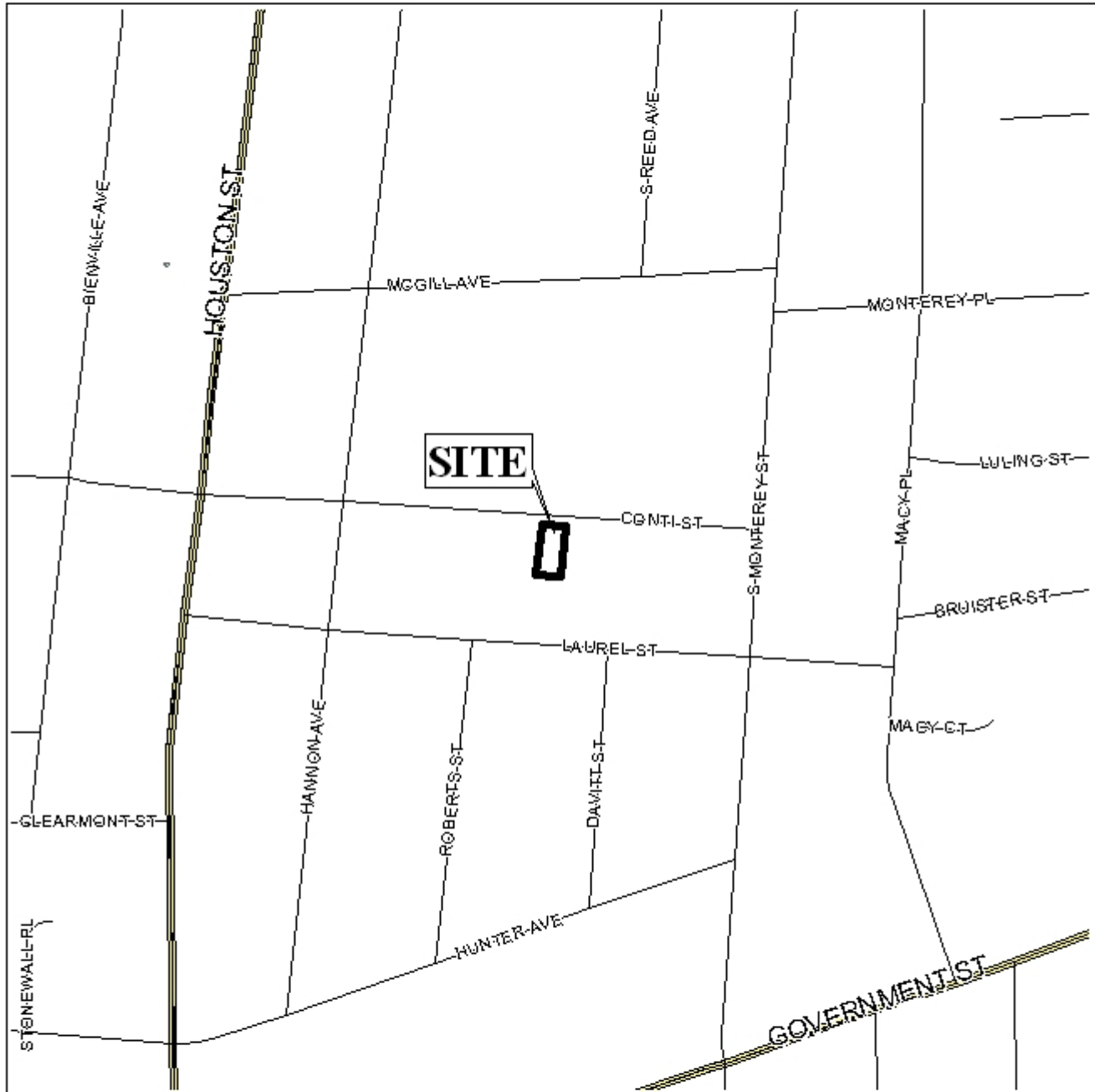
Due to the nature of the development and its close proximity to residential use, and due to the site plan revisions needed, this application should be considered for holdover to allow the applicant to address several items.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for Holdover until the March 20th meeting, with revisions due by March 3rd, so that the following items can be addressed:

