

PLANNING APPROVAL STAFF REPORT**Date: September 2, 2004****NAME**

Main Street Mobile

LOCATION208 Dauphin Street
(North side of Dauphin Street, 95'± West of
Conception Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-4, General Business District

AREA OF PROPERTY

3360 square feet

CONTEMPLATED USE

Residential use within the Dauphin Street Overlay

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon Approval

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet 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).

REMARKS

The applicant is requesting Planning Approval to allow residential use on the ground floor within the Dauphin Street Overlay. The Dauphin Street Overlay is an area within the Hank Aaron Loop bounded by Water, Saint Francis, Franklin and Government Streets, and residential uses on the ground floor within this area require Planning Approval.

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.

The site plan illustrates an 860 square foot commercial unit on the ground floor facing Dauphin Street, and beside the commercial unit is a hallway leading to a rear studio apartment. The commercial and residential uses are separated by a large interior courtyard, and a stairwell leading to the second floor. There are two residential units on the second floor and each unit has a covered deck overlooking the interior courtyard.

The Dauphin Street Overlay is the prime commercial area within the Central Business district. The proposed site plan maintains commercial activity along Dauphin Street, while providing residential to the rear. With the exception of the entrance hallway, residential activity is not located on the street.

RECOMMENDATION

for approval.

Based upon the preceding, this application is recommended

Revised for October 7th Meeting:

This application was heldover from the Commission's September meeting due to the lack of a voting quorum.

LOCATOR MAP



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APPLICANT Main Street Mobile
REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING













The site is located in an area of mixed commercial land use.

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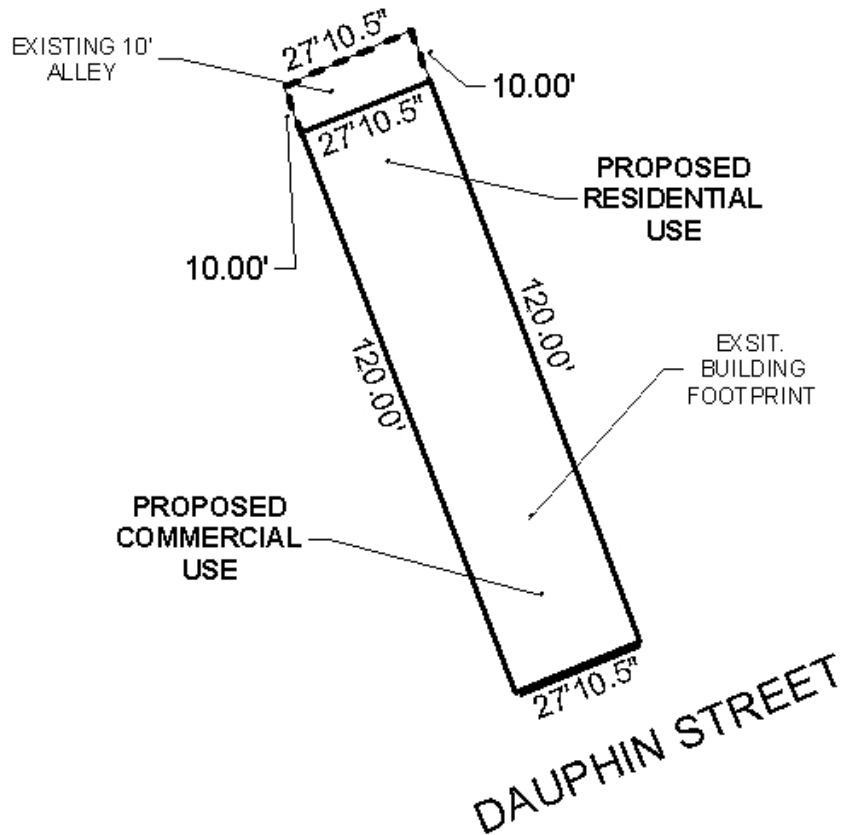
REQUEST Planning Approval

LEGEND

 R-1	 R-2	 R-3	 R-A	 R-B	 H-B	 B-1	 LB-2	 B-2	 B-3	 B-4	 B-5	 I-1	 I-2	NTS
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SITE PLAN



The site is located on the North side of Dauphin Street, 95' West of Conception Street.
The plan illustrates the existing building and alley. The building limits are the parcel limits.

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NTS