

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: August 3, 2020****CASE NUMBER**

6218

APPLICANT NAME

Springhill Village, LLC

LOCATION

4350, 4354, 4356, 4358, 4360, 4362, 4364 and 4366 Old Shell Road
(North side of Old Shell Road, 390'± West of Dilston Lane extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).

ANALYSIS

This is a request for a one-year extension of previously approved Reduced Building Frontage, Increased Access Drive Width and Sign Variances to allow a 41%+ building frontage along Old Shell Road, and a 46%+ building frontage along McGregor Avenue North; to allow a two-way access drive width of 38.88'+; and to allow two pylon signs to remain on site in a Village Center Sub-district of a Traditional Center District overlay; the Zoning Ordinance requires an 80% building frontage, allows a maximum two-way drive width of 30', and does not allow freestanding signs in a Village Center Sub-district of a Traditional Center District overlay. The Approval was subject to the following conditions:

- 1) subject to the Engineering comments: *[INCREASED ACCESS DRIVE WIDTH VARIANCE: If the increased access drive width is approved for use the applicant will need to have the following conditions met: 1) Submit and receive a TIER 2 Land Disturbance Permit for the proposed site development through Central Permitting.*
- 2) placement of a note on the site plan stating the Traffic Engineering comments: *(Traffic Engineering does not oppose the two curb cuts on Old Shell Road. The existing driveways separate the delivery traffic from the customer traffic. The existing signalized entrance should remain with two egress lanes to allow for maximum efficiency of the traffic signal. The reduced ingress lane is appropriately sized for a one lane entry into the site.);*
- 3) subject to the 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 4) subject to the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).];*
- 5) completion of the Subdivision process prior to any request for land disturbance; and
- 6) full compliance with all municipal codes and ordinances.

This is the second extension request since the variance was originally approved at the Board's November 5, 2018 meeting. The first extension request was granted by the Board at its June 3,

2019 meeting and extended the approval for one year. The applicant states the following as justification for the second extension:

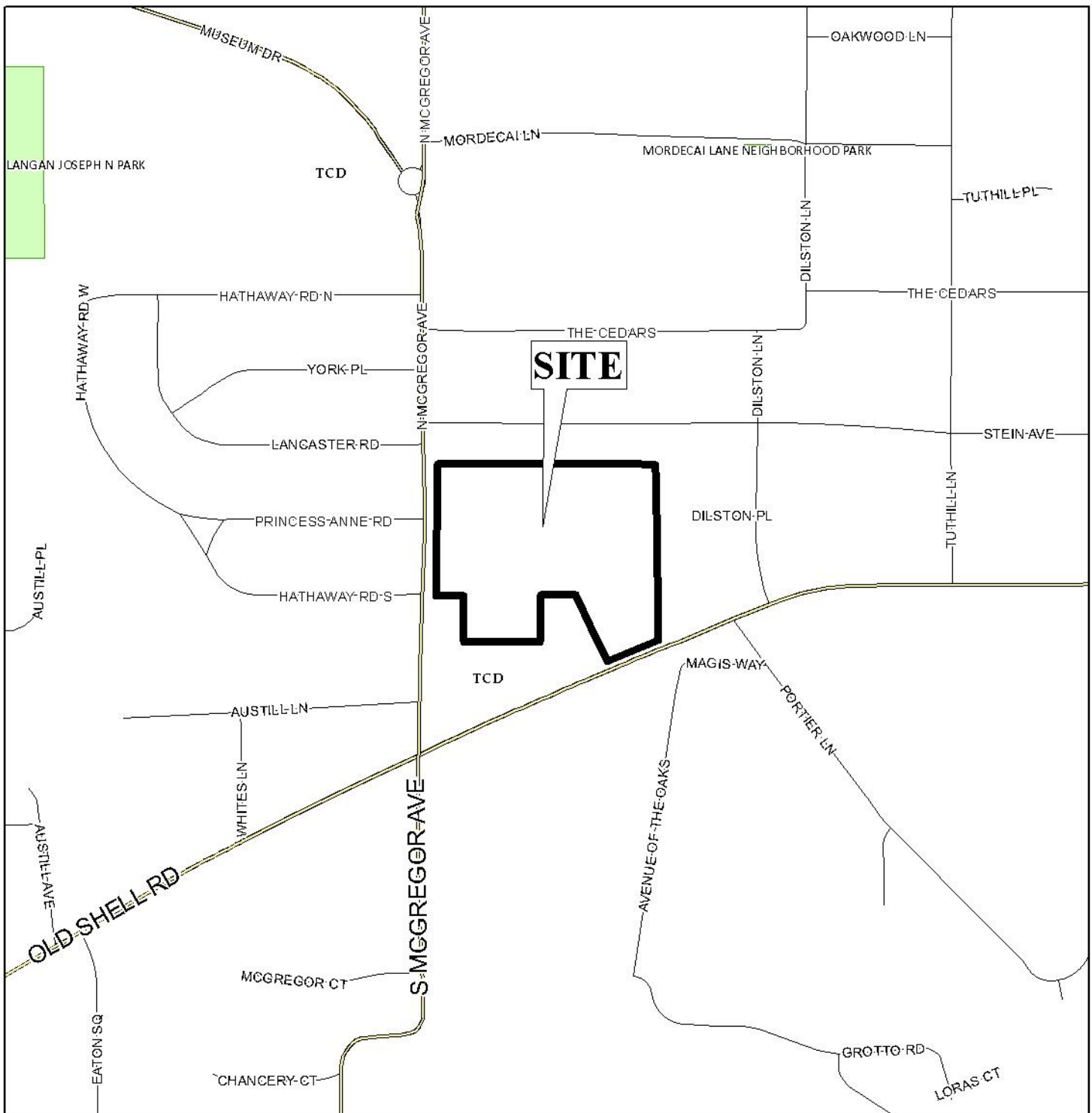
The Owner was unable to acquire all of the necessary tenant consents required to perform the construction contemplated in the PUD and to finalize the construction plans for such work. The owner was further impacted by covid-19 pandemic and delayed in obtaining the necessary tenant consents and completion of construction plans.

