



PLANNING COMMISSION
STAFF REPORT
MEETING DATE – August 20, 2014
CASE NUMBERS: RZ-14-0500 & DP-14-0503
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	Arbor Park Planned Unit Development (PUD)
Property Description:	Parcels 38-09-01-11-3-001-014.000 & .001 & 024.
Requested Action:	Rezoning from R-1 to R-4/PUD & Preliminary Plan Approval
Applicant:	M-4 Development
Property Owner:	Judith Woods Locklier

Zoning/Land Use:

ACREAGE OF SITE	12.62
EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - NORTH	R-1
ZONING DISTRICT - SOUTH	R-1
ZONING DISTRICT - EAST	R-1
ZONING DISTRICT - WEST	R-1
PROPOSED ZONING - SUBJECT	R-4/PUD
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL – SINGLE-FAMILY
FUTURE LAND USE MAP - NORTH	RESIDENTIAL – SINGLE-FAMILY
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL – SINGLE-FAMILY
FUTURE LAND USE MAP - EAST	RESIDENTIAL – SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	RESIDENTIAL – SINGLE-FAMILY

General Discussion: The applicant is requesting a rezoning from R-1 to R-4 with a PUD overlay in order to develop the 12.62 acre tract into a 98 unit, single-family rental cottage development. This application also serves as the Preliminary Plan review for the Planned Unit Development.

The development is proposed to take place on vacant property that is located at the terminus of Woodsvale Street and Woodline Street and generally situated between, but not fronting on Adrian Road, Denton Road, Keating Road and Sequoyah Drive. All contiguous properties are single-family lots and all but three are developed.



VICINITY

Land Use Compatibility: The proposal is consistent with the Future Land Use Map which identifies the future use as Single-Family Residential.

Impact on the Environment: This property does not contain any special hazard flood areas or any streams that would be impacted by this rezoning. There are no other known environmental concerns at this time.

Impact on Travel: The Traffic Engineer did not have any comments concerning this request. Therefore, there are no known impacts on the traffic system at this time.

Impact on Public Services & Facilities: There is adequate capacity to serve the development. At this stage of the development proposal, the following general comments have been submitted by the Fire and Utilities Departments.

1. Additional fire protection may be required once developed.
2. The development is a residential complex requiring domestic, irrigation and fire water connections. Dothan Utilities will work with the developer's engineers to review and comment on the water utility design.

It is noted here that should the applicant receive the approvals as requested, a Final Plan will need to be submitted addressing any required changes to the Preliminary Plan as deemed



PRELIMINARY PLAN RENDERING



The units proposed for the development are small one and two bedroom cottages ranging in size from 680 to 1,160 square feet. All units will be rentals intended for long term occupancy and there will be no platting of lots or any individual ownership. The property will be under the control of a property management company and all lawn and property maintenance will be provided to the tenants as part of their lease.



Parking for residents and guests is provided in spaces fronting the units and sidewalks will be provided throughout. The site will be extensively landscaped and street trees will be provided adjacent to the drive aisles.



More than an acre of land is proposed as a central park featuring a clubhouse, pool, playground and gazebo. The park will be ringed with homes and is accessible from all parts of the development via 5 foot wide sidewalks located on both sides of the street. There are also 25 rental storage units proposed for the use of the residents located near the northeast side of the site.

Staff Recommendation: That Case No. RZ-14-0500, a rezoning request for 12.62 acres from R-1 to R-4/PUD, as shown on the maps stamped “Received July 30, 2014”, and Case No. DP-14-0503, Preliminary PUD Plan, having been duly considered in a public hearing held on August 20, 2014, following advertised legal notice and notice posted on the property, be recommended by the Planning Commission for approval by the City Commission.



PLANNING COMMISSION
STAFF REPORT – AUGUST 14, 2014
MEETING DATE – AUGUST 20, 2014
CASE NUMBER: DP-14-0501
Case Manager: Dawn Wrinn, CAPZO

Summary of Information:

Project Name:	1800 sq. ft. Office Addition
Property Address:	2389 West Main Street
Requested Action:	Development Plan Approval
Applicant:	Northstar Engineering Services representing,
Property Owners:	C W J & T REALTY CO

Zoning/Land Use:

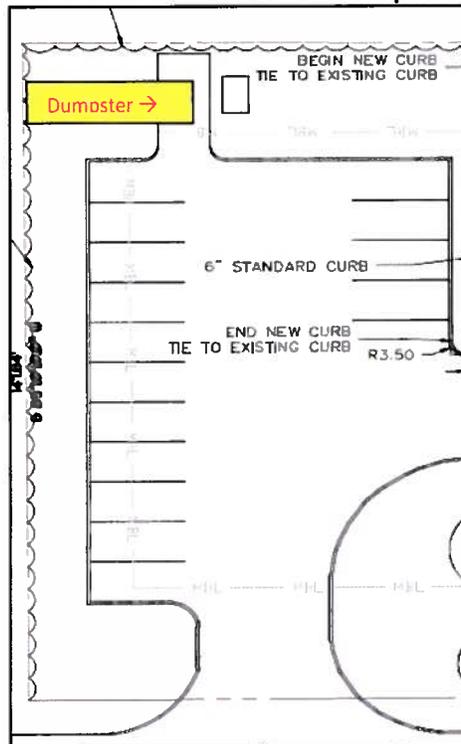
ACREAGE OF SITE	1.14
NUMBER OF EXISTING LOTS	1
EXISTING LAND USE - SUBJECT	CPA FIRM
EXISTING LAND USE - NORTH	CREDIT UNION
EXISTING LAND USE - SOUTH	RESIDENTIAL
EXISTING LAND USE - EAST	OFFICE PARK
EXISTING LAND USE - WEST	OFFICE PARK
ZONING DISTRICT - SUBJECT	O-2
ZONING DISTRICT - NORTH	O-2/R-1
ZONING DISTRICT - SOUTH	R-1
ZONING DISTRICT - EAST	O-2
ZONING DISTRICT - WEST	O-2
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	COMMERCIAL
SETBACK-FRONT	25 FT.
SETBACK-REAR	20 FT.
SETBACK-SIDE	20 FT. /STREET SIDE 25 FT.
BUILDING HEIGHT LIMIT	35 FT. /2 STORIES
SIGN HEIGHT LIMIT	8 FT. /32 SQ. FT.
PARKING	1 SPACE PER 200 SQ. FT. GFA 36 PROVIDED FOR 7,133 SQ. FT.

General Discussion: Northstar Engineering Services, representing Carpenter, Wiggins, Jordan, Thomas, Scarborough, PC. is requesting development plan approval for an 1,800 sq. ft. office building addition at 2389 West Main Street, located at the southwest corner of the intersection of West Main Street and Bracewell Avenue, in an O-2, Office Park, zoning district. The building's proposed 1800 sq. ft. is a 34% addition to the existing 5,360 sq. ft. building.



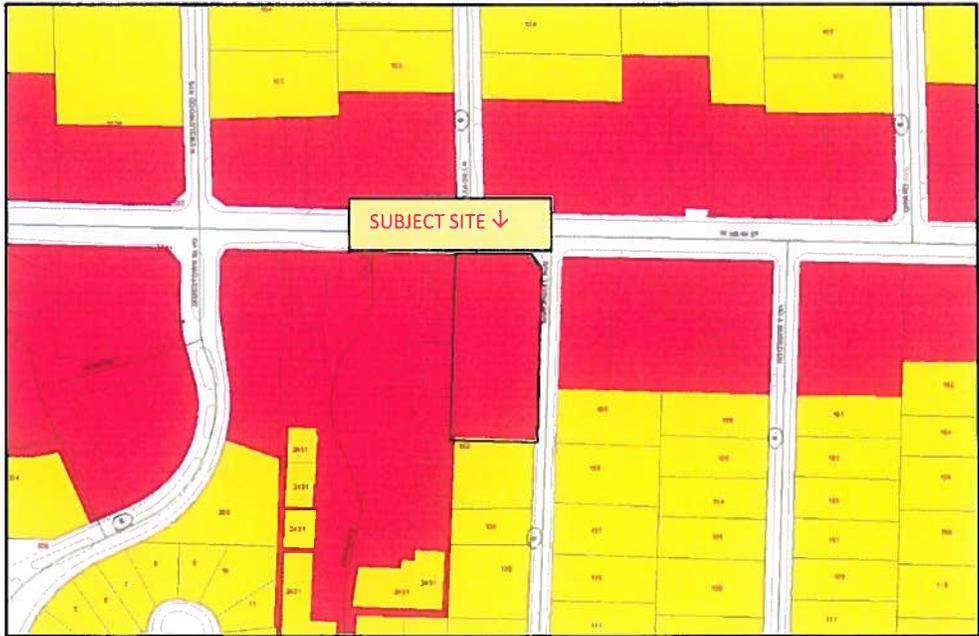
ZONING & VICINITY MAP

Land Use Impact on Vicinity: Existing land uses, in the vicinity, are professional offices, which, by their nature, have indoor activity. Therefore, additional mitigation of buffers, odors, vibrations, noise and lighting impacts would not be required. While not called out on the site plan, it appears that there is an enclosed and screened dumpster at the rear of the property.



