

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: February 6, 2017****CASE NUMBER** 5977/5902/5617**APPLICANT NAME** Stephen Overcash**LOCATION** 166 South Royal Street
(Southwest corner South Royal and Theatre Streets)

ANALYSIS This is a request for a six-month extension of a previously approved use and height variance to allow a 6 story hotel in a T5.1 Subdistrict within the Downtown Development District. The subject site is located on the Southwest corner of South Royal and Theatre Streets, and is located in Council District 2.

This is the second extension request since the variance was originally approved at the Board of Zoning Adjustment's July 6, 2015 meeting. The applicant states that the reason for the request for extension is the same as the previous request. They are waiting for the Alabama Department of Transportation to remove the I-10 ramps prior to beginning any construction.

Due to the remaining uncertainty of ALDOT's plans to alter the Interstate ramps in the area; it appears that this application was made prematurely. Therefore, it may be appropriate to deny the extension request and allow the applicant to reconsider the viability of the project once ALDOT's plans are finalized.

RECOMMENDATION:

Based on the preceding, staff recommends the extension be denied.

LOCATOR MAP



APPLICATION NUMBER 5977 DATE February 6, 2017

APPLICANT Stephen Overcash

REQUEST Use and Height Variances



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



The site is surrounded by commercial units.

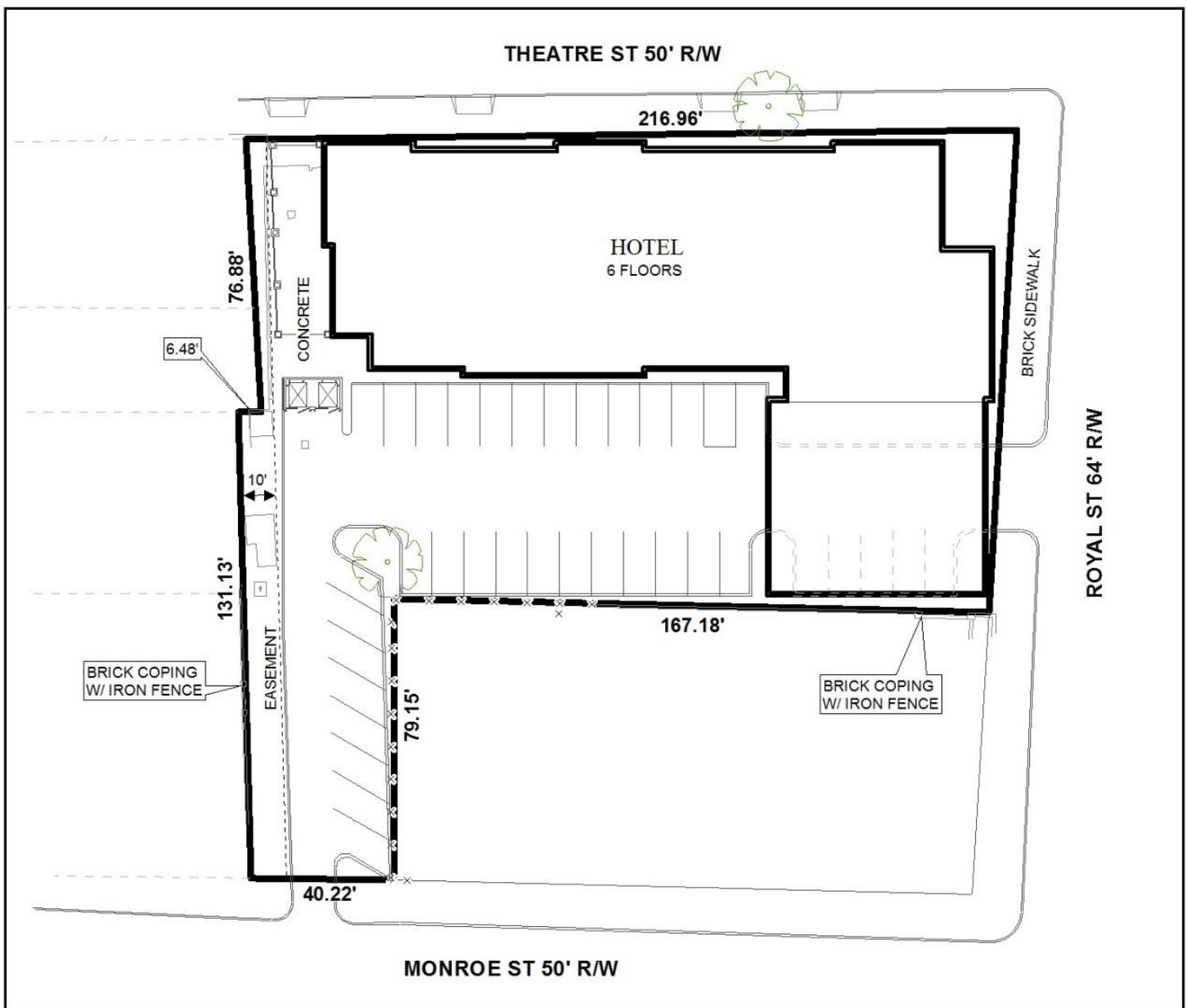
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PROPOSED SITE PLAN



The site plan illustrates the proposed hotel, easement and parking.

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DETAIL SITE PLAN



Royal Street Hotel
Mobile, Alabama

16 May 2016

EXTERIOR RENDERING



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