

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: October 1, 2018****CASE NUMBER**

6170

APPLICANT NAME

MTC Logistics of Alabama, LLC

LOCATION301 Yeend Street
(Southwest corner of Yeend Street and Baker Street)**ANALYSIS**

This is a request for a six-month extension of a previously approved Tree Planting Location Variance to allow no frontage trees to be planted along the street frontage. The approval was subject to the following:

1. *the provision of heritage tree plantings within the interior of the site equal to the number ordinarily required along the public street frontages;*
2. *revision of the site plan to provide 67 interior heritage tree plantings;*
3. *coordination with the Arborist/Urban Forester to select 37 overstory and 30 understory trees for placement on the site; and*
4. *full compliance with all other municipal codes and ordinances.*

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's April 2, 2018 meeting. The applicant states the following:

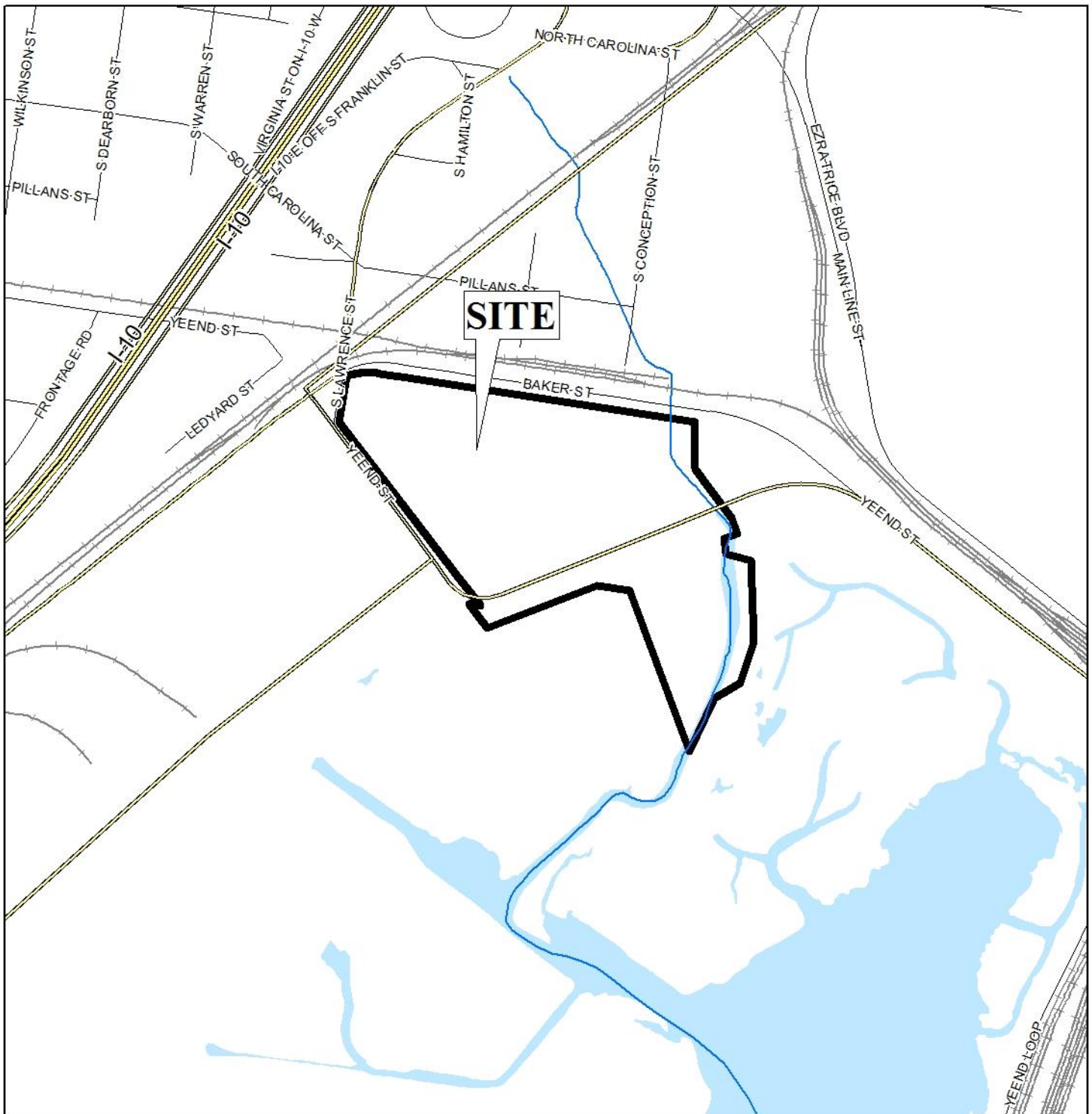
"Applicant has property under contract. Due diligence items have caused closing to be extended to September 25, 2018, which has delayed obtaining building permits. Applicant intends to close the purchase and move forward."