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. The applicant has also submitted an associated Planned Unit Development for the site which is proposed to cover three phases of development. Therefore, the request for an additional one-year extension would seem in order under these circumstances.

RECOMMENDATION:

Based on the preceding, staff recommends approval of a one-year extension to allow for the issuance of permits for development.

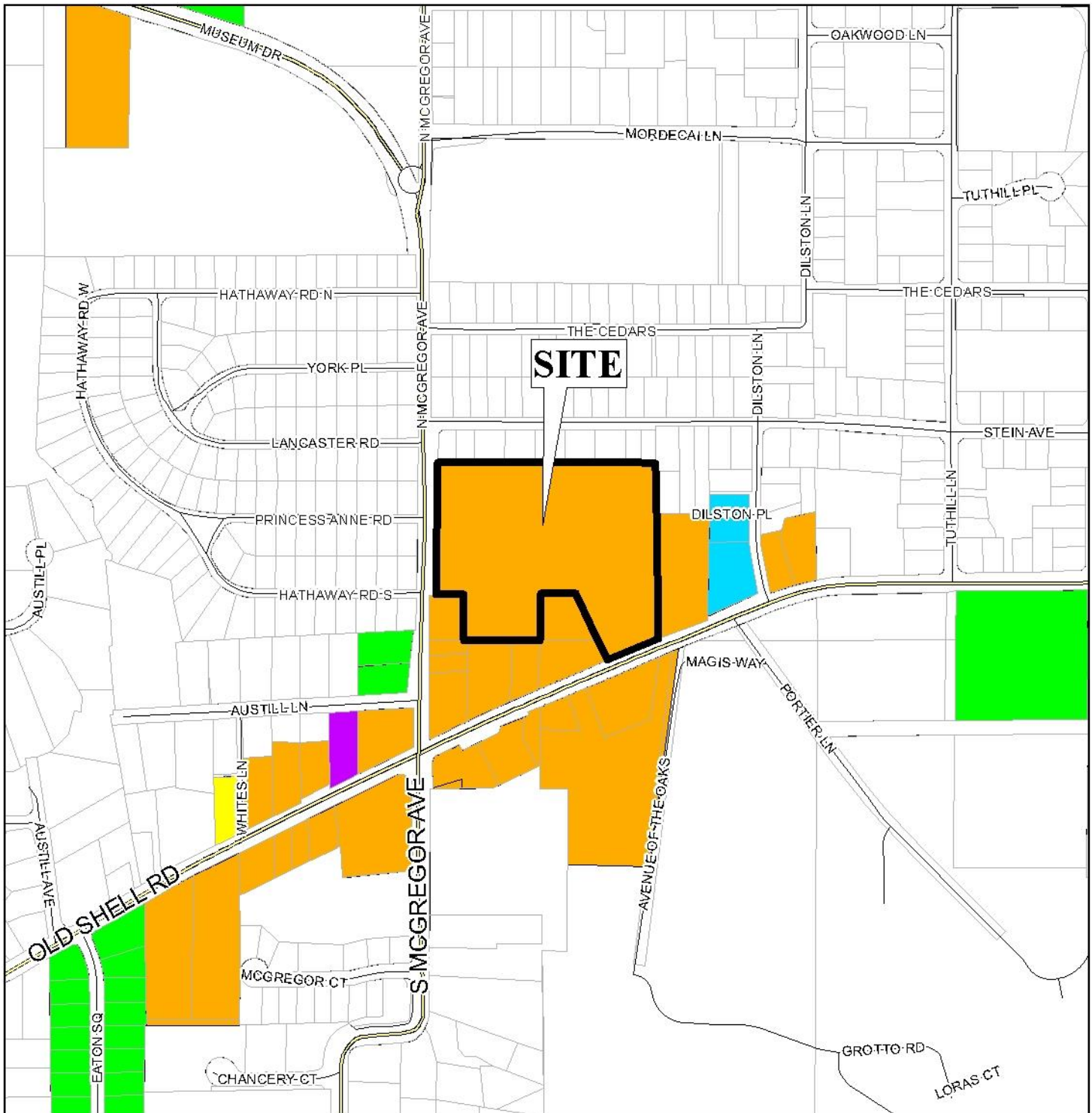
LOCATOR MAP



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APPLICANT Springhill Village, LLC
REQUEST Reduced Building Frontage, Increased Access Drive Width and Sign Variances