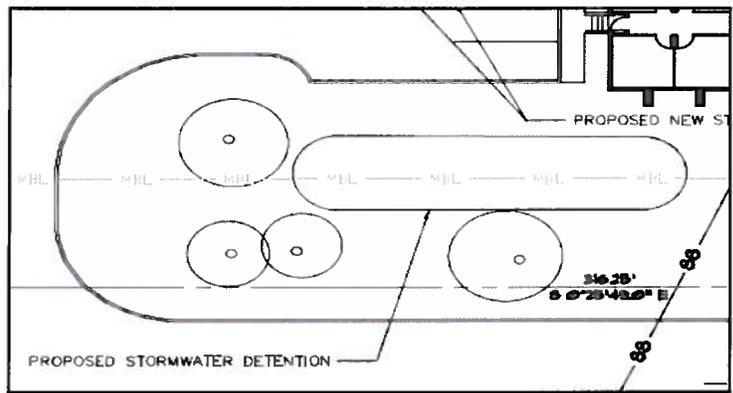
Since the addition will be to the rear of the property and adjacent to a residence in an R-1 zoning district, a photometric plan, showing a luminance of not more than 0.4-fc 50 feet beyond the property line, is required as per Section 114-76 (A)(2)(a)(26) before a building permit is issued by the Building Official's office.

Land Use Compatibility/Land Use Plan: As previously mention, existing land uses of subject site and surrounding properties are professionally office based. These uses are compatible with the adopted Future Land Use Plan and Map.



Impact on the Environment: The proposed development is required to follow standard development and erosion control precautions to protect adjacent properties during development (see engineering comments).

Landscaping: No comments were provided from Landscape Manager Dan Williams. Planning staff notes that Section 114-238 (A) (3) states that landscaping is required for “any development or construction that increases the gross floor area, lot area, or parking area of any existing structure or development by twenty-five percent (25%) or more.” This development is a 34% addition to the existing structure. Therefore, the Landscaping Ordinance will need to be observed and a revised plan done before any building permits are issued by the Building Official’s office. If the trees adjacent to Bracewell Avenue are going to be preserved, they should be cordoned off and protected during construction.

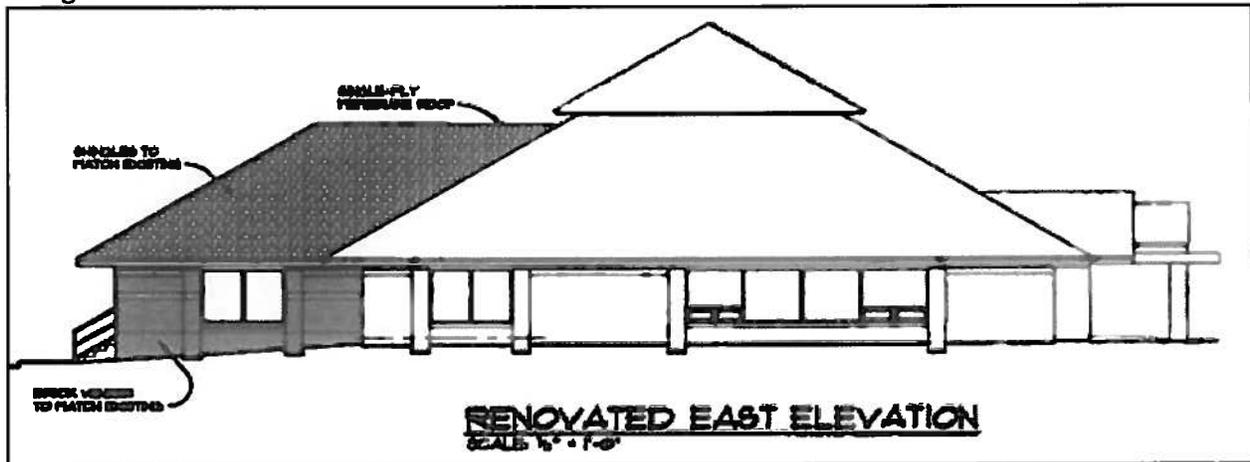


Parking: Parking areas are a minimum of 10 feet behind the street rights-of-way. The 36 parking spaces proposed are adequate for a 7,133 square-foot building.

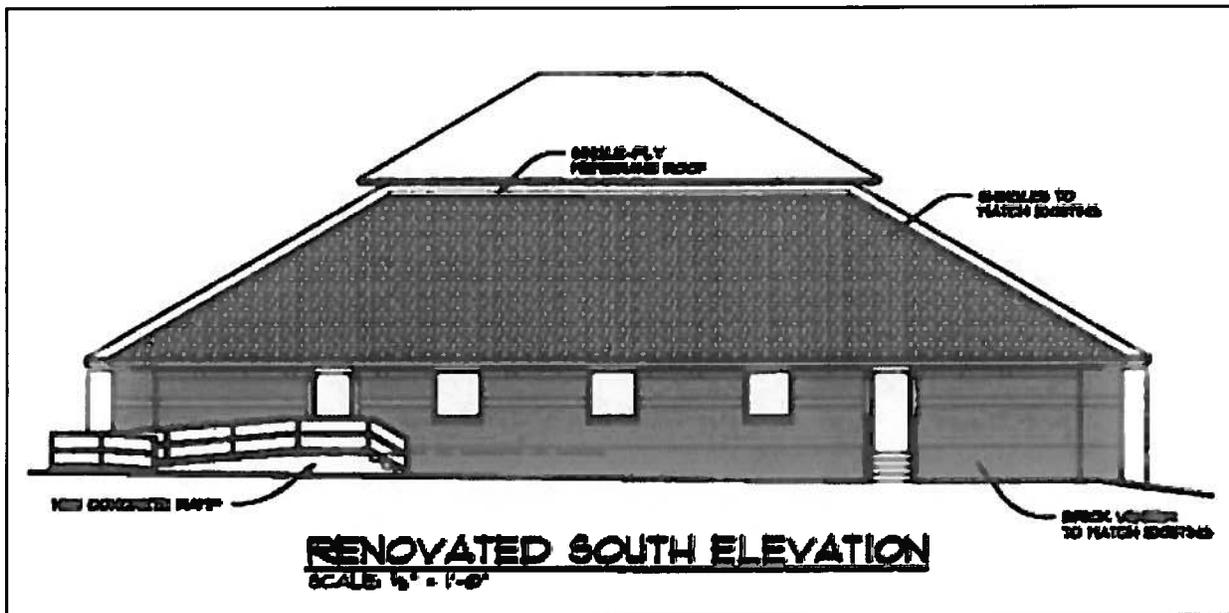
Buffers: Not required as indicated in Section 114-241.

Signage: No new signage is shown. However, any new signage must comply with Article XII, Signs and Billboards, be reviewed, approved, and receive a permit from the Building Official's office before being erected.

