

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: September 12, 2022****CASE NUMBER**

6313

APPLICANT NAME

St. Louis 554, LLC

LOCATION151 North Cedar Street and 554 St. Louis Street
(Northwest corner of North Cedar Street and St. Louis Street).**VARIANCE REQUEST****USE:** Use Variance to allow a freestanding parking lot in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.**ZONING ORDINANCE
REQUIREMENT****USE:** The Zoning Ordinance prohibits parking as a primary use on the property in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.**ZONING**

SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.

AREA OF PROPERTY

0.26± Acre

**CITY COUNCIL
DISTRICT**

District 2

**ENGINEERING
COMMENTS**

No comments.

**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 (2012 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 buildings and 600' of sprinkled buildings.

ANALYSIS

The applicant is requesting an extension of previously approved Use Variance to allow a freestanding parking lot in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District; the Zoning Ordinance prohibits parking as a primary use on the property in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.

The site was originally granted variance approval by the Board at its March 2, 2020 meeting, with three previous six-month extensions, the most recent being on March 7, 2022. The original approval was granted with the following conditions:

- 1) completion of the Subdivision process to establish the subject site as a legal lot of record;
- 2) site to be developed in compliance with Section 64-3.I.11(b)3 of the Zoning Ordinance;
- 3) subject to the Engineering comments: *[If the proposed variance is approved for use the applicant will need to have the following conditions met: 1. The proposed improvements shown on the submitted plans will require a Land Disturbance Permit. 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and 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.];* and
- 4) full compliance with all municipal codes and ordinances.

The applicant provided the following statement regarding the extension request:

In the time since our last extension we have made considerable progress in securing our capital and receiving our preliminary commitment from HUD for our construction loan. Our Firm Application to HUD has been submitted and underwriters and appraisers are currently reviewing the application. At this time the development is on track for an end of 3rd quarter or beginning of 4th quarter start.

This is the fourth extension request since the initial approval. There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

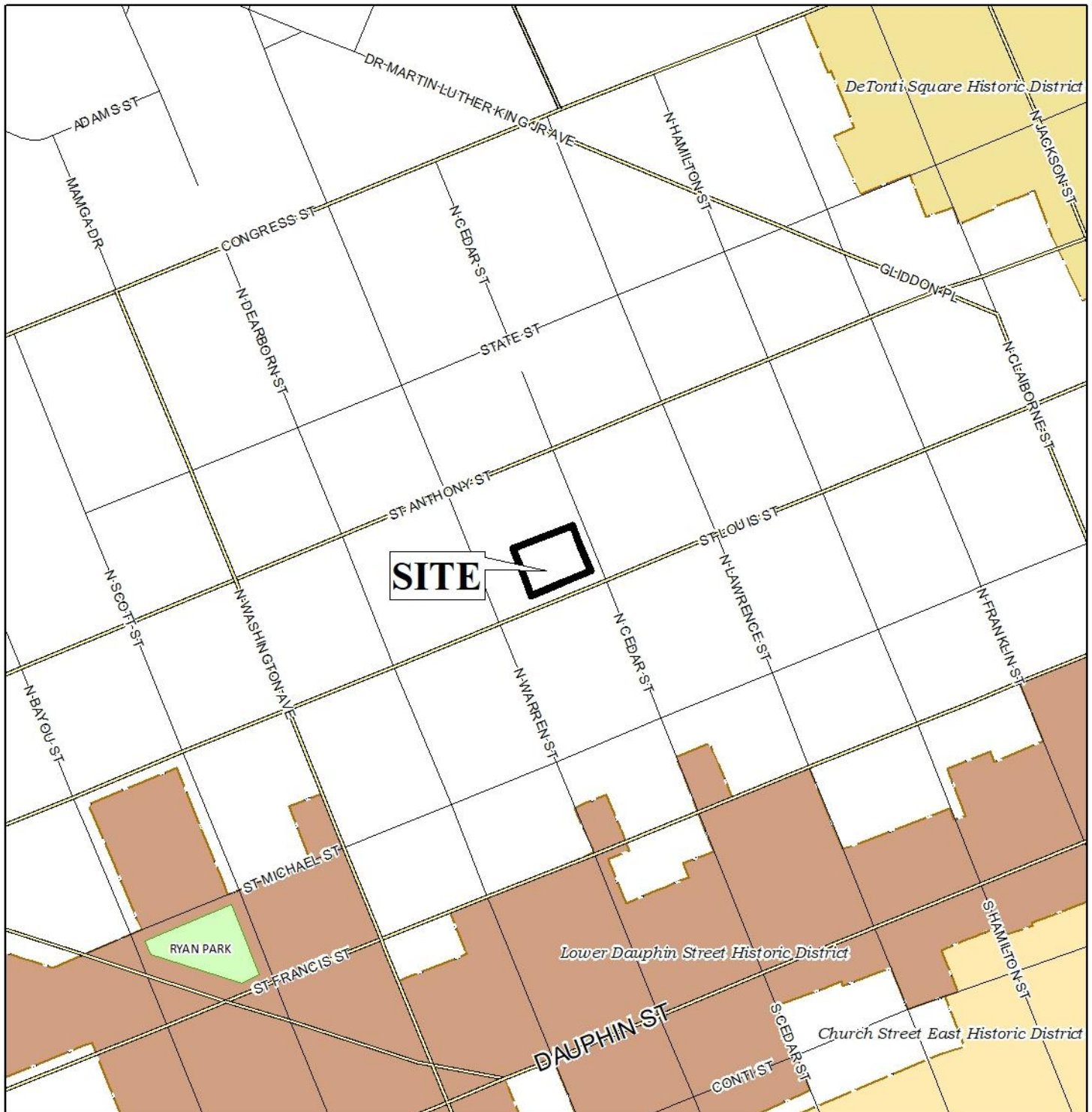
It should be noted that the site was the subject of a 1-lot subdivision approved by the Planning Commission at its June 17, 2021 meeting, the Final Plat for which has been recorded in Probate Court and the required copies submitted to the City.

