



Agenda Item # 3

BOA-002672-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5535 & 5575 U.S. Highway 90 West

Applicant / Agent:

QuikTrip / Erik Eckhart, Agent

Property Owner:

QuikTrip Corporation

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Mixed Commercial Corridor

Case Number(s):

6552/6461/6375

Unified Development Code (UDC) Requirement:

- The UDC allows a single-tenant commercial site to have no more than three (3) signs, of which not more than one (1) may be freestanding, and not more than 35-feet tall in a B-3, Community Business Suburban District.

Board Consideration:

- To allow a total of eleven (11) signs, with one (1) being a 100-foot high rise sign on a single-tenant commercial site in a B-3, Community Business Suburban District.


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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units. Residential units lie northeast of the site.

APPLICATION NUMBER <u>6552</u> DATE <u>November 6, 2023</u>	 NTS
APPLICANT <u>QuikTrip (Erik Eckhart, Agent)</u>	
REQUEST <u>Sign Variance</u>	

SITE HISTORY

The subject site was annexed into the City in 2009, and consisted of one (1) legal lot of record and one (1) metes-and-bounds parcel, with split zoning of B-3, Community Business District, and B-5 Office-Distribution District. In August 2020, a one-lot subdivision was approved by the Planning commission for the site, but subsequently expired. In September 2020, the City Council approved rezoning the site to B-3 to eliminate the split zoning.

In April 2021, the applicant requested a Sign Variance to allow a total of 13 signs, with one (1) being a 150-foot high rise sign. The Board approved a total of six (6) permanent signs, with canopy signs not to extend above or below the canopy; no logo on the scales signage or exit signs along Kooiman Road, with scales signage no more than 20 square feet; two (2) temporary signs; and one (1) high-rise sign a maximum of 100-feet in height.

In December 2021, the site was made a legal lot of record via Interstate Business Park Subdivision, Resubdivision of Lots 1 & 2, recorded as Plat No. 2, Highway 90-Interstate 10 Business Park Subdivision.

In July, 2022, the applicant requested a Sign Variance to allow a total of seven (7) signs, with one being a 100-foot high rise sign. The Board heldover the application until the August meeting, at which time a revised sign package was approved allowing a total of six (6) permanent signs, with canopy signs not to extend above or below the canopy; no logo on the scales signage or exit signs along Kooiman Road, with scales signage no more than 20 square feet; two (2) temporary signs as submitted; and one (1) high rise sign, maximum of 100-feet in height. This approval was essentially the same as the April 2021 approval.

STAFF COMMENTS

Engineering Comments:

All signs must be located on private property and NOT within the public ROW.

Traffic Engineering Comments:

No traffic impacts anticipated by this variance request.

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 (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is requesting a Sign Variance to allow a total of eleven (11) signs, with one (1) being a 100-foot high rise sign on a single-tenant commercial site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) allows a single-tenant commercial site to have no more than three (3) signs, of which not more than one (1) may be freestanding, and not more than 35-feet tall in a B-3, Community Business Suburban District.

The purpose of the Sign Regulation Provisions is to promote the economic well-being of the entire Mobile community by creating a favorable physical image, to afford the business community an equal and fair opportunity to advertise and promote products and services, and to protect the right of the citizens to enjoy Mobile's natural scenic beauty.

All application documentation and narrative are available via the link on page 1 of this report.

The subject site is currently under development as a single-tenant travel center, to include a convenience store, gasoline and diesel fuel sales, and truck scales. The applicant proposes a sign package consisting of one (1) main QuikTrip front wall sign on the main building, with four (4) additional QT logo wall signs on the building. At the main entrance along U.S. Highway 90, one (1) monument sign with the QT logo is proposed, as is one (1) similar monument sign with logo along Kooiman Road. Also proposed is one (1) 100-foot high-rise sign with a 257.5 square-foot-per-face QT logo atop. On the automobile fuel canopy, one (1) QT logo sign is proposed extending both above and below the canopy. For the truck scales, one (1) double-faced 94-square foot-per-face entrance/exit sign is proposed, with the QT logo on the Certified Scales Entrance face. Attached to one (1) of the mounting poles for those signs is a Certified Scales sign with the QT logo.

As the subject site is proposed to be a single-tenant site, the total logo sign package allowed may consist of three (3) signs, either three (3) wall signs and no freestanding sign, or two (2) wall signs and one (1) freestanding sign. An allowable freestanding sign may be up to 35-feet high. As none of the site's property lines are within 1,000 feet of the centerline of Interstate 10, no high-rise sign is allowed. Even if allowed, the maximum allowable square footage per face would be 200 square feet. Any directional/informational signage is limited to a maximum of 20 square feet per face, and no logos are allowed on informational/directional signage.

While the Unified Development Code (UDC) was effective in much of this year, the allowance of the sign regulations are the same. The applicant has not presented evidence of a hardship which would seem to justify the granting of a Sign Variance allowing more signage than in the most-recently approved Sign Variances for the site.

