

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

6314

APPLICANT NAME

Mariner Mobile I, LLC

LOCATION

505, 507 & 515 St. Louis Street and 510 St. Michael Street (Southeast corner of St. Louis Street, and North Cedar Street, extending to the Southwest corner of St. Louis Street and North Lawrence Street, and the Northeast corner of North Cedar Street and St. Michael Street).

VARIANCE REQUEST

TRANSPARENCY: To allow reduced transparency in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.

**ZONING ORDINANCE
REQUIREMENT**

TRANSPARENCY: The Zoning Ordinance requires a minimum of 80% transparency along a primary frontage, and 30% transparency along a secondary frontage for Shopfront frontage types in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.

ZONING

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

AREA OF PROPERTY

1.6± 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 a previously approved Transparency Variance to allow reduced transparency in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance requires a minimum of 80% transparency along a primary frontage, and 30% transparency along a secondary frontage for Shopfront frontage types in an SD-WH, Special District – Warehousing 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 condition:

- 1) full compliance with all other municipal codes and ordinances.

The applicant provided the following statement regarding the extension request:

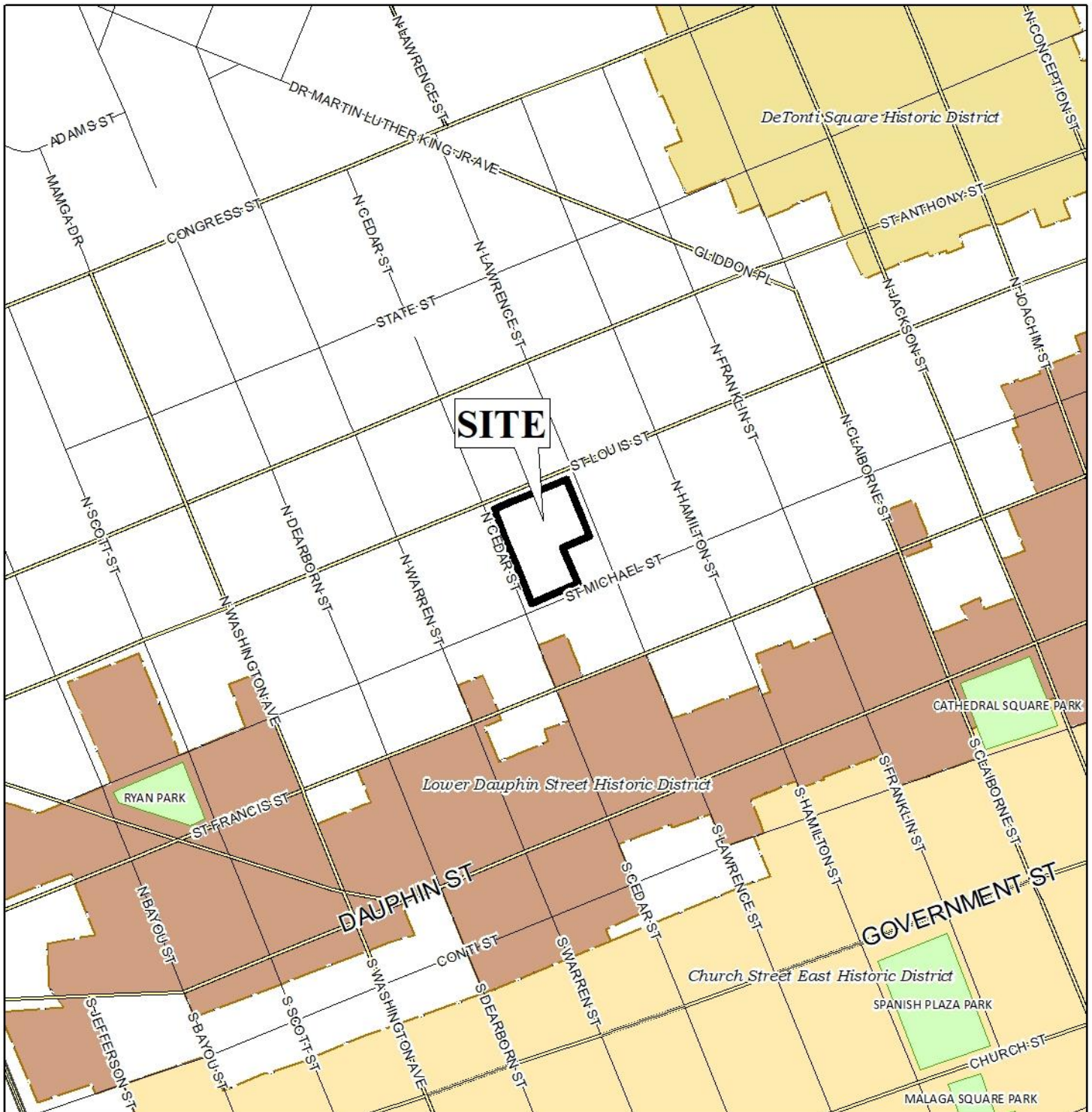
In the time since our last extension we have made considerable progress in securing our capital and receiving our preliminary commitment from HUD for our construction loan. Our Firm Application to HUD has been submitted and underwriters and appraisers are currently reviewing the application. At this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

This is the third 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.

Due to the continuing 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.

