



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Anganette Williams
Branches of Life, LLC
6411 Howells Ferry Road
Mobile, Alabama 36618

Re: 6411 Howells Ferry Road
ZON-UDC-002993-2024
Anganette Williams, Branches of Life, LLC (Keri Coumanis, Helmsing Leach, P.C. Agent)
District 7
Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3), to remove a previous condition of rezoning approval limiting use of the site to an assisted living center.

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following criteria prevail to support rezoning of the property to R-3, Multi-Family Residential Suburban District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and,
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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As such, the Planning Commission voted to recommend approval of rezoning the property to R-3, Multi-Family Residential Suburban District, subject to the following conditions:

1. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and
2. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is **\$291.84**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

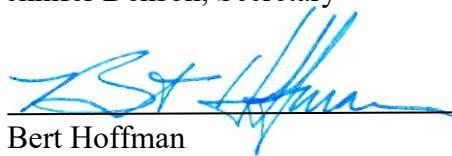
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Bert Hoffman

Deputy Director of Long Range Planning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Anganette Williams
Branches of Life, LLC
6411 Howells Ferry Road
Mobile, Alabama 36618

Re: 6411 Howells Ferry Road
ZON-CUP-002994-2024
Anganette Williams, Branches of Life, LLC (Keri Coumanis, Helmsing Leach, P.C. Agent)
District 7
Conditional Use Permit approval to allow a Community Residence for 16 persons in an R-3,
Multi-Family Residential Suburban District.

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit:

- 1) The request is consistent with all applicable requirements of this Chapter, including:
 - a. Any applicable development standards; and
 - b. Any applicable use regulations.
- 2) The request will not impede the orderly development and improvement of surrounding property; and
- 3) Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood or be more injurious to property or improvements in the neighborhood.
- 4) The request will be adequately served by water and sanitary sewer services;
- 5) The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- 6) The request shall not be detrimental to or endanger the public health, safety or general welfare.

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- 7) The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Conditional Use Permit to the City Council, subject to the following conditions:

- 1) Completion of the rezoning process to remove the condition limiting use of the site to an assisted living facility;
- 2) Use is limited to the existing building;
- 3) Revision of the site plan to illustrate compliant parking and include a table of the required number of parking spaces for use of the existing facility;
- 4) Placement of a note on the revised site plan stating any changes in the scope of operations (number of residences, hours of operation, etc.) or to the site (parking layout, number of buildings, etc.), will require additional Conditional Use Permit approval by the Planning Commission and City Council;
- 5) Compliance with all Engineering comments noted in the staff report;
- 6) Compliance with all Traffic Engineering comments noted in the staff report;
- 7) Compliance with all Urban Forestry comments noted in the staff report;
- 8) Compliance with all Fire Department comments noted in the staff report;
- 9) Provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
- 10) Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is **\$434.34**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Bert Hoffman

Deputy Director of Long Range Planning