VARIANCE CONSIDERATIONS

Standards of Review:

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;
- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; No variance shall be granted:

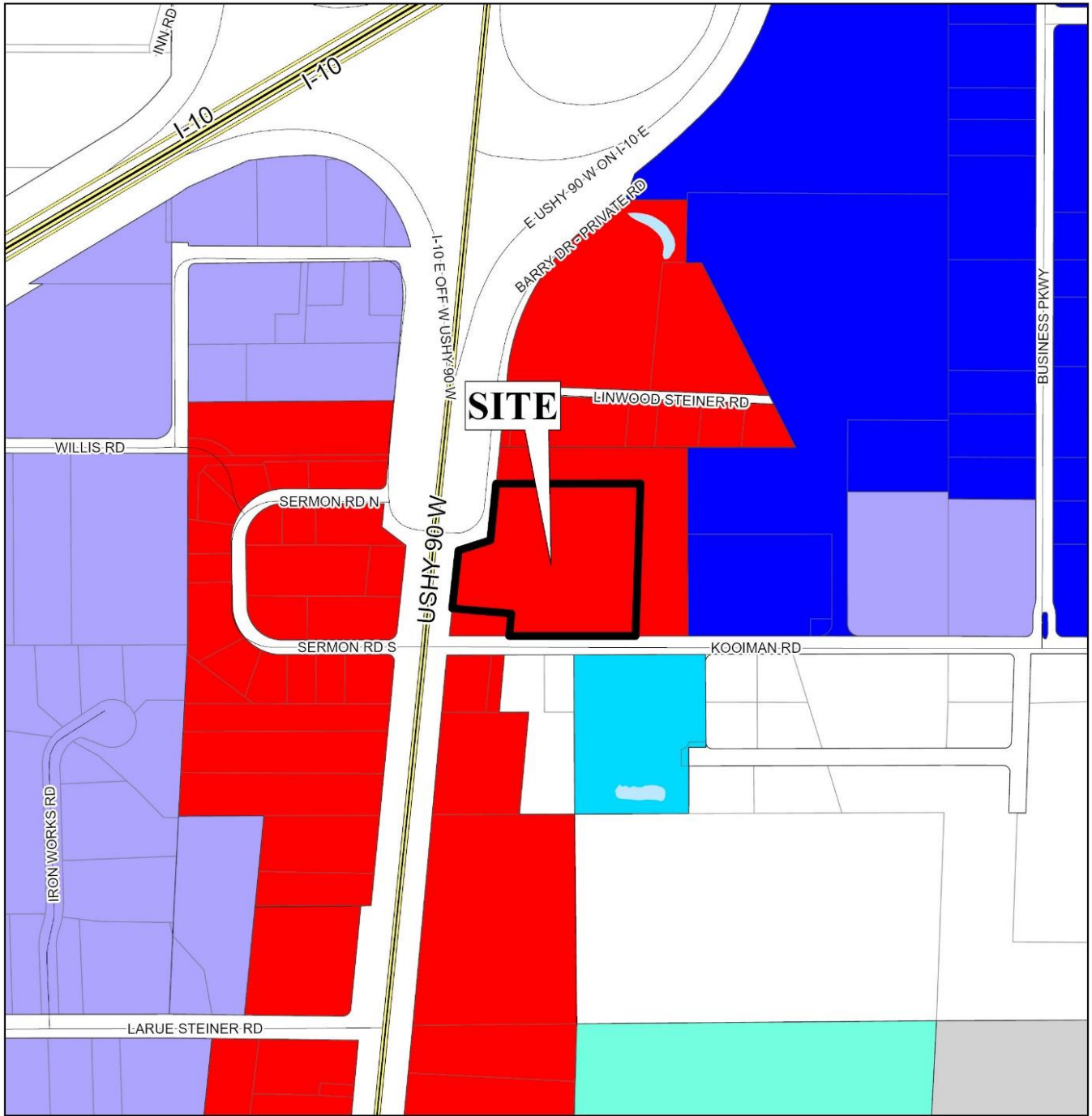
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

Considerations:

Based on the requested Variance application, if the Board considers approval of the request, the following findings of fact must be present:

- 1) The variance **will not** be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- 3) The spirit of the chapter **shall** be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