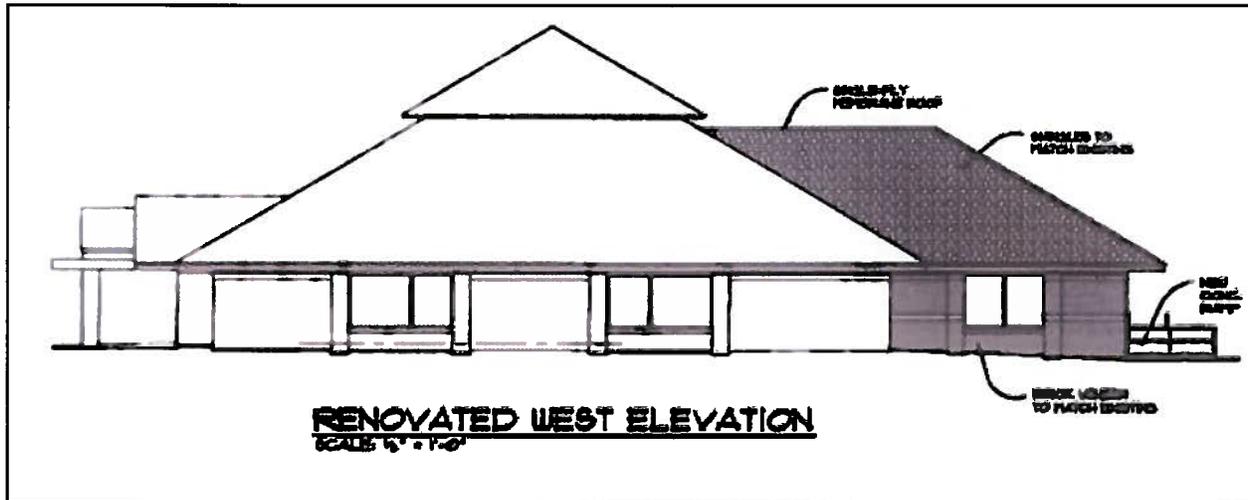
Building Description: The addition will mimic the existing building with brick veneer and shingled roof.



BRACEWELL AVENUE PERSPECTIVE



PARKING LOT PERSPECTIVE



WESTWOOD OFFICE PARK PERSPECTIVE

Impact on Travel: No comments.

Impact on Public Services and Facilities:

Engineering Comments - Mike Griggs, Engineer Assistant:

- We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25 and 50-year storm events unless site conditions dictate differently.
- An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit.
- West Main Street is a State-maintained highway which requires a state storm drainage discharge permit, as well as a permit for any work performed within its right-of-way.

Utilities Comments:

There is an existing water service to the existing building. Additional water services may be provided off Bracewell Avenue.

Fire Marshal's Comments:

1. Knox Box required.
2. Fire Hydrant required within 250' of the building.

Staff Recommendation: Staff recommends that Case No. DP-14-0501, request for development plan approval for an 18,000 sq. ft. office building addition, at 2389 West Main Street, O-2 district, as shown on the map stamped "Received July 30, 2014," having been duly considered in a public hearing held on August 20, 2014, following advertised legal notice and

notice posted on the property, **be approved** by the Planning Commission subject to the following conditions and the *City of Dothan Zoning Ordinance*.

1. The landscaping plan be revised before any building permits are issued by the Building Official's office;
2. Any detention area required must be sodded or seeded and maintained as a landscaped area as per Section 114-238 (I) of the Zoning Ordinance;
3. The trees adjacent to the proposed detention pond be cordoned off and protected during construction, if they are being preserved;
4. Any new signage must comply with Article XII, Signs and Billboards, be reviewed, approved, and receive a permit from the Building Official's office before being erected;
5. Any exterior lighting, whether it be freestanding or attached to the building wall, must be shielded and pointing in a downward direction;
6. A photometric plan, showing a luminance of not more than 0.4-fc 50 feet beyond the property line, is required as per Section 114-76 (A)(2)(a)(26) before a building permit is issued by the Building Official's office;
7. The comments of all City Departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
8. A final site plan depicting all changes required by all City Departments be submitted to the Planning Department before a building permit is issued by the Building Official's Office;
9. Note on the face of any resubmittal the following case number: "DP-14-501".
10. Any work done on the Bracewell Avenue right-of-way be available for use by neighboring developments;
11. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year, which will be **August 31, 2015**.



PLANNING COMMISSION
STAFF REPORT – AUGUST 14, 2014
MEETING DATE – AUGUST 20, 2014
CASE NUMBER: DP-14-0502
Case Manager: Dawn Wrinn, CAPZO

Summary of Information:

Project Name:	Raceway Convenience
Property Address:	3557 Reeves Street Intersection
Requested Action	Development Plan Approval
Applicant:	Northstar Engineering Services representing,
Property Owner:	Racetrac Petroleum, Inc.

Zoning/Land Use:

ACREAGE OF SITE	8.16
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	UNDEVELOPED
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	UNDEVELOPED
ZONING DISTRICT - SUBJECT	B-2
ZONING DISTRICT - NORTH	B-2
ZONING DISTRICT - SOUTH	B-2
ZONING DISTRICT - EAST	A-C
ZONING DISTRICT - WEST	R-A
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	RESIDENTIAL
SETBACK-FRONT	25 FT.
SETBACK-REAR	10 FT.
SETBACK-SIDE	5 FT./STREET SIDE 25 FT.
BUILDING HEIGHT LIMIT	145 FT./10 STORIES
SIGN HEIGHT LIMIT	42 FT.
BUFFERS	YES – TYPE 2 REQUIRED



ZONING & VICINITY MAP

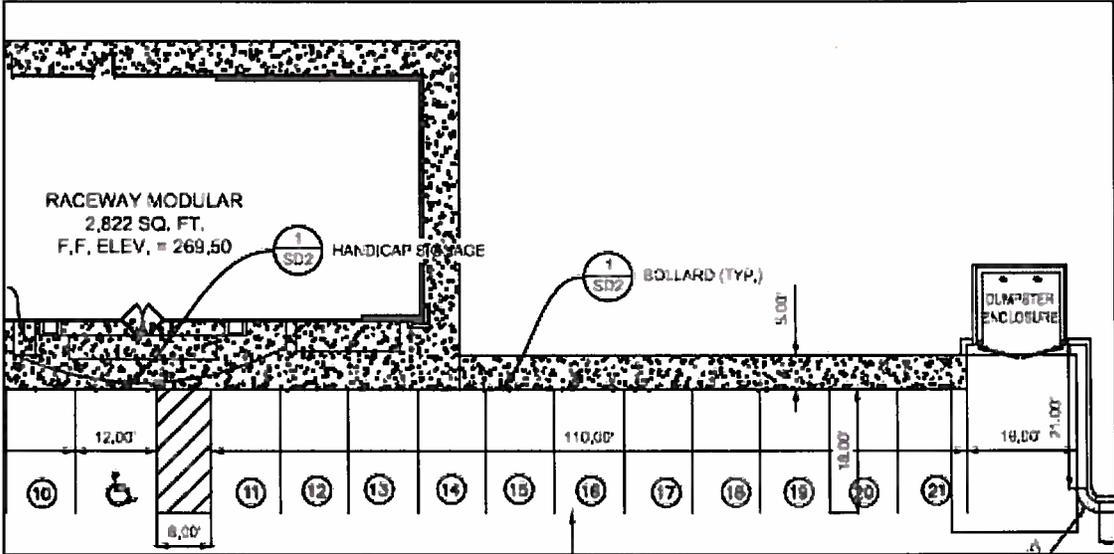
General Discussion: Northstar Engineering Services, representing Racetrac Petroleum, Inc., is requesting development plan approval for a Raceway convenience store with gasoline sales, at the northwest corner of the intersection of Westgate Parkway and Reeves Street in a B-2 zoning district.

The 8.16 undeveloped property is proposed to have a 2,822 square-foot building, with 16 gas pumping stations and 21 parking spaces. This number of parking spaces exceeds the number of parking spaces required for this size of building.

