

PLANNING APPROVAL STAFF REPORT**Date: May 5, 2005****NAME**

City of Mobile

LOCATION

Mobile Municipal Park
(Area bounded by Illinois Central Gulf Railroad on the North; Gaillard Drive on the West; Azalea City Golf Course and Mobile Botanical Gardens and Municipal Park Ball Fields on the South; and Museum Drive, Spring Hill Connector and Twelve Mile Creek on the East).

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1

AREA OF PROPERTY

100 acres

CONTEMPLATED USE

Addition of a pedestrian (multi-use) bridge across the lake in a public park

**TIME SCHEDULE
FOR DEVELOPMENT**

Start within three months and complete within four months

**ENGINEERING
COMMENTS**

requirements.

Bridge(s) to meet all Stormwater Ordinance and FEMA

**TRAFFIC ENGINEERING
COMMENTS**

by Traffic Engineering and conform to AASHTO standards.

Driveway number, size, location and design to be approved

**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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is seeking Planning Approval for the addition of a pedestrian (multi-use) bridge across the lake in a public park in an R-1, Single-Family Residential district.

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 project consists of the construction of an eight-foot wide bridge across the lake in Langan Park. The bridge would connect existing multi-use trails adjacent to the Mobile Museum of Art, on the south side of the lake, to existing multi-use trails on the north side of the lake. The proposed bridge is an element of the "Master Recreational Improvements Plan" for Mobile Municipal Park (the Master Plan), and would give pedestrians, joggers, cyclists, in-line skaters, etc., additional recreation opportunities within the park.

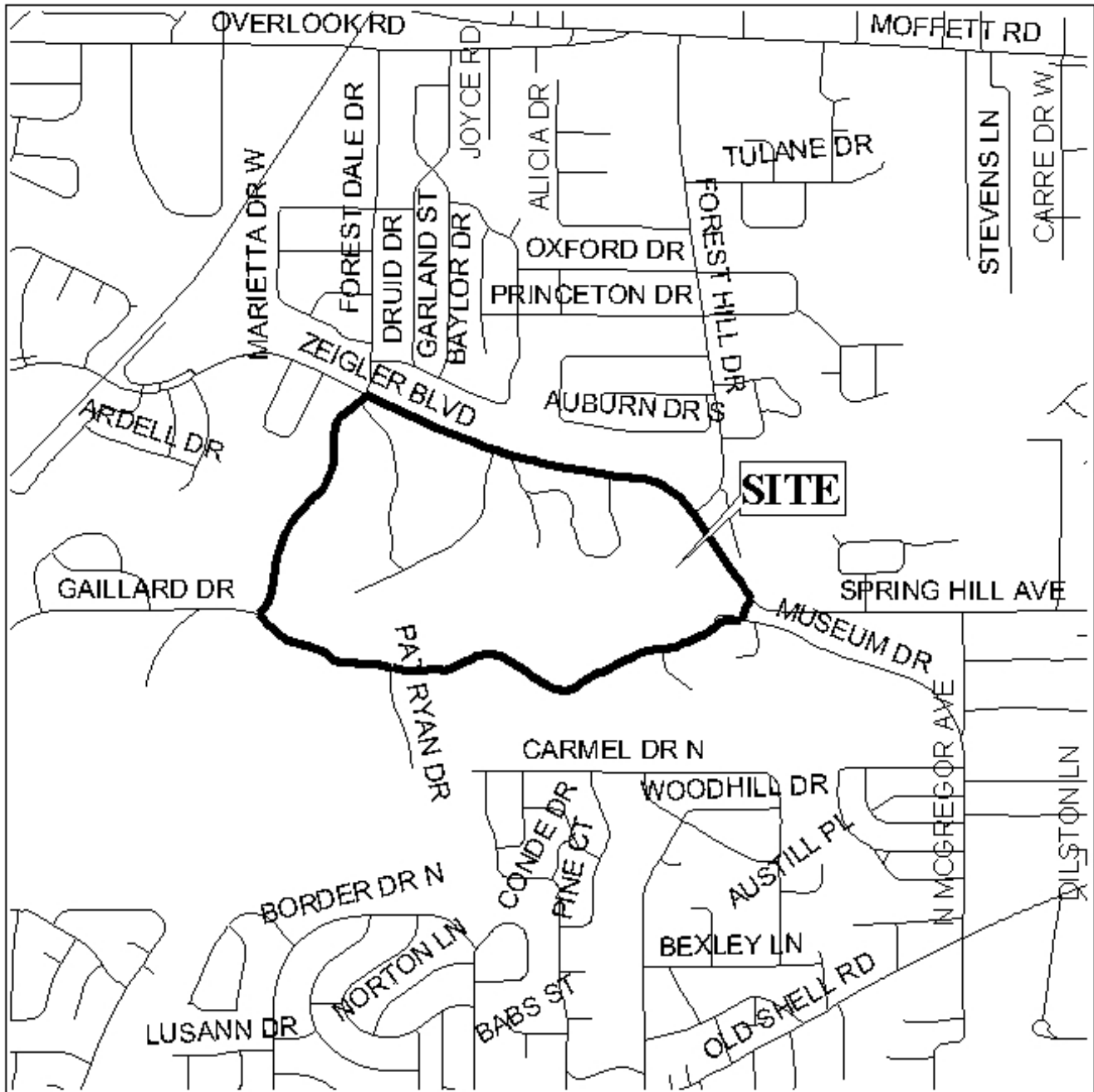
The Master Plan was granted Planning Approval by the Planning Commission at its February 19, 1998 meeting. Planning Approval for master plans require that implementation of specific elements, either as phases or in this case, as a single item, also receive Planning Approval in order to ensure consistency with originally approved Master Plan. Planning Approvals have been granted for other improvements within the park, including for a storage facility at the Playhouse in the Park in 2004, expansion of the Tennis Center in 1998, and additions to facilities associated with the Mobile Botanical Gardens in 1998.