LOCATOR ZONING MAP



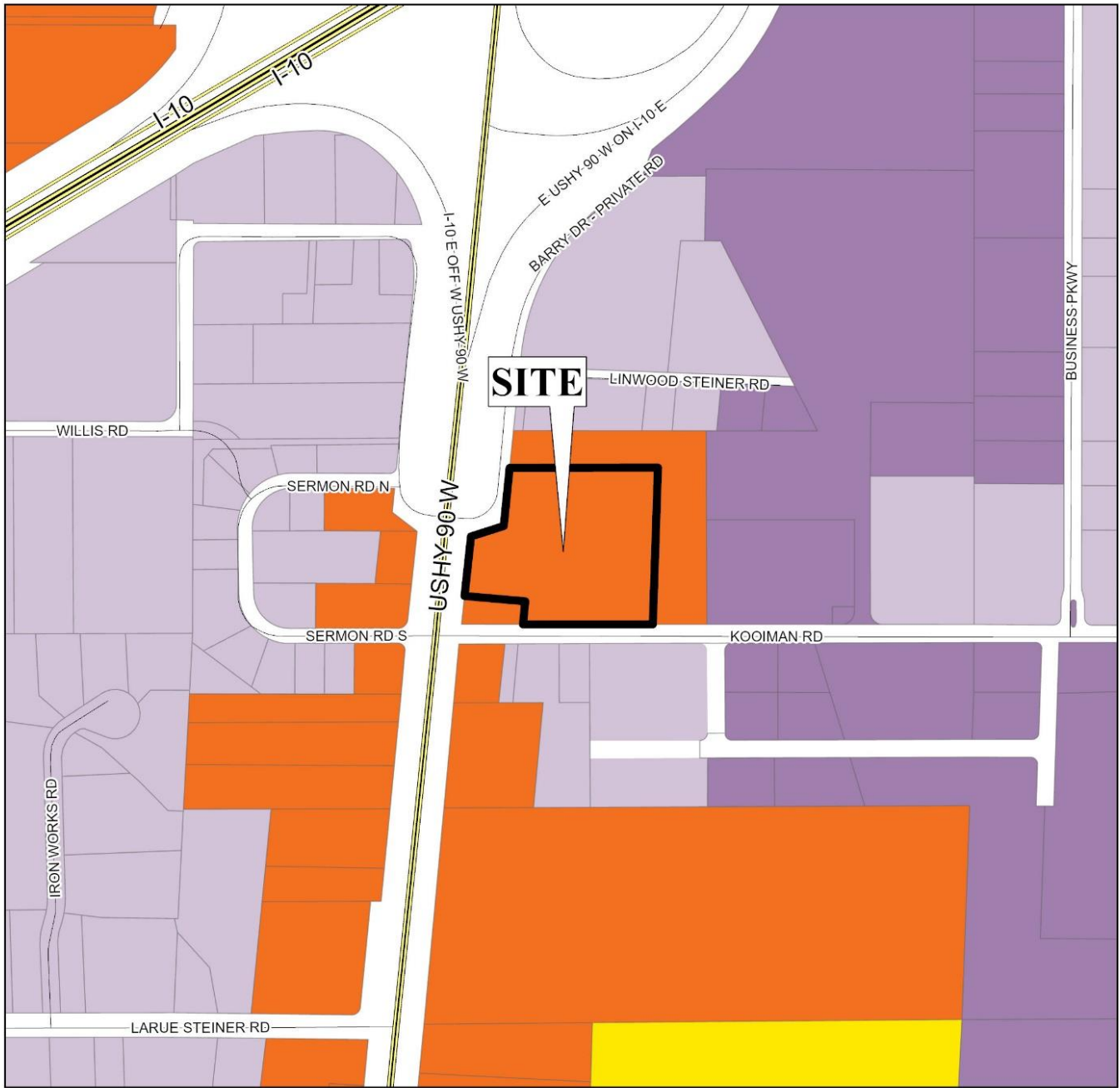
APPLICATION NUMBER 6552 DATE November 6, 2023

APPLICANT QuikTrip (Erik Eckhart, Agent)

REQUEST Sign Variance



FLUM LOCATOR MAP



APPLICATION NUMBER 6552 DATE November 6, 2023

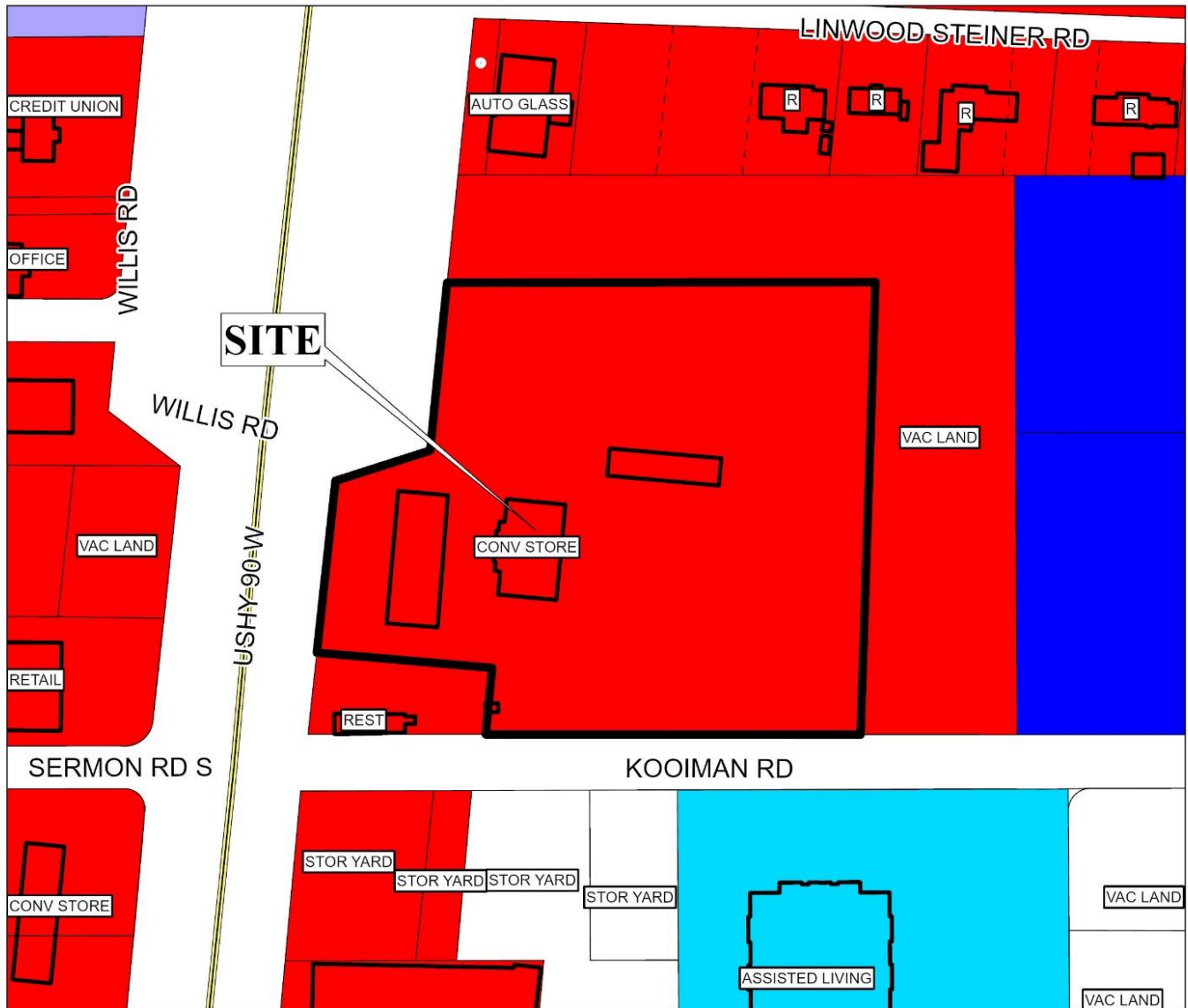
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- | | | | |
|---|---|---|--|
| ■ Low Density Residential | ■ Neighborhood Center - Traditional | ■ Downtown Waterfront | ■ Parks & Open Space |
| ■ Mixed Density Residential | ■ Neighborhood Center - Suburban | ■ Light Industry | ■ Water Dependent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



