



Agenda Item # 2 – EXTENSION

BOA-SE-003456-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

250 St Louis Street

Applicant / Agent:

River Bank & Trust (Casey Pipes, Agent)

Property Owner:

River Band & Trust

Current Zoning:

T-5.1 Sub-District of the Downtown Development District

Future Land Use:

Downtown

Case Number:

6702/6653

Unified Development Code (UDC) Requirement:

- The Unified Development Code (UDC) requires a Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.

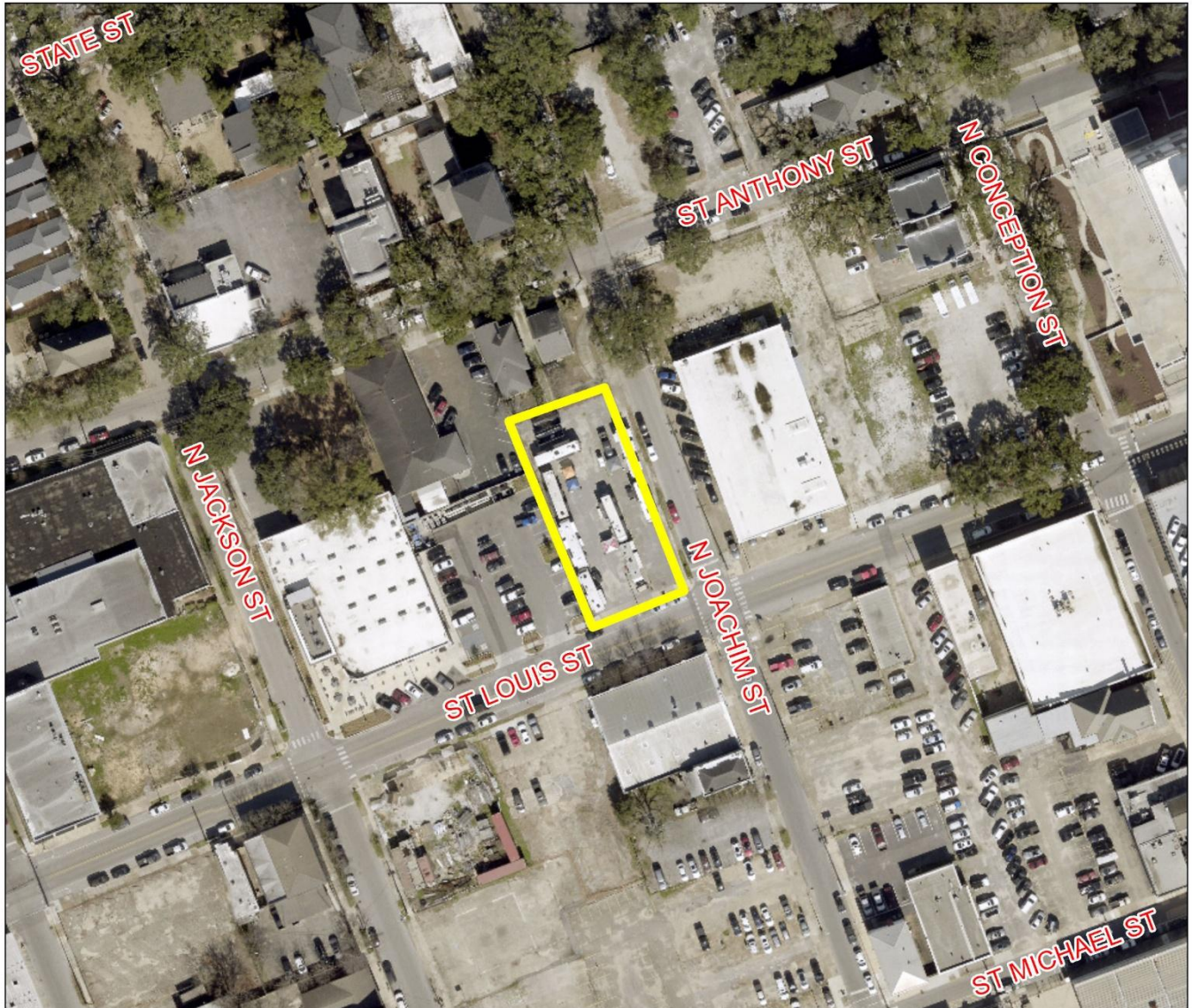
Board Consideration:

- Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.