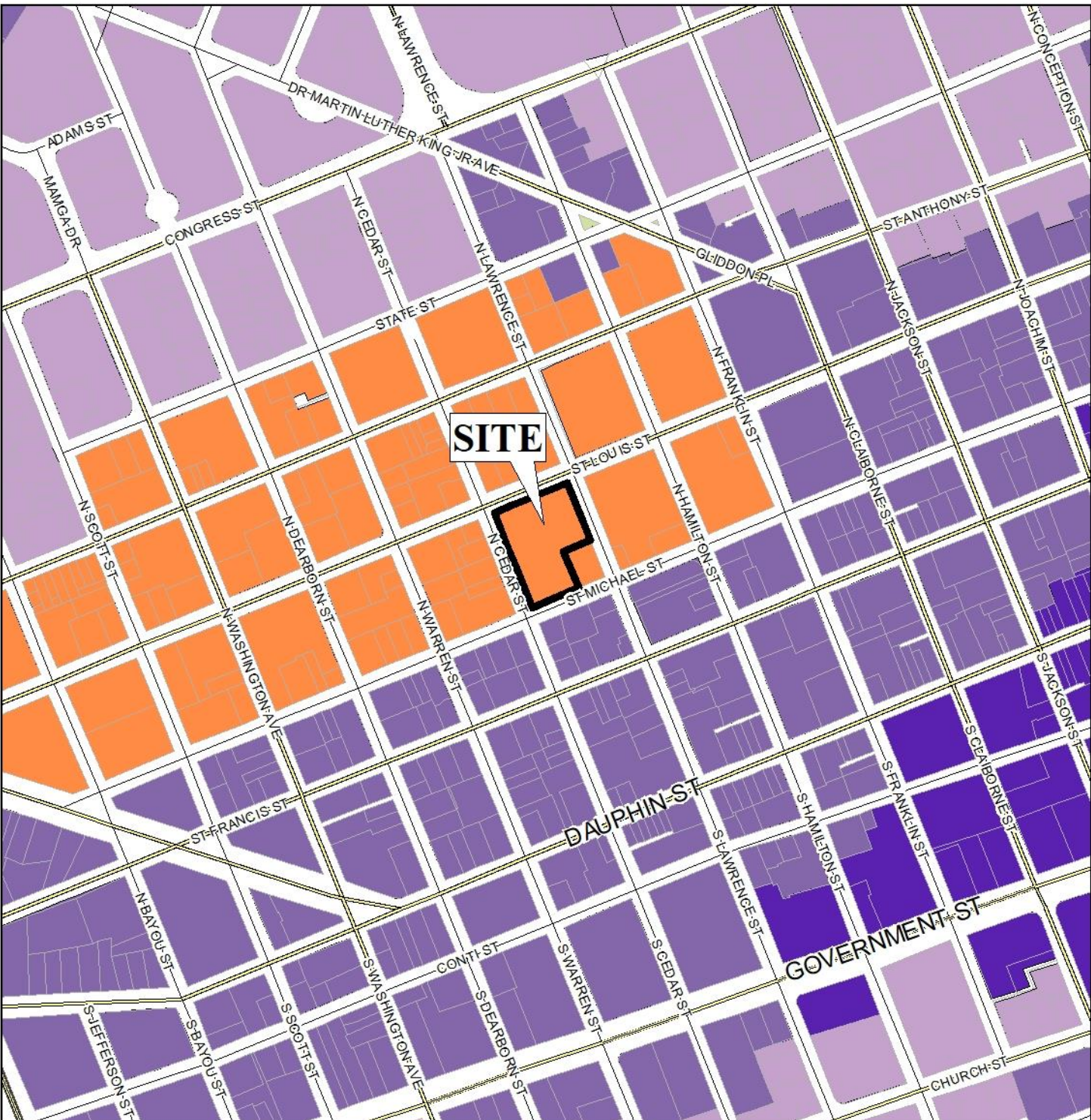
LOCATOR MAP



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APPLICANT Mariner Mobile I, LLC
REQUEST Transparency Variance



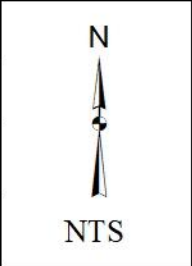
LOCATOR ZONING MAP



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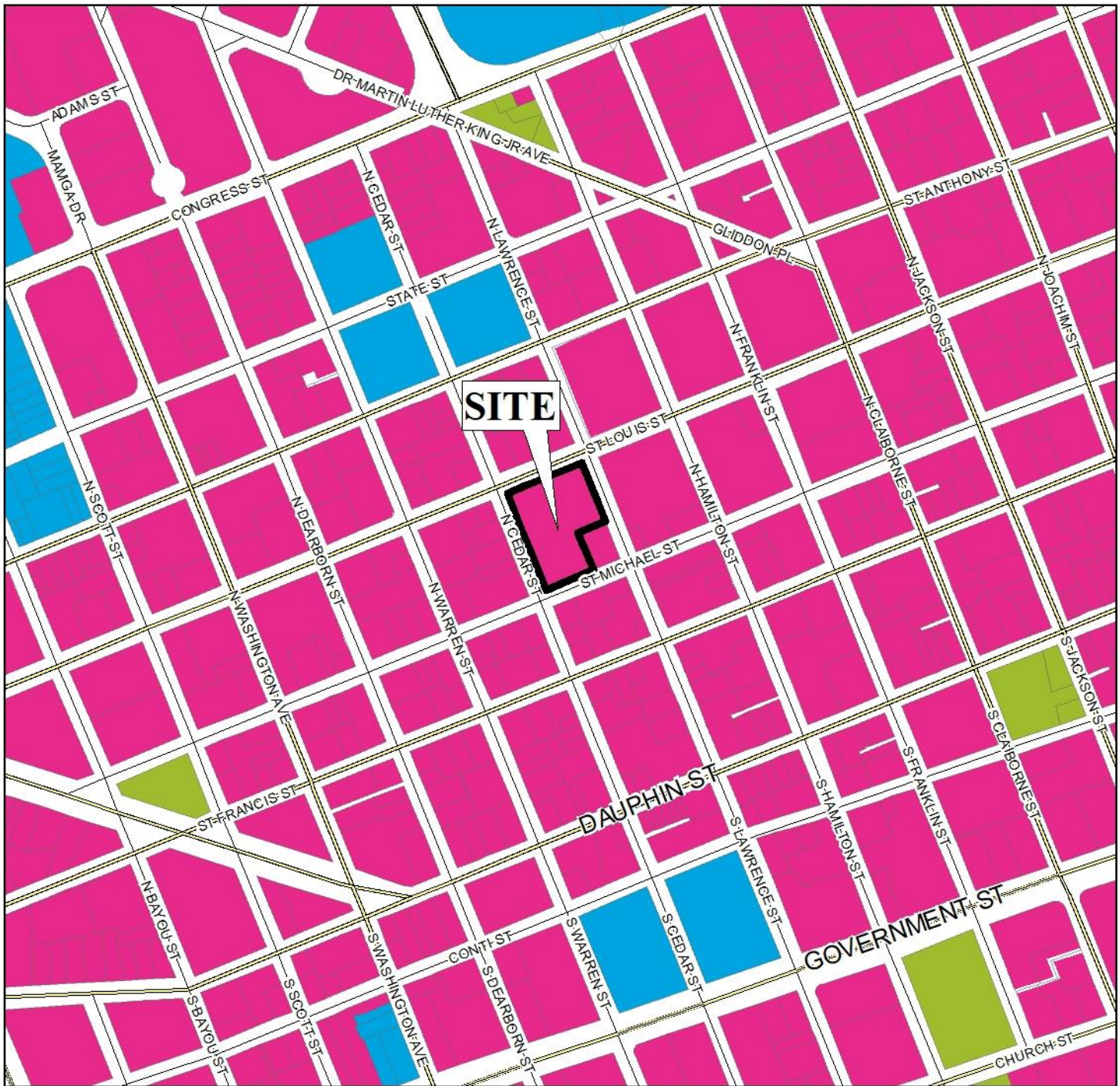
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FLUM LOCATOR MAP



