

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: October 5, 2020****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 (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)

ANALYSIS The applicant is requesting an extension of a previously approved Use Variance to allow reduced transparency in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.

The site was granted approval, subject to the following conditions, by the Board at its March 2, 2020 meeting:

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

The applicant provided the following statement regarding the extension request:

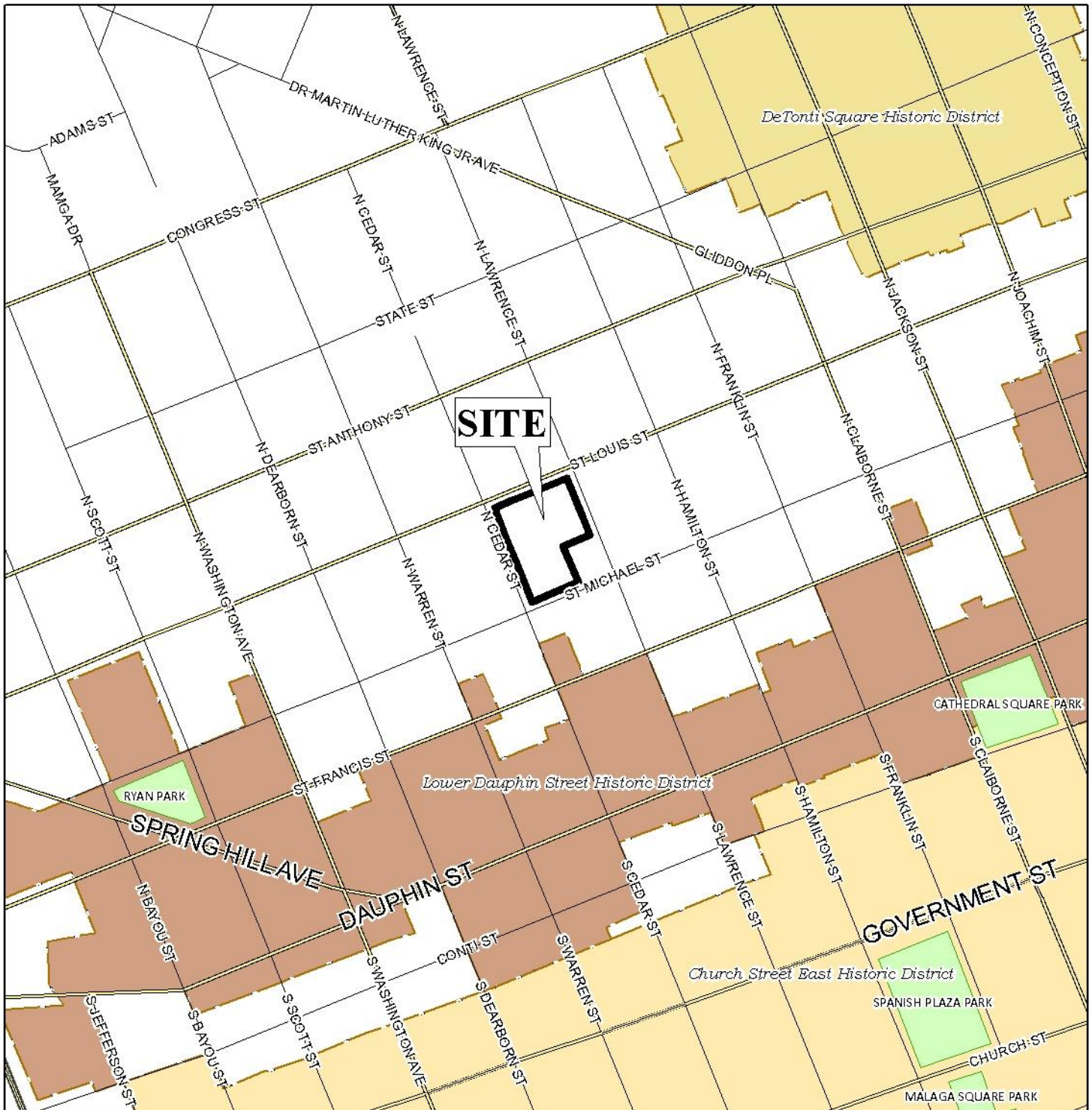
The capital markets have constricted greatly due to the COVID-19 pandemic. We have worked through the pandemic to get the project permit ready, which it is, but we are still working on identifying a limited partner for the project. These efforts are constant and ongoing and we are committed to moving forward as soon as the capital stack is in place.

This is the first 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 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.