Report Contents:

| | Page |
|--|-------------|
| Context Map | 2 |
| Site History | 3 |
| Staff Comments | 3 |
| Special Exception Considerations | 4 |
| Exhibits | 5 |

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

| | |
|--|--|
| APPLICATION NUMBER <u> 6702 </u> DATE <u> May 4, 2026 </u> |  NTS |
| APPLICANT <u> River Bank & Trust (Casey Pipes, Agent) </u> | |
| REQUEST <u> Special Exception </u> | |

SITE HISTORY

In January 2014, the City Council rezoned the site from B-4 to T-5.1, with the adoption of the Downtown Development District.

On March 10, 2025, the site had a Special Exception application for the Board of Zoning Adjustment's consideration to allow a bank with drive-thru services, which was denied. On October 6, 2025, the Board approved a Special Exception to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District. At that same meeting, a curb cut variance was granted to allow a curb cut to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.

There have been no Planning Commission applications associated with the site.

STAFF COMMENTS

Engineering Comments:

If the proposed variance is approved 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 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.
5. The proposed site is located within the AE FEMA Flood Zones. No filling is allowed within the SFHA without providing a "No-Rise" Certification from a licensed Alabama Professional Engineer

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Appendix A, Section 9.C of the City's Unified Development Code.

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 located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a six (6)-month extension on the original Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District. This was approved by the Board of Adjustment at its October 6th 2025 meeting date with the following conditions:

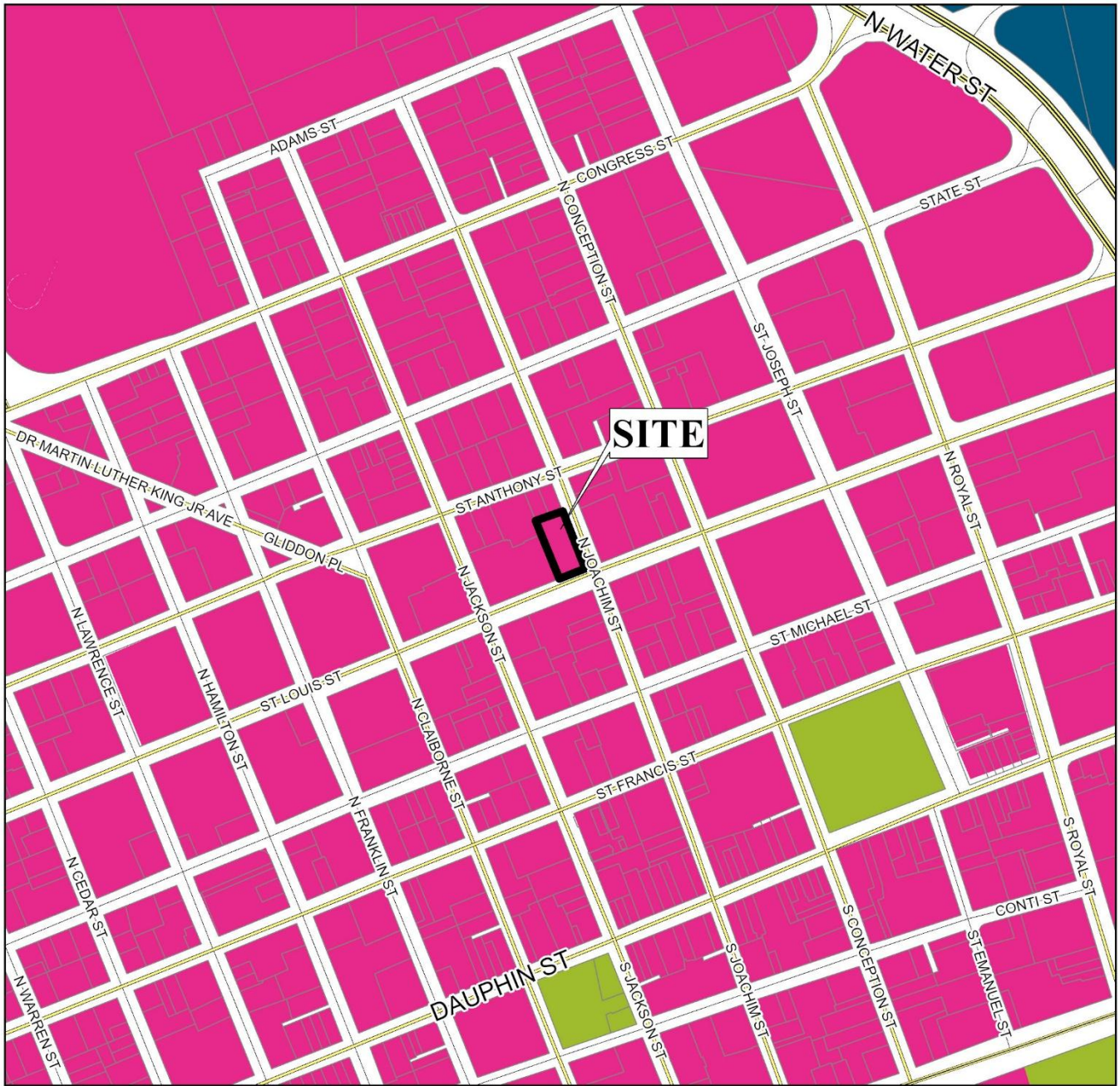
- 1) The bank be three (3) stories tall with a masonry façade, as proposed;
- 2) Submittal of a complete CRC application packet for review;
- 3) Either design the site so that it will comply with the Downtown Development District regulations, or obtain necessary variance approvals; and
- 4) Full compliance with all municipal codes and ordinances.