Due to the ongoing economic situation as a result of the COVID-19 pandemic, it would seem

reasonable to grant another six-month extension. However, the applicant should be made aware that future extensions are unlikely.

RECOMMENDATION: Based on the preceding, the request for a six-month extension of approval is recommended for approval. However, the applicant should be made aware that future extensions are unlikely.

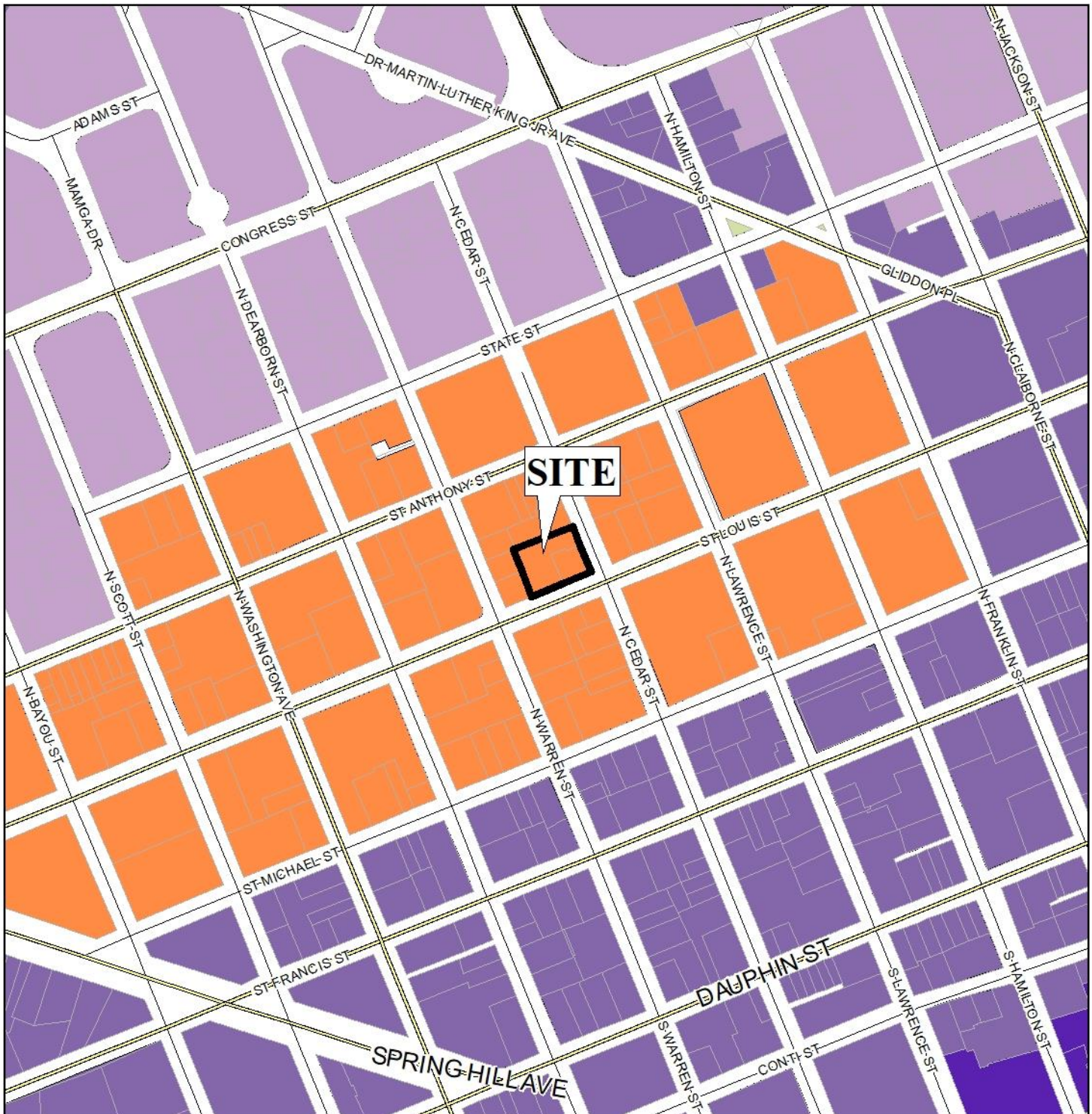
LOCATOR MAP



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REQUEST	Use Variance		



LOCATOR ZONING MAP



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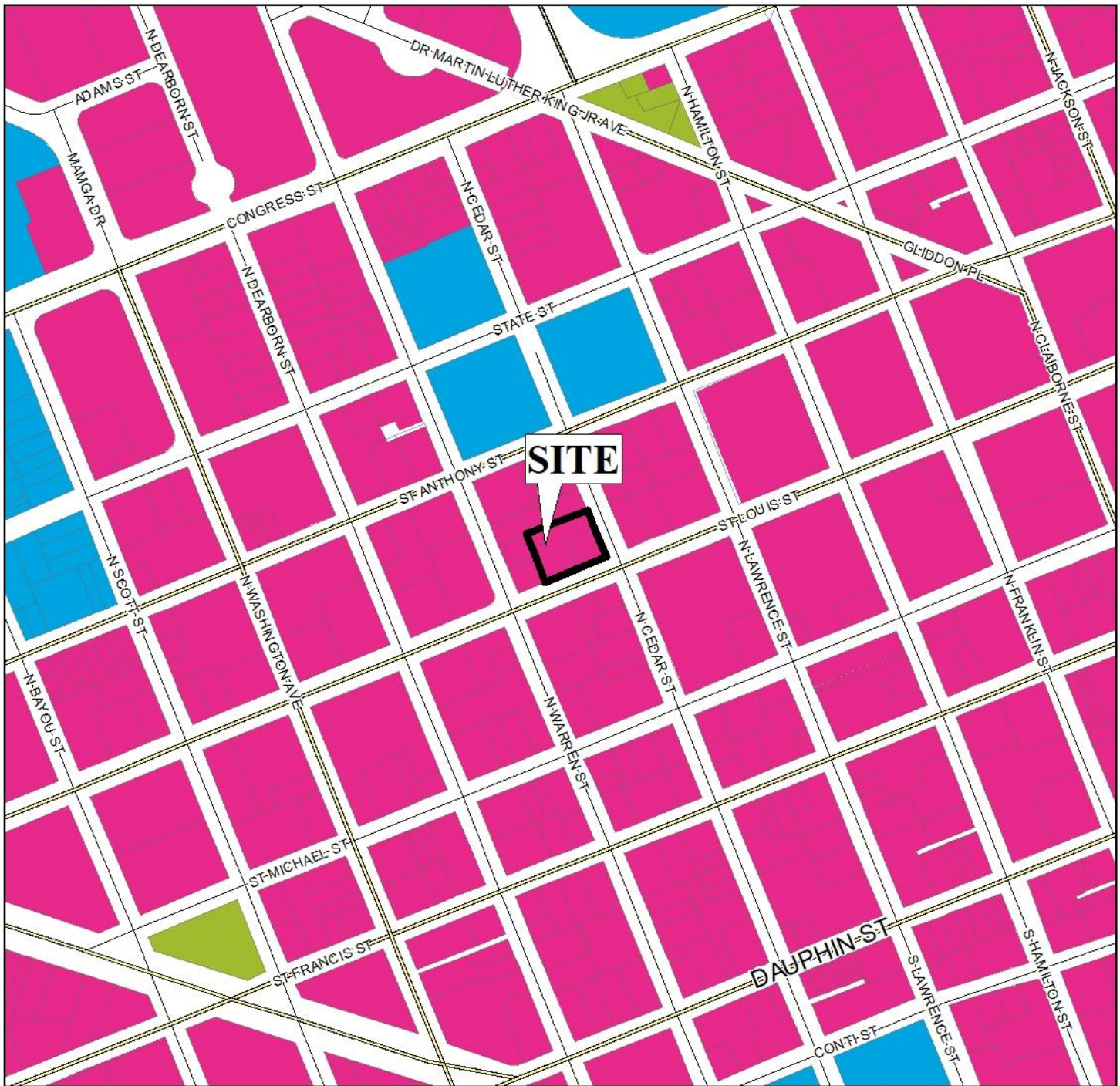
APPLICANT St Louis 554, LLC