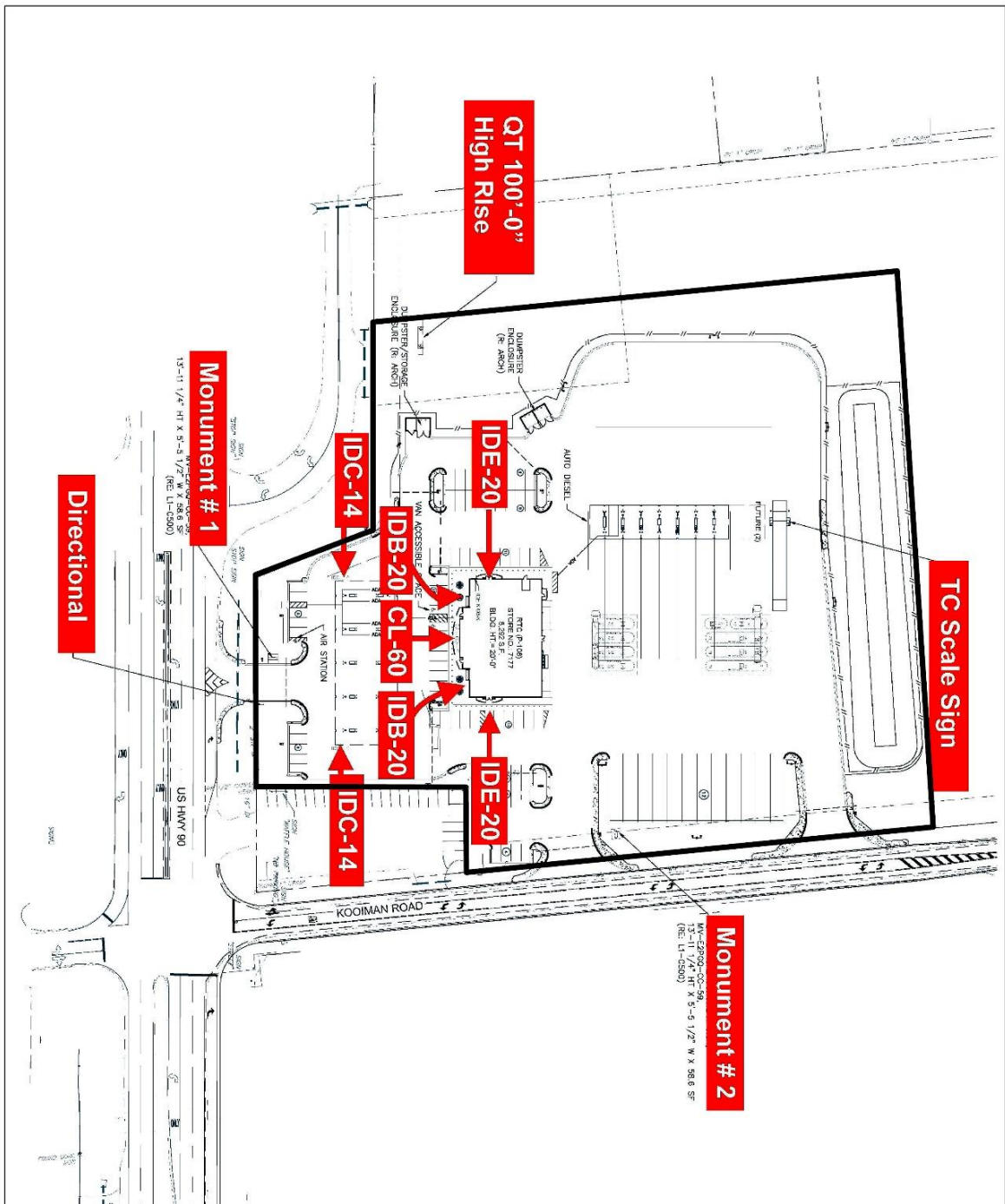
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residential units lie northeast of the site.