LOCATOR MAP

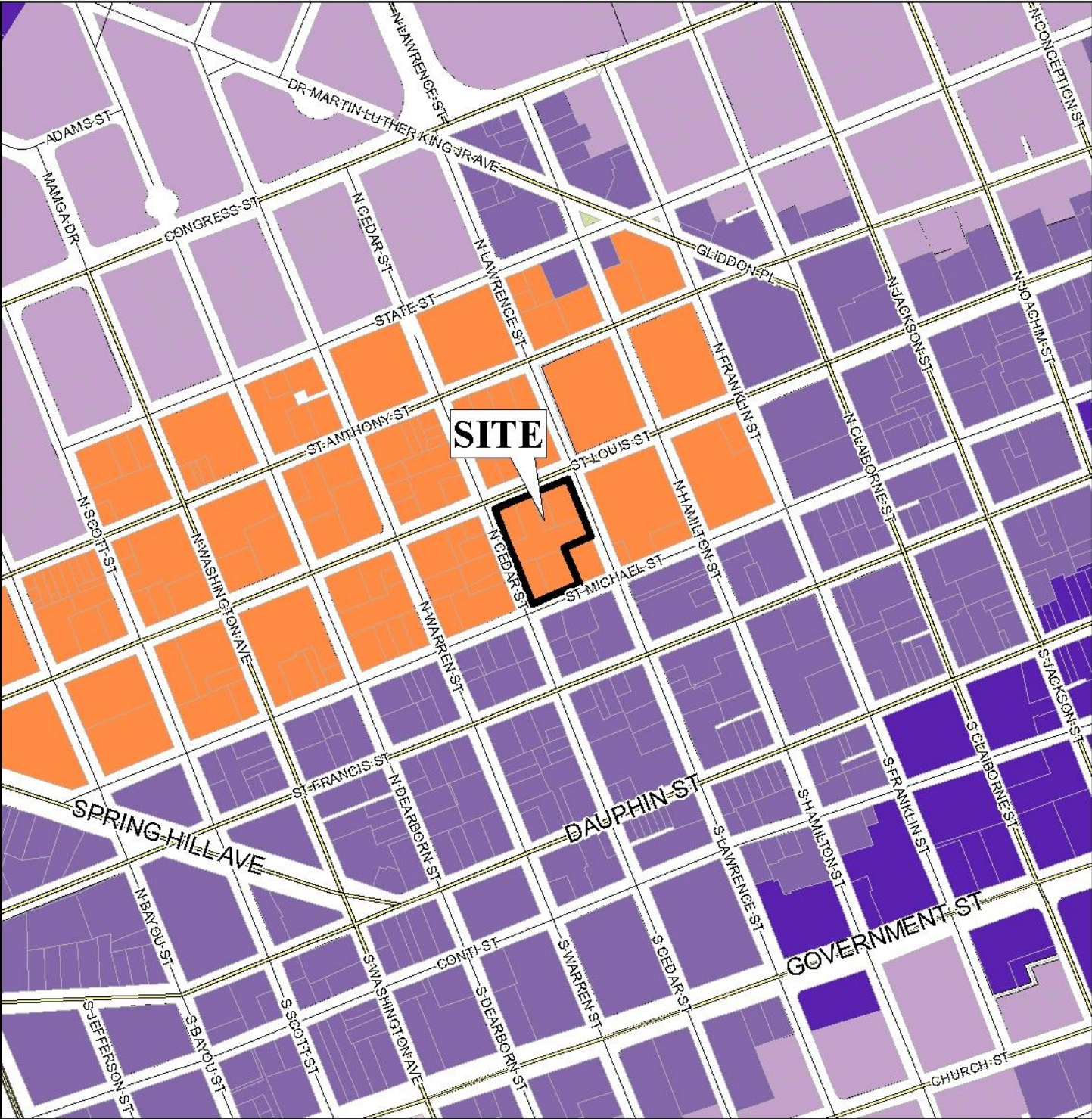


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LOCATOR ZONING MAP



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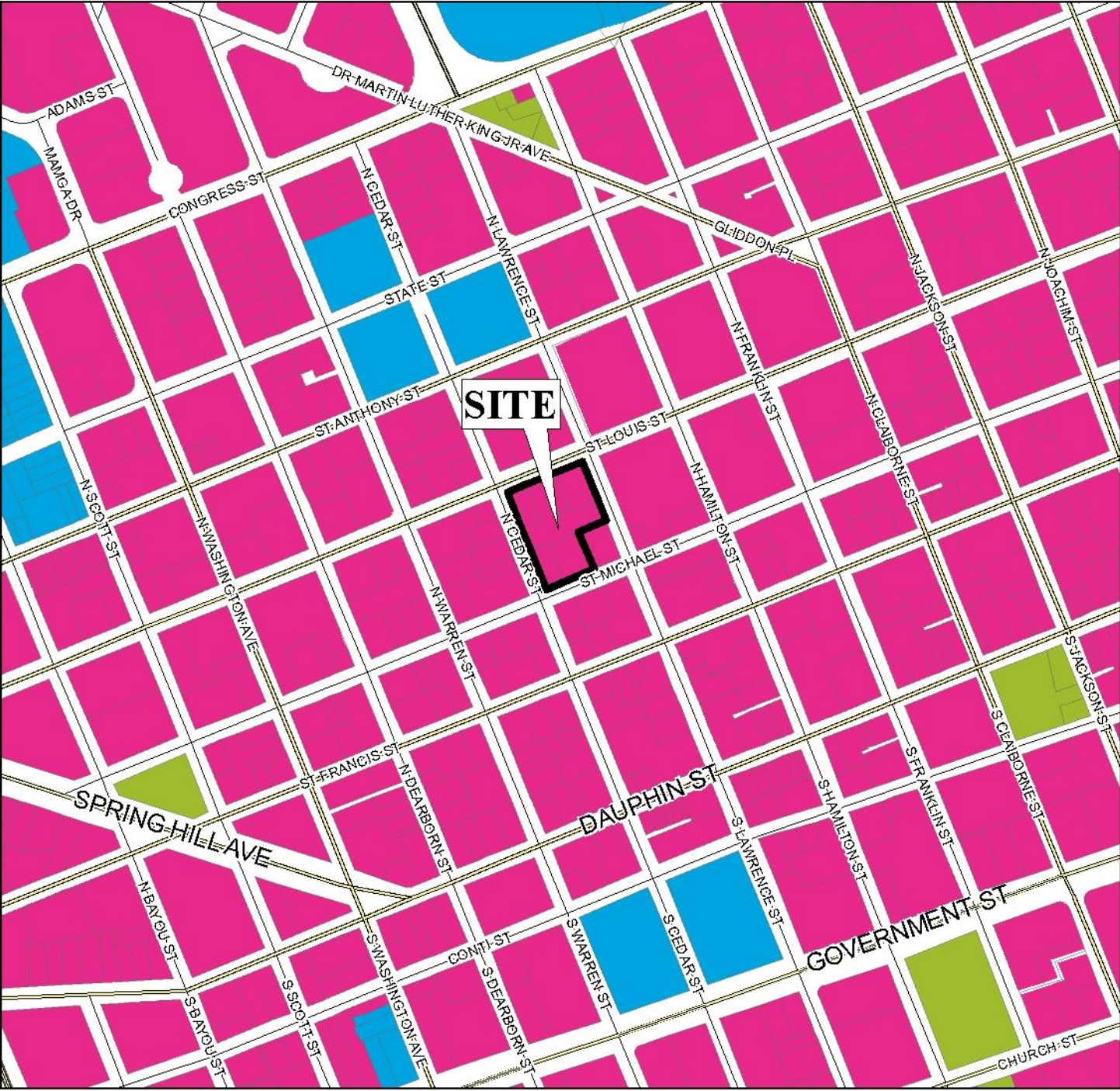
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FLUM LOCATOR MAP