There have been no changes in the surrounding area that would affect the variance as previously approved, nor have there been any changes to the regulations which would affect the previous approval.

RECOMMENDATION:

Based on the preceding, staff recommends approval of a six-month extension to allow for the issuance of permits; however the applicant should be aware that future extensions are unlikely.

LOCATOR MAP



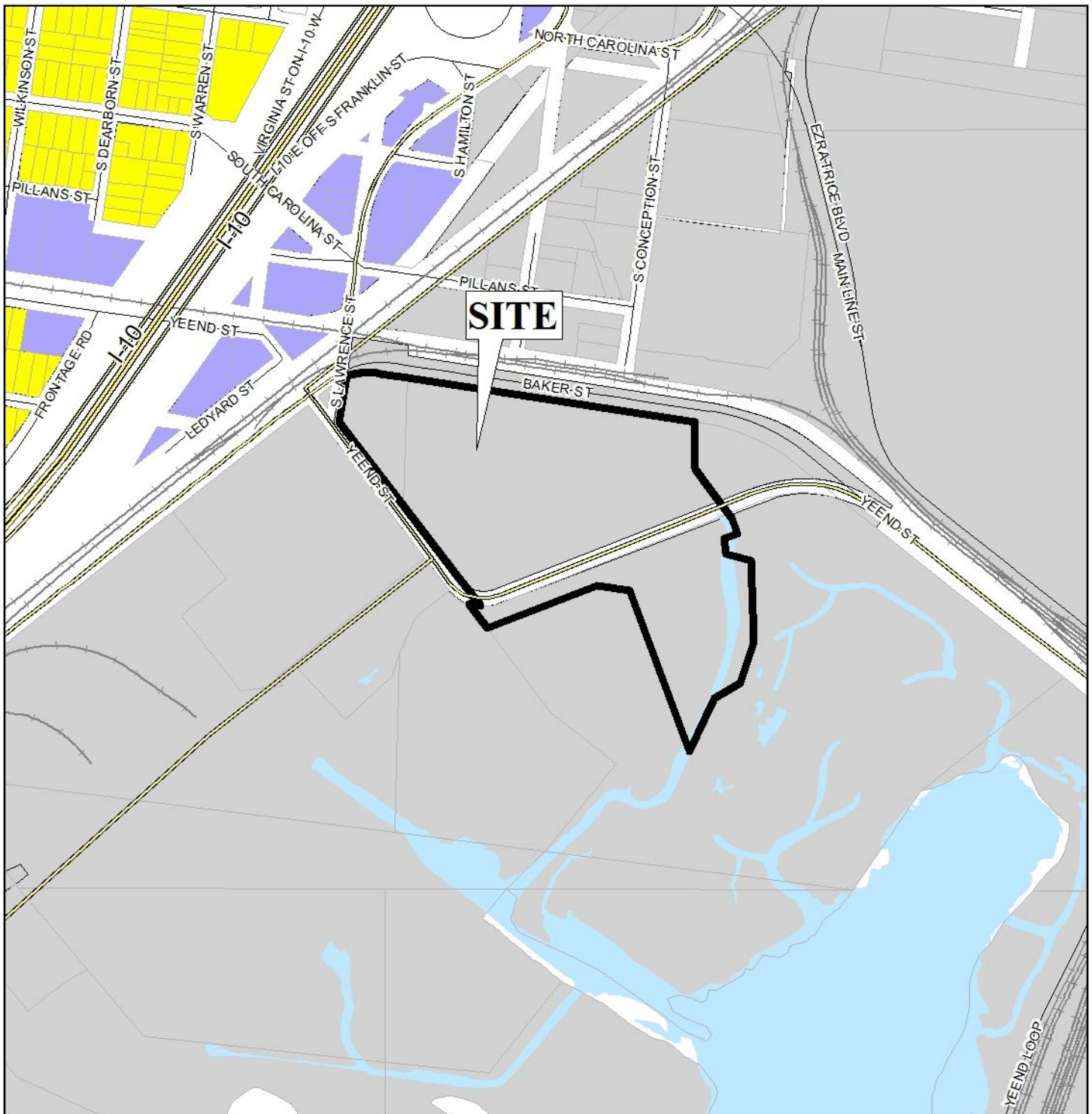
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APPLICANT MTC Logistics of Alabama, LLC

