

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: May 2, 2022****CASE NUMBER**

6413/6362

APPLICANT NAME

Reilly Terrell

LOCATION

1704 McGill Avenue
(North side of McGill Avenue, 93'± West of South Reed Avenue).

VARIANCE REQUEST

USE: Parking, Surface, and Landscaping/Tree Planting Variances to allow an aggregate parking surface and reduced landscaping/tree plantings for an apartment complex in an R-1, Single-Family Residential District.

**ZONING ORDINANCE
REQUIREMENT**

USE: The Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface, and requires full compliance with landscaping and tree planting requirements for an apartment in an R-1, Single-Family Residential District.

ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

0.13± Acres

**CITY COUNCIL
DISTRICT**

District 2

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

This request was not reviewed by Traffic Engineering.

**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 Parking, Surface, and Landscaping/Tree Planting Variances to allow an aggregate parking surface and reduced landscaping/tree plantings for an apartment complex in an R-1, Single-Family Residential District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface, and requires full compliance with landscaping and tree planting requirements for an apartment in an R-1, Single-Family Residential District.

The site was originally granted variance approval by the Board at its September 20, 2021 meeting, with this being the first extension requested. The original approval was granted with the following conditions:

- 1) *provision a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance;*
- 2) *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 will require a Land Disturbance Permit be submitted through Central Permitting. 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.);*
- 3) *coordination with city staff regarding compliance with Traffic Engineering comments; specifically, the provision of required handicap accessible parking: (If surface variance is allowed, at a minimum the required handicap parking and an accessible route must be provided to the building.);*
- 4) *submission to and approval by Planning and Zoning of a copy of a revised site plan prior to the issuance of any permits for renovations or land disturbance activities for the site; and*
- 5) *full compliance with all other municipal codes and ordinances.*

The applicant provided the following statement regarding the extension request:

Civil drawings may not be complete prior to the deadline.

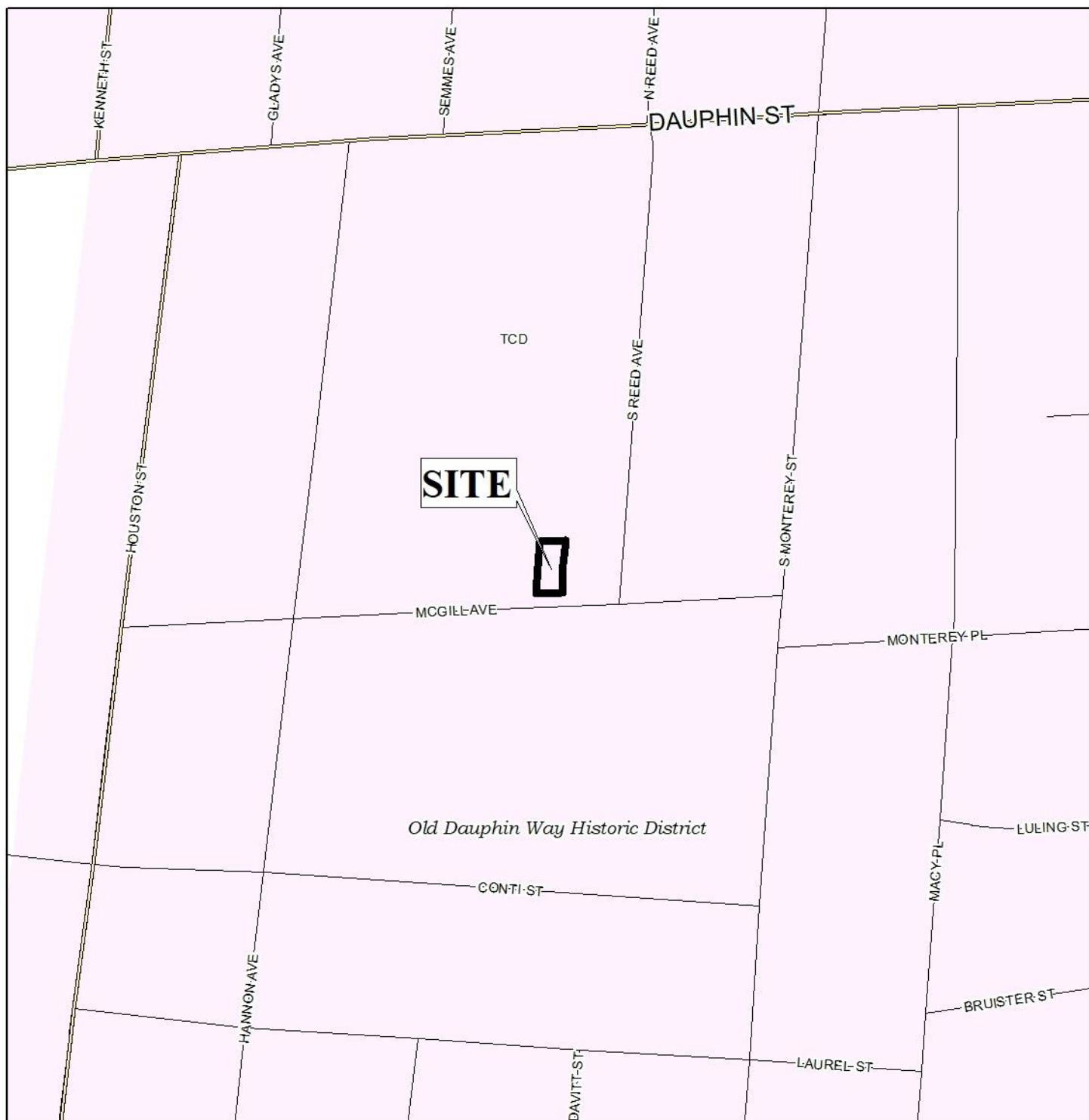
Will apply for the land disturbance permit when the civil design is complete.