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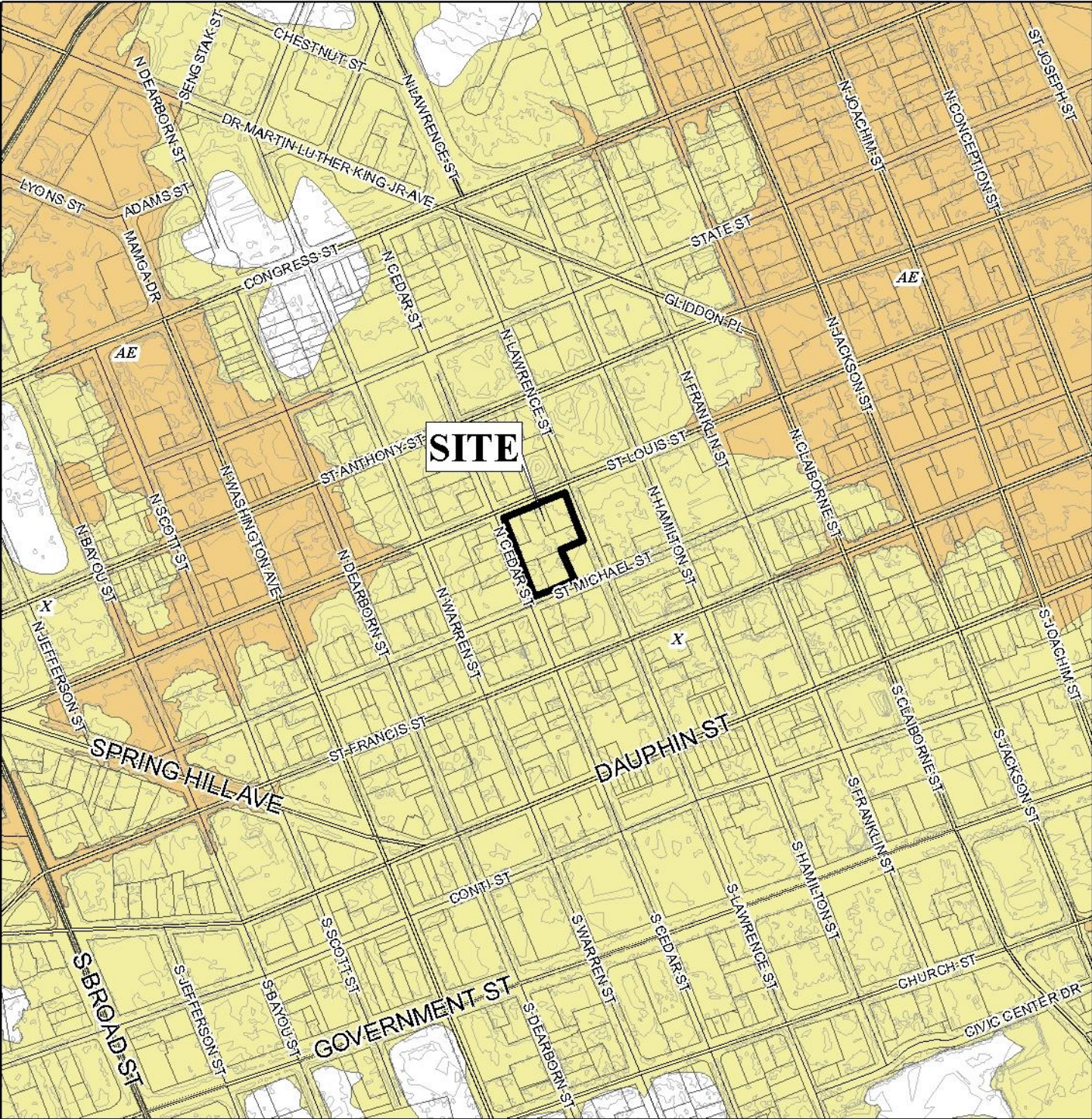
REQUEST _____ Transparency Variance

- | | | | |
|---|---|---|---|
|  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 | |



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ENVIRONMENTAL LOCATOR MAP



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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



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VICINITY MAP - EXISTING AERIAL

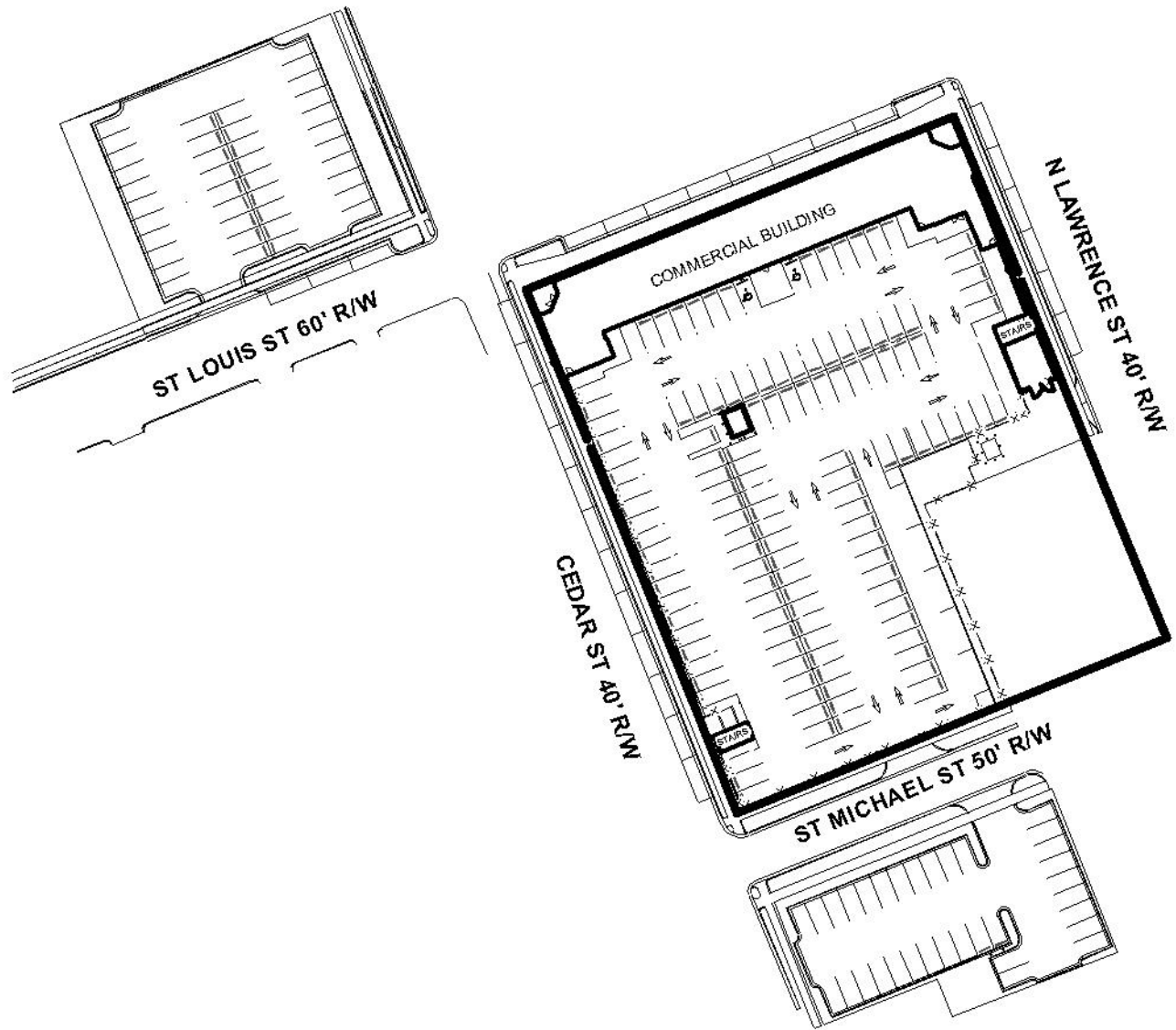


The site is surrounded by miscellaneous commercial and residential units.