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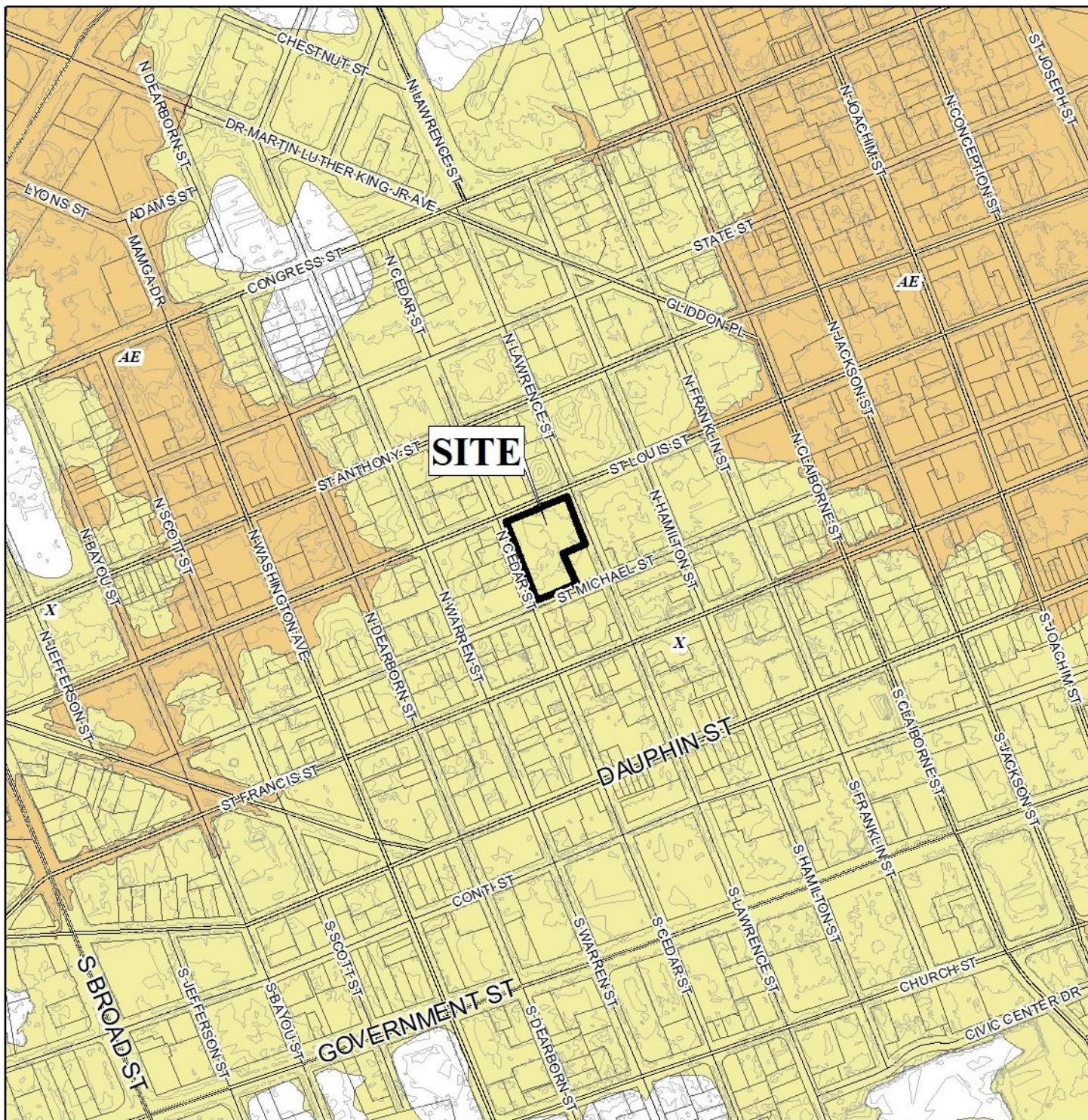
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REQUEST Transparency Variance

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 miscellaneous commercial and residential 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