Thank you.

This is the first 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.

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

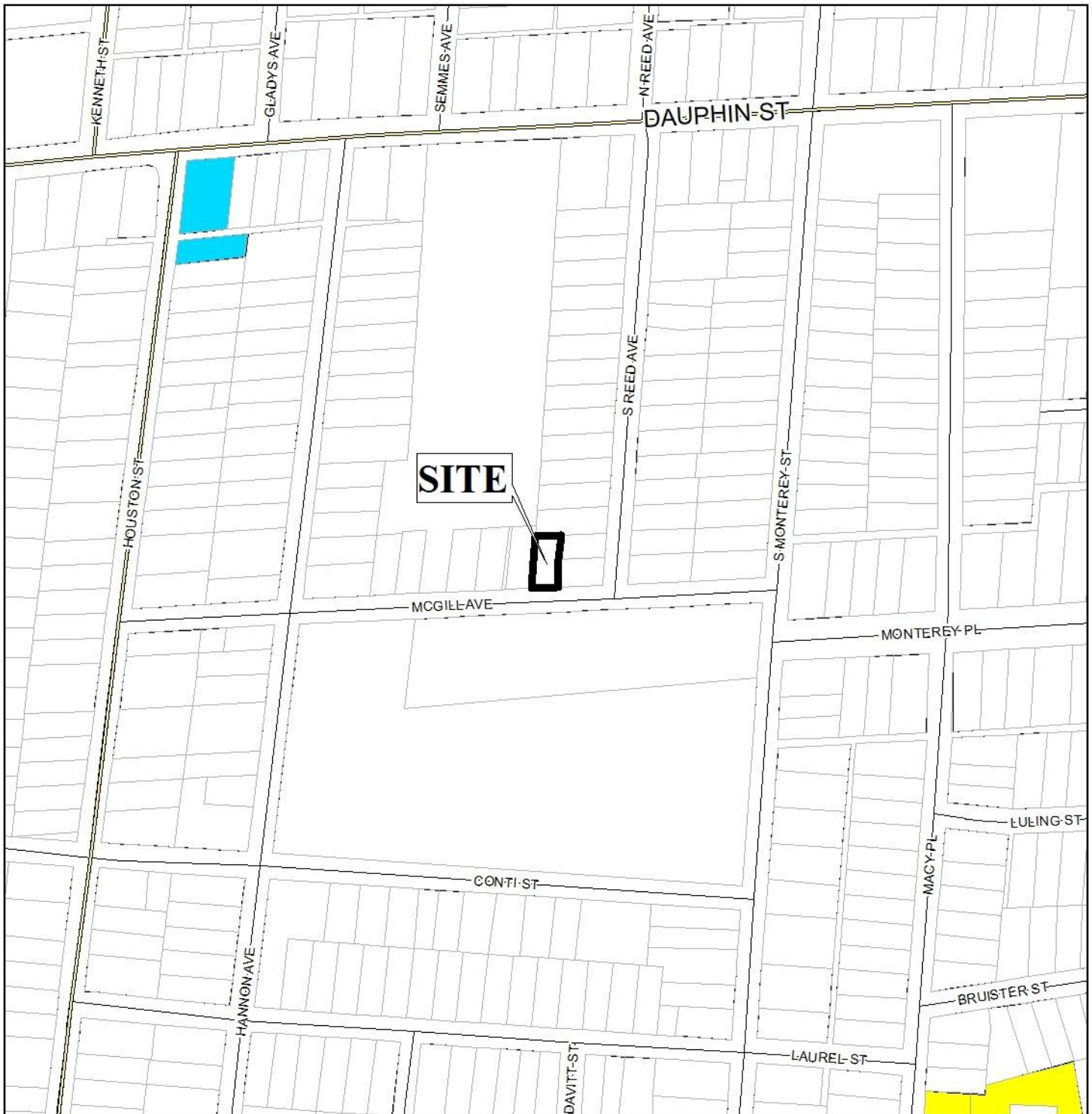
