

APPLICATION NUMBER

**5327/5152**

A REQUEST FOR

**USE AND OFF-SITE PARKING VARIANCES TO ALLOW  
56 OFF-SITE (PAVED) PARKING SPACES IN AN R-1,  
SINGLE-FAMILY RESIDENTIAL DISTRICT FOR AN  
ADJACENT (ACROSS THE STREET) UTILITY  
COMPANY; A MINIMUM OF B-1, BUFFER BUSINESS  
DISTRICT IS REQUIRED AND ALL PARKING IS  
REQUIRED TO BE ON SITE**

LOCATED AT

East side of North Catherine Street, 130'± North of Center Street

APPLICANT/OWNER

**MOBILE AREA WATER AND SEWER BOARD**

**BOARD OF ZONING ADJUSTMENT**

NOVEMBER 2005

The applicant is requesting Use and Off-Site Parking Variances to allow 56 off-site (paved) parking spaces in a R-1, Single-Family Residential District for an adjacent (across the street) utility company; a minimum of B-1, Buffer Business District is required and all parking is required to be on site.

A similar application was approved by the Board at the January 2003 meeting with several conditions: 1) full compliance with the landscaping and tree planting requirements of the ordinance; 2) full compliance with all municipal codes and ordinances; 3) the provision of a buffer where the site adjoins residential property; 4) the parking design and pedestrian crosswalk to be approved by the Traffic Engineering Department; and 5) the submission and approval of a subdivision application. In April 2003, the Planning Commission approved the 1-lot subdivision; however, the department has not received the required seven copies of the recorded plat.

The applicant states due to renovations of the customer service area and the need to temporarily close the existing parking area on the south side of the main building entrance, Mobile Area Water and Sewer Board (MAWSS) would like to construct a parking across the street. The new parking area would be completed in two phases. The first phase would consist of site grading for 36 parking spaces, with two temporary trailers that would house employees from the main building to accept customers. Phase 2 will consist of a new sidewalk, curb and gutter, detention and landscaping to allow for customer and employee parking.

The applicant states the final phase of the parking lot will be completed when renovations to the main building are finished and the temporary office trailers are removed. The applicant adds that the completed parking plaza will be functional and provide much needed additional access for the main office.

As stated previously the Board approved a similar variance in January 2003; however, this variance differs from the previous variance in that the applicant did not propose to place two office trailers on the site.

As illustrated on the Vicinity Map, this area is being developed commercially and the only residences in this block face Center Street or Saint Stephens Road.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

In terms of the overall development, the site is across the street from the MAWSS main offices and could be considered orderly expansion. Furthermore, the site was granted a similar variance less than three (3) years ago and was approved as a 1-lot subdivision by the Planning Commission as required by that (2003) variance.

**RECOMMENDATION 55327/5152****Date: November 7, 2005**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the ordinance; 2) full compliance with all municipal codes and ordinances; 3) the provision of a buffer where the site adjoins residential property; 4) the parking design and pedestrian crosswalk to be approved by the Traffic Engineering Department; and 5) the completion of the subdivision process (submission of seven copies of the final plat).

## LOCATOR MAP



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APPLICANT Mobile Area Water and Sewer Board