REQUEST Tree Planting Variance



LOCATOR ZONING MAP



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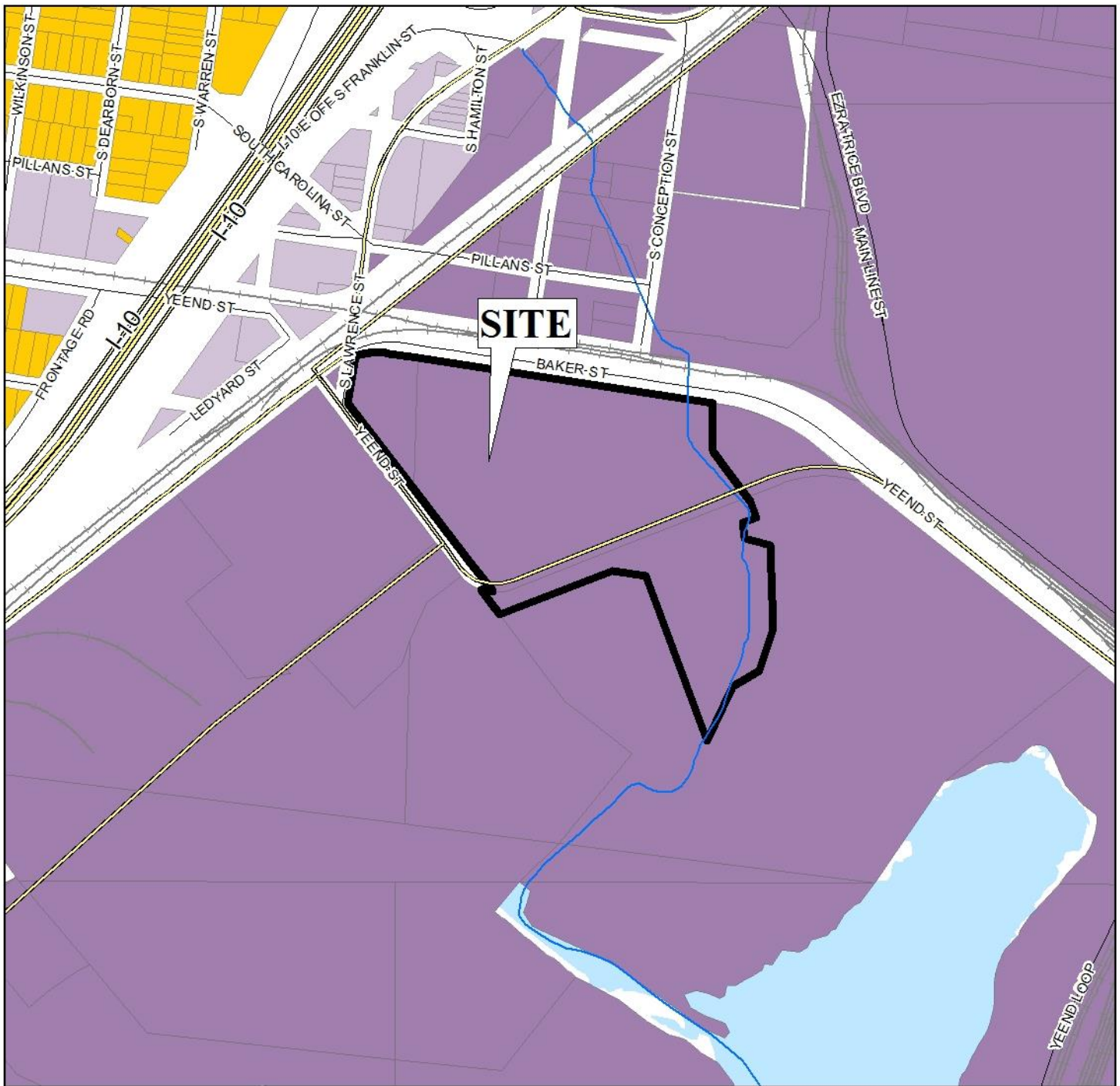
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FLUM LOCATOR MAP