LOCATOR MAP



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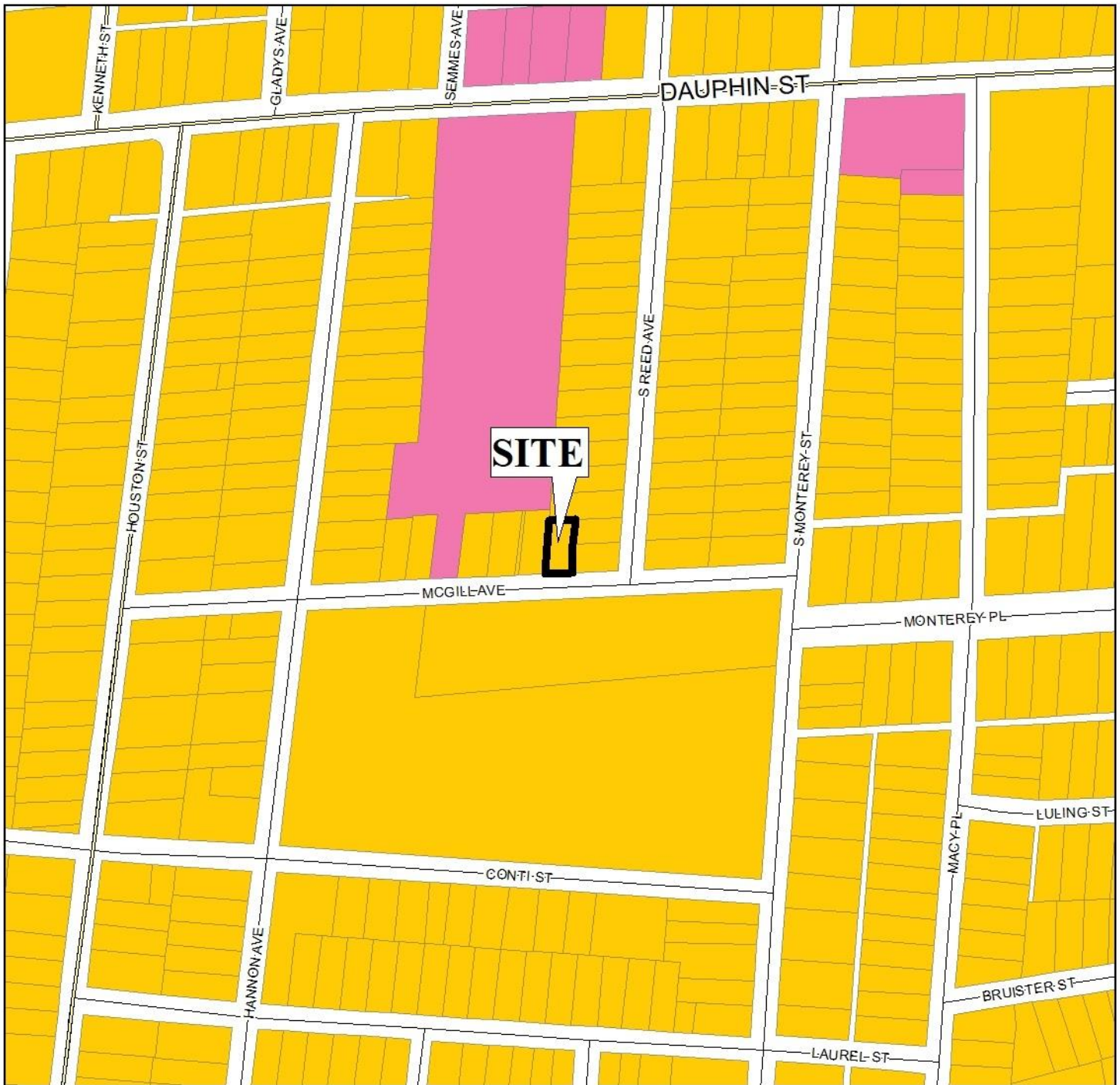
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