The applicant states they are requesting an extension because they require more time to finalize plans and get contracts signed with general contractors, and to submit a complete CRC application.

SPECIAL EXCEPTION EXTENSION CONSIDERATIONS

The Board is typically amenable to granting extensions, especially a first request when the applicant is working towards complying with the conditions of approval. Granting of such extensions are always in compliance with the findings of facts and conditions associated with the original approval.

FLUM LOCATOR MAP



APPLICATION NUMBER 6702 DATE May 4, 2026

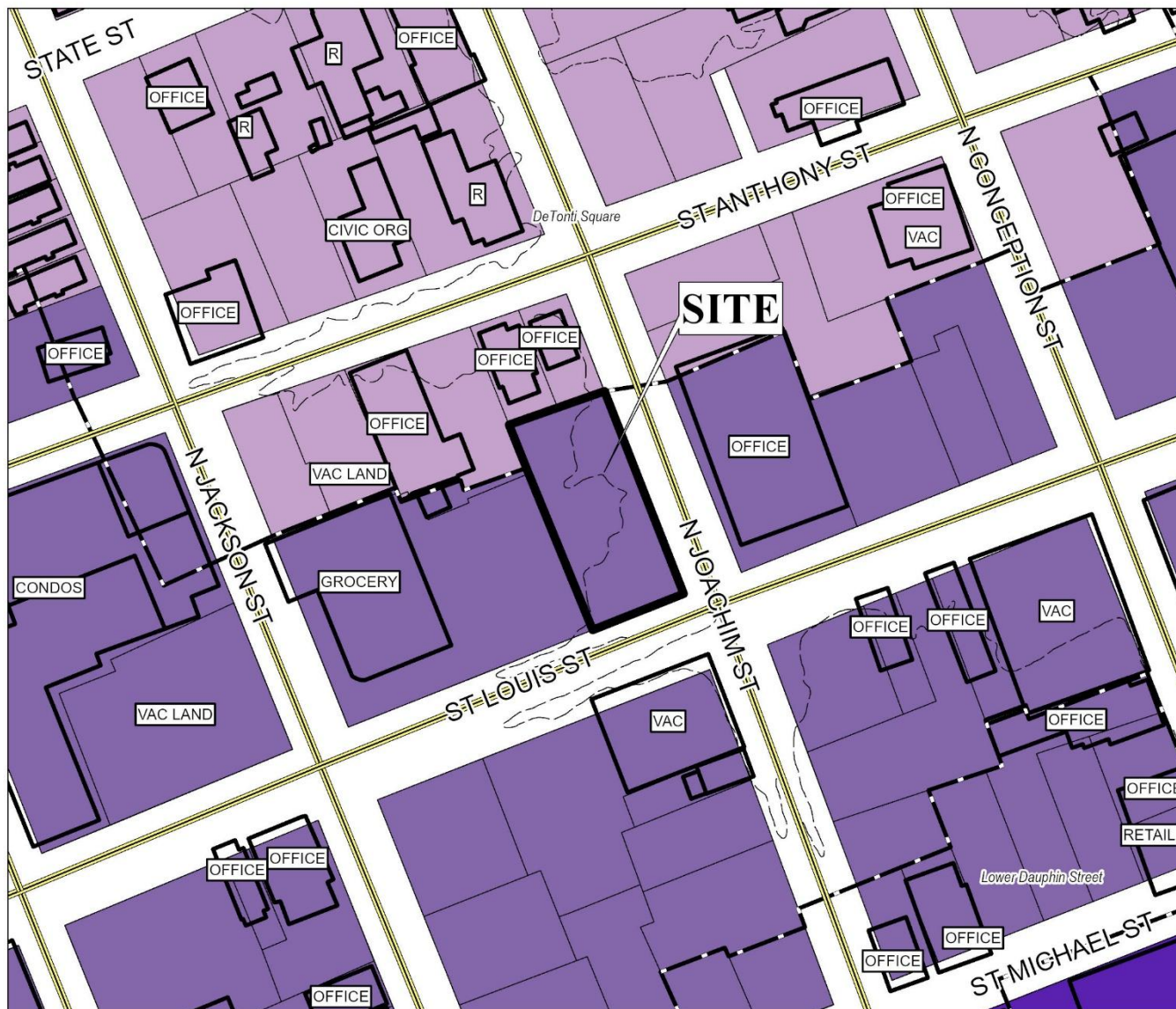
APPLICANT River Bank & Trust (Casey Pipes, Agent)