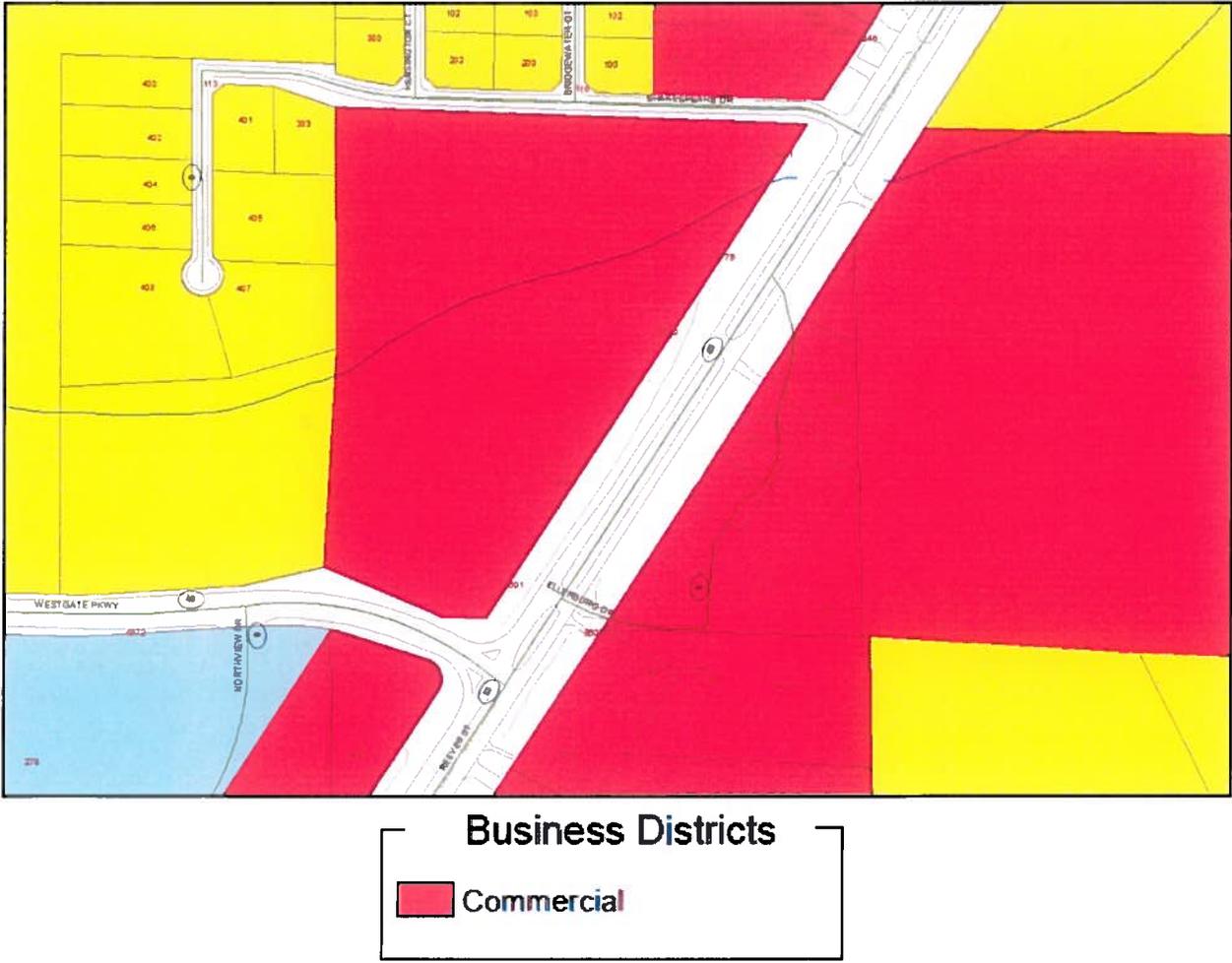
Land Use Impact on Vicinity: Existing land uses and trends in the general vicinity support the development of the property for commercial use.

Any exterior lighting, whether it is freestanding or attached to the building wall, must be shielded and pointing in a downward direction since there is adjacent residential zoning and use of property. A photometric plan, showing a luminance of not more than 0.4-fc 50 feet beyond the property line, is required as per Section 114-76 (A)(2)(a)(26) before a building permit is issued by the Building Official's office. (Planning staff acknowledges that a photometric plan was included with this submittal. However, it must be attached to the construction plans when submitted for permitting.)

The enclosed and screened dumpster is shown at the north end of the building.



Land Use Compatibility/Land Use Plan: The request is compatible with the adopted Future Land Use Plan and Map.

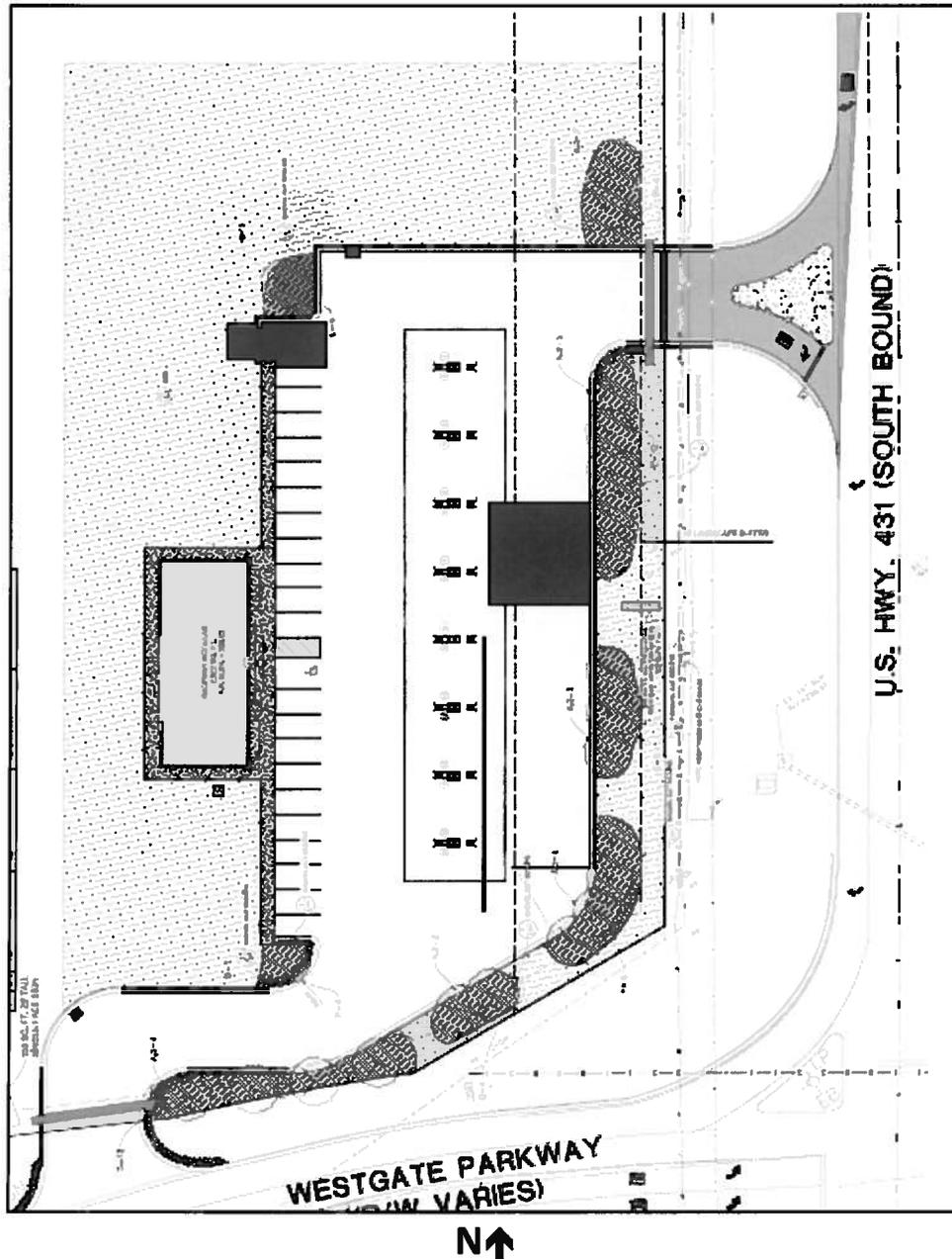


Impact on the Environment: The proposed development is required to follow standard development and erosion control precautions to protect adjacent properties during development (see engineering comments).