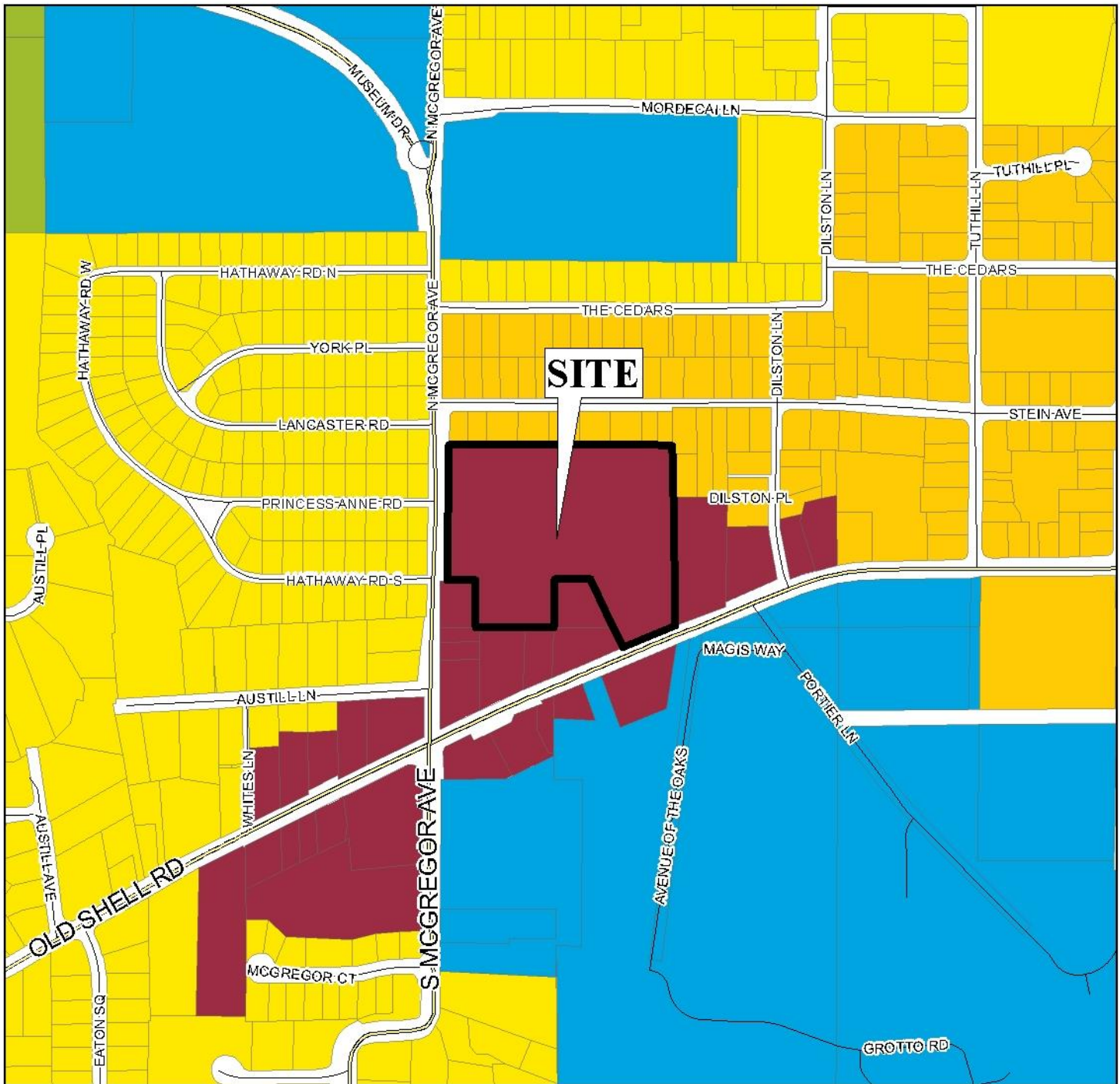
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