REQUEST Use Variance



NTS

FLUM LOCATOR MAP



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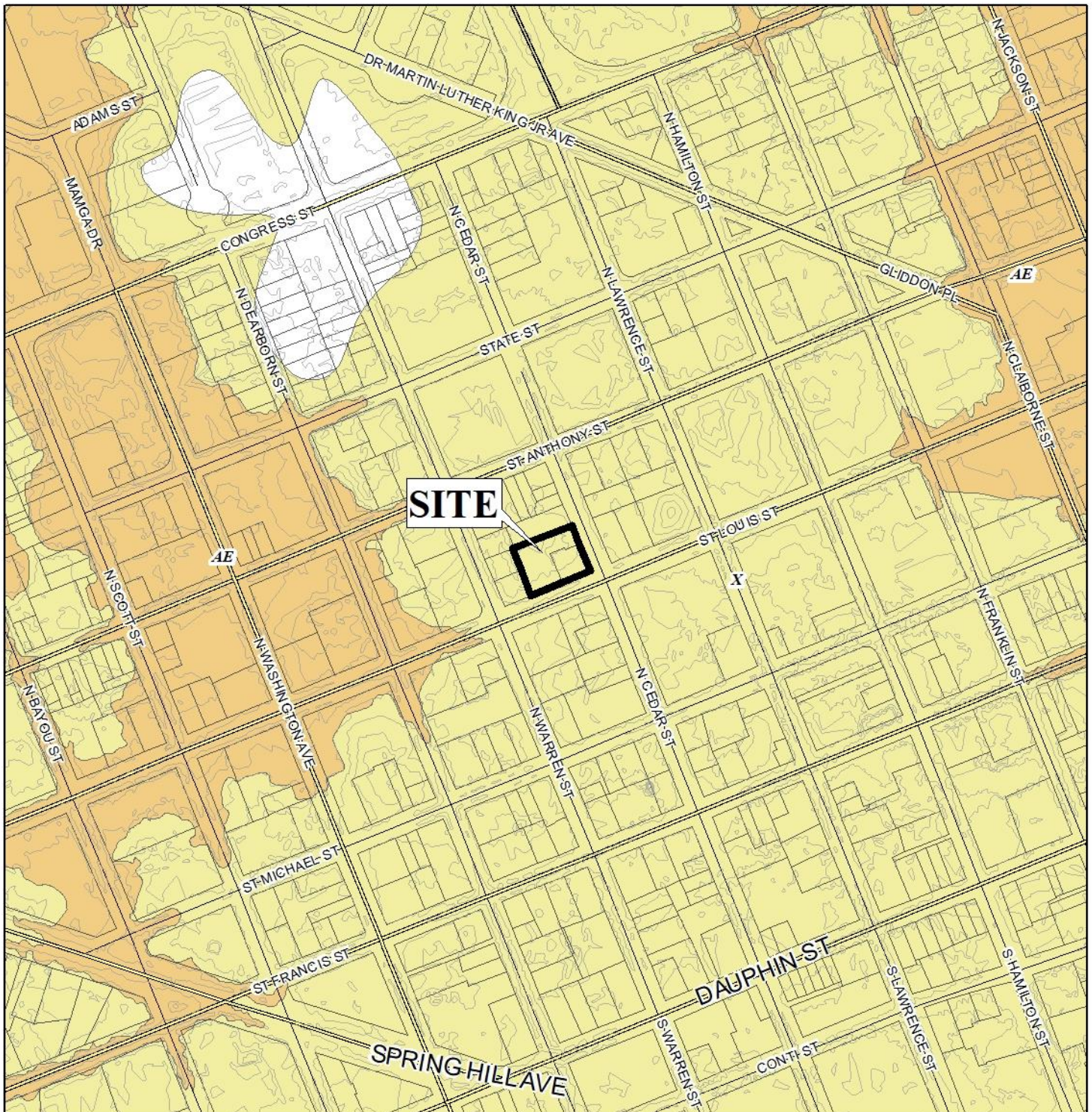
APPLICANT St Louis 554, LLC