Landscaping – Landscape Manager, Dan Williams:

“Landscaping fine as proposed.” [Sic]

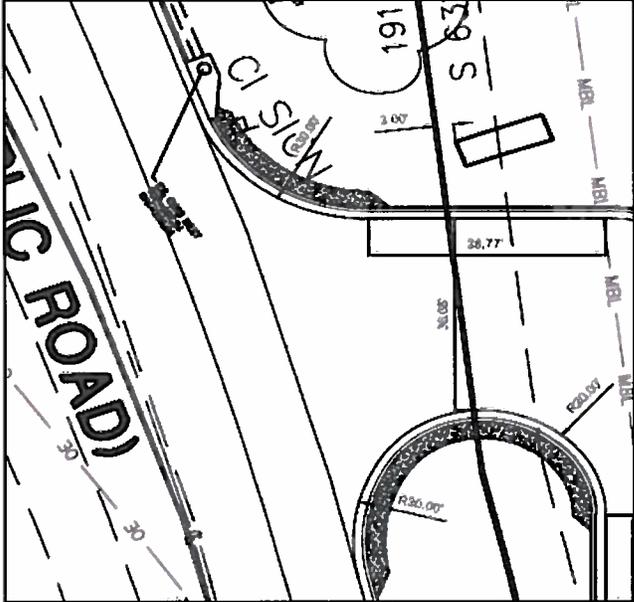
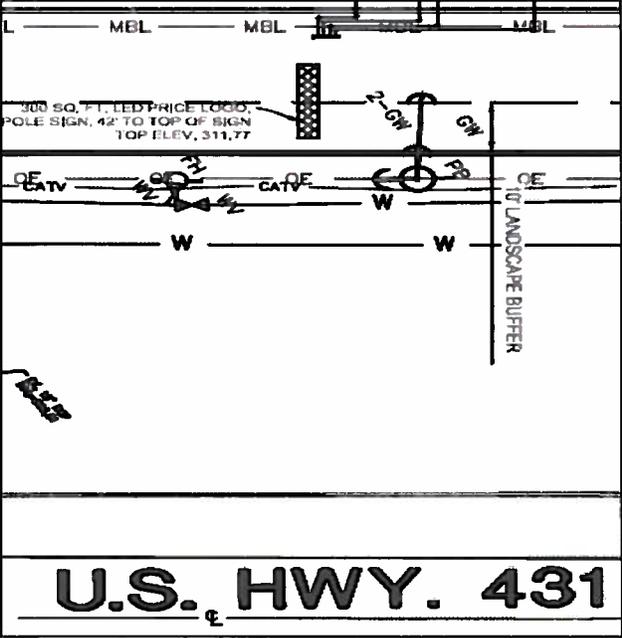
Planning staff notes that the required 10-foot wide landscaped area adjacent to the road rights-of-way has been provided.



Parking: The 21 parking spaces are located 10 feet behind the street rights-of-way as required.

Buffers: A Type 2 buffer is required since Lot 1 is adjacent to an R-A zoning district.

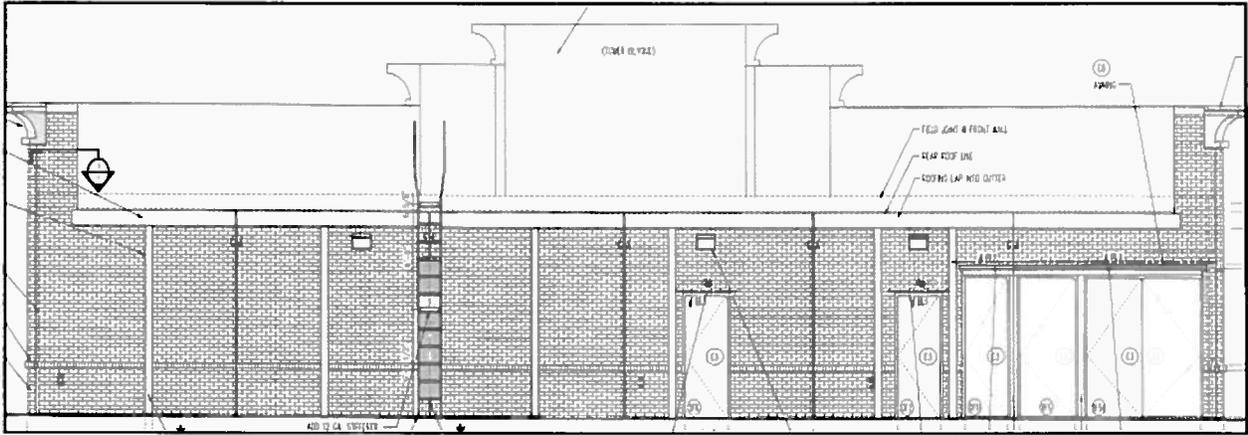
Signage: Any signage must comply with Article XII, Signs and Billboards, be reviewed, approved, and receive a permit from the Building Official's office before being erected. Two signs are shown. One each at the entrance on Reeves Street and Westgate Parkway.



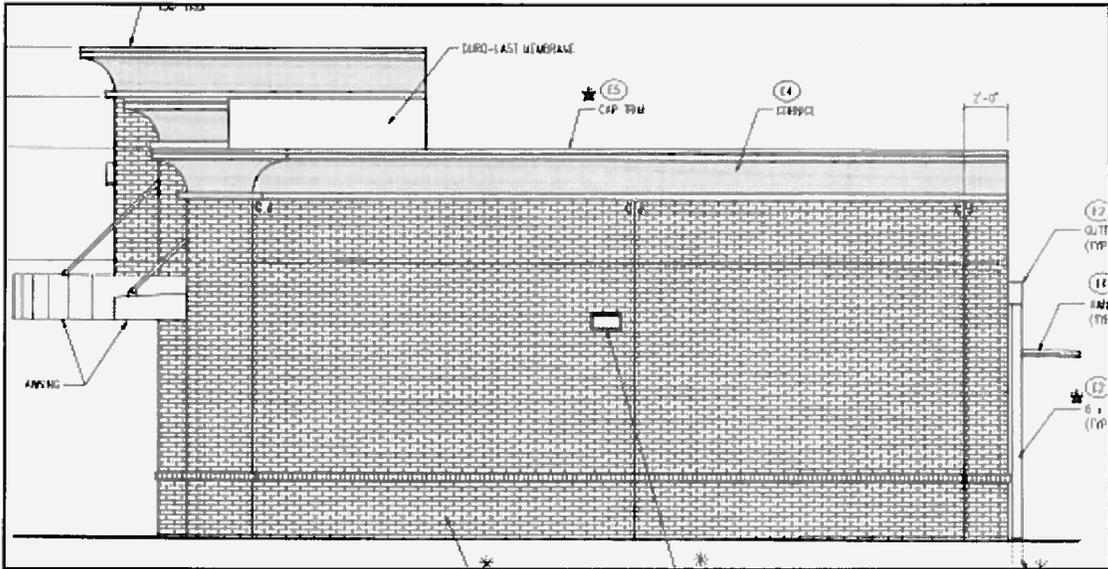
Building Description: The overall height of the building is proposed to be 22 ft. 6 in. and have a brick veneer façade.