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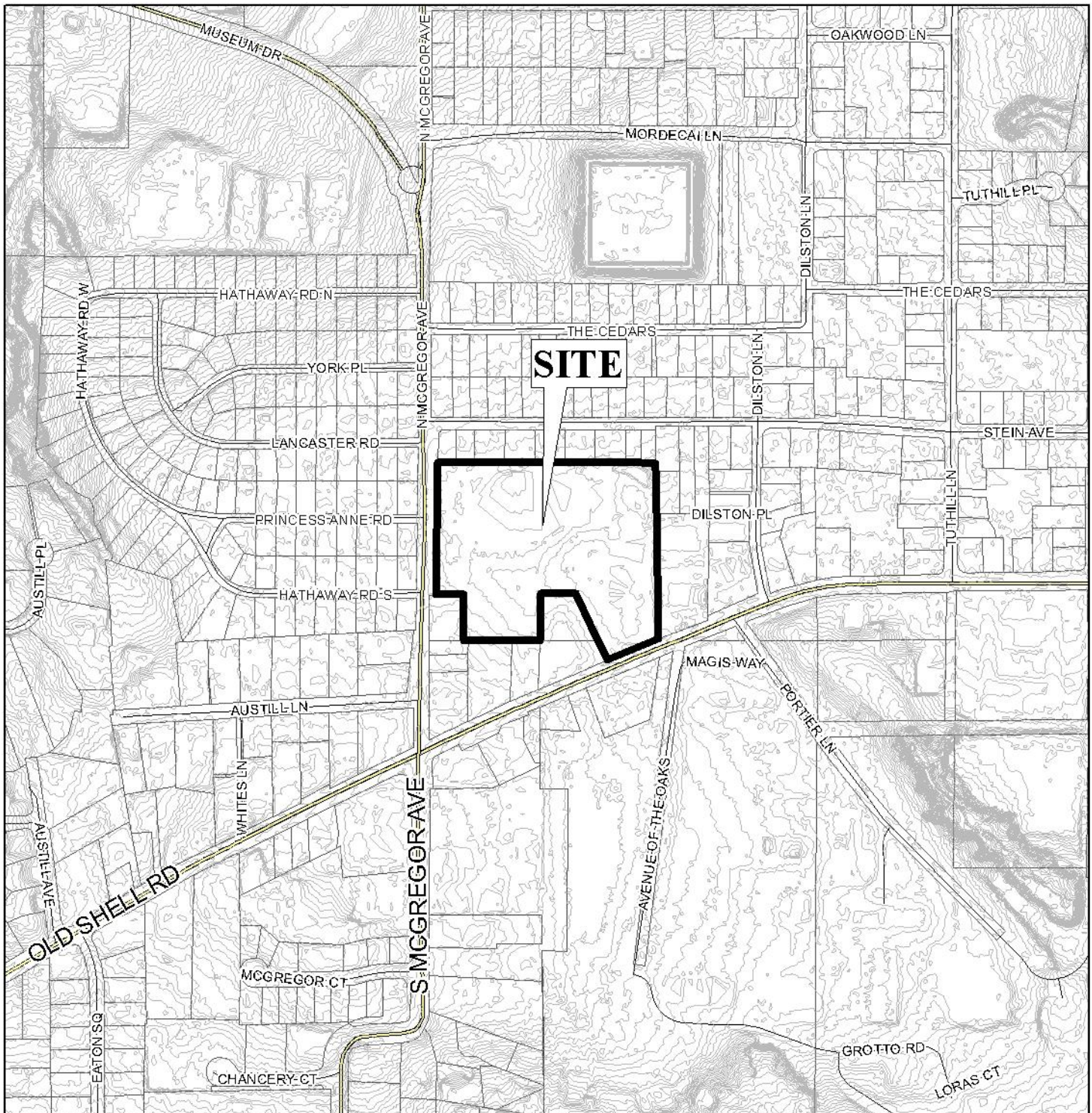
APPLICANT Springhill Village, LLC

