

**ZONING AMENDMENT,
& SUBDIVISION STAFF REPORT****Date: September 20, 2007****APPLICANT NAME**

Ramshead, LLC

SUBDIVISION NAME

Ramshead Commercial Park Subdivision

LOCATION

East side of Halls Mill Road, 210'± South of Moore Creek drainage canal.

**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residence District and I-1, Light Industry District

PROPOSED ZONING

I-1, Light Industry District

AREA OF PROPERTY

4.4 acres ± / 4 lots

CONTEMPLATED USE

Subdivision approval to create 4 lots, and Zoning approval to rezone the site from R-1, Single Family Residential, and I-1, Light Industry, to an I-1, Light Industry district to allow prospective light industrial development.

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.

**REASON FOR
REZONING**

Applicant is requesting rezoning of the site to allow prospective light industrial development.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately following approvals.

**ENGINEERING
COMMENTS**

Show minimum finished floor elevation on any lots touched by 100-year or 500-year flood plain. No fill in flood plain without flood study. 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.

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 Subdivision approval to create a 4 lot subdivision, and Zoning approval to rezone the site from R-1, Single Family Residential, and I-1, Light Industry, to an I-1, Light Industry district to allow prospective light industrial development. Light-industrial development is allowed by right in I-1 districts.

The subject subdivision property is part of a much larger group of metes-and-bounds parcels. Four lots fronting Halls Mill Road are proposed, and the remainder of the property is proposed future development on the plat. Almost the entire overall site is zoned I-1, except for most of the area where the four lots are proposed. The I-1 rezonings occurred in 1972, 1974, and 1977. The area of the proposed rezoning and four-lot subdivision is vacant.

The site is bounded to the North by an equipment service business, and to the South (just beyond a 60'± access to the proposed future development) by a lounge. Directly across Halls Mill Road is a bath and kitchen supply sales business. The proposed future development area not included in the subdivision is vacant.

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 site appears to be depicted as industrial 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. The accuracy of recommended land uses on the General Land

Use Component map is limited due to the large scale of the map. 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.

Conveyance of a commercial zoning designation to the site will require any development of the individual lots to fully comply with the Zoning Ordinance, including the provision of paved parking, sidewalks, trees and landscaping, residential adjacency buffers, and site lighting.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site abuts land-locked parcels to the East; however, these parcels, and further land-locked parcels to the East, are all owned by the applicant. Access to these parcels could be gained via the planned 60'± wide strip at the South end of the four-lot subdivision, or the street stub at the Northwest end of Alden Drive (a public street).

The site fronts onto Halls Mill Road, a collector street, which currently has a 60' right-of-way in this area. As a collector street, the right-of-way should be a minimum of 70' wide, thus dedication of sufficient right-of-way to provide 35' as measured from the centerline of Halls Mill Road should be required. The plat indicates a 10' dedication for right-of-way, although 5' would be sufficient. The plat did not indicate a minimum building setback line. The minimum building setback line should be indicated on the final plat as being measured from the new right-of-way line, after dedication.

As shown on the plat, each lot has less than 200 linear feet of street frontage; therefore each lot should be limited to one curb cut with the location, size, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat labels each lot with its size in acres and square feet. Each lot should be labeled on the final plat with its size in square feet, or a table provided depicting the same information.

A common area is proposed for the subdivision. A note should be placed on the Final Plat, if approved, stating that maintenance of the common area is the responsibility of the subdivision's property owners.

