



Agenda Item # 1

BOA-002512-2023

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

1700 Navco Road

Applicant / Agent (as applicable):

Coburn Construction Company

Property Owner:

Maher Haifa

Current Zoning:

I-1, Light Industry District

Future Land Use:

Mixed Commercial Corridor

Case Number(s):

6521

Unified Development Code (UDC) Requirement:

- The UDC does not allow a digital pricing sign within 300-feet of residentially zoned property.

Board Consideration:

- To allow a digital pricing sign within 300-feet of residentially zoned property.


Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Variance Considerations	4
Exhibits	6

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units to the north and east.

APPLICATION NUMBER <u> 6521 </u> DATE <u> July 10, 2023 </u>	 NTS
APPLICANT <u> Coburn Construction Company </u>	
REQUEST <u> Sign Variance </u>	

SITE HISTORY

The subject site has no history of applications before the Board of Zoning Adjustment or the Planning Commission.

STAFF COMMENTS

Engineering Comments:

If the proposed variance is approved the applicant will need to have the following conditions met:

1. If any site improvements are proposed contact land.disturbance@cityofmobile.org to see what type of Land Disturbance Permit will be required.
2. The existing drainage patterns and surface flow characteristics should not be altered so as to have a negative impact on any adjoining properties or any public rights-of-way.
3. Any and all proposed land disturbing activity within the property will need to be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Applicant agrees to install adequate BMPs during construction to protect from sediment/pollutants leaving the site.

Traffic Engineering Comments:

No comments.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

The applicant is requesting a Sign Variance to allow a digital pricing sign within 300-feet of residentially zoned property for a commercial site in an I-1, Light Industry District; the Unified Development Code (UDC) does not allow a digital pricing sign within 300-feet of residentially zoned property for a commercial site in an I-1, Light Industry District.

The entire application packet is available via the link on Page 1.

The purpose of the Sign Regulation Provisions is to promote the economic well-being of the entire Mobile community by creating a favorable physical image, to afford the business community an equal and fair opportunity to advertise and promote products and services, and to protect the right of the citizens to enjoy Mobile's natural scenic beauty.

The subject site has an existing convenience store with gasoline sales. The applicant proposes to replace the existing freestanding manual gas pricing sign (currently on an adjacent property), onto the subject site with a digital pricing sign. As the proposed sign would be within 300-feet of residentially zoned property to the North and East of the site, a variance is required to allow such, hence this application.

The applicant states that the subject site will be upgraded to a Texaco gas station and that digital pricing signs are essential to be competitive in the fuel industry. It is also stated that the new sign will allow customers to clearly view the prices.

The site plan submitted indicates that the existing non-compliant, off-premise freestanding sign is to be removed. The proposed monument sign would be compliant with the required 18-inch setback from the right-of-way, as well as size allowances.

In previous cases before the Board, where digital gasoline pricing signs were proposed within 300-feet of residentially zoned property, the Board has been sympathetic to the applicant's request to allow such, primarily due to the fact that digital pricing signs have low levels of light emission, and such signage is necessary to allow an applicant a fair opportunity to advertise prices within a competitive market.

VARIANCE CONSIDERATIONS

Standards of Review:

Variations are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;
- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; no variance shall be granted:

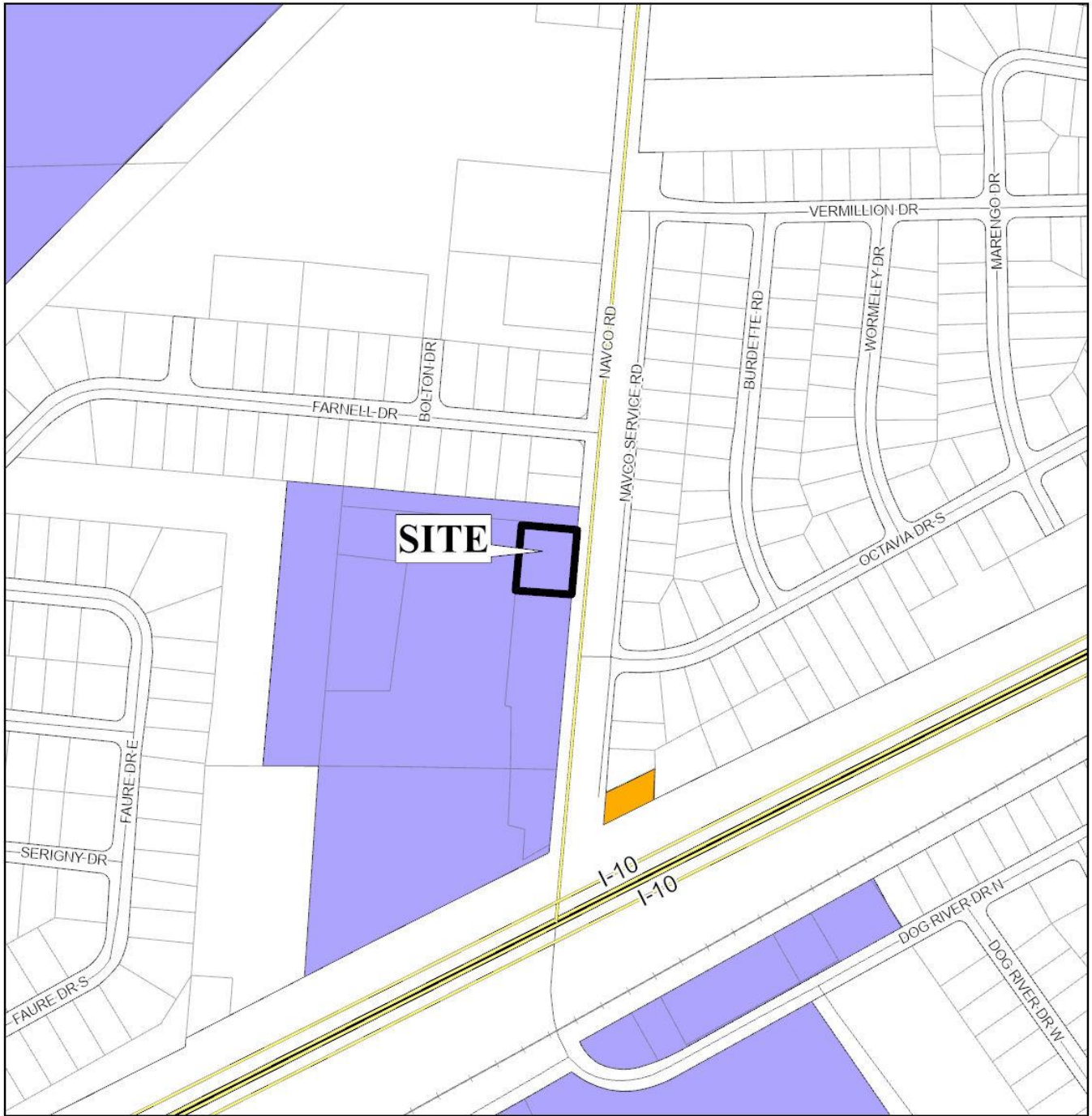
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

Considerations:

Based on the requested Variance application, if the Board considers approval of the request, the following findings of fact must be presented:

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

LOCATOR ZONING MAP



APPLICATION NUMBER 6521 DATE July 10, 2023

APPLICANT Coburn Construction Company

REQUEST Sign Variance



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6521 DATE July 10, 2023

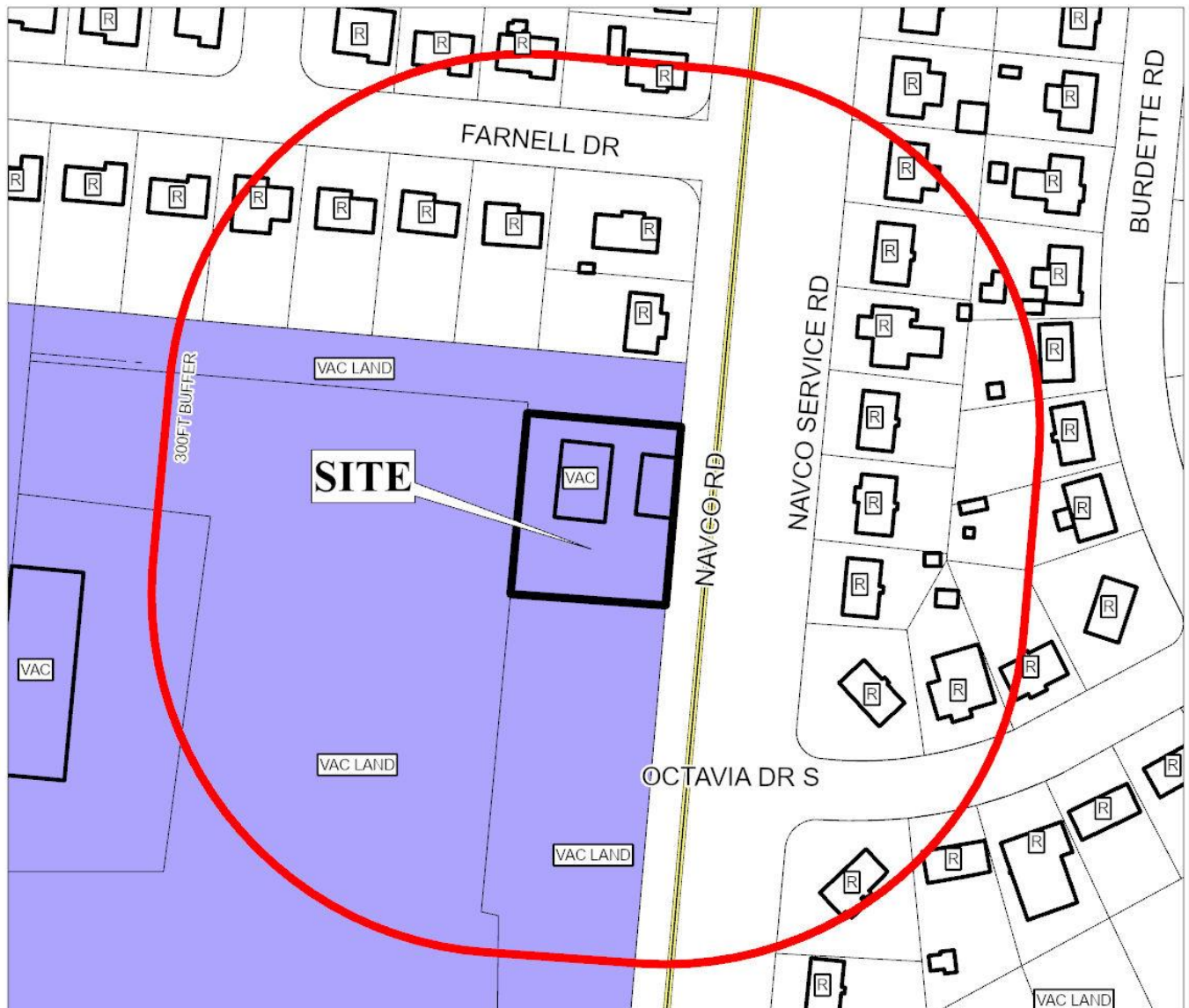
APPLICANT Coburn Construction Company

REQUEST Sign Variance


- | | | | |
|---|--|---|--|
| ■ Low Density Residential | ■ Neighborhood Center - Traditional | ■ Downtown Waterfront | ■ Parks & Open Space |
| ■ Mixed Density Residential | ■ Neighborhood Center - Suburban | ■ Light Industry | ■ Water Dependent |
| ■ Downtown | ■ Traditional Corridor | ■ Heavy Industry | |
| ■ District Center | ■ Mixed Commercial Corridor | ■ Institutional | |