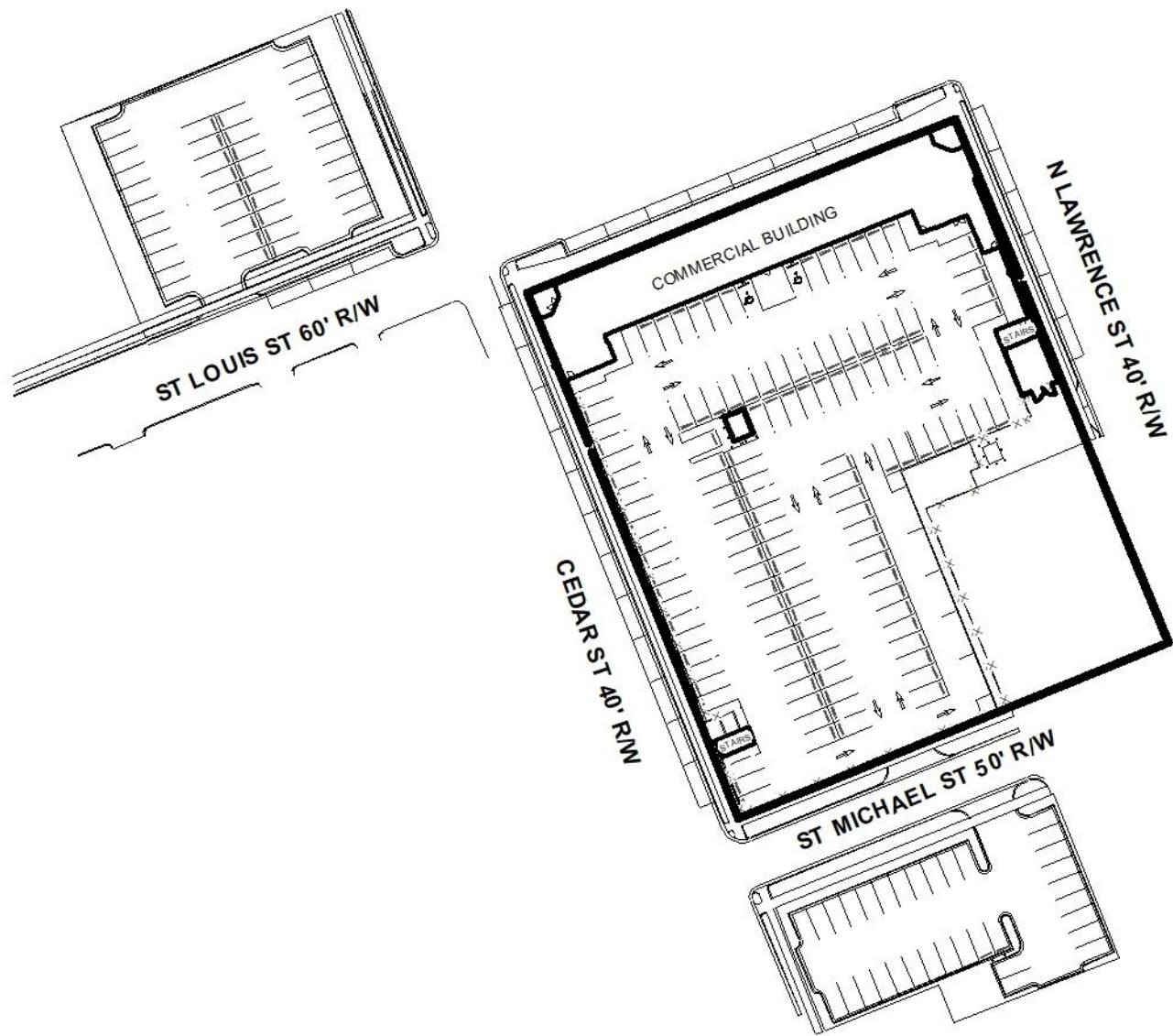


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SITE PLAN

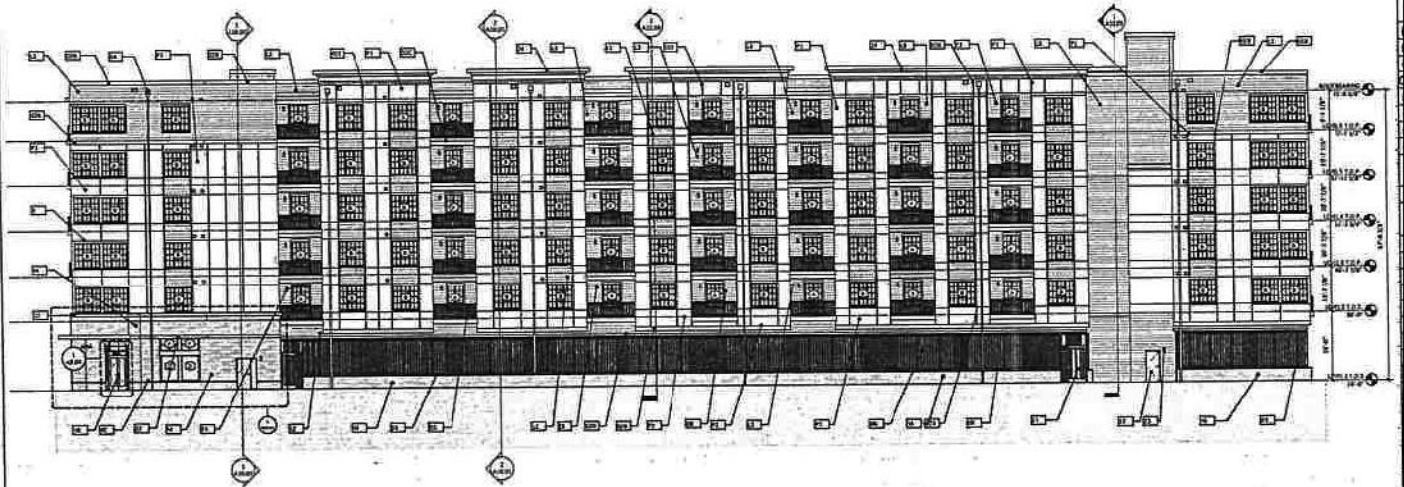


The site plan illustrates the proposed building, and parking.

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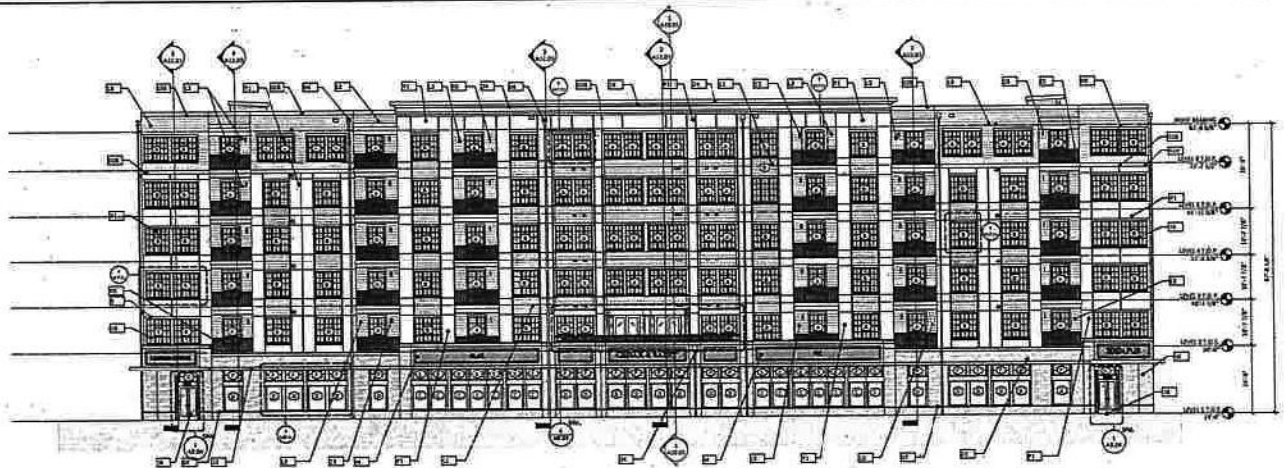


DETAIL SITE PLAN



2 ELEVATION- EXTERIOR- WEST

3/32" = 1'-0"



3 ELEVATION- EXTERIOR- NORTH

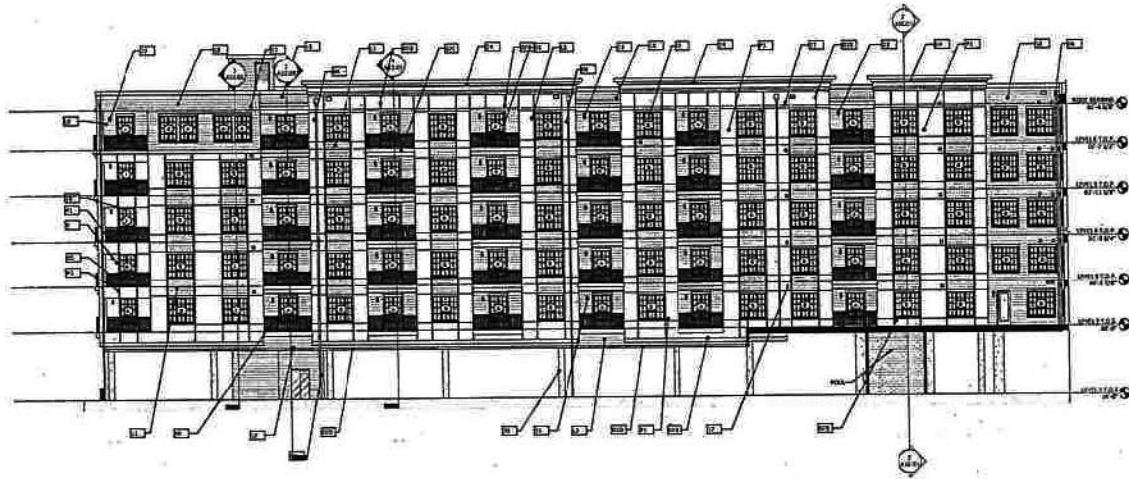
3/32" = 1'-0"

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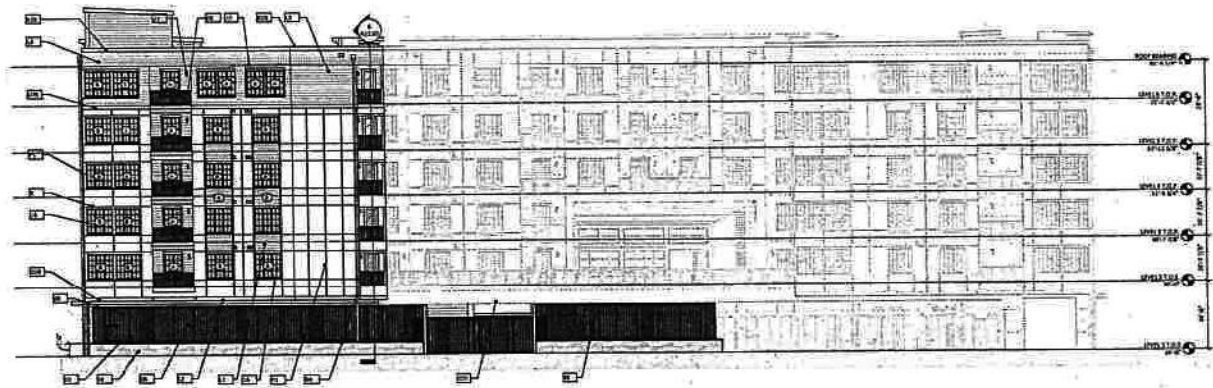
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DETAIL SITE PLAN