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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

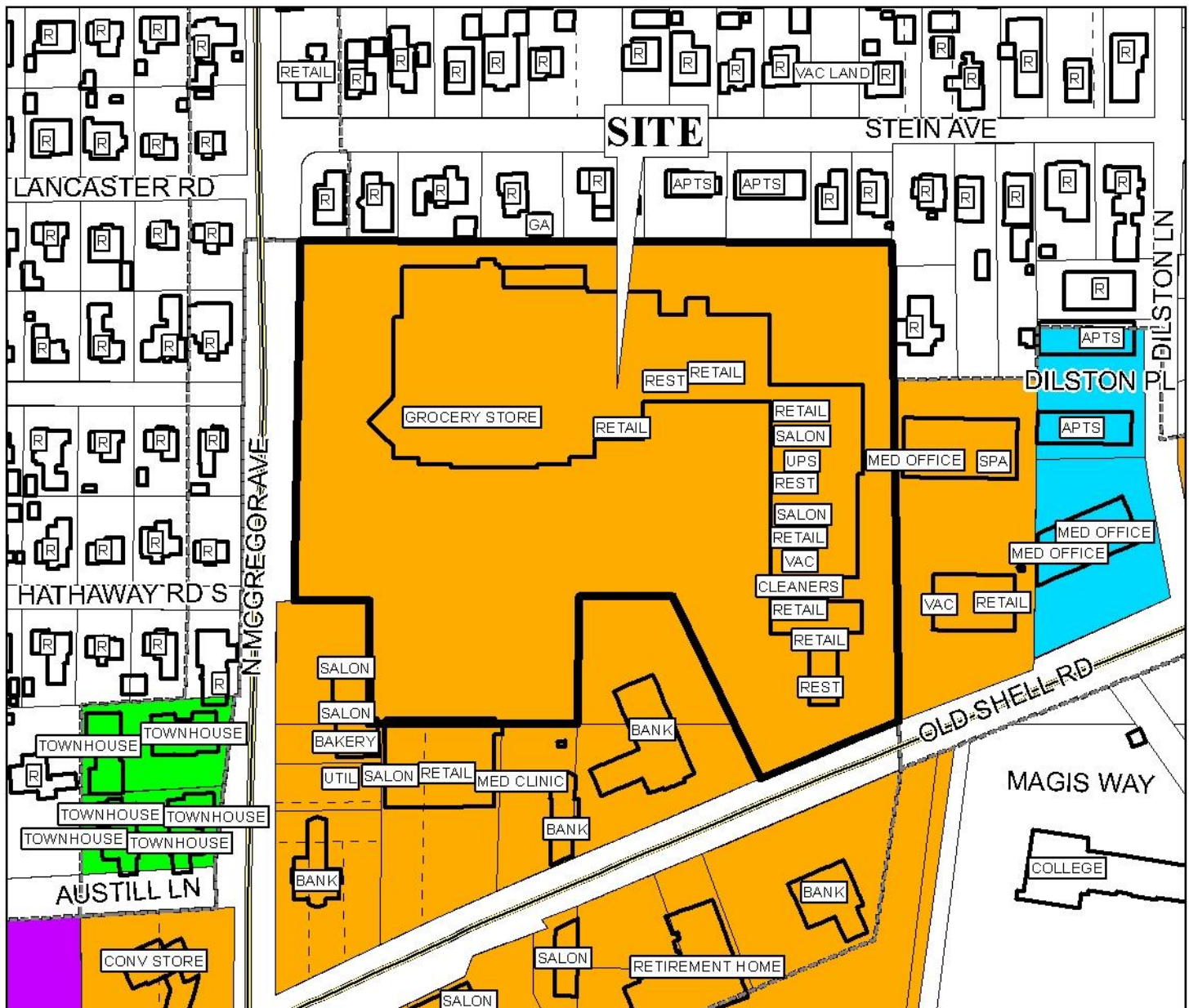


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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

