

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: September 13, 2021****CASE NUMBER**

6341

APPLICANT NAME

Furr Street Partners, LLC

LOCATION108 and 110 Furr Street
(East side of Furr Street, 185'± North of Old Shell Road)**VARIANCE REQUEST****PARKING & MANEUVERING SURFACE:** Parking and Maneuvering Surface Variance to allow aggregate surfacing in a B-3, Community Business District.**ZONING ORDINANCE
REQUIREMENT****PARKING & MANEUVERING SURFACE:** The Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-3, Community Business District.**ZONING**

B-3, Community Business District

AREA OF PROPERTY

0.39± Acre

**CITY COUNCIL
DISTRICT**

District 1

**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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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 Code compliant paved access required from both streets.

ANALYSIS

The applicant is requesting an extension of a previously approved Parking and Maneuvering Surface Variance to allow aggregate surfacing in a B-3, Community Business District.

The site was granted approval, subject to the following conditions, by the Board at its August 11, 2020 meeting:

- 1) *The site is to be used only by the applicant and associates for personal use, with no commercially stored vehicles on the site;*
- 2) *If security fencing is proposed, any barbed wire fencing is to be approved by the Executive Director of Build Mobile;*
- 3) *If the site is gated, either provision of remotely activated gates, or the provision of a 60' deep vehicle stacking area within the site;*
- 4) *Completion of a one-lot subdivision to combine the two subject lots into one legal lot of record prior to the issuance of permits;*
- 5) *Provision of a 6' wooden privacy fence where the site abuts residentially zoned property;*
- 6) *Compliance with the commercial landscaping and tree planting requirements of the Zoning Ordinance;*
- 7) *Compliance with Engineering comments (1. Submit and receive a Land Disturbance Permit through Central Permitting for the proposed site development. 2. Submit a ROW Permit (City of Mobile) for the work within the Public ROW. Aggregate surfacing will NOT be allowed within the public ROW. 3. Designated handicapped accessible spaces and routes must be paved (i.e. concrete, asphalt).);*
- 8) *Compliance with Traffic Engineering comments (Aggregate surface, if approved, shall not extend into the right of way. A City standard driveway apron comprised of either concrete or asphalt shall be installed for access to the property. Unused curb-cuts should be removed and curb restored to match existing.);*
- 9) *Compliance with 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 10) *Compliance with Fire 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 Code compliant paved access required from both streets.); and*
- 11) *Full compliance with all other municipal codes and ordinances.*

The applicant provided the following statement regarding the extension request:

After receiving approval Applicant/Owner determined there was a title issue with the subject property. A Quiet Title action was filed and that case is still pending. Expected to be resolved shortly.

This is the second extension request since the initial approval. The first extension was approved by the Board at its February 1, 2021 meeting. There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

It should be noted that the site was the subject of a 1-lot Subdivision approved by the Planning Commission at its October 1, 2020 meeting. The Final Plat was recorded in Probate and has been received by staff.