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<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	
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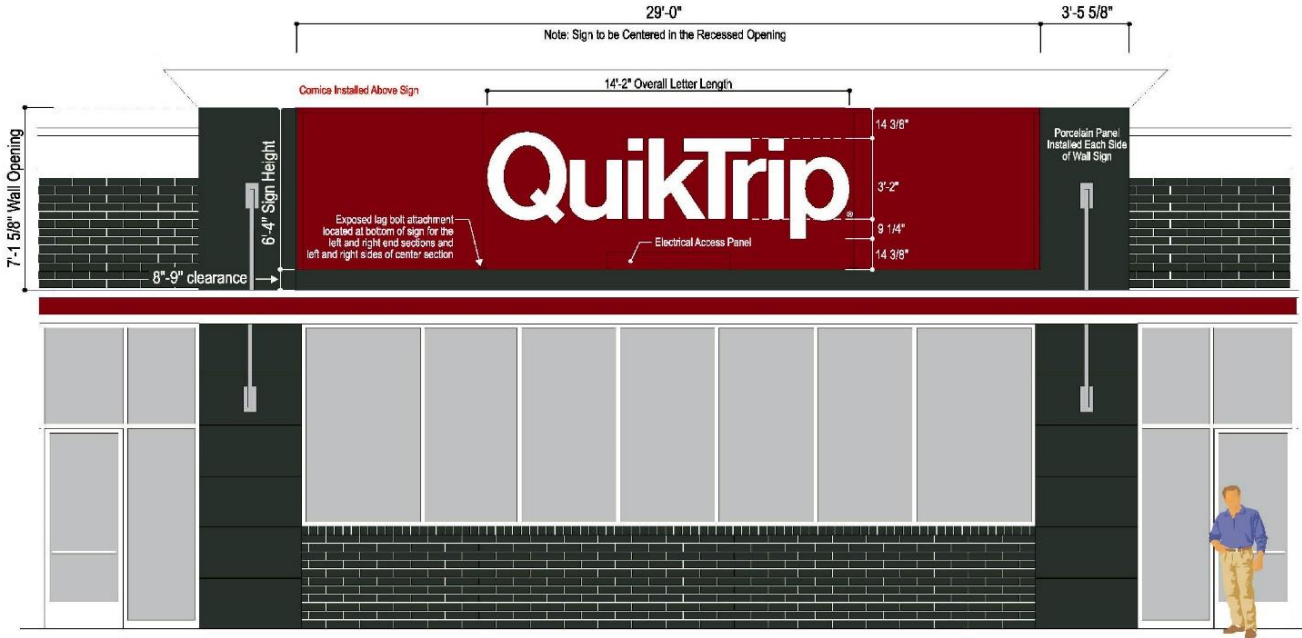
SITE PLAN



The site plan illustrates the existing structures and proposed sign locations.

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DETAIL SITE PLAN



Front View - Sign Type TCNK-CL60-F
Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces
 Scale 1/4" = 1'-0"

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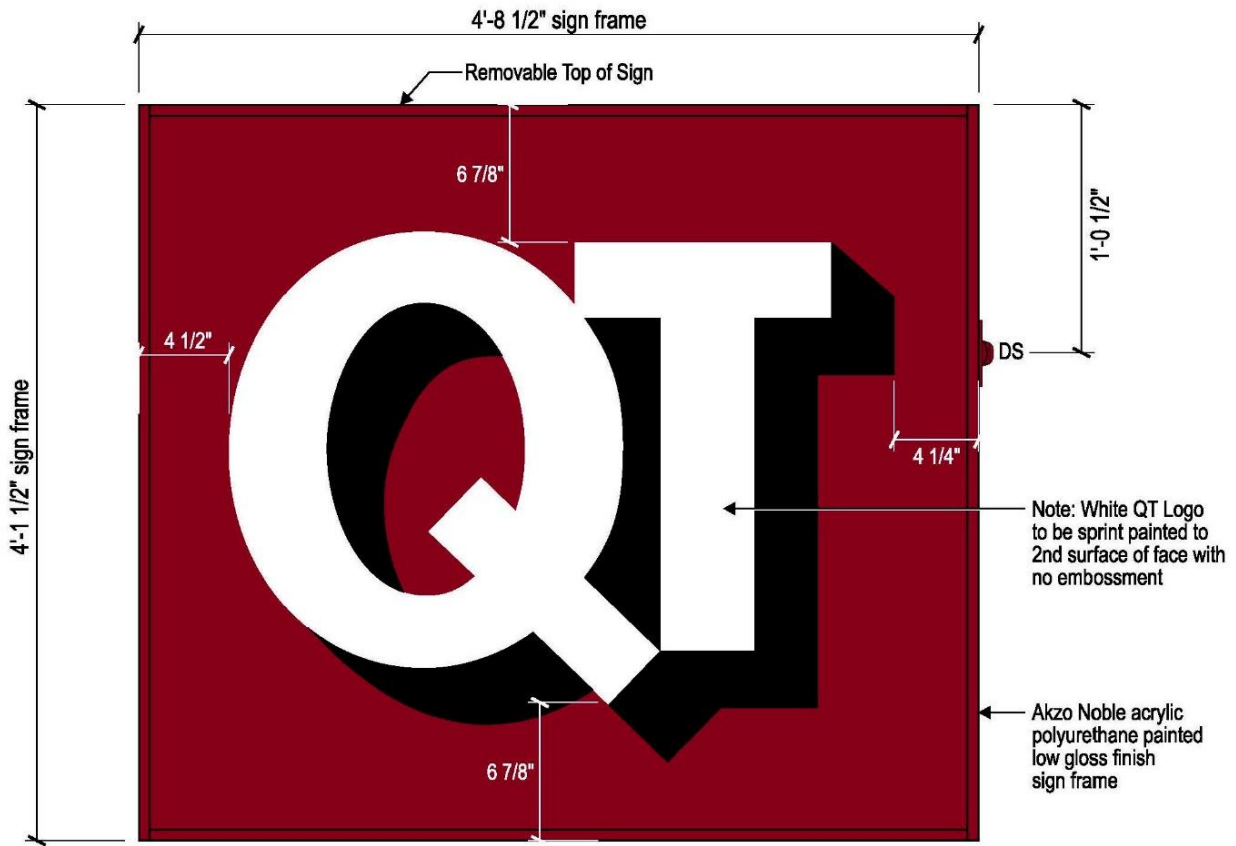
Building Elevation
Scale: NTS