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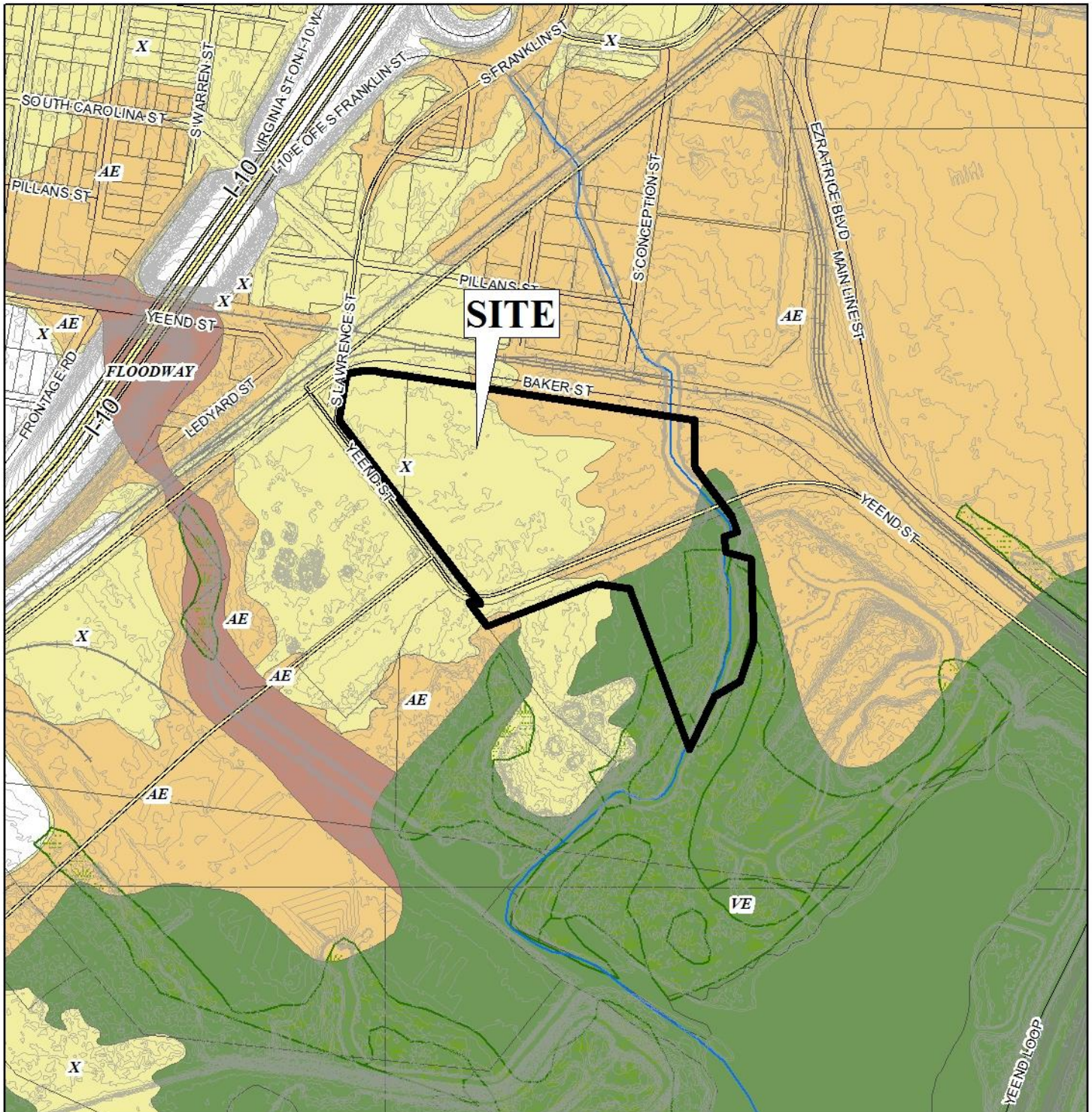
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