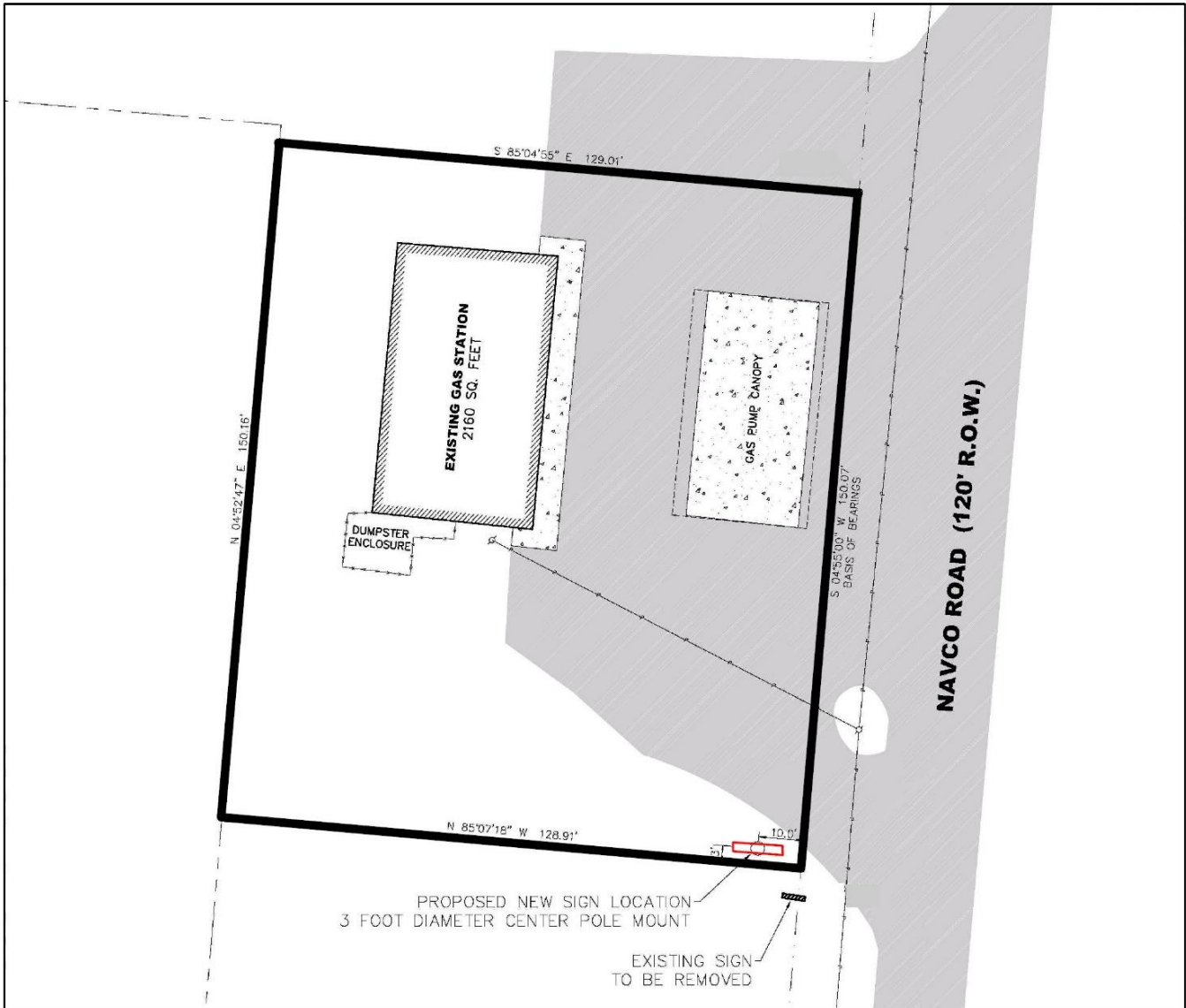
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING




The site is surrounded by residential units to the north and east.

APPLICATION NUMBER <u>6521</u>	DATE <u>July 10, 2023</u>	 NTS																								
APPLICANT <u>Coburn Construction Company</u>																										
REQUEST <u>Sign Variance</u>																										
<table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">R-A</td><td style="width: 10%;">R-3</td><td style="width: 10%;">T-B</td><td style="width: 10%;">B-2</td><td style="width: 10%;">B-5</td><td style="width: 10%;">MUN</td><td style="width: 10%;">SD-WH</td><td style="width: 10%;">T5.1</td></tr> <tr> <td>R-1</td><td>R-B</td><td>B-1</td><td>B-3</td><td>I-1</td><td>OPEN</td><td>T3</td><td>T5.2</td></tr> <tr> <td>R-2</td><td>H-B</td><td>LB-2</td><td>B-4</td><td>I-2</td><td>SD</td><td>T4</td><td>T6</td></tr> </table>	R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1	R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2	R-2	H-B	LB-2	B-4	I-2	SD	T4	T6		
R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1																			
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2																			
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6																			