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SITE PLAN

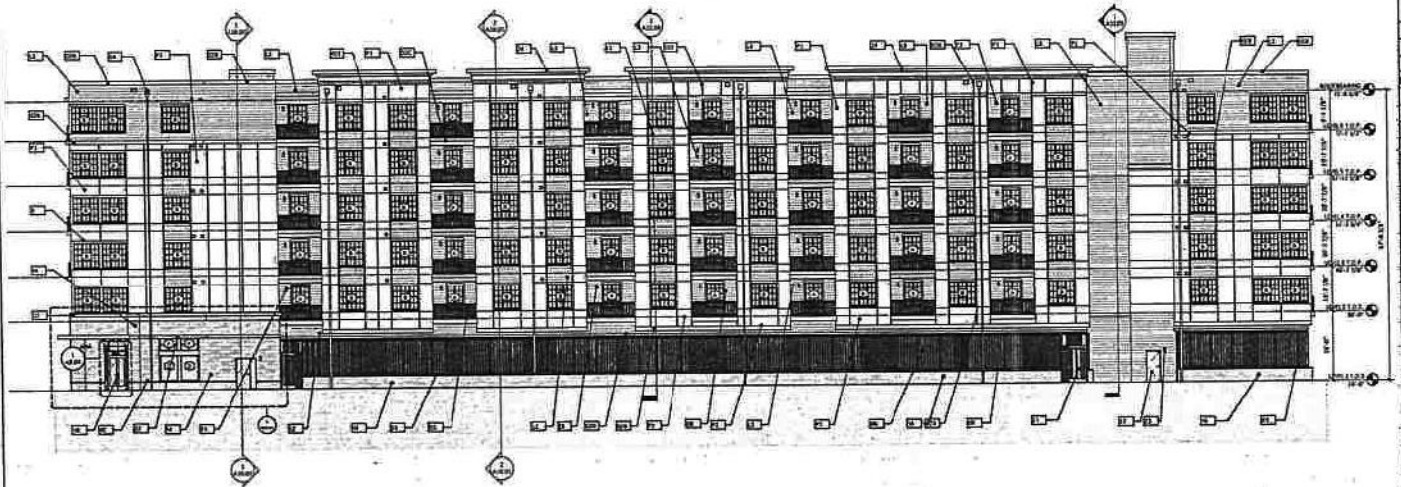


The site plan illustrates the proposed building, and parking.

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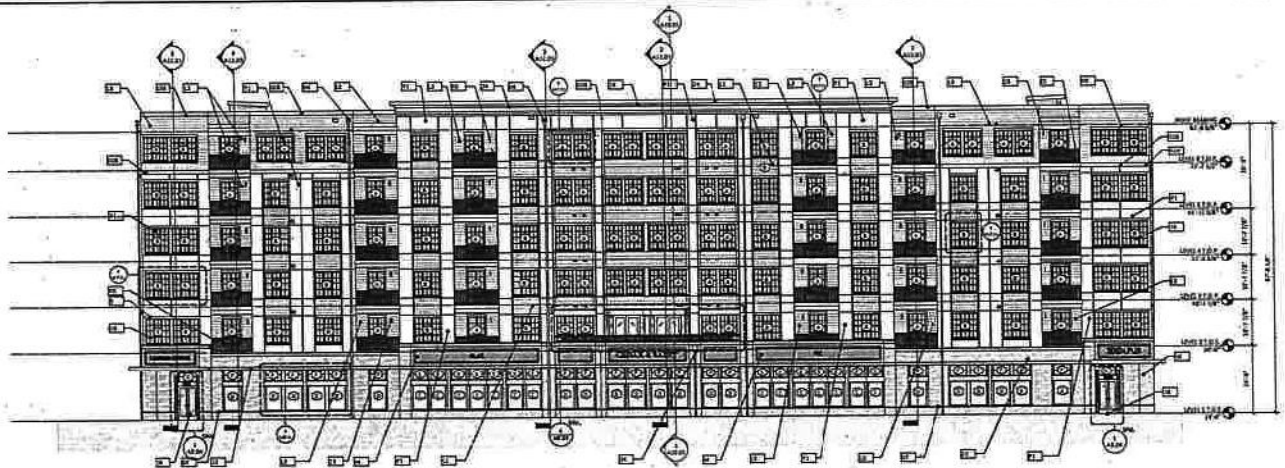


DETAIL SITE PLAN



2 ELEVATION- EXTERIOR- WEST

3/32" = 1'-0"



3 ELEVATION- EXTERIOR- NORTH

3/32" = 1'-0"

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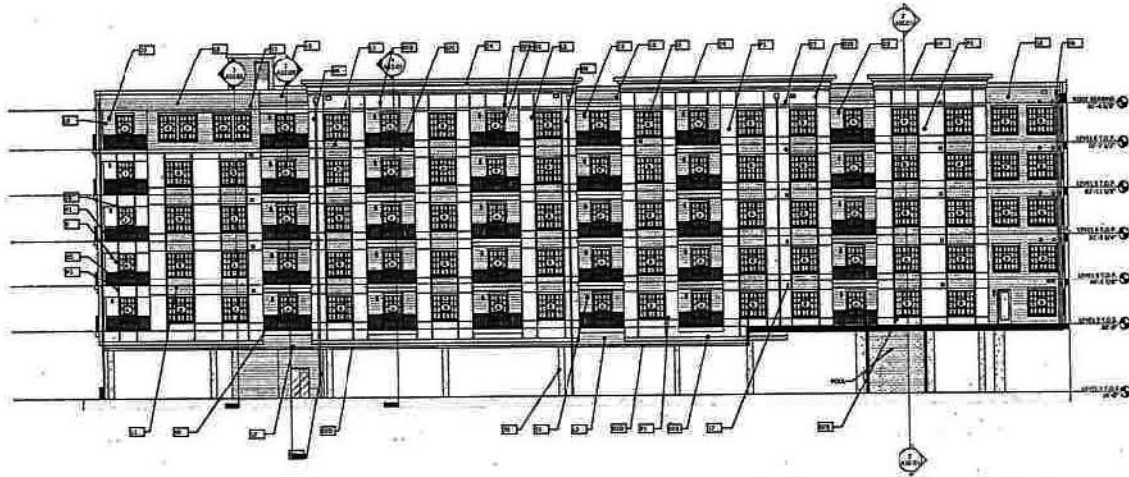
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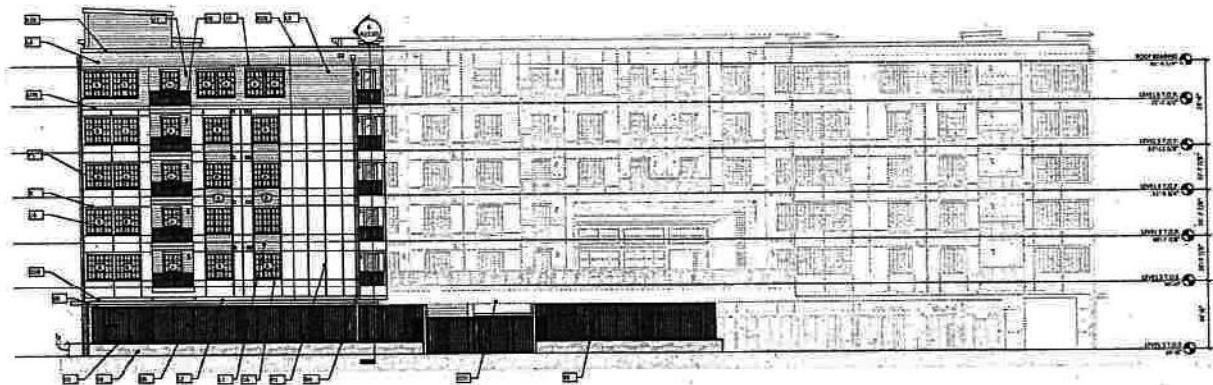
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DETAIL SITE PLAN