1
A1.01 ELEVATION - COURTYARD-1

3/32" = 1'-0"



2
A1.02 ELEVATION - EXTERIOR - SOUTH-1

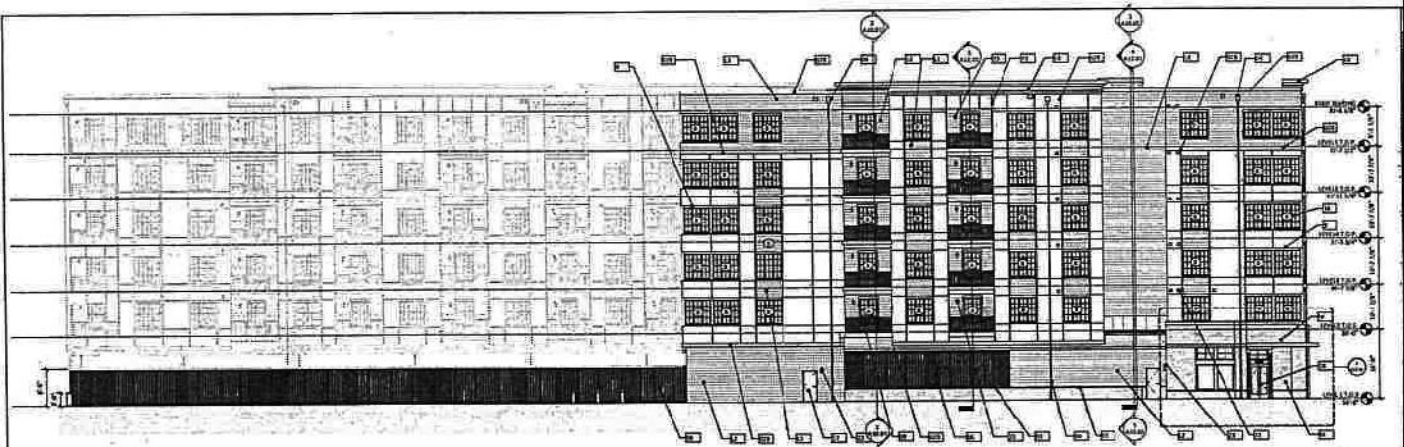
3/32" = 1'-0"

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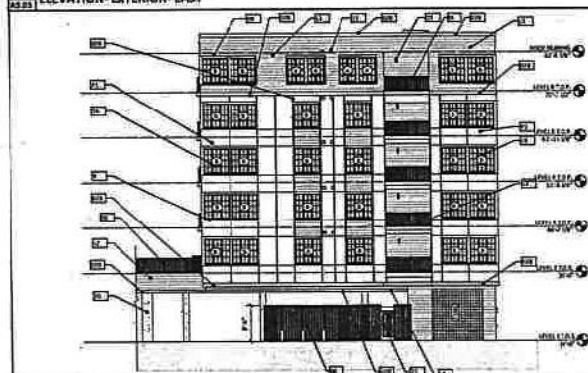
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DETAIL SITE PLAN



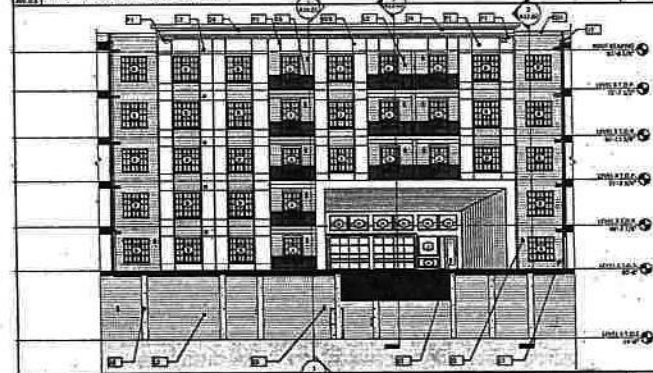
4 ELEVATION-EXTERIOR-EAST

3/32" = 1'-0"



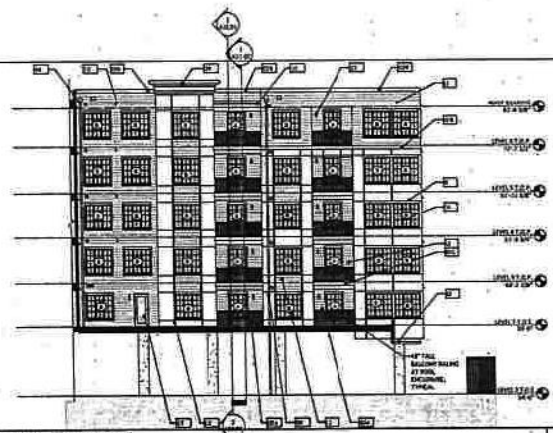
3 ELEVATION-EXTERIOR-SOUTH-2

3/32" = 1'-0"



1 ELEVATION-COURTYARD-2

3/32" = 1'-0"



2 ELEVATION-COURTYARD-3

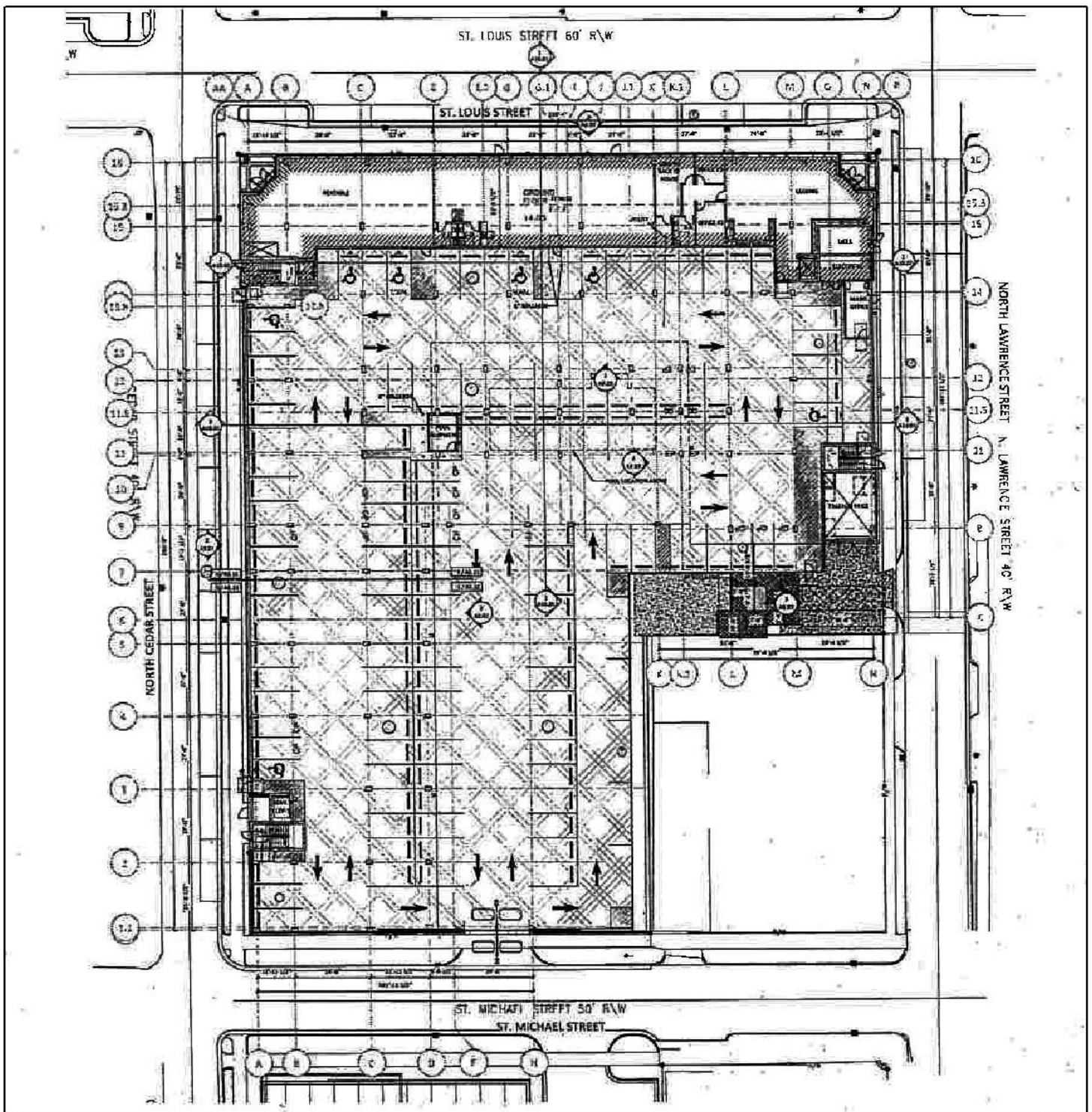
3/32" = 1'-0"