IDB-20

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DETAIL SITE PLAN

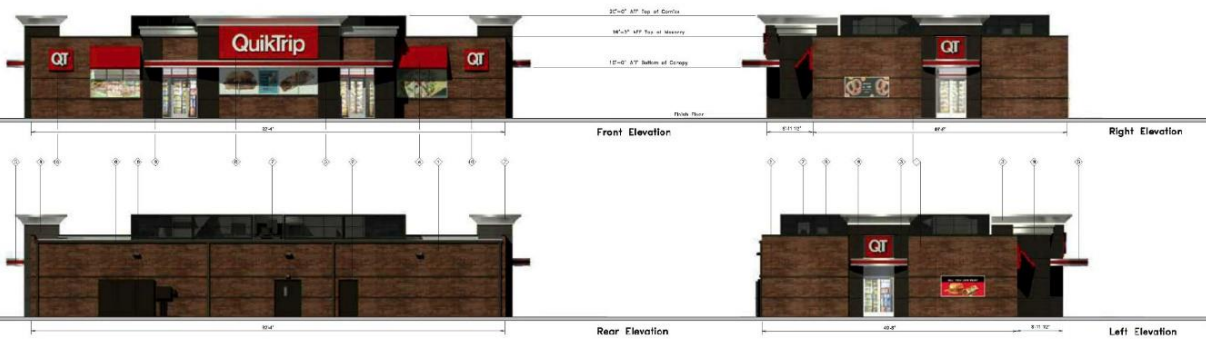


Front View - IDB-20 - 20SF Building ID
Scale: 1" = 1'-0"

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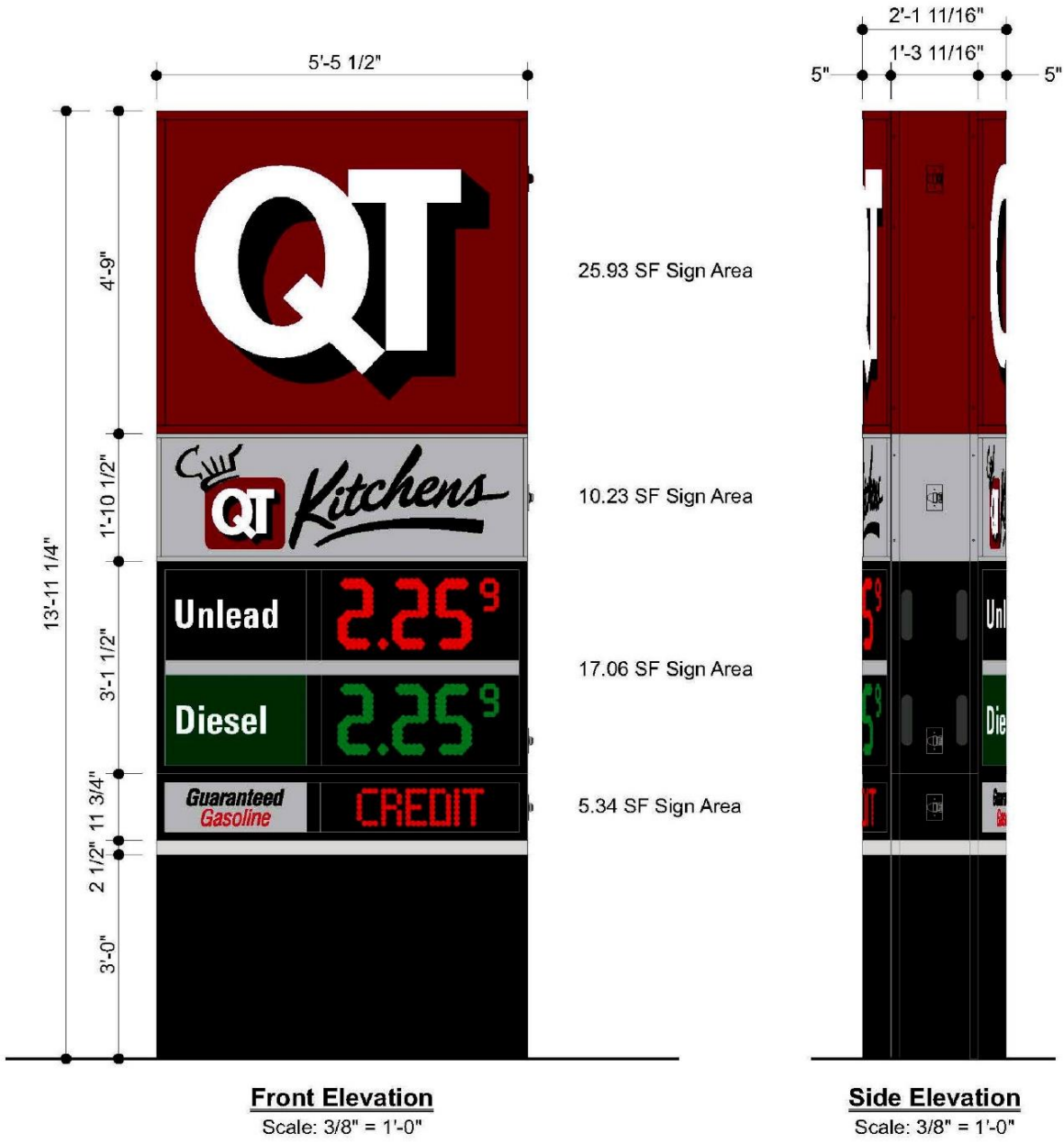
DETAIL SITE PLAN