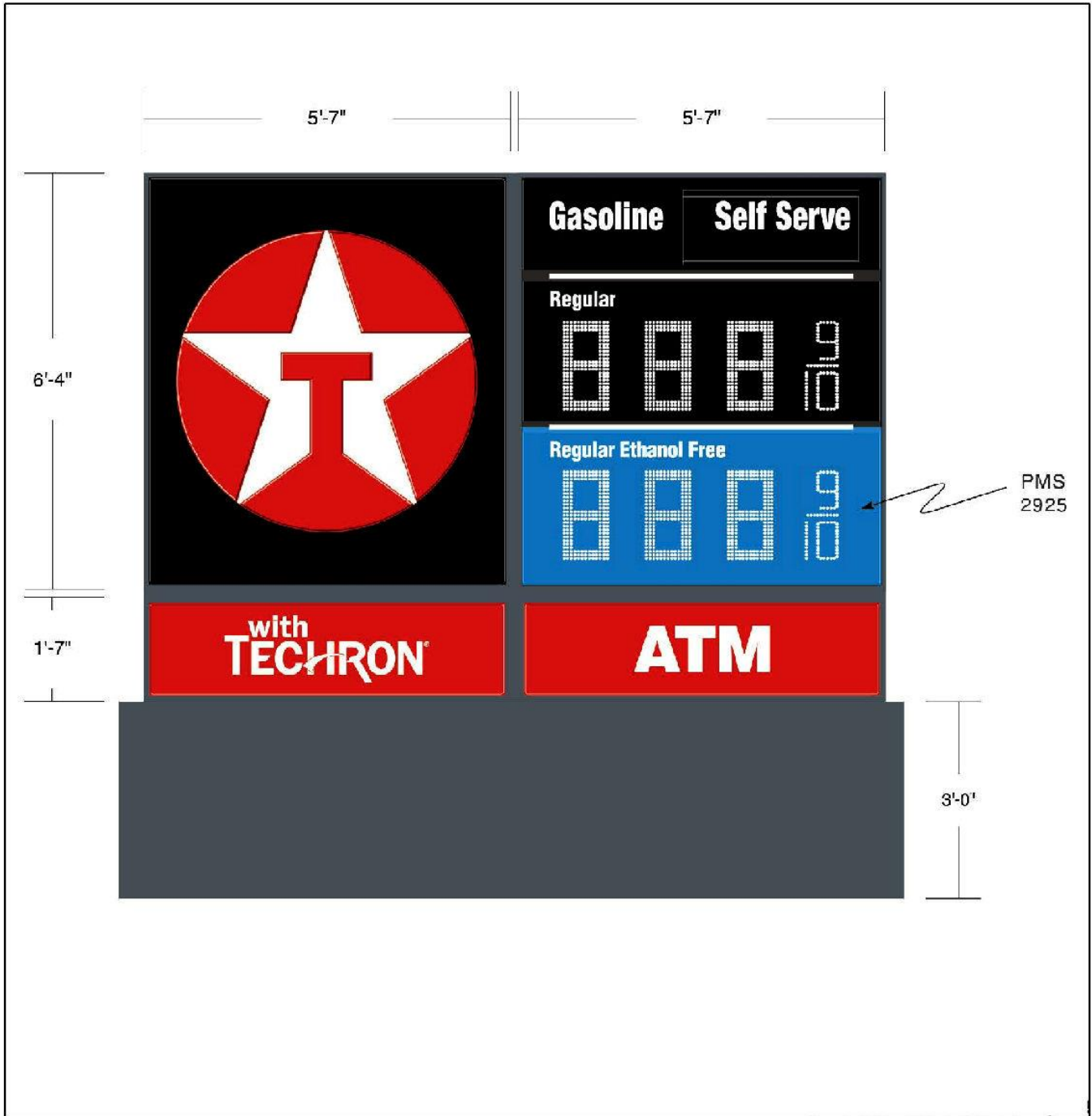
SITE PLAN



The site plan illustrates the existing building, existing sign, and proposed sign location.

APPLICATION NUMBER <u>6521</u> DATE <u>July 10, 2023</u>	
APPLICANT <u>Coburn Construction Company</u>	
REQUEST <u>Sign Variance</u>	

DETAIL SITE PLAN



PMS
2925

APPLICATION NUMBER 6521 DATE July 10, 2023
APPLICANT Coburn Construction Company
REQUEST Sign Variance



ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■				■		■						□		
TWO-FAMILY RESIDENCE	R-2	■				■		■						□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■							□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■						□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■						□		
HISTORIC BUSINESS	H-B			■		■		■						□		
VILLAGE CENTER	TCD					■	■							□		
NEIGH. CENTER	TCD					■	■							□		
NEIGH. GENERAL	TCD					■								□		
DOWNTOWN DEV. DDD	T-6			■										□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□						□		
DOWNTOWN DEV. DDD	T-5.2			■		■		□						□		
DOWNTOWN DEV. DDD	T-4			■		■		□						□		
DOWNTOWN DEV. DDD	T-3			■		■								□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○			○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■					□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■					□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■					□	○	
COMMUNITY BUSINESS	B-3				■				■				○	□	○	
GEN. BUSINESS	B-4			■					■				○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■				□	□	
LIGHT INDUSTRY	I-1									■				□	□	□
HEAVY INDUSTRY	I-2										■			□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.