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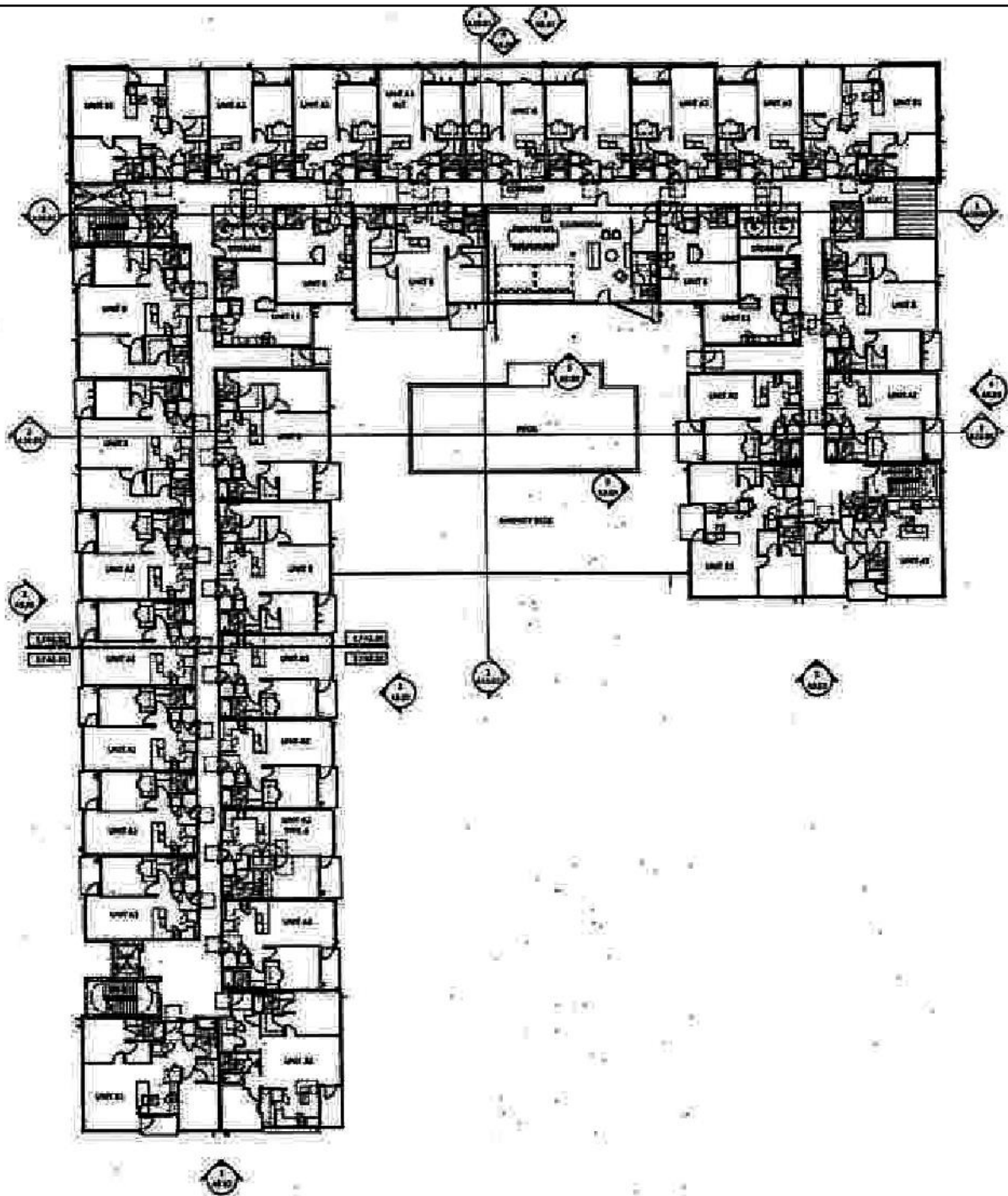
DETAIL SITE PLAN FLOOR PLAN LEVEL 1