The proposed pedestrian bridge is consistent with the approved Master Plan.

RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that the proposed pedestrian bridge be approved, subject to the following condition: 1) full compliance with all municipal codes and ordinances.

LOCATOR MAP

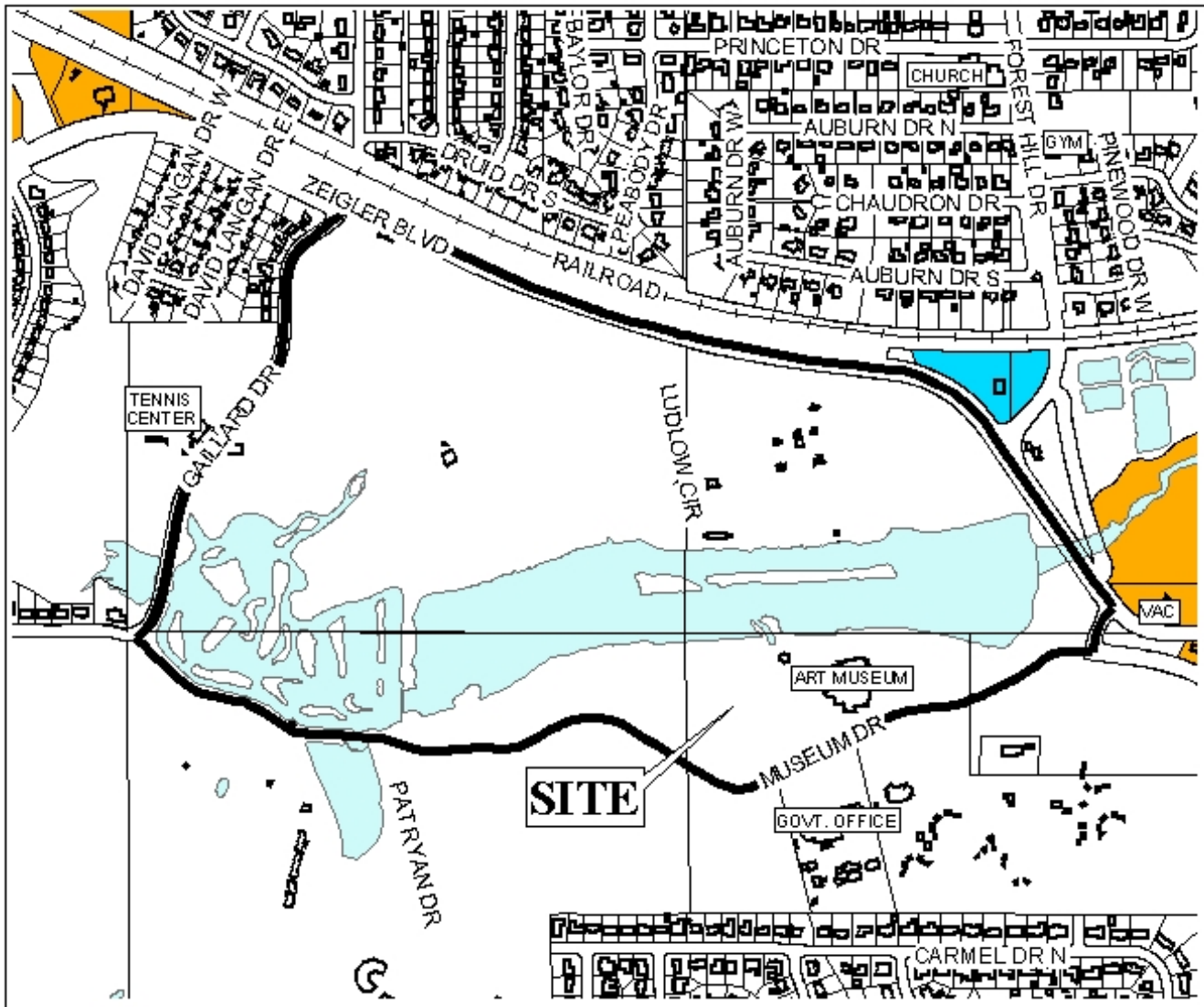


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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed residential, public and commercial land use.