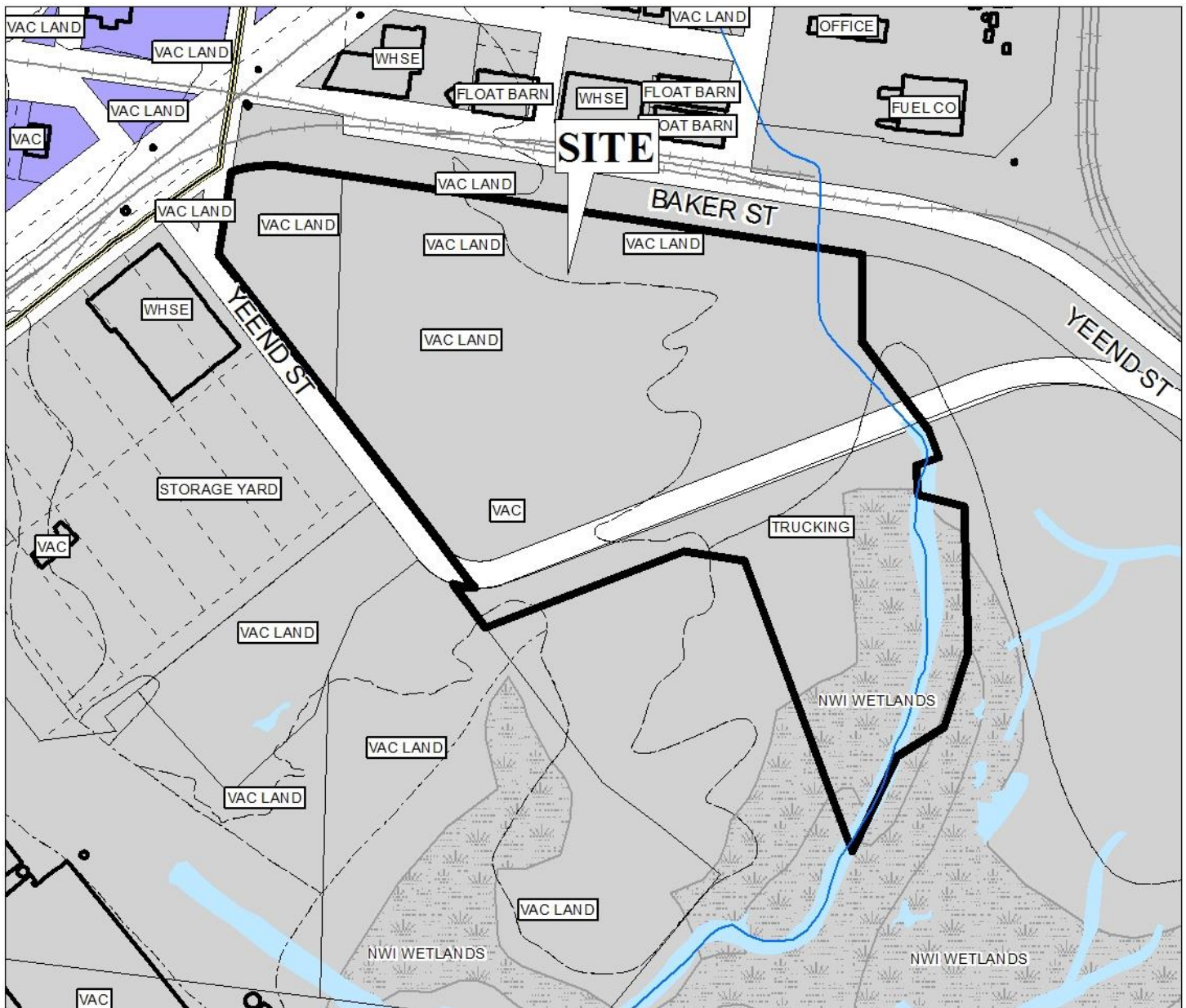
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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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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