REQUEST Use 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	



ENVIRONMENTAL LOCATOR MAP



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BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial 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



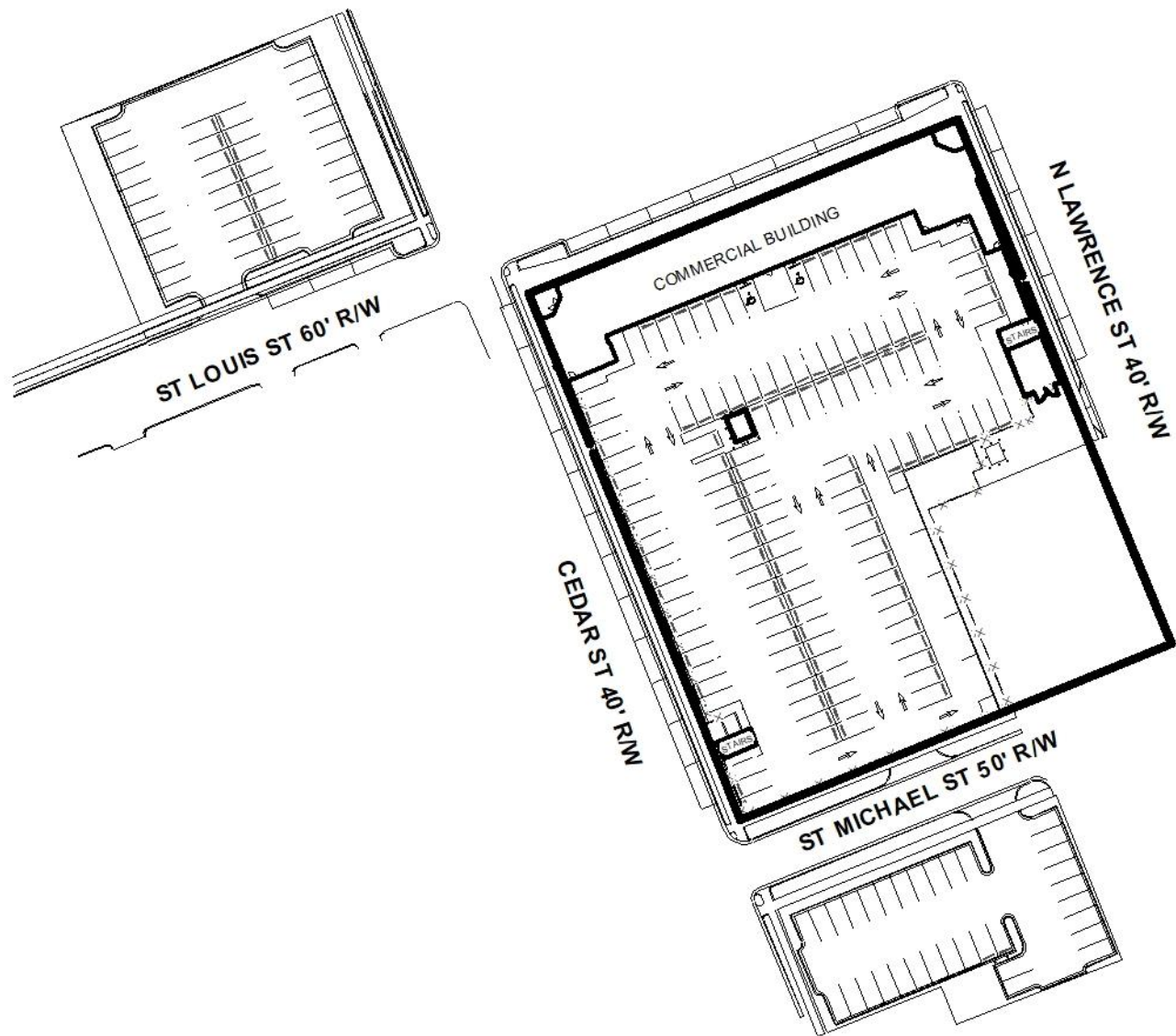
Mobile County Revenue Commission

The site is surrounded by commercial units.

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SITE PLAN



The site plan illustrates the proposed building, and parking.

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