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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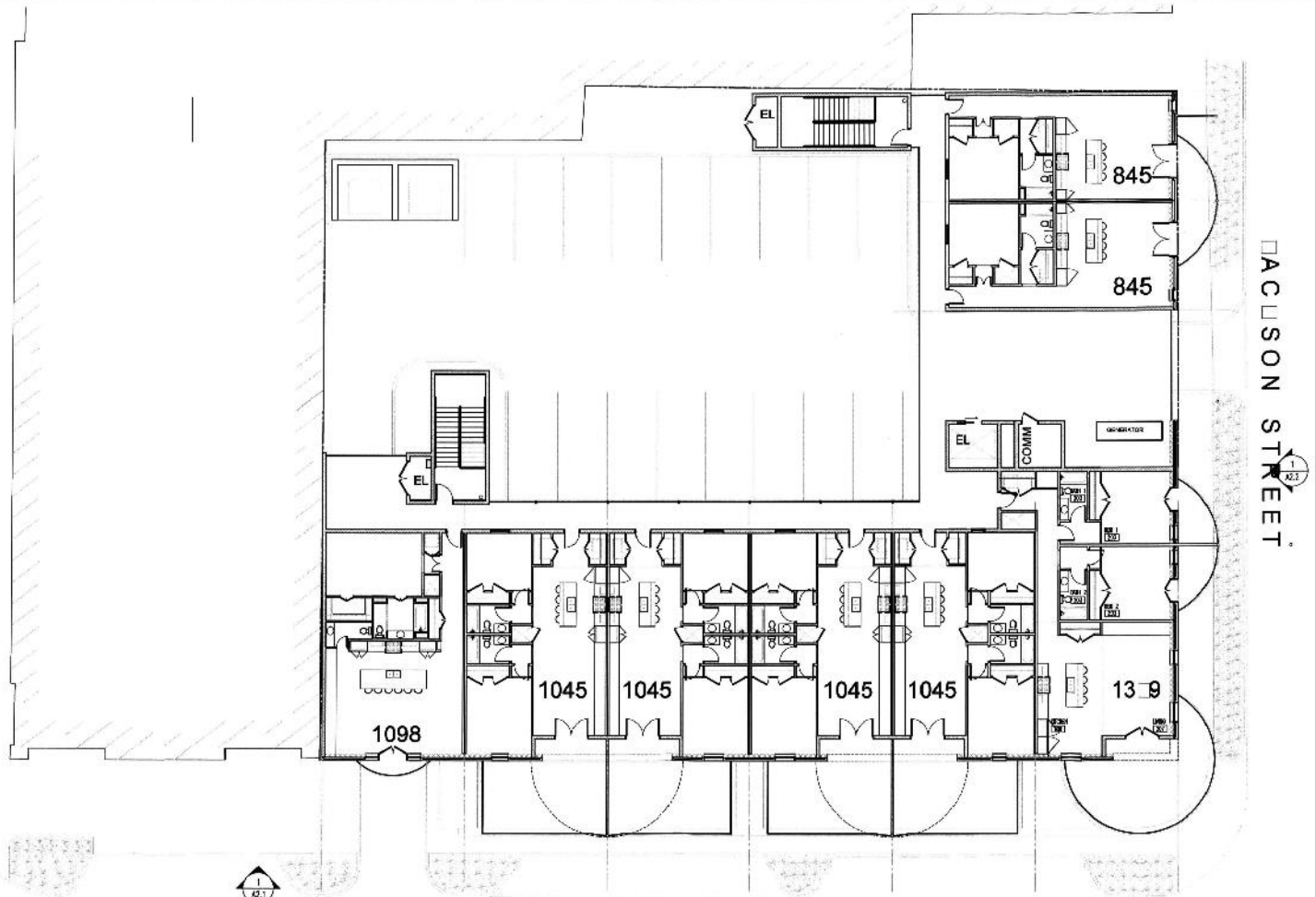
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DETAIL SITE PLAN



PROPOSED PLAN - THIRD FLOOR

B C D E F G H I J K L M N O P

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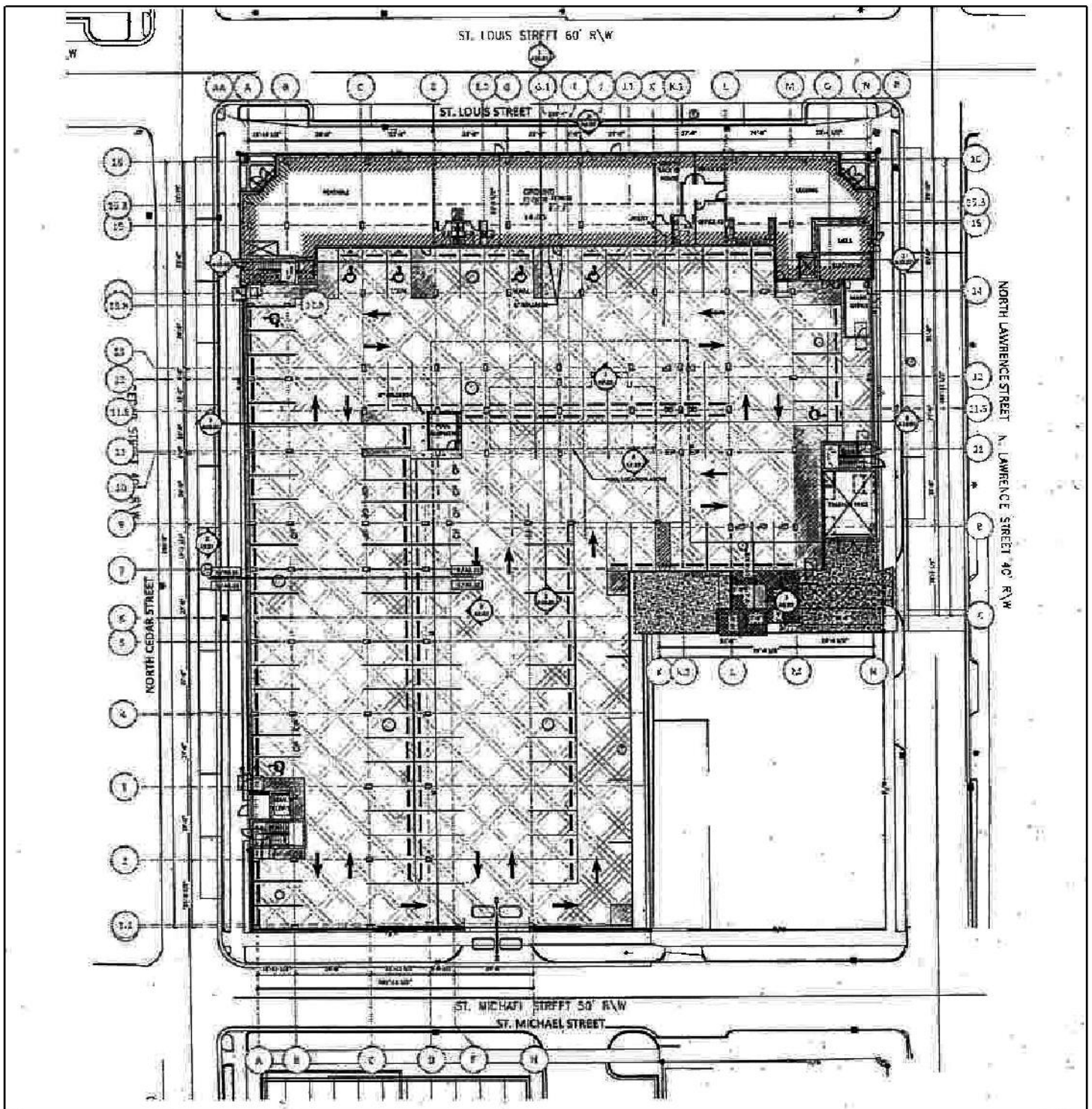
APPLICANT Robert Maurin, RA