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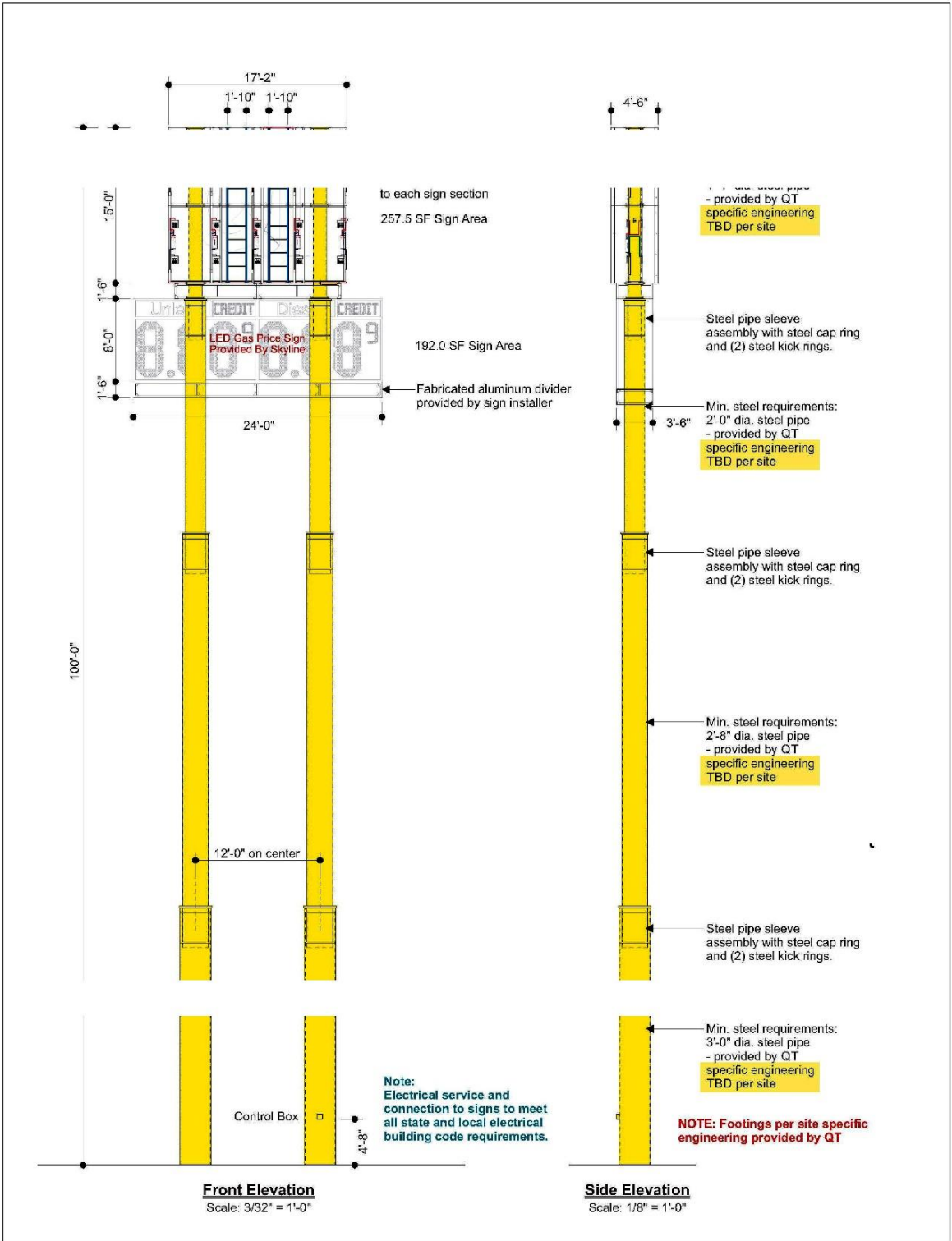
DETAIL SITE PLAN



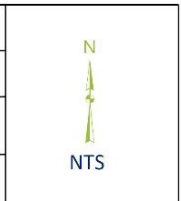
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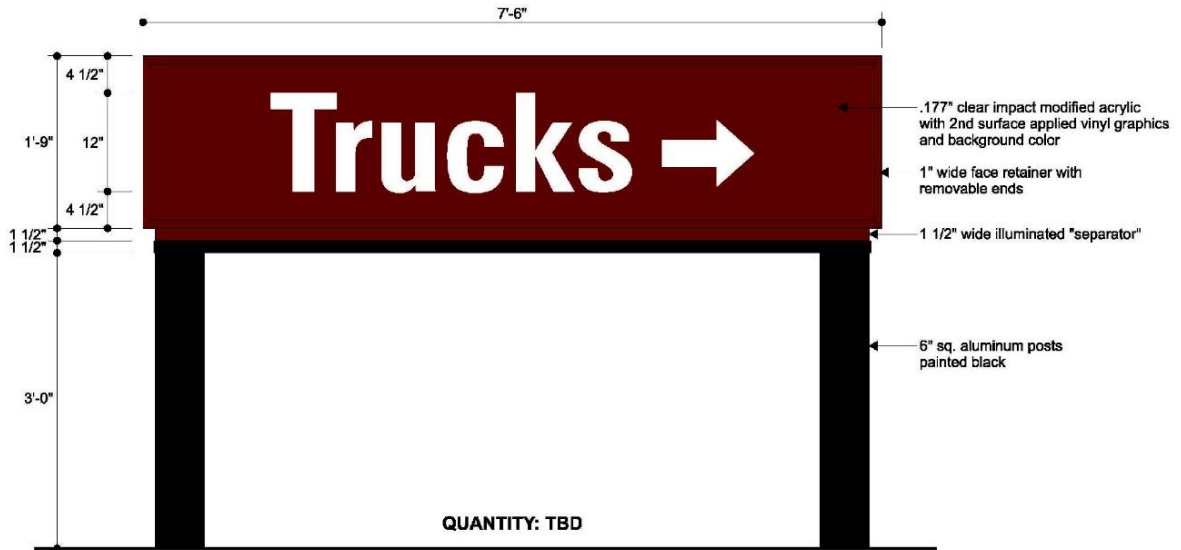
DETAIL SITE PLAN