REQUEST Use, Off-Site Parking Variance



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# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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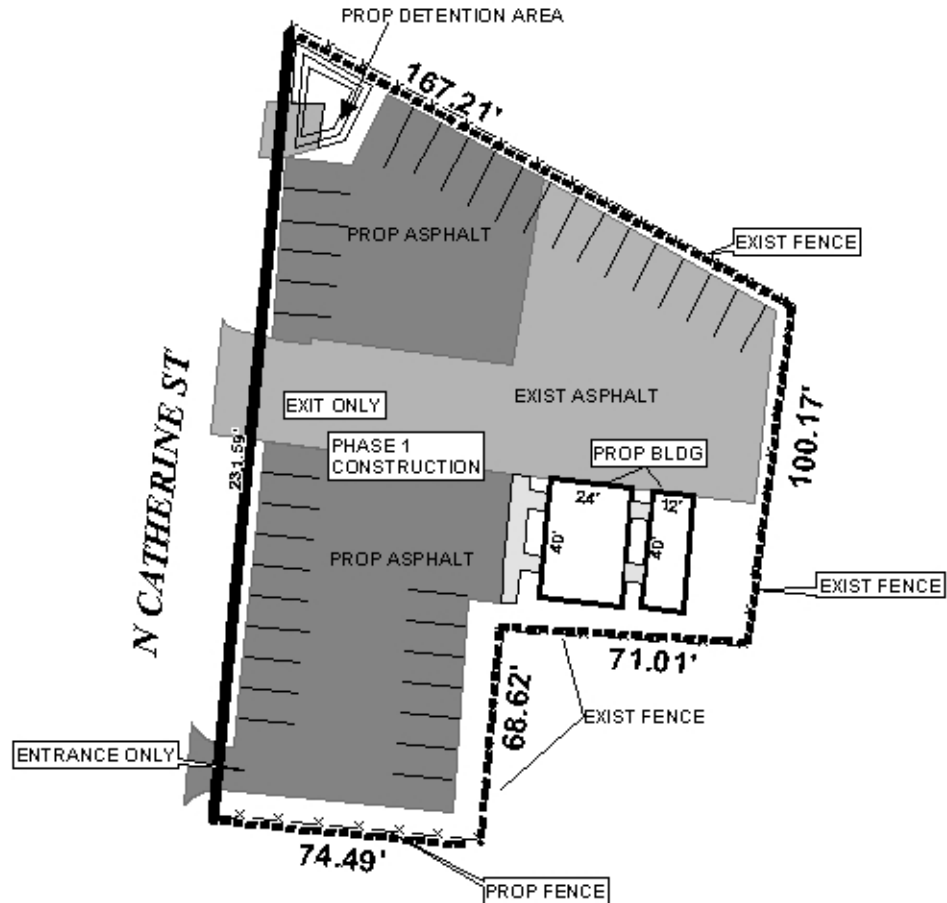
REQUEST Use, Off-Site Parking Variance

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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# SITE PLAN



The site plan illustrates the phase 1 parking and proposed buildings

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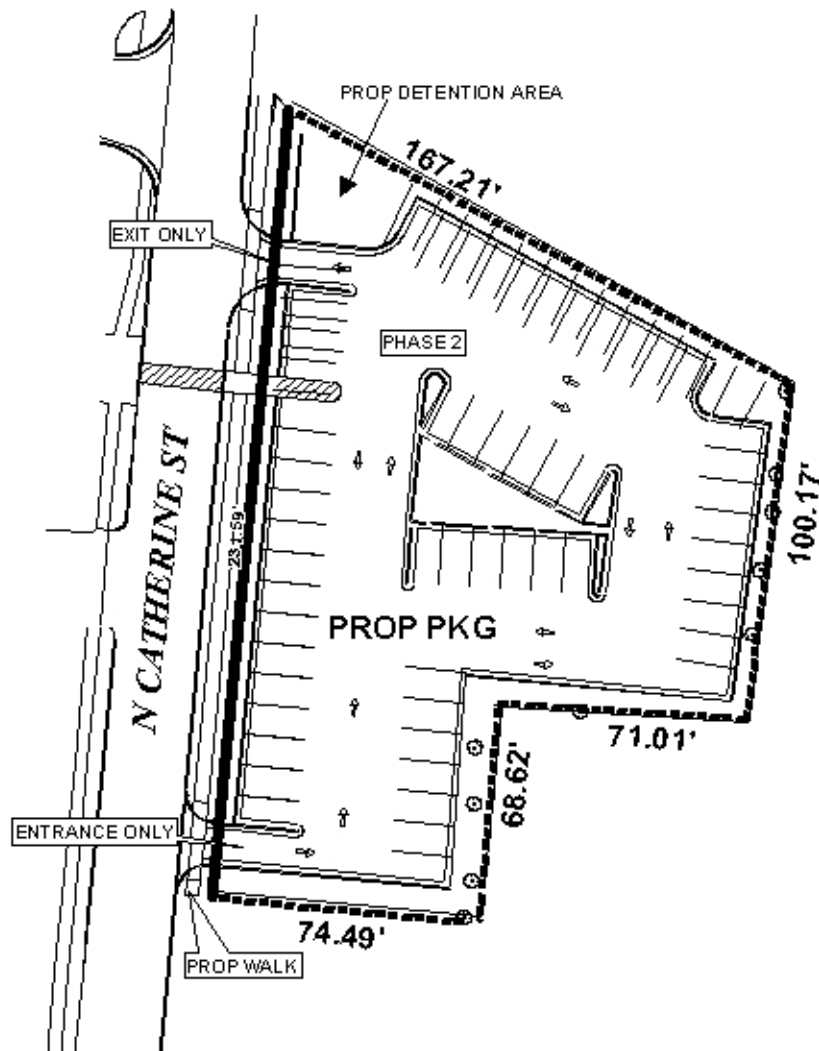
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## SITE PLAN



The site plan illustrates the phase 2 proposed parking and landscaping.

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REQUEST Use, Off-Site Parking Variance



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