- 1) submission of information regarding the anticipated times of use of the facility and associated noise levels;
- 2) revision of the site plan to indicate that the access drive will be asphalt, gravel, or an approved alternative surface, or submission of a letter of understanding that a surface variance request to the Board of Zoning Adjustment will be required;
- 3) revision of the site plan to include a vehicle parking and turn-around area to eliminate back-out traffic into Conti Street;
- 4) submission of pumping equipment elevation drawings to ensure that a 6' high compound is adequate for visual and noise screening;
- 5) revision of the site plan to ensure that the internal compound around the pumping equipment is at least 10' from the East, West, and South property lines;
- 6) revision of the site plan to depict a 6' high wooden privacy fence along the East, West, and South property lines;
- 7) revision of the site plan to indicate compliance with the landscaping and tree planting requirements of the Zoning Ordinance; and
- 8) submission of documentation to establish the current metes-and-bounds legal description as being pre-1952, or the submission of a one-lot Subdivision to establish the site as a legal lot of record.

LOCATOR MAP



APPLICATION NUMBER 23 DATE February 21, 2008

APPLICANT Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agents)

REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential landuse.

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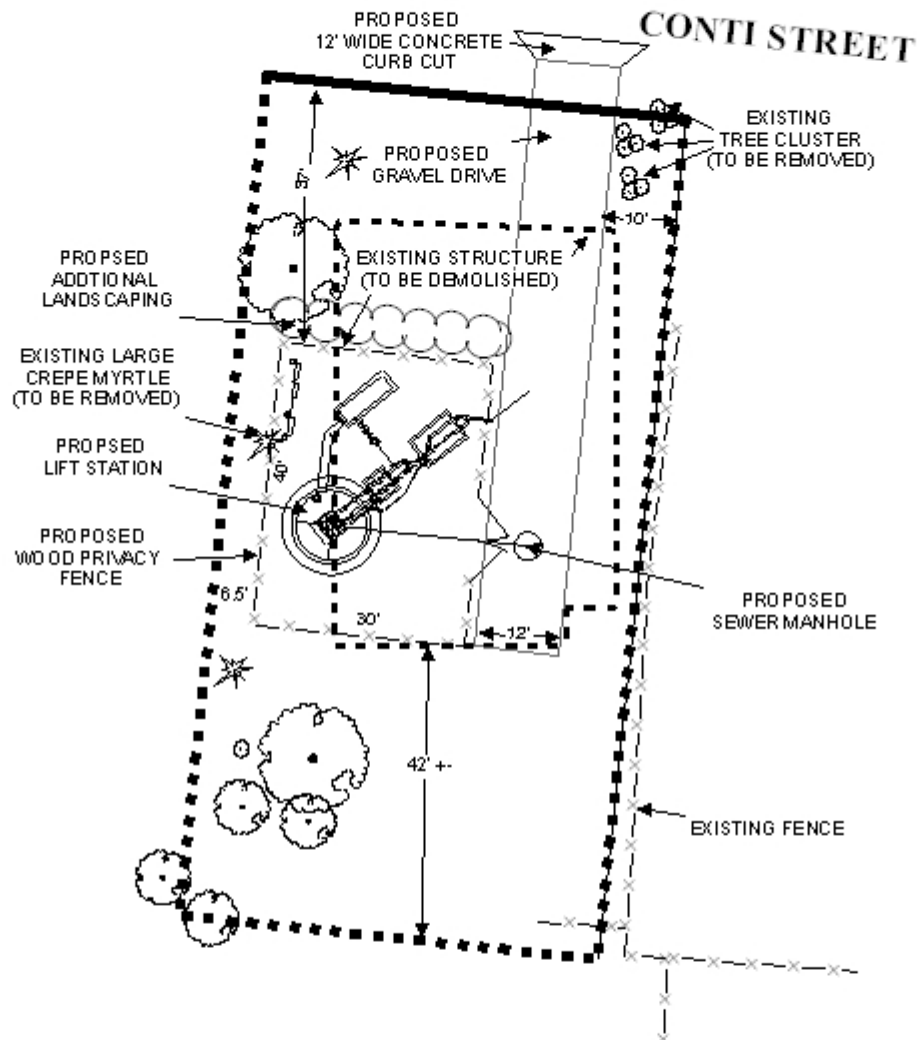
REQUEST Planning Approval

LEGEND

R-1	R-2	R-3	R-4	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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SITE PLAN



This site plan illustrates existing and proposed structures.
All trees to remain unless otherwise stated.

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