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DETAIL SITE PLAN



Front View - Directional Sign V2
Scale: 3/4" = 1'-0"



Night View

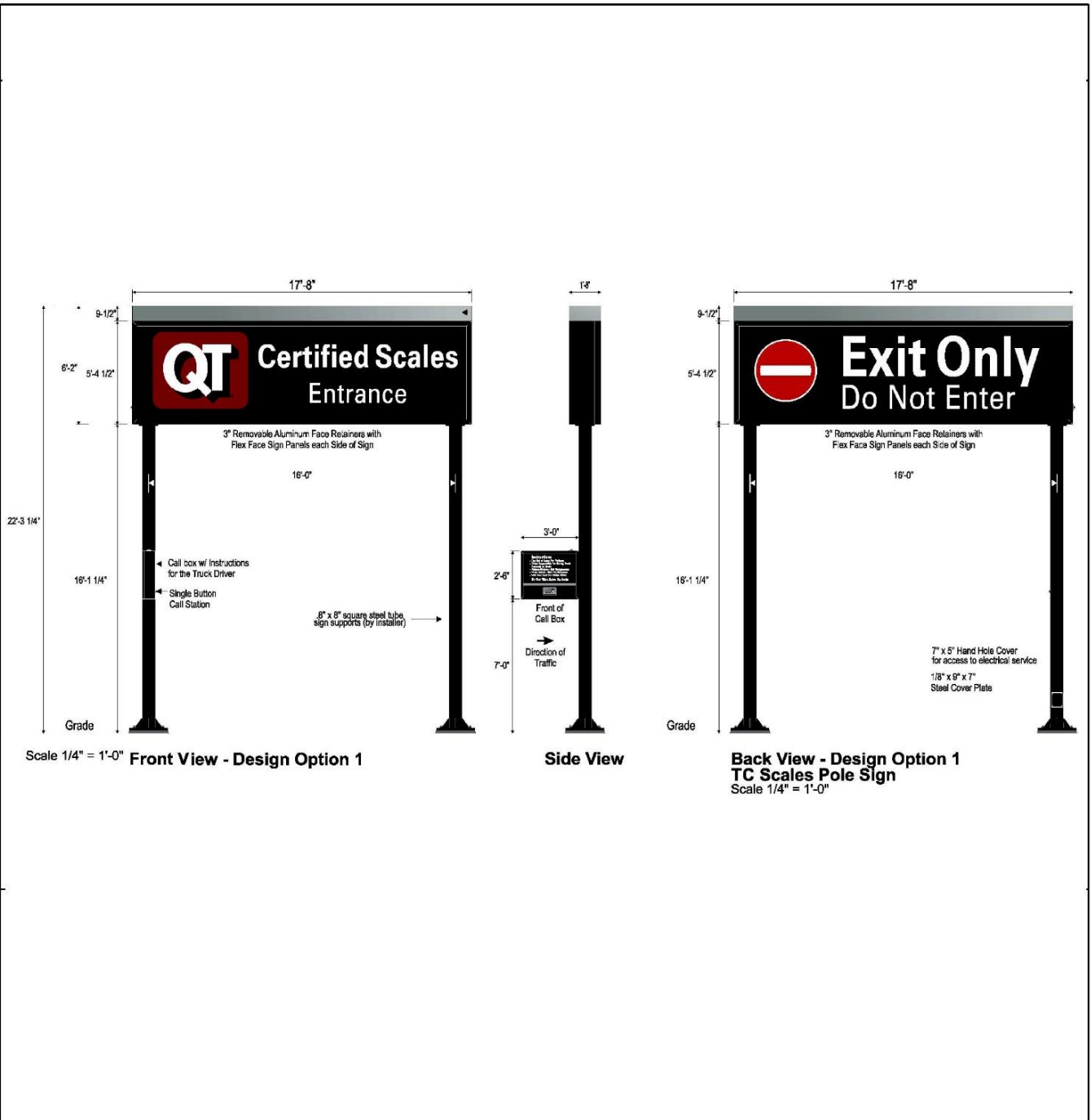
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DETAIL SITE PLAN



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ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■				■			■					□		
TWO-FAMILY RESIDENCE	R-2	■				■			■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■							□	○	
RESIDENTIAL-BUSINESS	R-B		○			■			■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■						□		
HISTORIC BUSINESS	H-B			■		■			■					□		
VILLAGE CENTER	TCD					■	■							□		
NEIGH. CENTER	TCD					■	■							□		
NEIGH. GENERAL	TCD					■								□		
DOWNTOWN DEV. DDD	T-6			■										□		
DOWNTOWN DEV. DDD	T-5.1			■		■			□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■								□		
DOWNTOWN DEV. DDD	T-4			■		■			□					□		
DOWNTOWN DEV. DDD	T-3			■		■								□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■					□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■					□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■					□	○	
COMMUNITY BUSINESS	B-3				■					■			○	□	○	
GEN. BUSINESS	B-4			■						■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.