REQUEST Building Height and Frontage Type Variances



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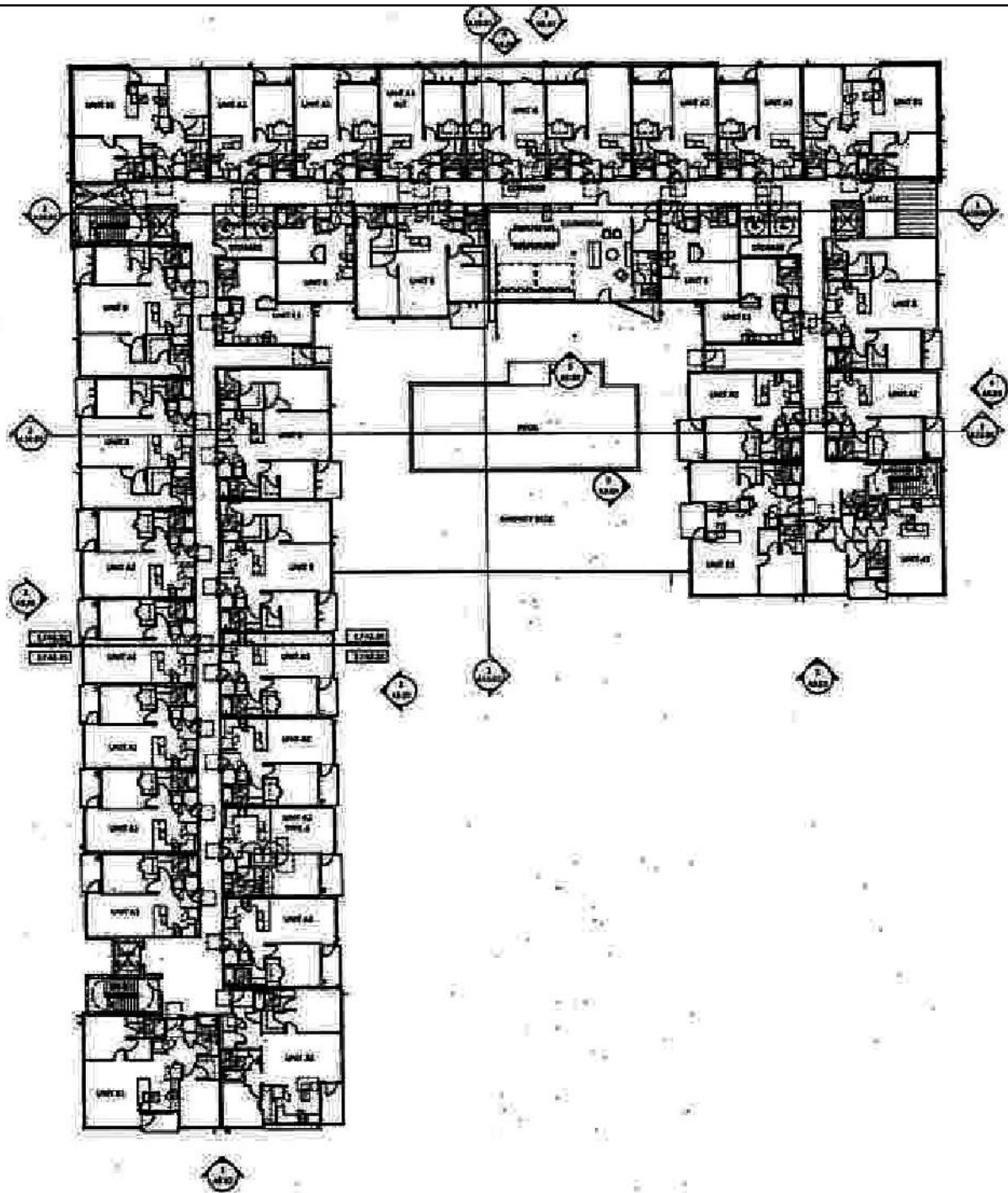
DETAIL SITE PLAN FLOOR PLAN LEVEL 1



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DETAIL SITE PLAN FLOOR PLAN LEVEL 2