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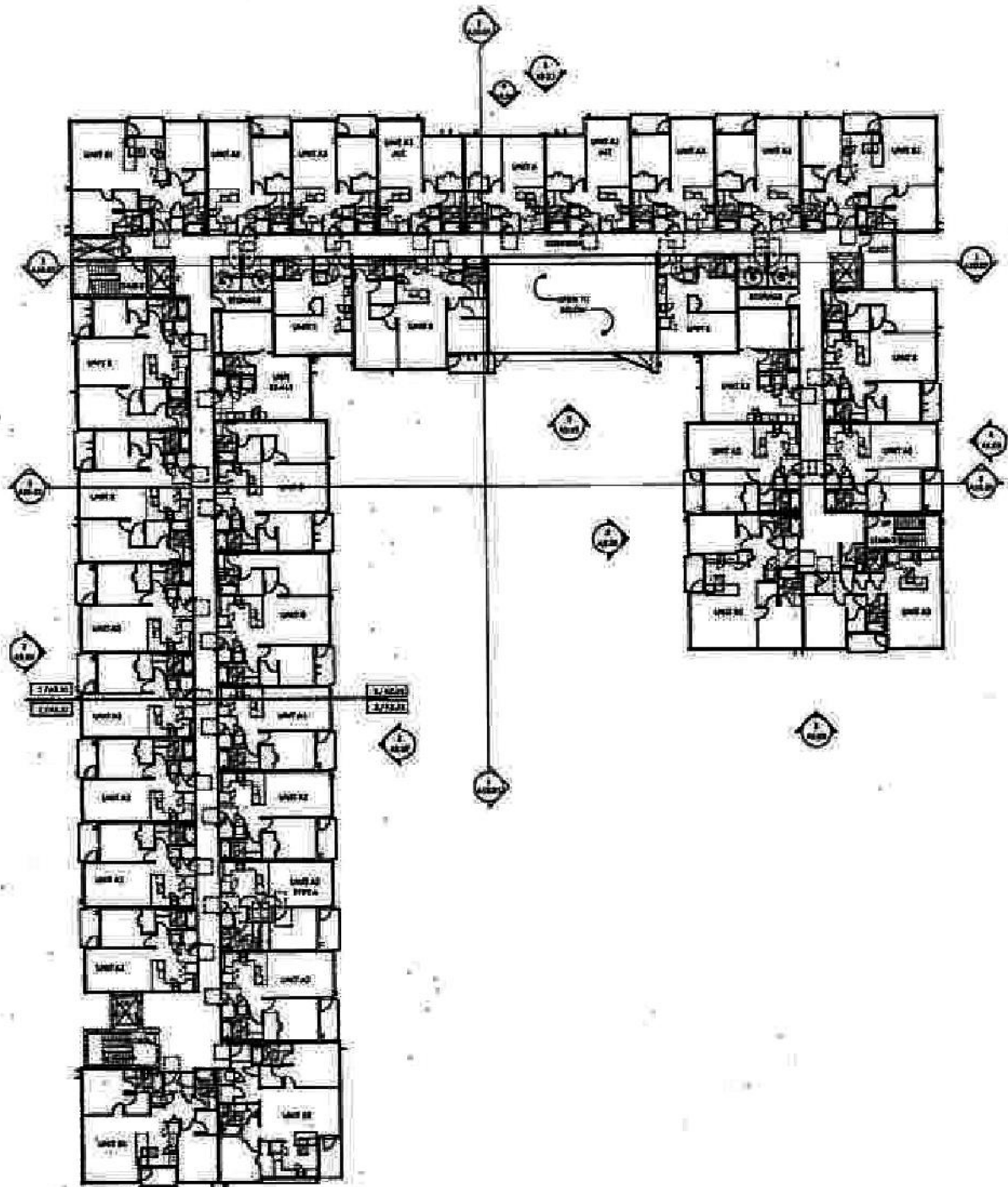
DETAIL SITE PLAN FLOOR PLAN LEVEL 2



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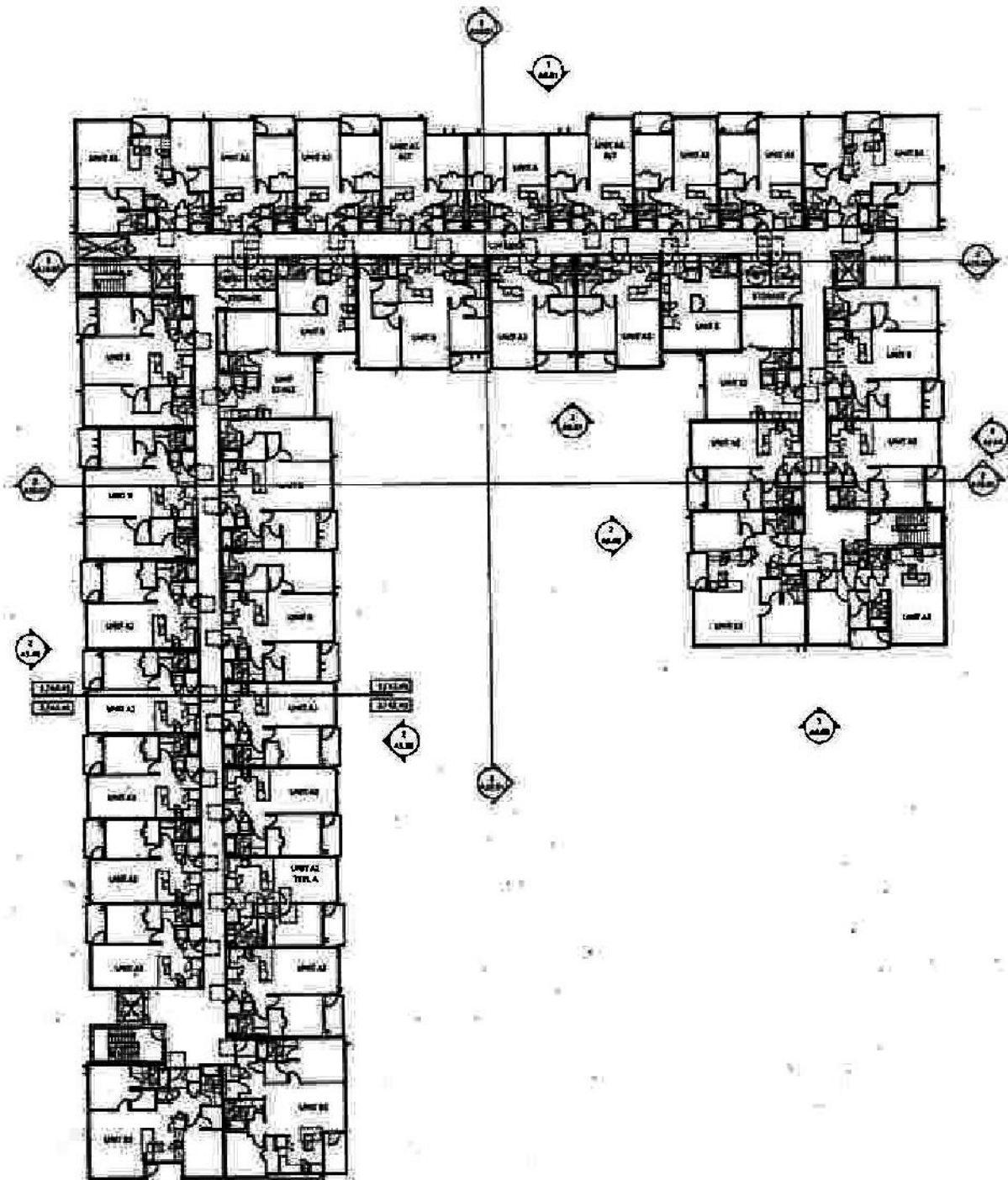
DETAIL SITE PLAN FLOOR PLAN LEVEL 3