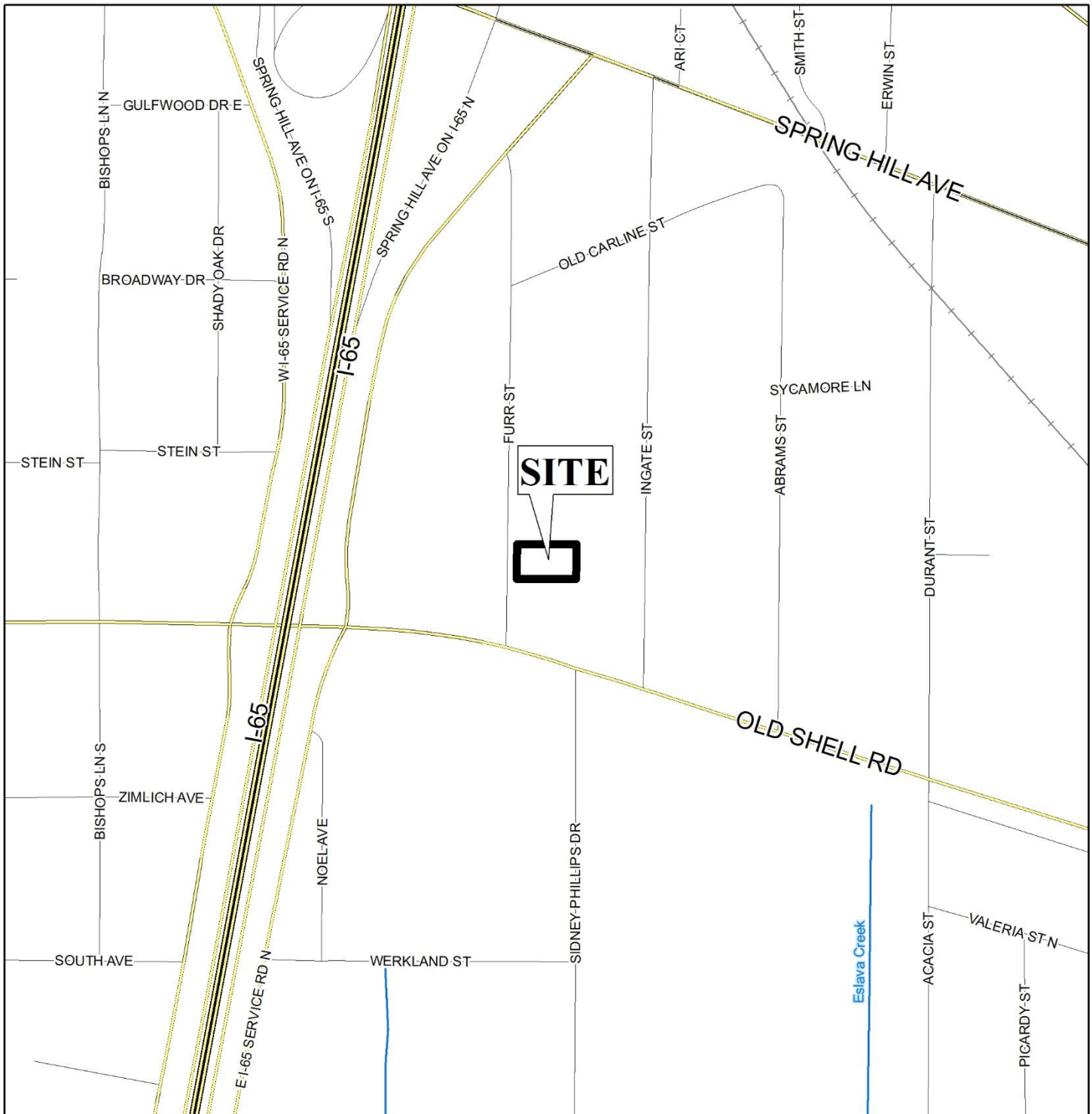
Due to the current economic situation as a result of the COVID-19 pandemic, it would seem reasonable to grant a 6-month extension.

RECOMMENDATION: Based on the preceding, the request for a 6-month extension of approval is recommended for approval.

In order for any concerns to be considered by the Board you must email your concerns to planning@cityofmobile.org or they may be uploaded to the website via the portal under the meeting date and case. Comments must be entered by 2:00 PM on Friday, September 10th, before the meeting, in order to be considered by the Board.

If you wish to participate in the meeting, you must email planning@cityofmobile.org by 2:00 PM on Friday, September 10th, before the meeting. In accordance with the Rules of the Board of Zoning Adjustment, no more than four (4) speakers are allowed to speak for or against an application. Speaking time is limited to five (5) minutes per speaker.