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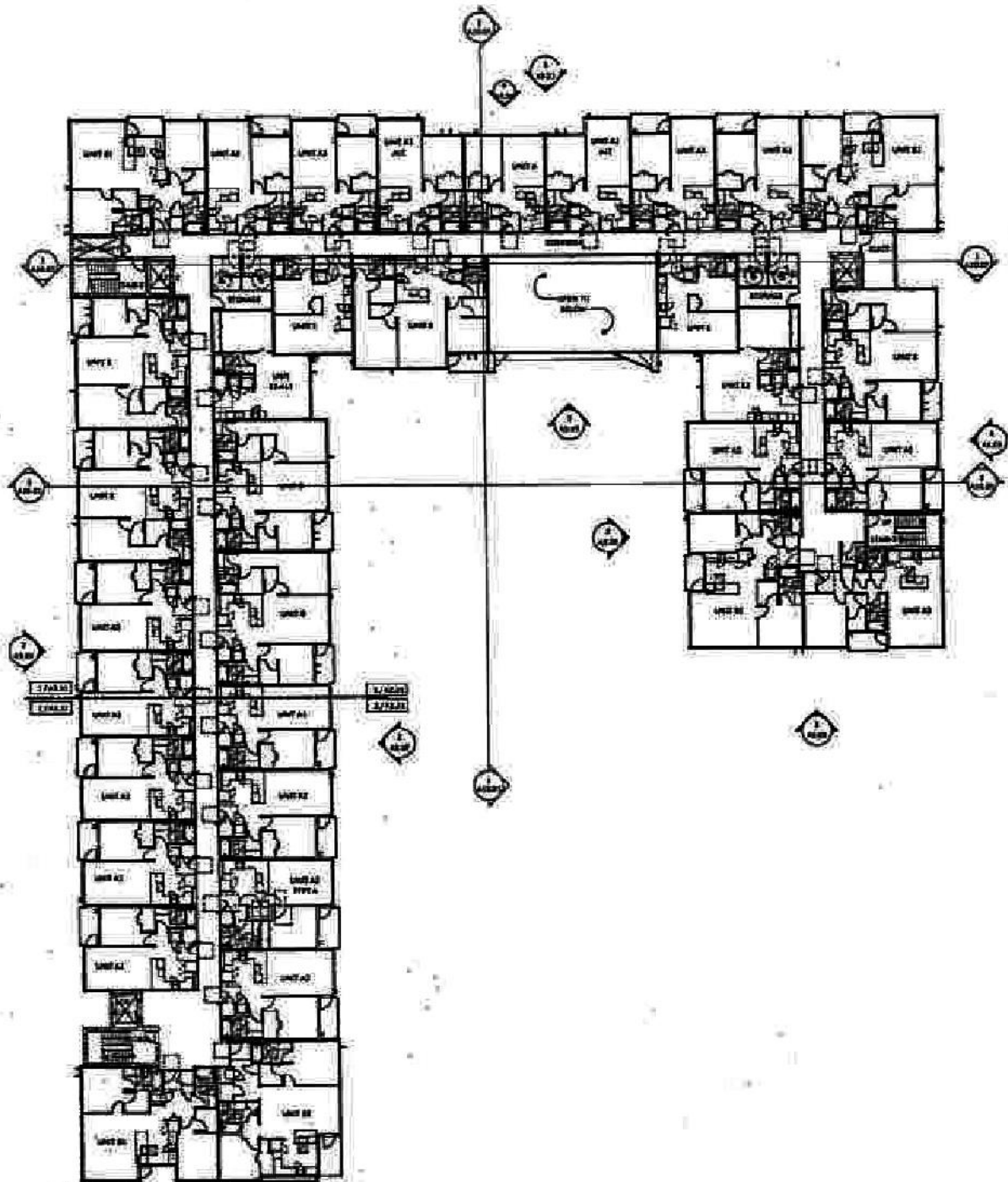
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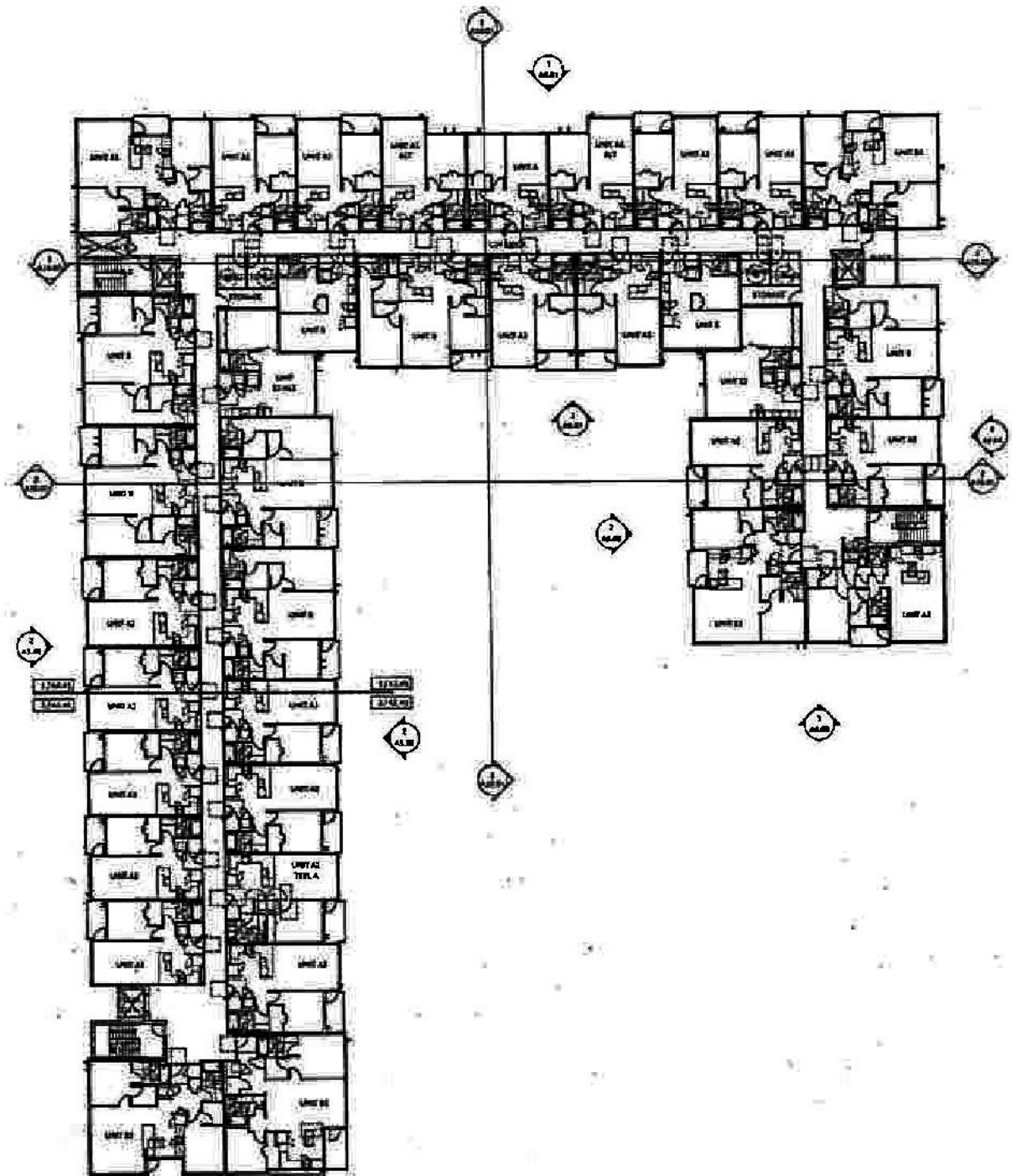
DETAIL SITE PLAN FLOOR PLAN LEVEL 3



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DETAIL SITE PLAN FLOOR PLAN LEVEL 4