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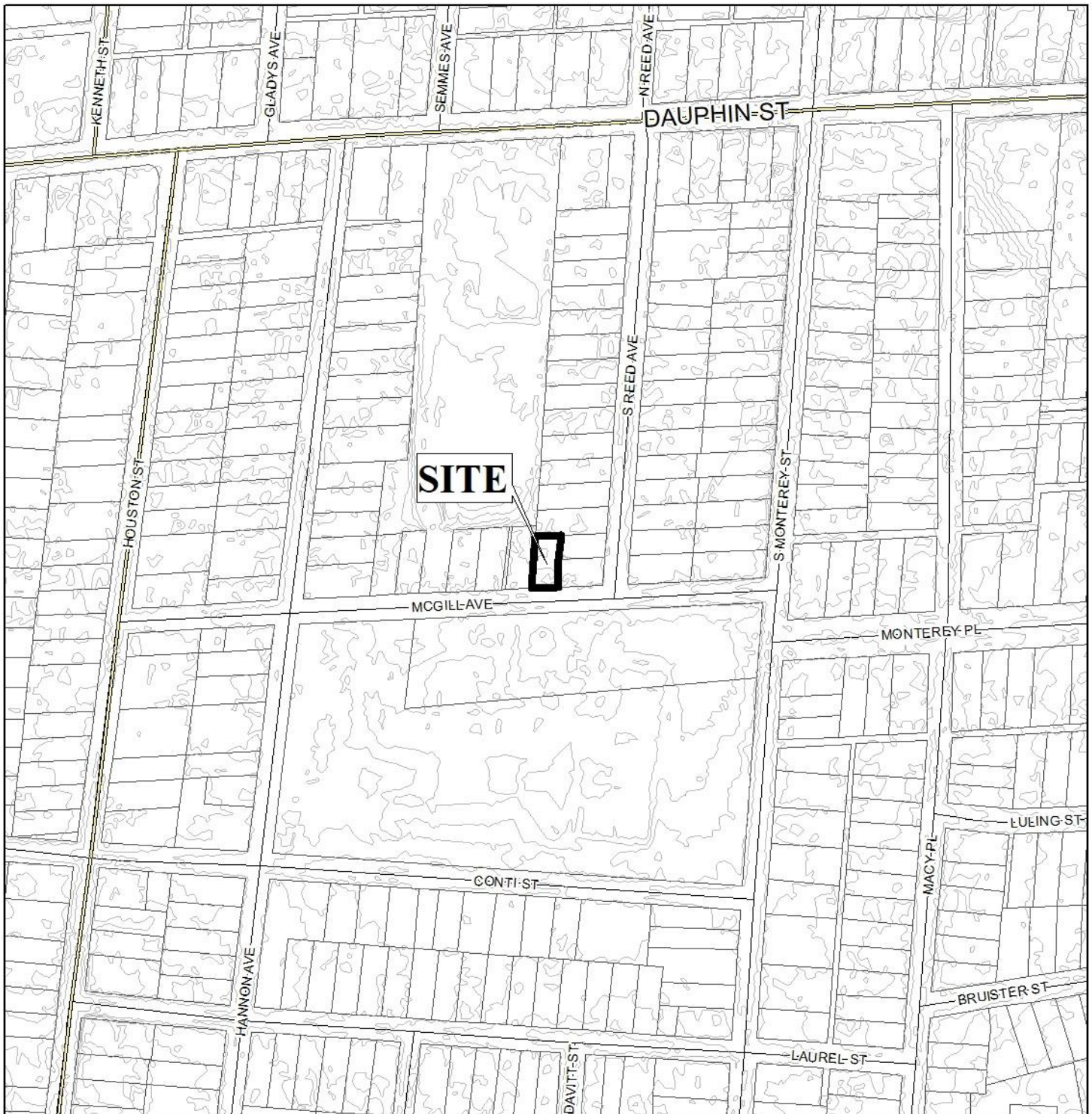
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP

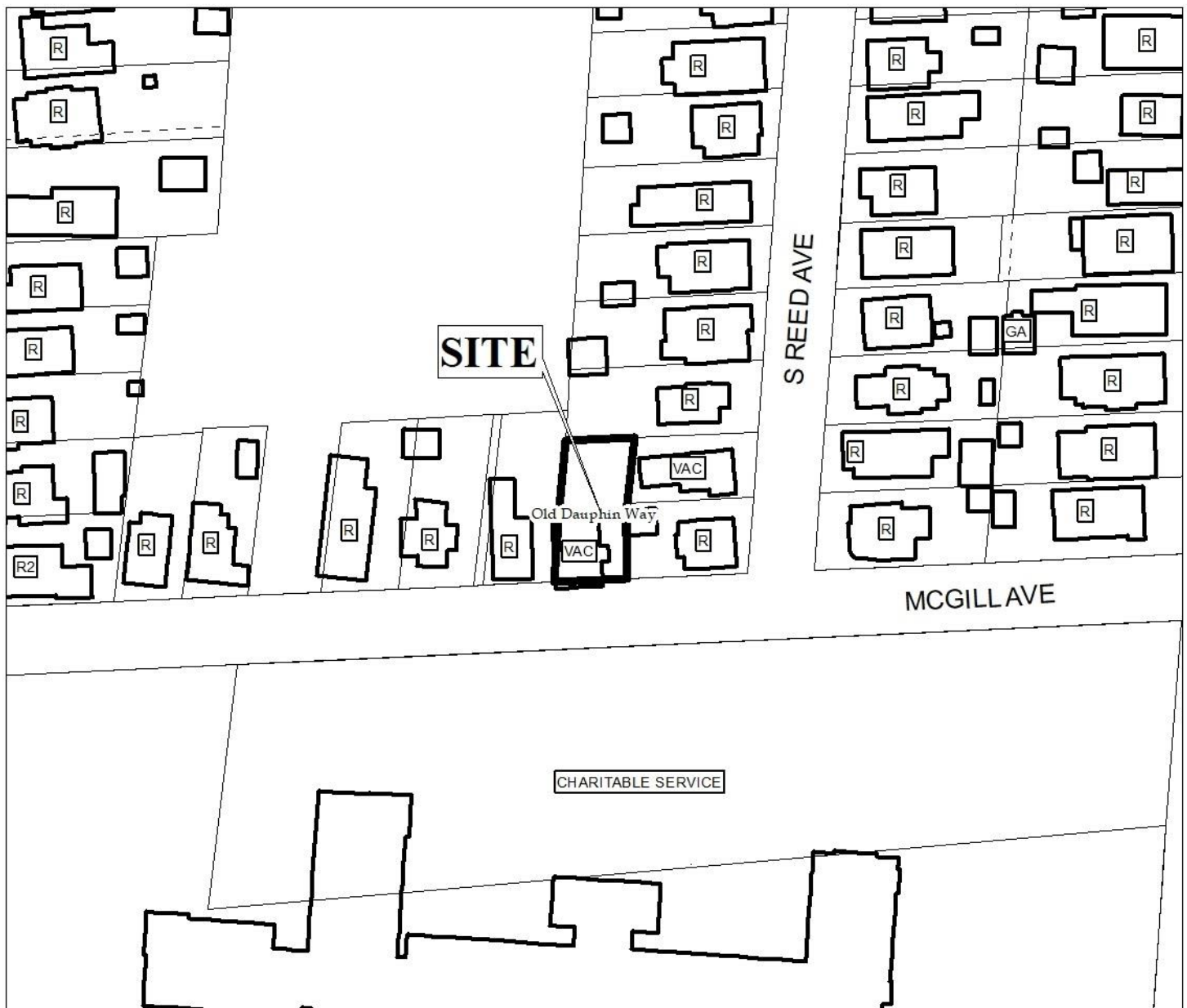


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VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units and a charitable service 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