LOCATOR MAP



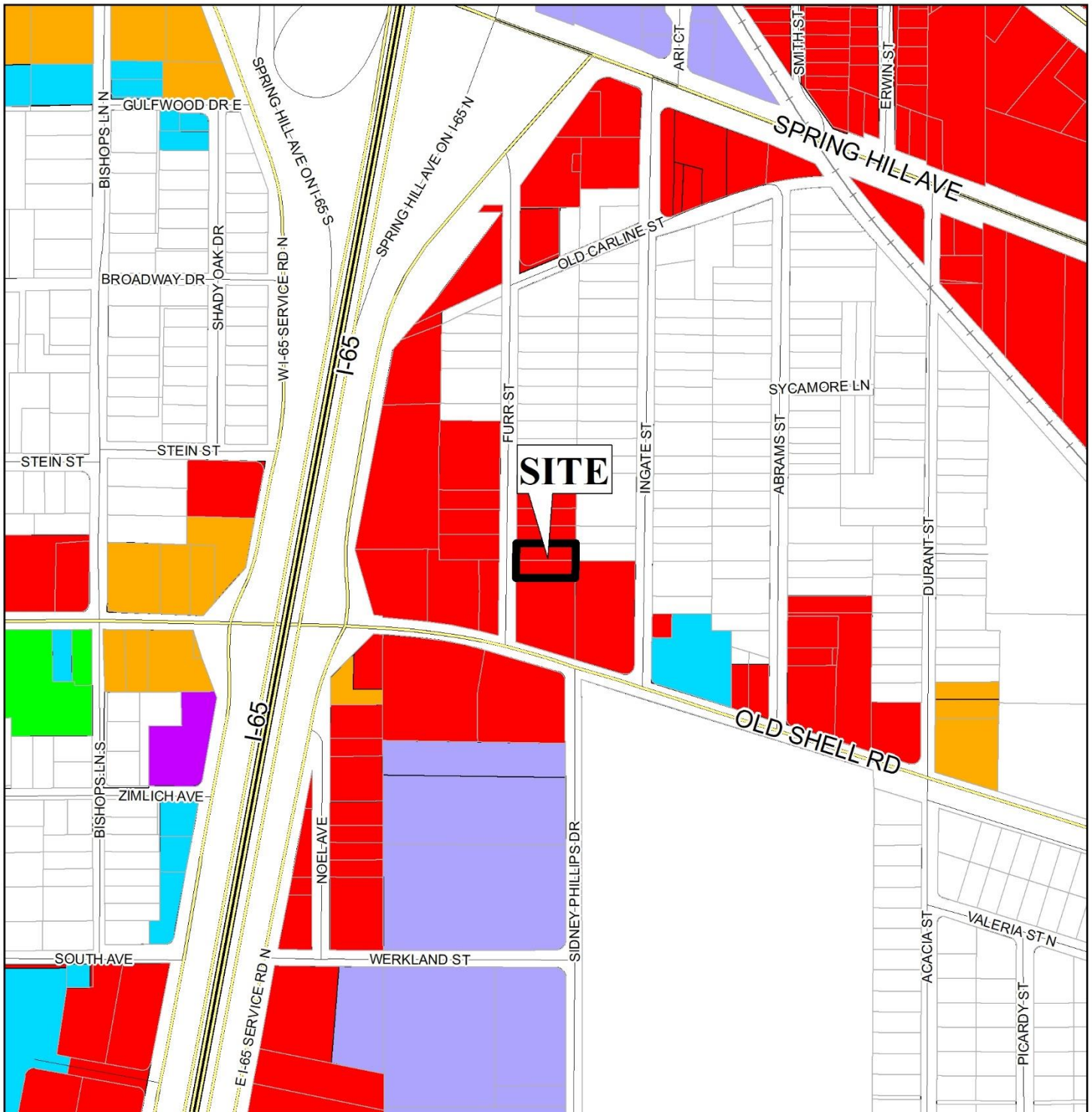
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APPLICANT Furr Street Partners, LLC