RECOMMENDATION

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

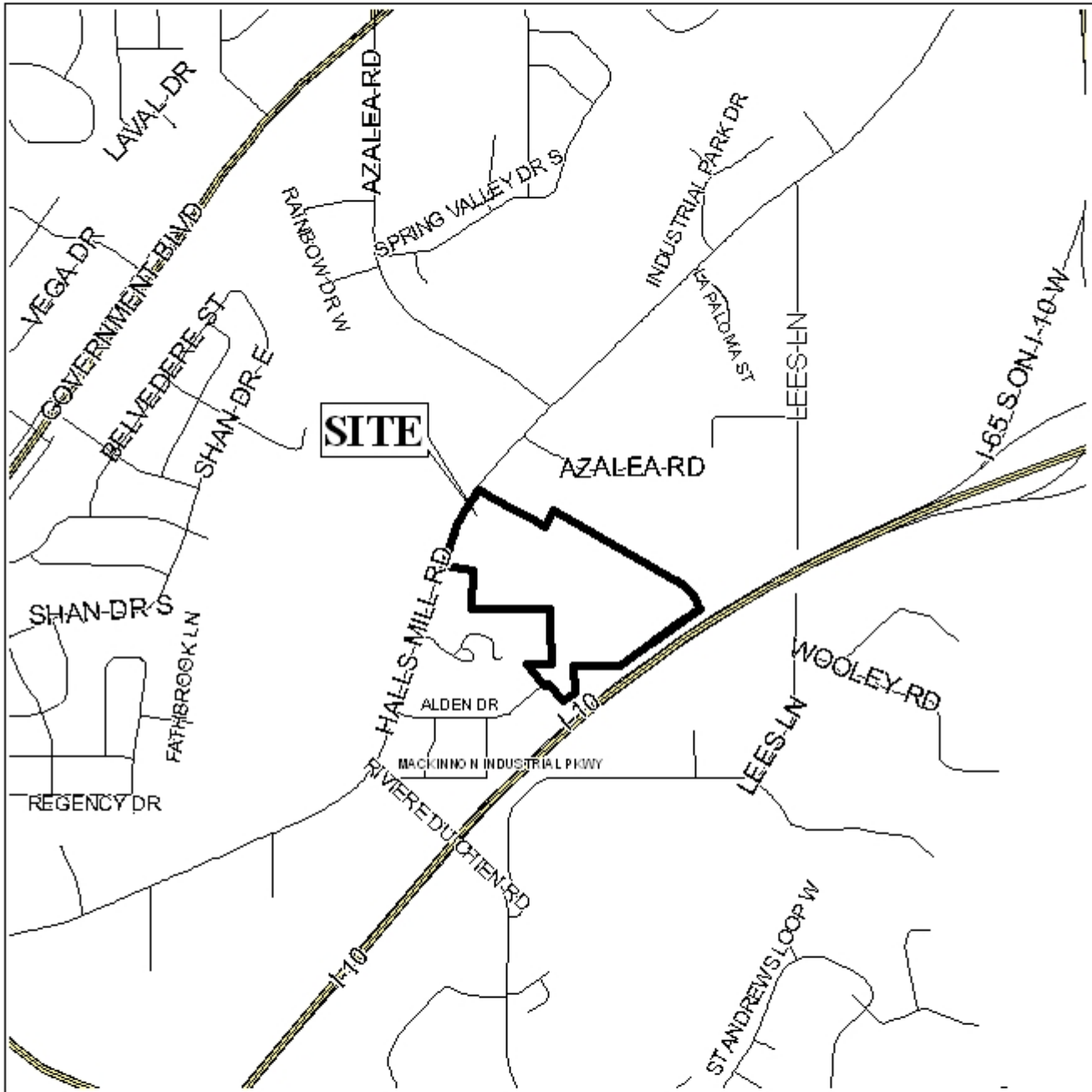
- 1) dedication of sufficient right-of-way to provide 35' as measured from the centerline of Halls Mill Road;

- 2) depiction of the 25' minimum building setback line as measured from the new right-of-way line after dedication;
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut to Halls Mill Road, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) placement of a note on the final plat stating that the maintenance of the common area is the responsibility of the property owners;
- 6) subject to the Engineering Comments (*Show minimum finished floor elevation on any lots touched by 100-year or 500-year flood plain. No fill in flood plain without flood study. 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*);and
- 7) full compliance with all other municipal codes and ordinances.