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VICINITY MAP - EXISTING AERIAL

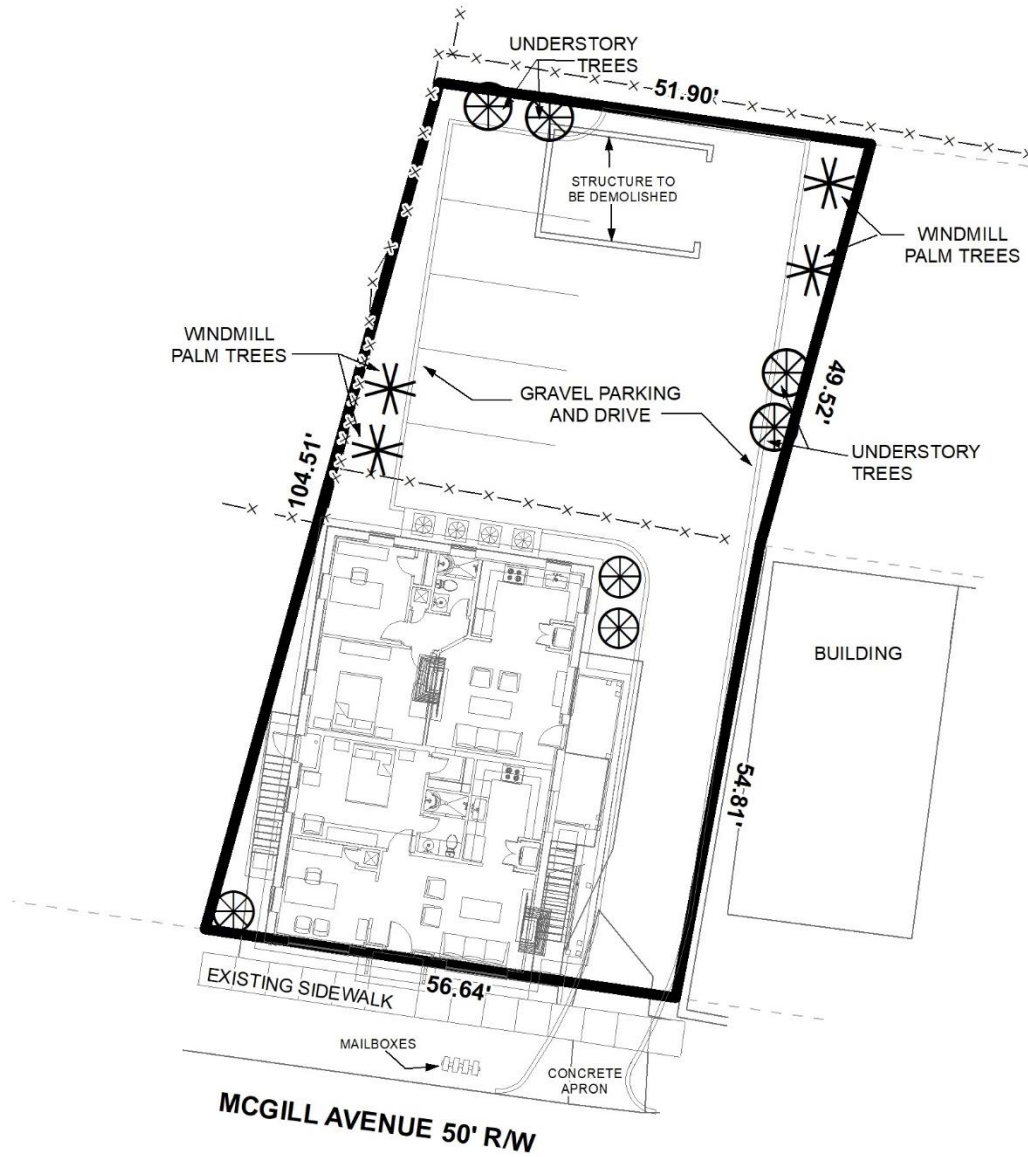


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SITE PLAN



The site plan illustrates existing buildings, proposed parking area and landscaping.

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