REQUEST Parking and Maneuvering Surface Variance



LOCATOR ZONING MAP



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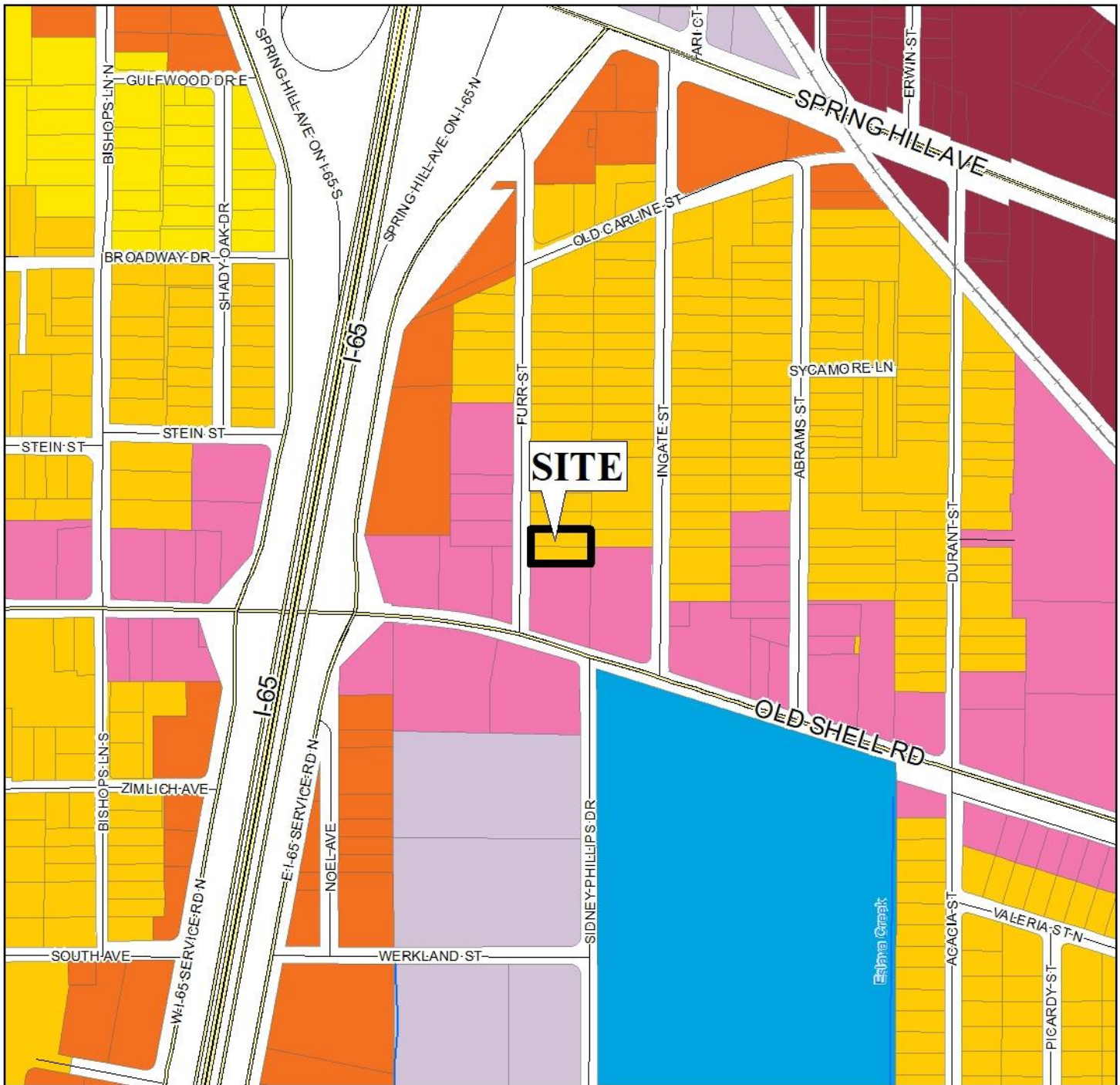
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FLUM LOCATOR MAP