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL

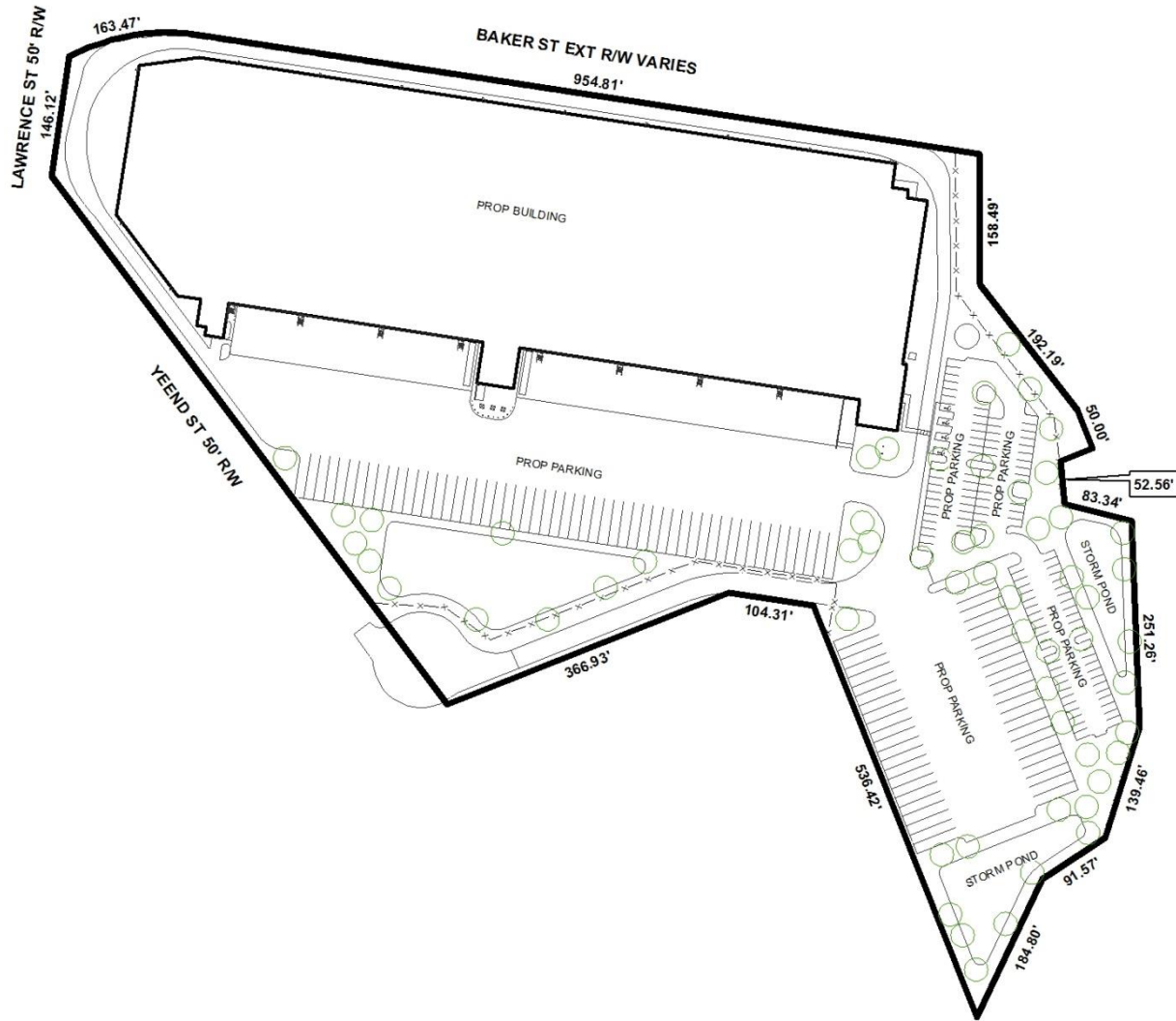


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SITE PLAN



The site plan illustrates the proposed building, proposed parking, and proposed storm ponds.

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