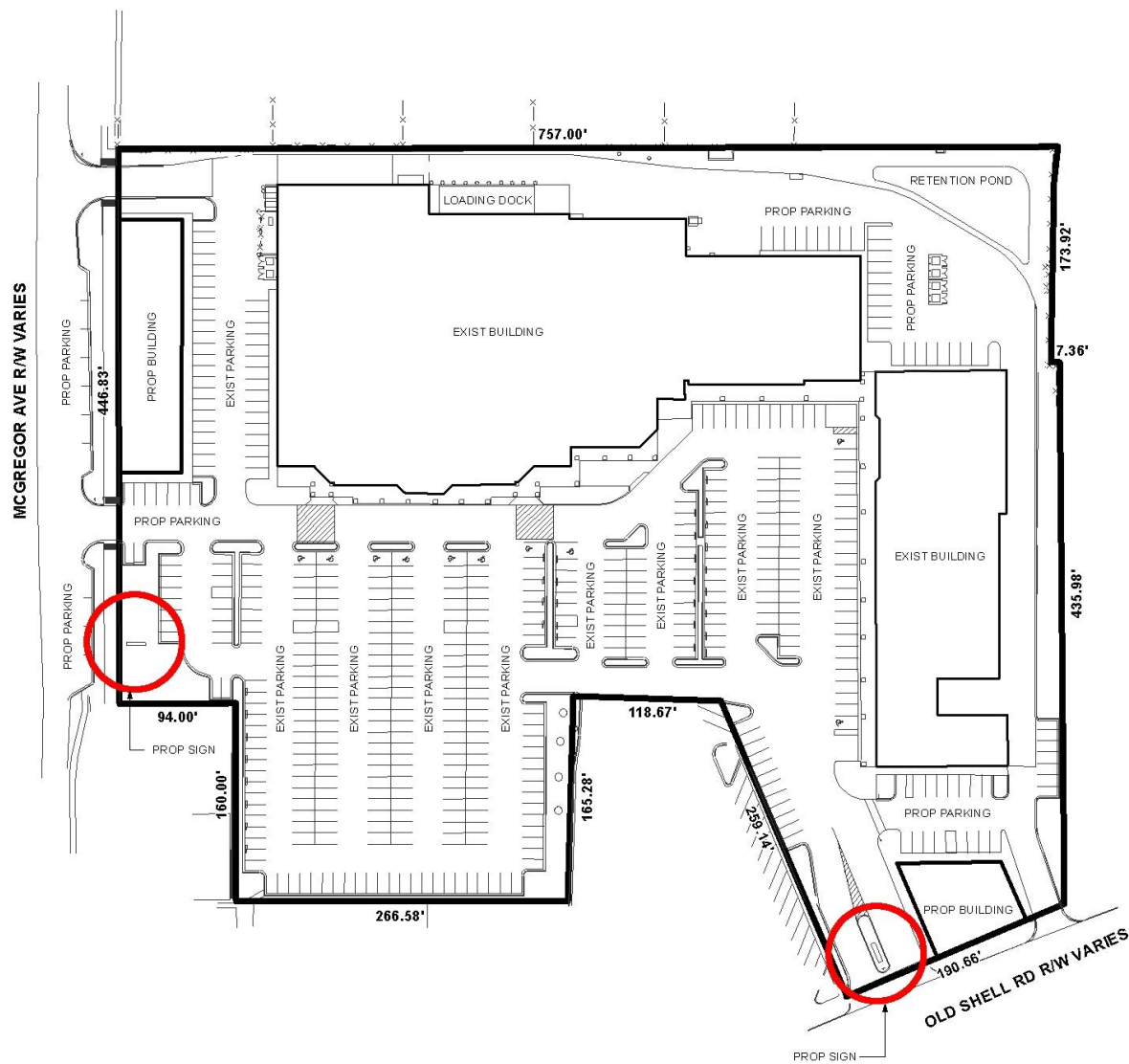


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SITE PLAN



The site plan illustrates the existing buildings, existing parking, proposed buildings, and proposed parking.

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