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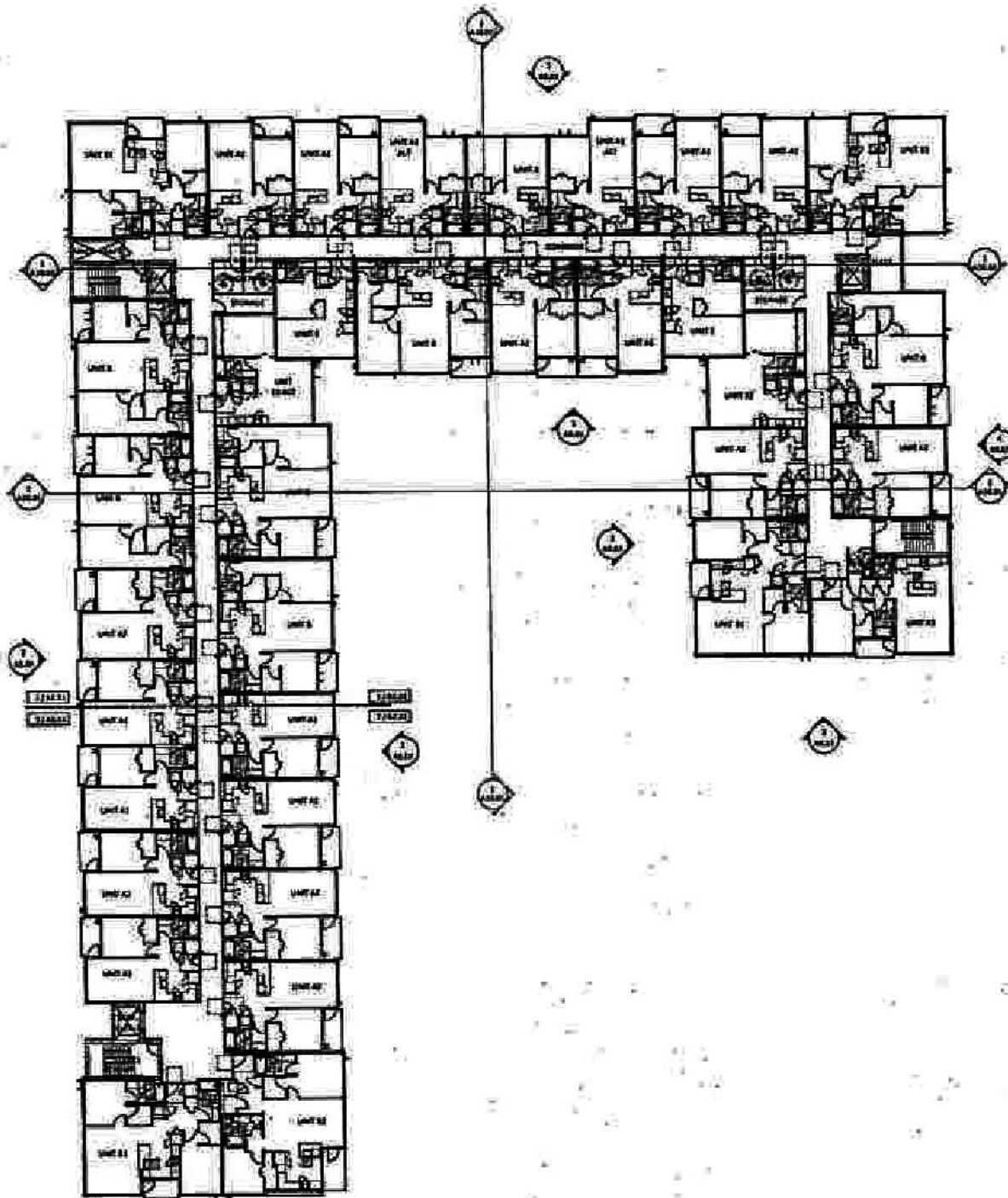
DETAIL SITE PLAN FLOOR PLAN LEVEL 4



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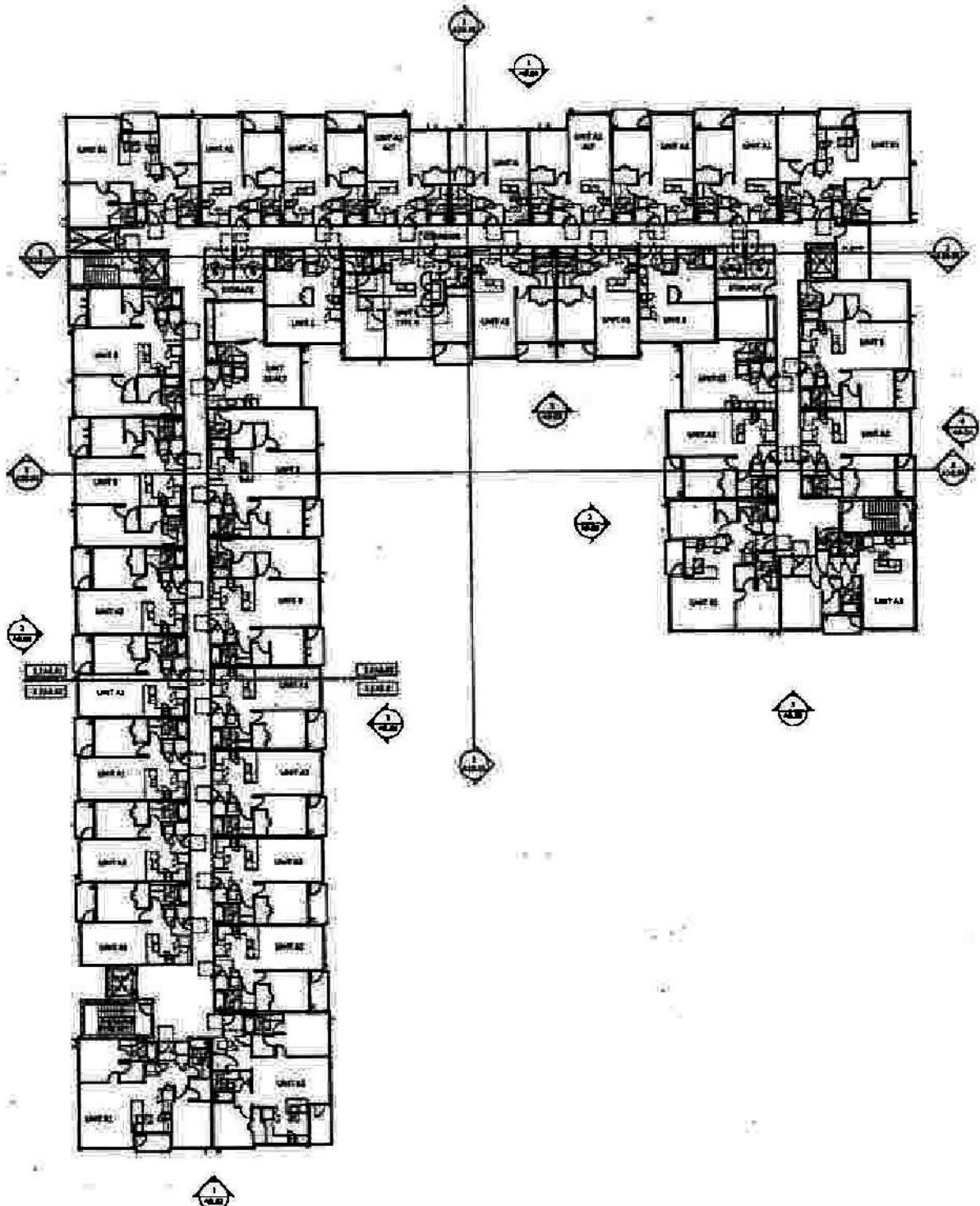
DETAIL SITE PLAN FLOOR PLAN LEVEL 5



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DETAIL SITE PLAN FLOOR PLAN LEVEL 6



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