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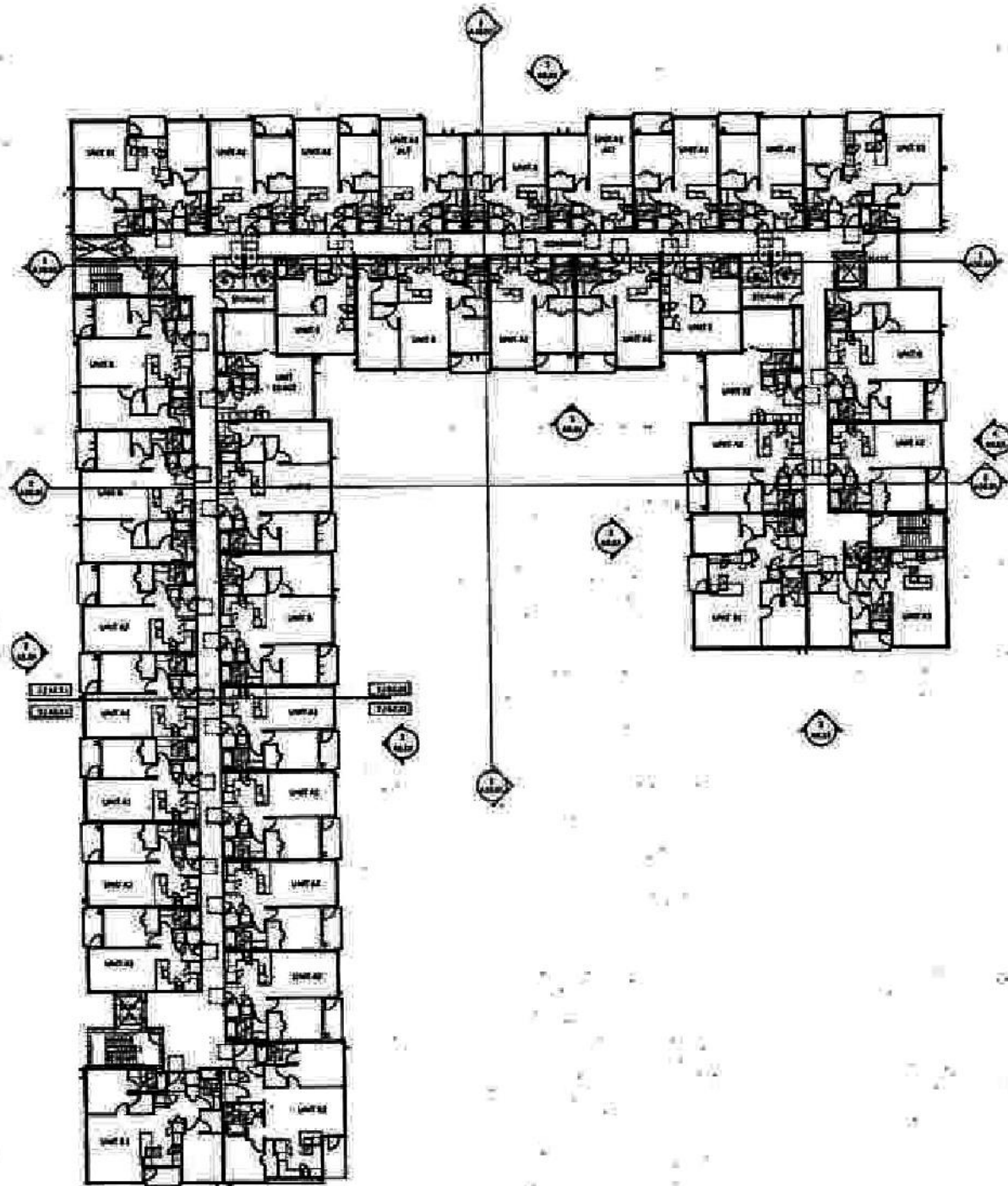
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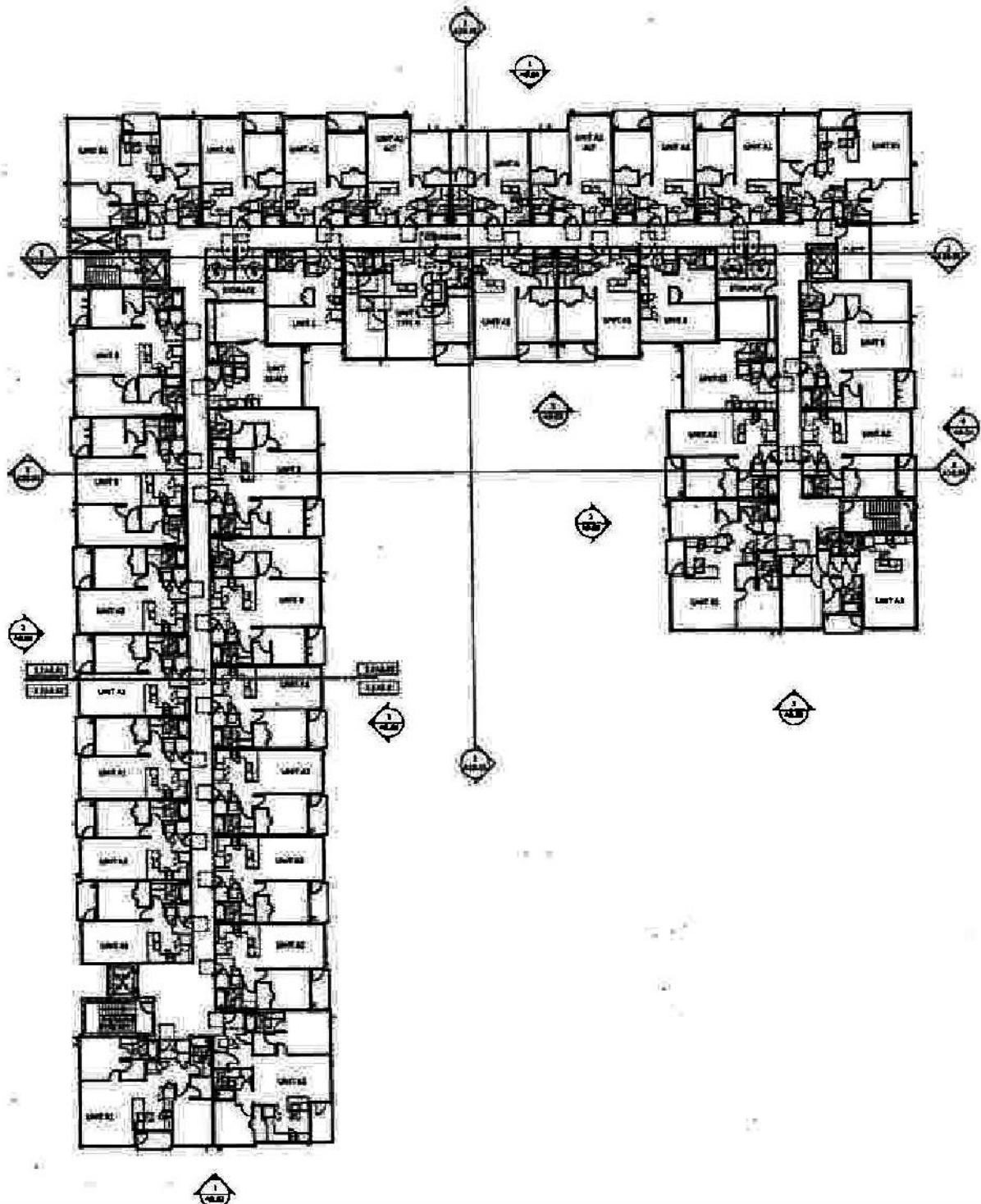
DETAIL SITE PLAN FLOOR PLAN LEVEL 5



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DETAIL SITE PLAN FLOOR PLAN LEVEL 6



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