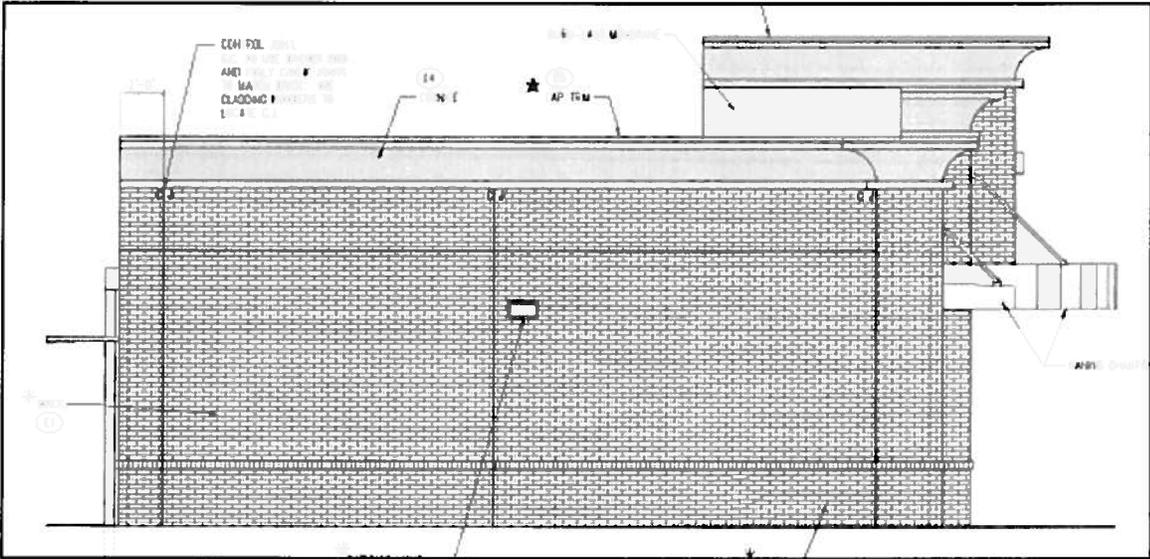
FRONT – FACING REEVES STREET



REAR



NORTH END



SOUTH END – FACING WESTGATE PARKWAY

Impact on Travel:

Traffic Engineering Comments: Robert A. Cox, PE

A 30" stop sign and 24" white thermoplastic stop bar shall be placed on the driveway adjacent to Westgate Parkway. This is for egressing vehicles.

Impact on Public Services and Facilities:

Engineering Comments: Mike Griggs, Engineer Assistant

- We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25 and 50-year storm events unless site conditions dictate differently.
- Sanitary sewer is located as shown on the plans. It is the owner's responsibility to verify elevations for tie-in. We will require a plan and profile for review and approval when applying for a building permit.
- An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit.
- This property has a special flood hazard area located on it. All requirements of the flood ordinance must be met. Contact Larry Lofton at 615-4424 to ensure all requirements are met prior to submitting plans for a building permit.
- Highway 431 North is a State-maintained highway which requires a state storm drainage discharge permit, as well as a permit for any work performed within its right-of-way.

Utilities Comments:

- The development lot can be served from an existing 8" water main within the right of way of Hwy 431 North across the frontage of the lot.
- The 8" water main within the Highway 431 right of way is paralleled by an existing 12" water main across the frontage of the lot.
- Due to the proposed cuts on the development lot both water mains are required to be lowered by the developer's contractor according to Dothan Utilities specifications and details.
- Dothan Utilities shall approve the proposed lowering design of the existing water mains.
- A minimum of (3)-three feet shall separate the water mains.
- A 12" gate valve and 12" sleeve for the 12" water main and an 8" gate valve and 8" sleeve for the 8" water main shall be installed just before the entrance of Shakespeare Drive to isolate the water mains for lowering by the developer's contractor.
- The existing fire hydrant shall be replaced and a new longer fire hydrant installed off the lowered water main and painted according to Dothan Utilities specifications by the developer's contractor. The existing fire hydrant shall be returned to Dothan Utilities.

- The required water services (except for meters) for the development shall be installed off the lowered water main by the developer's contractor.
- The lowered water main shall be pressure tested (system pressure tested) and disinfected by the developer's contractor.
- A bacteriological sample shall be taken and approved by Dothan Utilities before the water main is accepted.
- An ALDOT Utility permit will be required for the water main lowering and utility installation.

Fire Marshal's Comments:

1. Fire hydrant required within 250' of the building.
2. Knox Box required.

Staff Recommendation: Staff recommends that Case No. DP-14-0502, request for development plan approval for a Raceway convenience store with gasoline sales, at the northwest corner of the intersection of Westgate Parkway and Reeves Street, B-2 zoning district, as shown on the map stamped "Received July 30, 2014," having been duly considered in a public hearing held on August 20, 2014 following advertised legal notice and notice posted on the property, **be approved** by the Planning Commission subject to the following conditions and the *City of Dothan Zoning Ordinance*.

1. Any detention area required must be sodded or seeded and maintained as a landscaped area as per Section 114-238 (I) of the Zoning Ordinance;
2. A Type 2 Buffer be shown on the Landscaping Plan before any construction permits are issued by the Building Official's office;
3. Any signage must comply with Article XII, Signs and Billboards, be reviewed, approved, and receive a permit from the Building Official's office before being erected;
4. Any exterior lighting, whether it be freestanding or attached to the building wall, must be shielded and pointing in a downward direction;
5. A photometric plan, showing a luminance of not more than 0.4-fc 50 feet beyond the property line, is required as per Section 114-76 (A)(2)(a)(26) before a building permit is issued by the Building Official's office;
6. The comments of all City Departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
7. A final site plan depicting all changes required by all City Departments be submitted to the Planning Department before a building permit is issued by the Building Official's Office;
8. Note on the face of any resubmittal the following case number: "DP-14-0502".
9. Any work done on the Reeves Street (U. S. 431) right-of-way be approved by the Alabama Department of Transportation and be available for use by neighboring developments;
10. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year, which will be **August 31, 2015**.



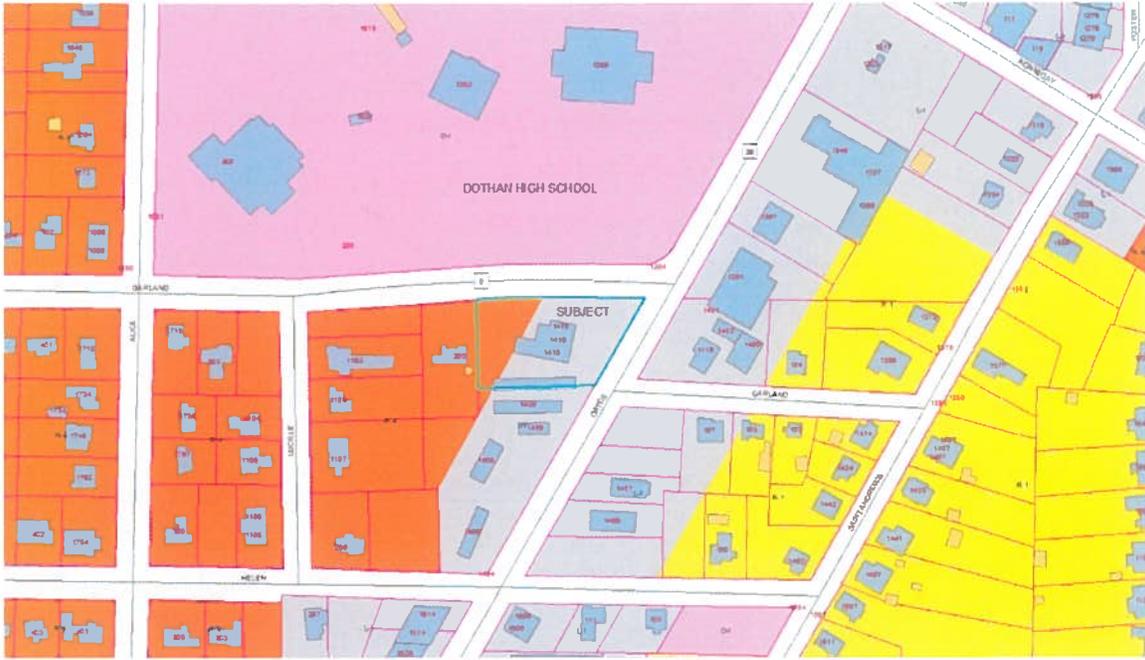
PLANNING COMMISSION
August 20, 2014, Meeting
CASE NUMBER: DP-14-0490
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	CSI Used Automobile Sales
Property Address:	1410 South Oates Street
Requested Action:	Variance to Required Landscaping (Sec. 114-238.G)
Applicant:	Timothy Charles Smith
Property Owner:	Timothy Charles Smith

Zoning/Land Use:

ACREAGE OF SITE	.942
EXISTING LAND USE - SUBJECT	Used Auto Sales
EXISTING LAND USE - NORTH	Institutional - School
EXISTING LAND USE - SOUTH	Commercial
EXISTING LAND USE - EAST	Commercial
EXISTING LAND USE - WEST	Residential
ZONING DISTRICT - SUBJECT	L-I
ZONING DISTRICT - NORTH	O-I
ZONING DISTRICT - SOUTH	L-I
ZONING DISTRICT - EAST	L-I
ZONING DISTRICT - WEST	R-4
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	COMMERCIAL
SETBACK-FRONT	20 FT.
SETBACK-REAR	35 FT.
SETBACK-SIDE	20 FT.
BUILDING HEIGHT LIMIT	N/A
SIGN HEIGHT LIMIT	26 FT.
BUFFERS	N/A

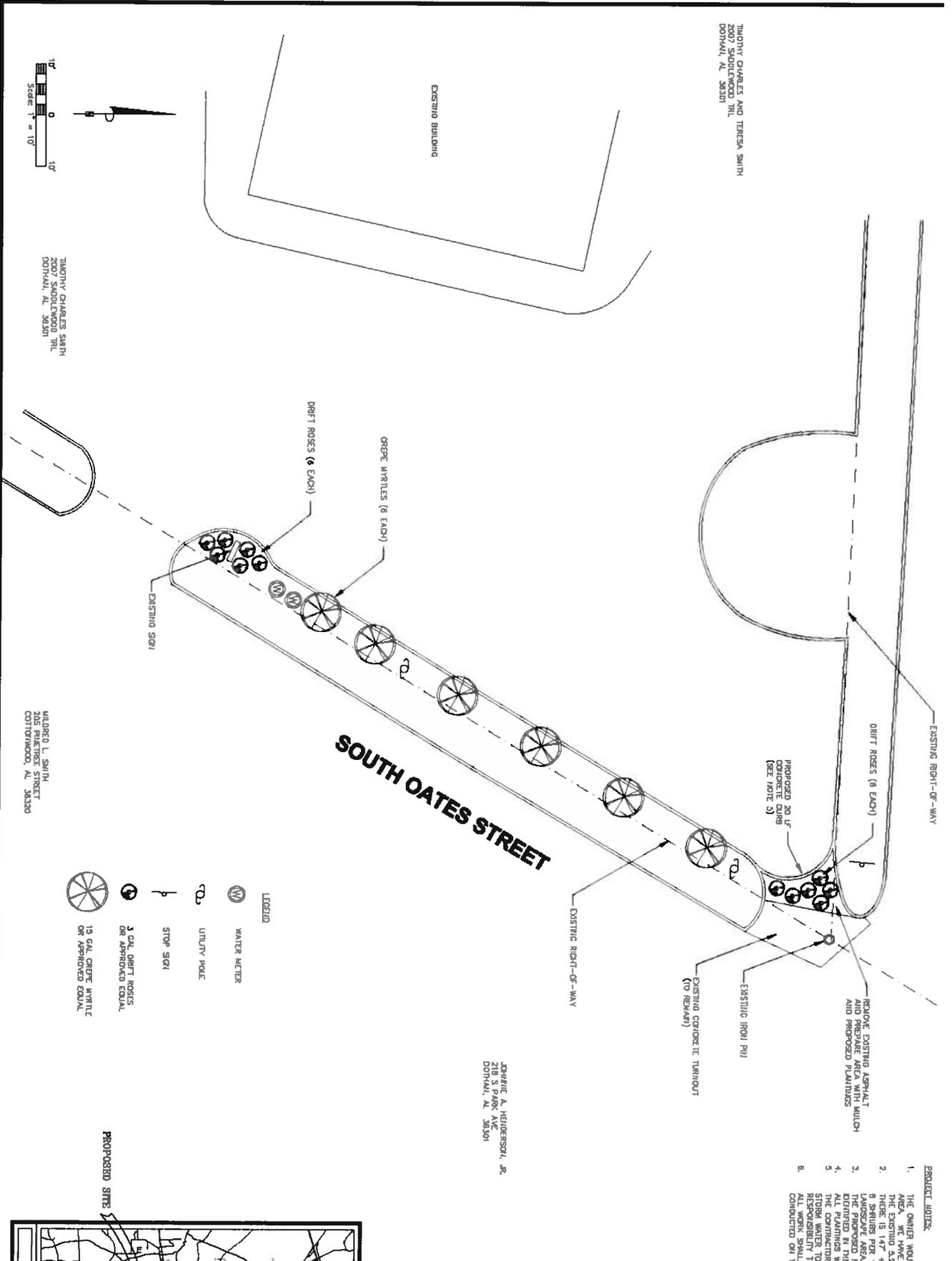


VICINITY



AERIAL

TIMOTHY CHARLES AND TERESA SMITH
 2007 SADDLEWOOD TRAIL
 DOTHAN, AL 36301



TIMOTHY CHARLES SMITH
 2007 SADDLEWOOD TRAIL
 DOTHAN, AL 36301

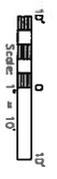
WILFRED L. SMITH
 210 S PARK AVE
 COTTOWOOD, AL 36320

SOUTH OATES STREET

- LEGEND**
- WATER METER
 - UTILITY POLE
 - STOP SIGN
 - 15 GAL. CREEP WYRTLE OR APPROVED EQUAL
 - 3 GAL. DRIFT ROSES OR APPROVED EQUAL

JOHNIE A. HENDERSON, JR.
 210 S PARK AVE
 DOTHAN, AL 36301

- PROJECT NOTES:**
1. THE OWNER WILL HAVE THE EXISTING ASPHALT REMOVED AND REPAIRED.
 2. THE EXISTING ASPHALT THERE IS 147' x 9' SQUARE PER LANSOFAVE AREA.
 3. THE CONTRACTOR SHALL REMOVE ALL PLUMBING IN THE EXISTING ASPHALT AND REPAIR AND PROPOSED PLUMBING.
 4. THE CONTRACTOR SHALL REMOVE THE EXISTING ASPHALT AND REPAIR AND PROPOSED PLUMBING.
 5. THE CONTRACTOR SHALL REMOVE THE EXISTING ASPHALT AND REPAIR AND PROPOSED PLUMBING.
 6. THE CONTRACTOR SHALL REMOVE THE EXISTING ASPHALT AND REPAIR AND PROPOSED PLUMBING.
 7. THE CONTRACTOR SHALL REMOVE THE EXISTING ASPHALT AND REPAIR AND PROPOSED PLUMBING.
 8. THE CONTRACTOR SHALL REMOVE THE EXISTING ASPHALT AND REPAIR AND PROPOSED PLUMBING.



General Discussion: On April 2, 2014, the Board of Zoning Adjustment approved a Special Exception for CSI Automotive to operate a used car sales lot at the subject site with the condition that a development plan be submitted to and approved by the City. One requirement of the development plan is the provision of a 10 foot wide landscaped strip along the front of the site. The applicant is requesting that the Planning Commission grant a 4.75 foot variance to the required 10 foot landscaping width.

According to conversations with the applicant, the existing parking lot was constructed per a design previously approved by the City through a prior development plan review process. The current site design provides for 5.25 feet of green space between the edge of the parking lot and the property line but has no plantings other than grass. The applicant contends that demolition of a portion of the parking lot to accommodate additional green space would constitute a hardship and would be inconsistent with the previously approved development plan.

Landscaping:

Section 114-238.G. of the Zoning Ordinance requires the following:

Required landscaped areas. All developments shall include a perimeter landscaped area of at least ten feet in depth adjacent to any public right-of-way unless a shallower depth is approved by the planning commission in its approval of the landscaping plan and subject to the following provisions:

- (1) At a minimum, four trees and eight shrubs for each 100 feet of linear foot frontage along the right-of-way shall be preserved or planted. The remaining area within the perimeter strip shall be landscaped with grass, ground cover, or other landscape treatment.**
- (2) Trees and other landscaping required in the perimeter strip shall be maintained to assure unobstructed visibility between three and nine feet above the average grade of the adjacent street and the driveway intersections through the perimeter strip.**
- (3) Understory trees shall be utilized when placing trees in the vicinity of power lines.**
- (4) The landscaping should be evenly spaced throughout the perimeter strip; however, nothing in this section shall prohibit the clustering of this material.**

(5) A berm may be utilized in the perimeter landscaped area next to vehicular use areas and must be consistent with [section 98-10](#) of this Code for sight triangles. If plantings are to be utilized as part of the berm, the berm should be terraced in a manner that retains water for these plantings.