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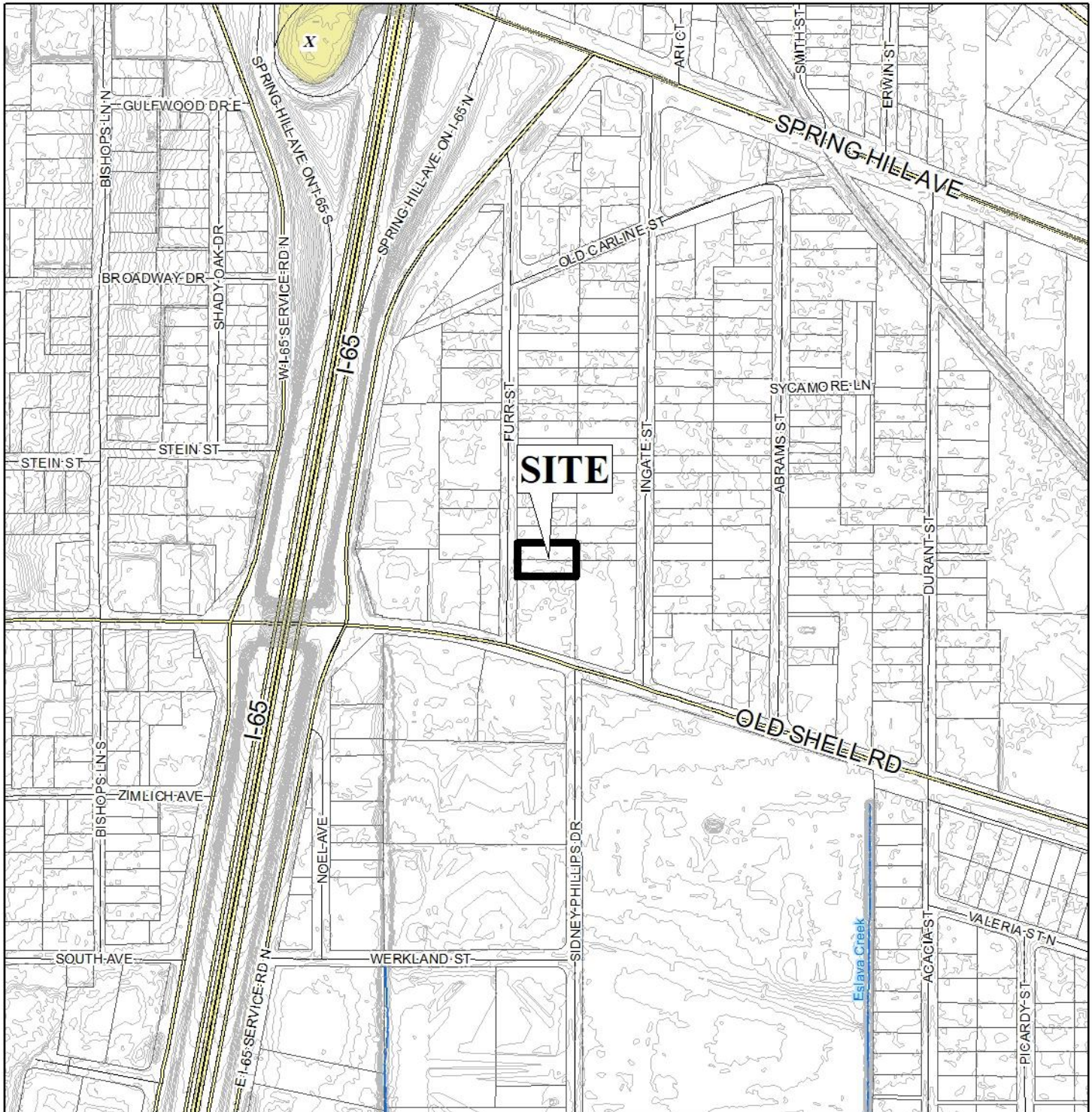
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REQUEST Parking and Maneuvering Surface Variance

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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VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the northeast and commercial units to the west and 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