Rezoning: Based upon the preceding, the Rezoning request is recommended for Approval, subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 36 & 37 DATE September 20, 2007

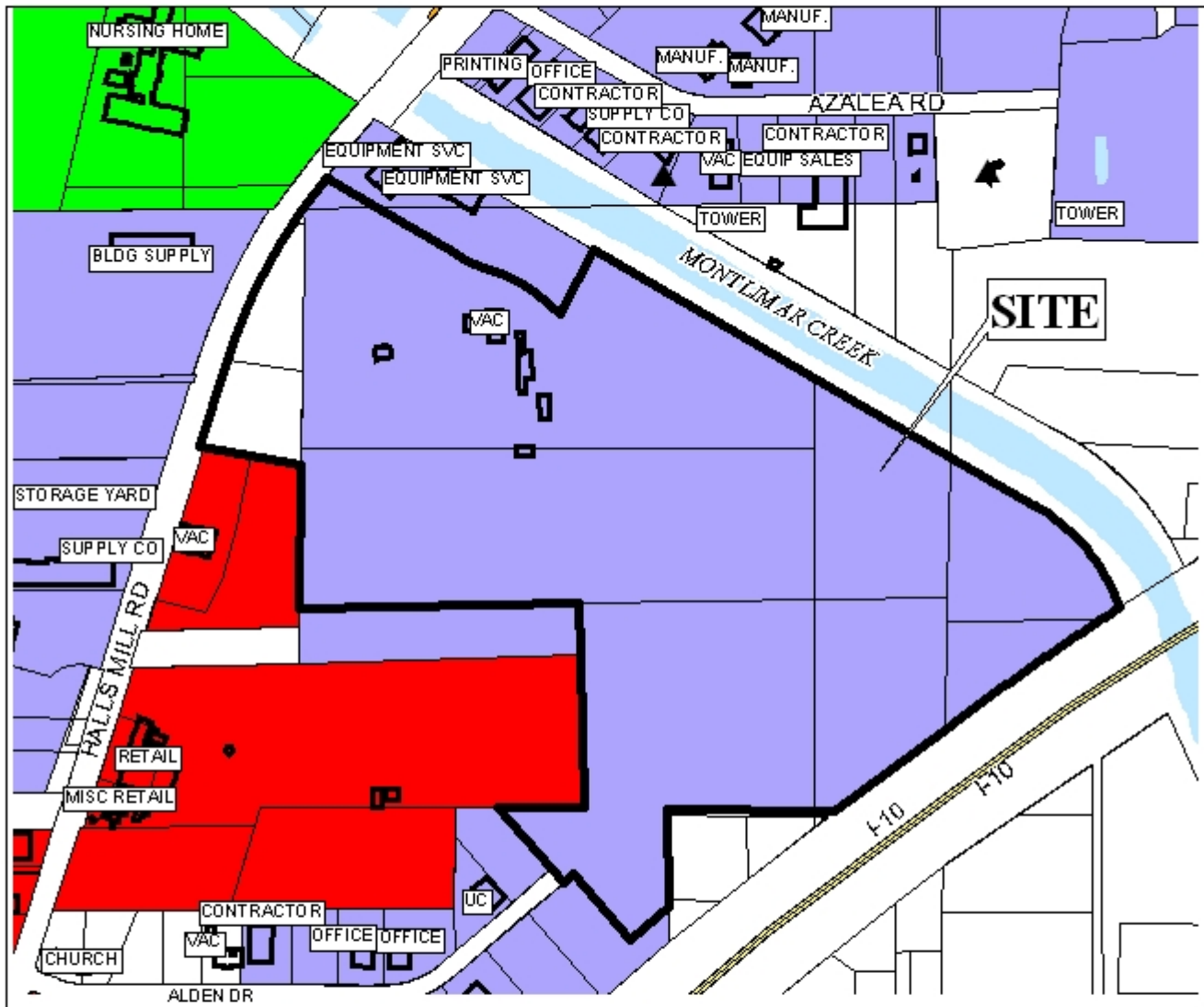
APPLICANT Ramshead Commercial Park

REQUEST Subdivision, Rezoning from R-1 to I-1



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

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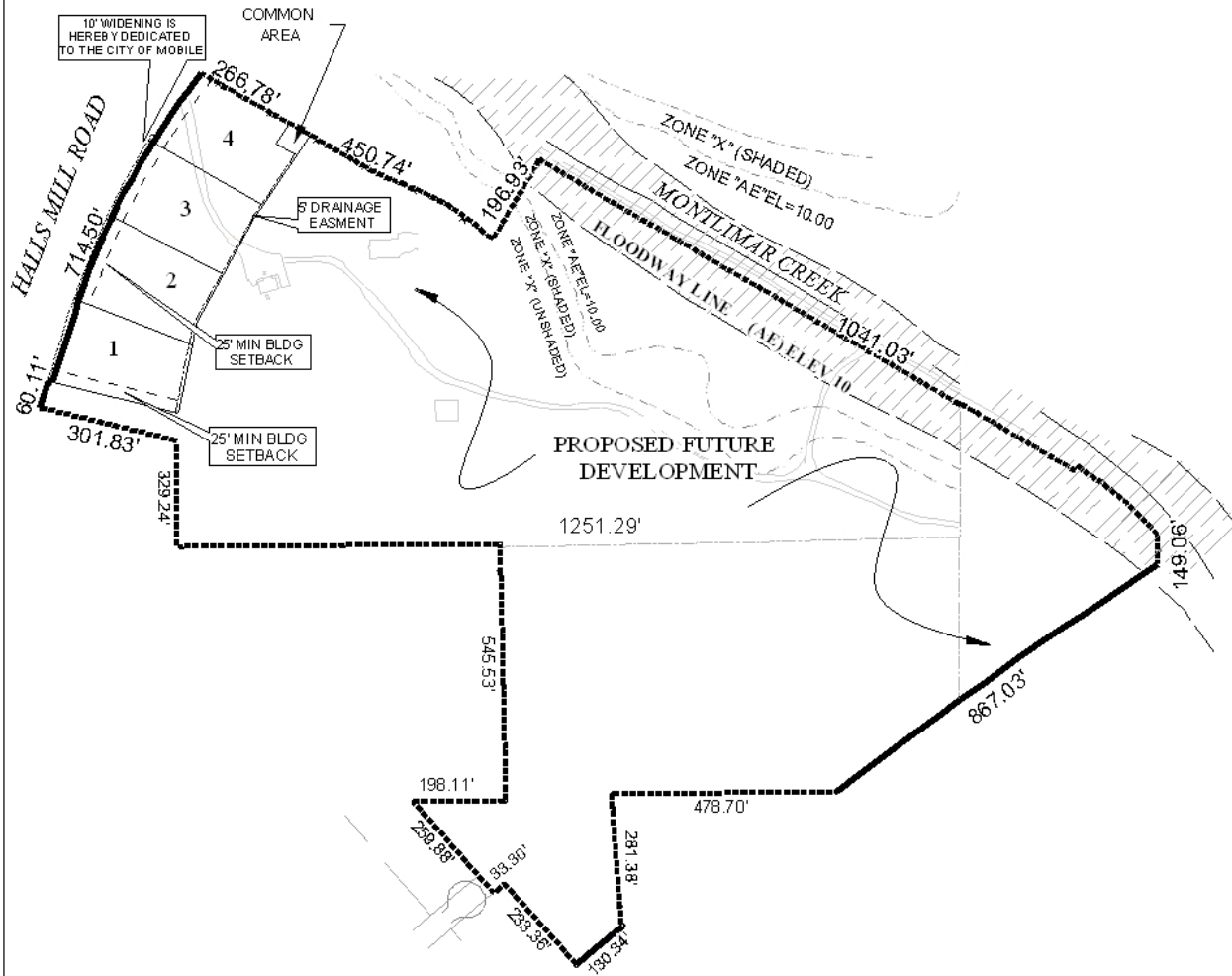
REQUEST Subdivision, Rezoning from R-1 to I-1

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
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SITE PLAN



The proposed lots are illustrated in the site plan, as well as easements, setbacks, common area, floodway and flood zones.

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REQUEST Subdivision, Rezoning from R-1 to I-1



NTS