REQUEST Special Exception


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



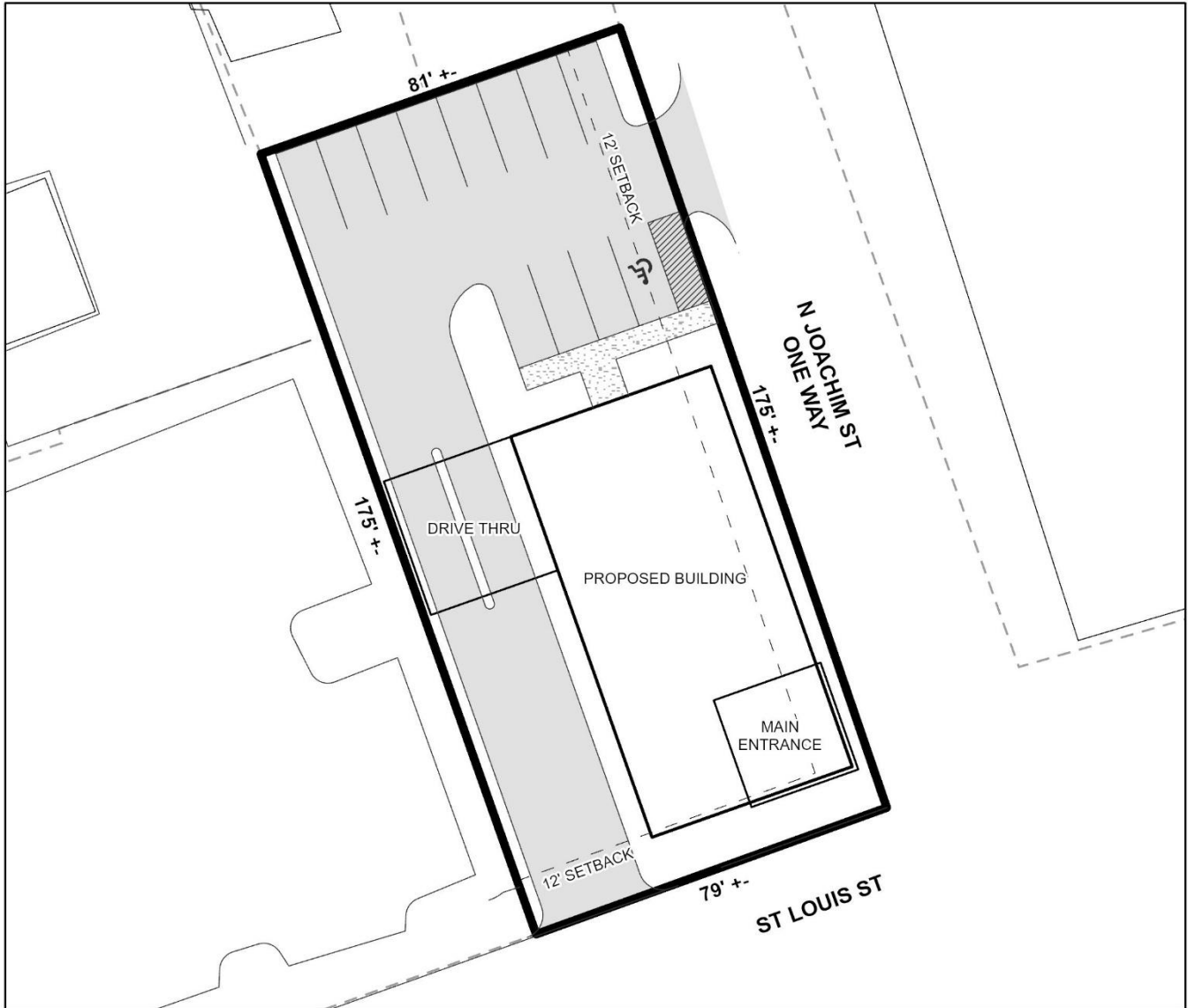
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING




The site is surrounded by commercial units.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|--|--|--|--|---|---|---|---|--|---|--|---|---|---|---|--|--|
| APPLICATION NUMBER <u>6702</u> | DATE <u>May 4, 2026</u> |  NTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPLICANT <u>River Bank & Trust (Casey Pipes, Agent)</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REQUEST <u>Special Exception</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width: 100%; font-size: small;"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table> | R-A | R-3 | B-1 | B-2 | B-5 | ML | I-2 | OPEN | T-3 | T-5.2 | R-1 | R-B | T-B | B-3 | CW | MH | PD | SD | T-4 | T-6 | R-2 | H-B | LB-2 | B-4 | MM | I-1 | MUN | SD-WH | T-5.1 | | |
| R-A | R-3 | B-1 | B-2 | B-5 | ML | I-2 | OPEN | T-3 | T-5.2 | | | | | | | | | | | | | | | | | | | | | | |
| R-1 | R-B | T-B | B-3 | CW | MH | PD | SD | T-4 | T-6 | | | | | | | | | | | | | | | | | | | | | | |
| R-2 | H-B | LB-2 | B-4 | MM | I-1 | MUN | SD-WH | T-5.1 | | | | | | | | | | | | | | | | | | | | | | | |

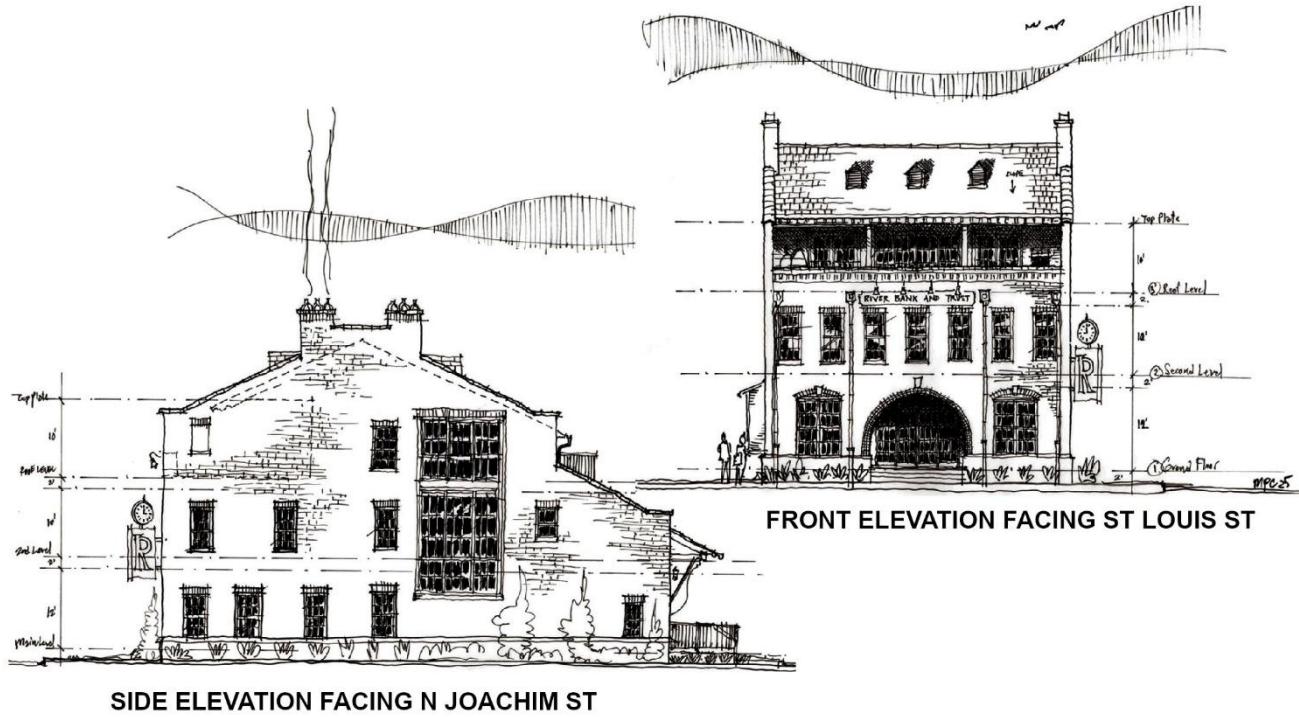
SITE PLAN



The site plan illustrates the proposed building, drives, parking, and drive thru.

| | |
|--|--|
| APPLICATION NUMBER <u>6702</u> DATE <u>May 4, 2026</u> |  NTS |
| APPLICANT <u>River Bank & Trust (Casey Pipes, Agent)</u> | |
| REQUEST <u>Special Exception</u> | |

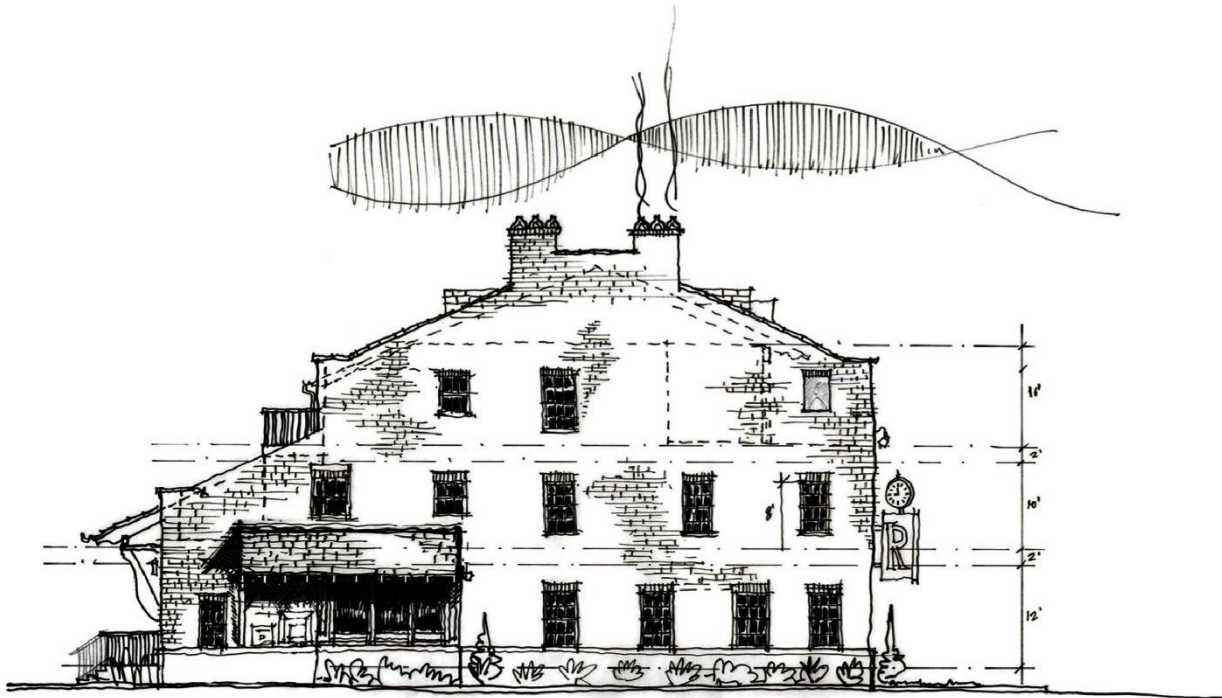
DETAIL SITE PLAN



APPLICATION NUMBER 6702 DATE May 4, 2026
 APPLICANT River Bank & Trust (Casey Pipes, Agent)
 REQUEST Special Exception



DETAIL SITE PLAN



SIDE ELEVATION FACING WEST

APPLICATION NUMBER 6702 DATE May 4, 2026

APPLICANT River Bank & Trust (Casey Pipes, Agent)

REQUEST Special Exception



NTS