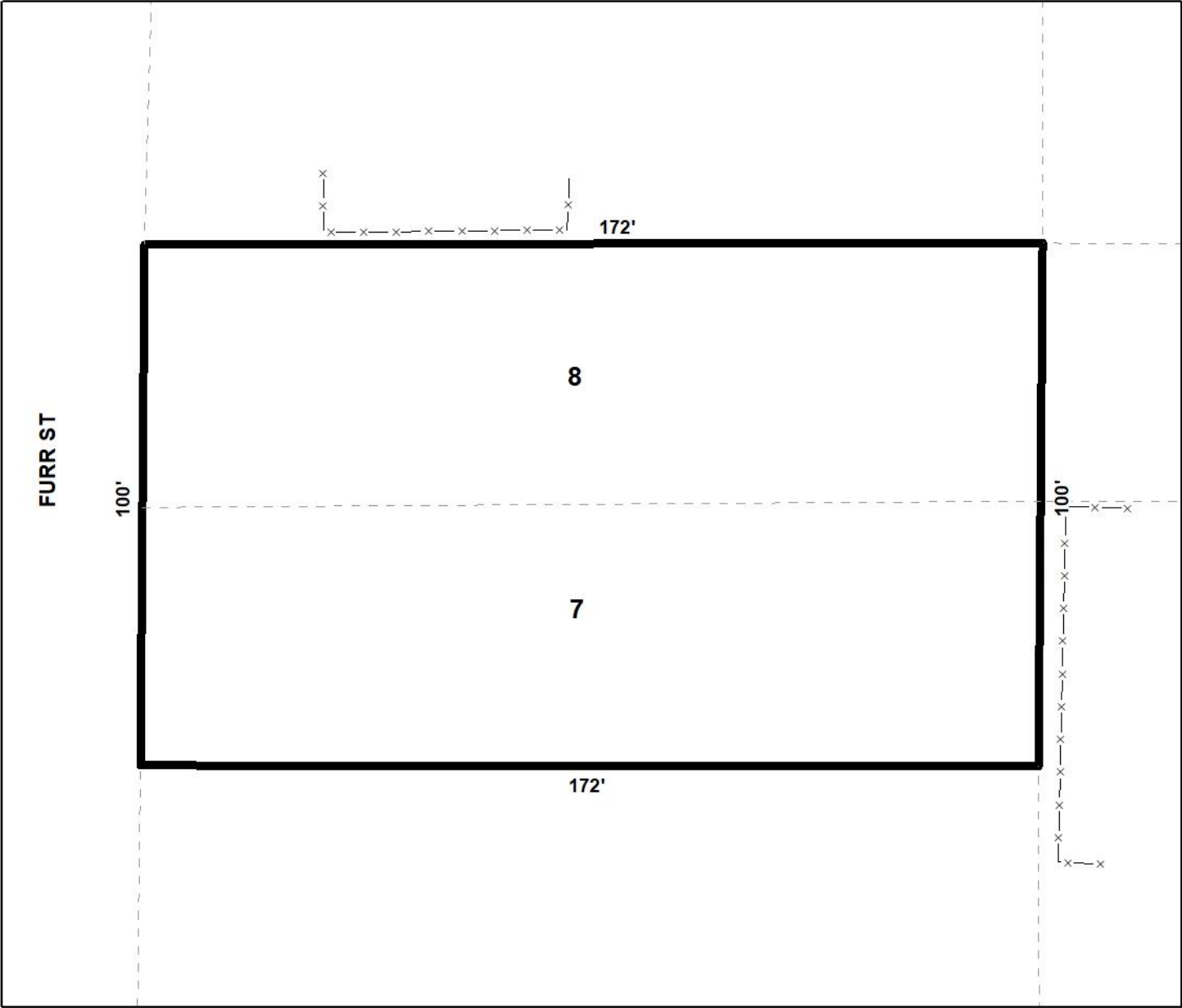


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SITE PLAN



The site plan illustrates the existing property, and lots.

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