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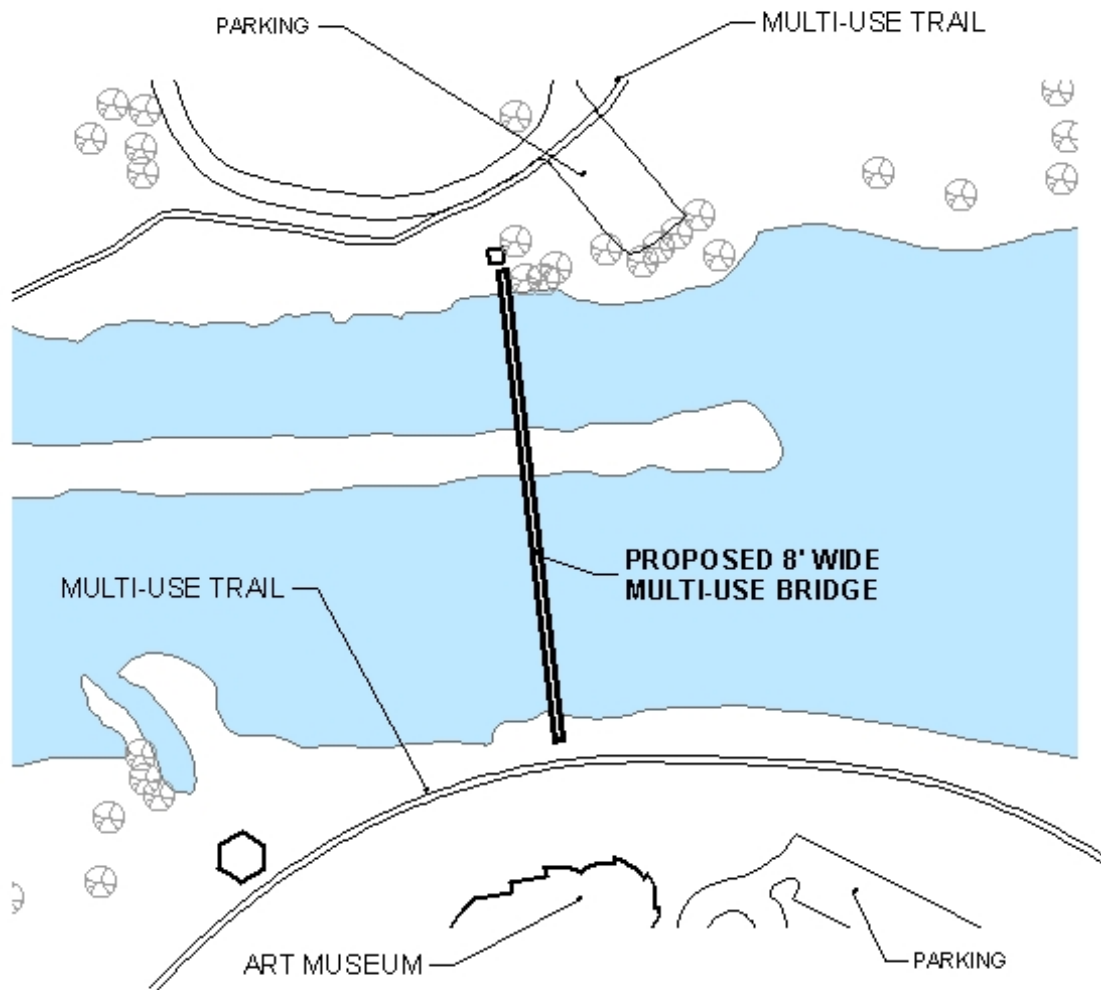
LEGEND

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
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DETAIL SITE PLAN



The proposed bridge would connect the Art Museum to the North side of the lake, tying into existing multi-use trails on both sides.

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