The plan submitted by the applicant adequately addresses all elements of Sec. 114-238.G. with the exception of the required 10 foot landscaping width. Understory trees and shrubs are provided at the required rate and the small area of asphalt that will be removed at the northeast corner of the site will be planted and mulched. The plan also call for the closing of the driveway located at the northeast corner of the site due to its proximity to the intersection of Garland Street and South Oates Street.

Staff Recommendation: Staff recommends that Case No. DP-14-0490, request to vary the required landscaping width requirements of Sec. 114-238.G., as shown on the map stamped "July 29, 2014", be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The applicant is responsible for adequately watering the new plant materials during their establishment period and thereafter as necessary to maintain healthy growth; and,
2. All improvements are to be completed as shown on the referenced plan in a timely manner.



**PLANNING COMMISSION
STAFF REPORT – AUGUST 20, 2014 MEETING
CASE NUMBER: RZ-14-0504
Case Manager: Frank G. Breaux, AICP**

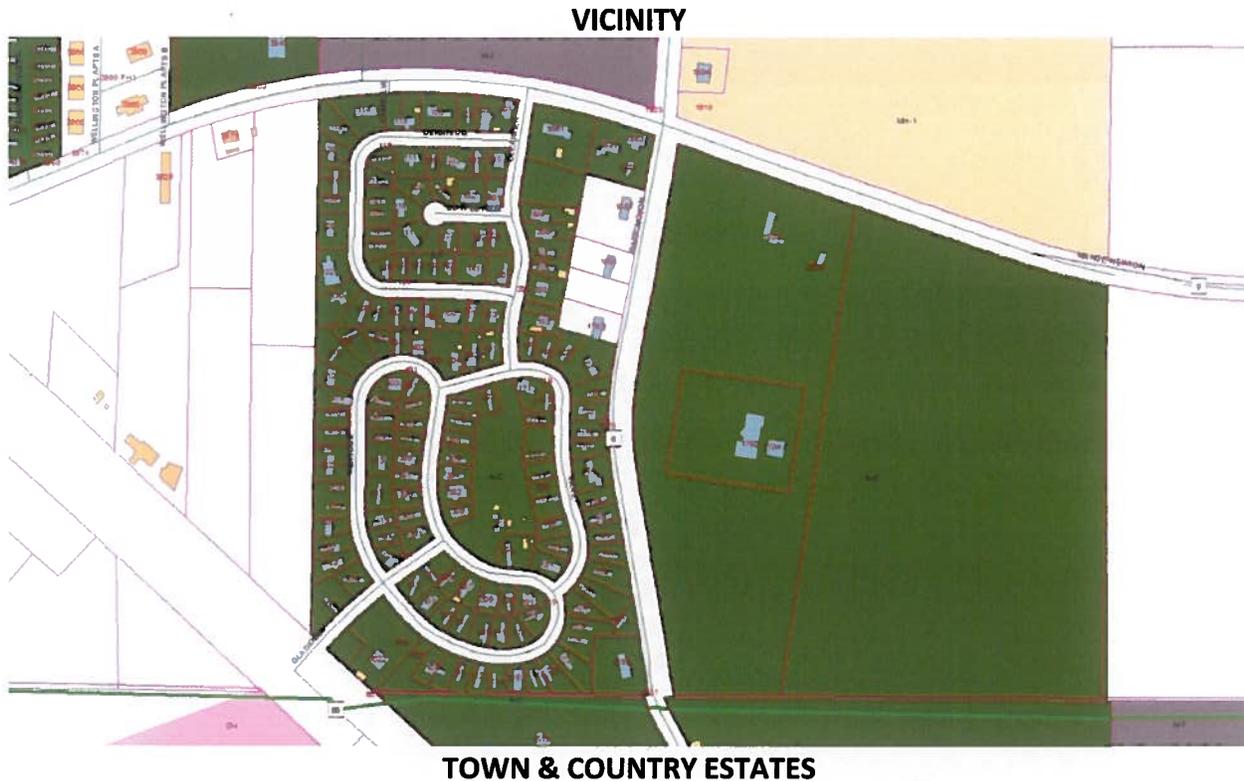
Summary of Information:

Project Name:	City Initiated Rezoning - Town & Country Estates, Ph. 1&2
Property Location:	Town & Country Estates, Ph. 1 & 2 (SEE VICINITY MAP)
Requested Action:	Rezoning from A-C to MH-2
Applicant:	City of Dothan
Property Owners:	See File

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	RESIDENTIAL/MOBILE HOME SUBDIVISION
EXISTING LAND USE - NORTH	MANUFACTURING/TIRE PLANT
EXISTING LAND USE - SOUTH	VACANT
EXISTING LAND USE - EAST	RESIDENTIAL
EXISTING LAND USE - WEST	VACANT/DALE COUNTY
ZONING DISTRICT - SUBJECT	A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - NORTH	H-I (HEAVY INDUSTRIAL)
ZONING DISTRICT - SOUTH	A-C
ZONING DISTRICT - EAST	A-C
ZONING DISTRICT - WEST	N/A - UNINCORPORATED DALE COUNTY
PROPOSED ZONING - SUBJECT	MH-2 (MOBILE HOME SUBDIVISION)





General Discussion: The Planning and Development Department is requesting, on behalf of the City of Dothan, a recommendation from the Planning Commission to rezone the entirety of the Town and Country Estates Subdivision from A-C to MH-2. Town and Country Estates is a mobile home subdivision generally situated between Mance Newton Road to its north, Barrington Road to its east and Hwy. 231 to its south. The subdivision was originally platted as a mobile home subdivision in 1974.

Background: In 1997, the property owners of the Town and Country Estates Subdivision requested that the City of Dothan annex the mobile home subdivision into the city limits. After a vote by the property owners, the City Commission approved the annexation and at that time, all properties within the Town and Country Estates Subdivision became part of the City of Dothan. There are 159 affected property owners within the subdivision.

Whenever property is newly annexed into the City, it is automatically placed into the A-C Zoning District classification and remains so until a request is made to change it to another zoning classification. Since the annexation in 1997, there has never been a request to change the zoning of Town and Country Estates and today it remains zoned A-C. The minimum lot size in the A-C District is 15,000 square feet for properties located within a platted subdivision such as Town and Country Estates.

Issue: The reason that the City is initiating a rezoning of the subdivision from A-C to MH-2 is the fact that none of the lots within the subdivision can meet the 15,000 square foot minimum

lot size standard for A-C zoning. This has created problems for property owners who have requested permits to replace their mobile homes and has forced many to seek variances.

This is an unnecessary burden that can be corrected by simply changing the zoning to MH-2. The minimum required lot size in the MH-2 Zoning District is 5,000 square feet. All of the lots within Town and Country Estates are at least 5,000 square feet in size. Below are the dimensional requirements for both districts.

Dimensional Regulations

A-C (R-1 Standard for Platted Lots)		MH-2
Minimum Lot Size	15,000 sq. ft.	5,000 sq. ft.
Front yard Depth	30 feet	20 feet
Rear Yard Depth	35 feet	10 feet
Side Yard Width	10 feet	15 feet
Max. Coverage	25%	n/a

Land Use Impact on Vicinity: No impact. The mobile home subdivision has existed since it was platted in 1974.

Land Use Compatibility/Land Use Plan: N/A

Impact on the Environment: N/A

Impact on Travel:

Traffic Engineering Comments: No comments.

Impact on Public Services and Facilities:

Engineering Comments: No comments received.

Utilities Comments: No comments received.

Fire Marshal's Comments: No Comments received.

Staff Recommendation:

Staff recommends that Case No. RZ-14-0504, a City initiated request to rezone the entirety of Town and Country Estates, Phases I & II, from A-C to MH-2, having been duly considered in a public hearing held on August 20, 2014, following advertised legal notice, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the *City of Dothan Zoning Ordinance*.