



Agenda Item # 5

BOA-003879-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

700 West I-65 Service Road South

Applicant / Agent:

A & R Development Group, LLC

Property Owner:

Shree Brahma Hospitality LLC

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

District Center

Case Number(s):

6787/6692

Unified Development Code (UDC) Requirement:

- The Unified Development Code (UDC) limits multi-family developments to no more than 25 dwelling units per acre in a B-3, Community Business Suburban District.

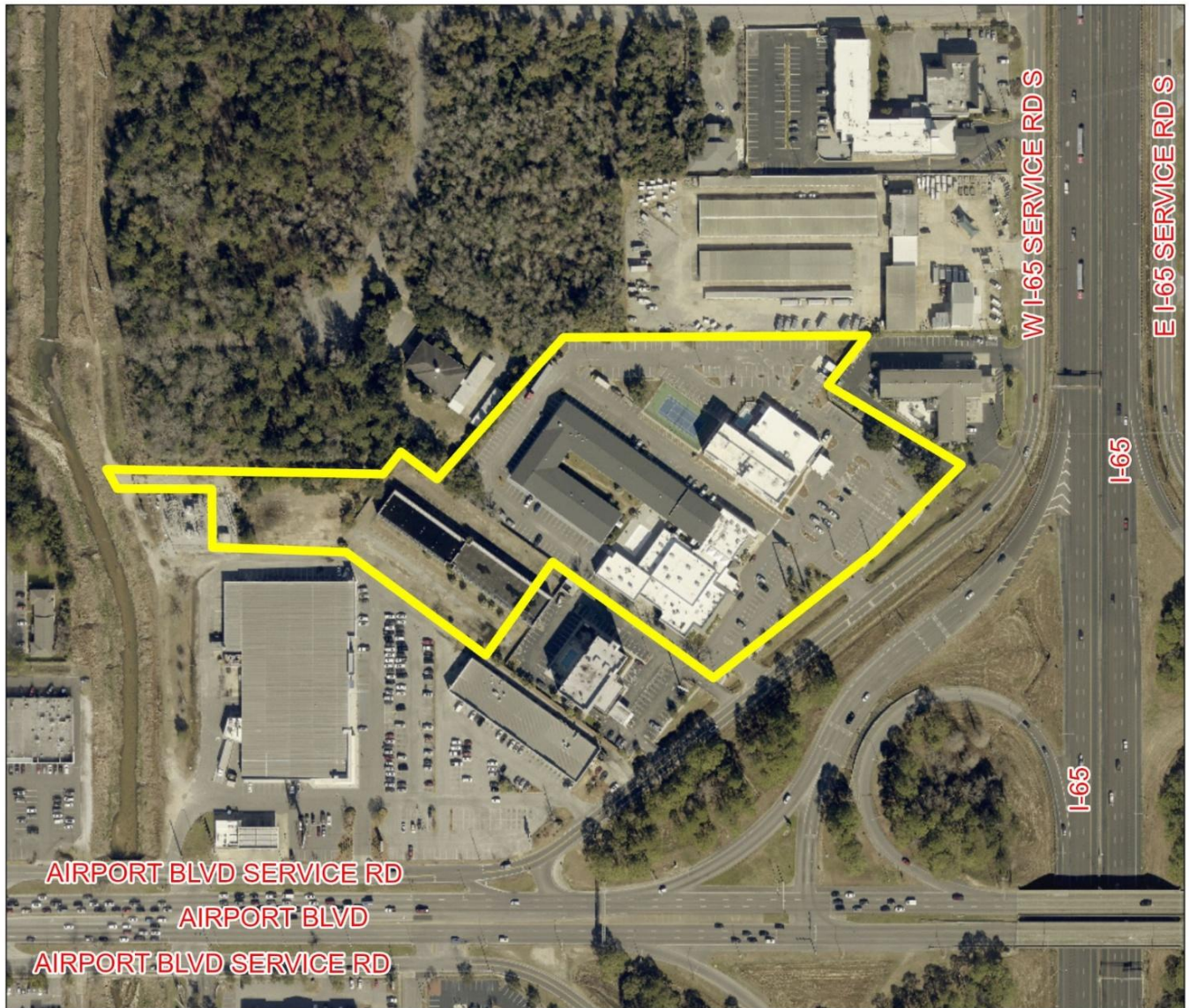
Board Consideration:

- Density Variance to allow more than 25 dwelling units per acre for a multi-family development 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.

APPLICATION NUMBER	6787	DATE	October 1, 2026
APPLICANT	A & R Development Group, LLC		
REQUEST	Density Variance		



SITE HISTORY

The subject site was annexed into the City of Mobile in 1956. Following the adoption of the Zoning Ordinance in 1967, it was zoned R-A, Residential-Agriculture District. In February 1970, the zoning classification was changed to B-3, Community Business District.

By February 1978, the site became part of the two-lot W.C. Davis Subdivision.

In August 2017, Subdivision, Planned Unit Development (PUD), and Sidewalk Waiver requests were reviewed by the Planning Commission. The resulting Shree Mahesh Subdivision was approved as a two-lot subdivision, along with a PUD allowing multiple buildings on a single building site (Lot 2). The request to waive sidewalk construction along West I-65 Service Road South was denied.

In February 2019, Lot 2 of the Shree Mahesh Subdivision was re-subdivided into three lots, and the PUD was amended to permit shared parking among the three building sites. Further amendments to the PUD were approved in June and again in August 2019 to allow shared access and parking between the three sites, in response to the proposed re-purposing of an existing hotel into apartments.

At its August 4, 2025, meeting, the Board of Zoning Adjustment approved a Density Variance to allow 38 dwelling units per acre, permitting the construction of 240 total residential units on Lots 1 and 2, and part of Lot 3, of the Shree Mahesh Subdivision. No permits were obtained, and the approval was allowed to expire.

The Planning Commission approved a Major Modification to the previously approved Planned Unit Development at its August 21, 2025 meeting. The site plan has not yet been recorded in Probate Court.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

No comments on the proposed variance; however, according to the submitted plans, the proposed project will require a Land Disturbance Permit. The applicant will need to have the following conditions met:

1. The proposed site improvements will require that a Land Disturbance Permit be submitted through the CSS Portal.
2. The existing drainage patterns and surface flow characteristics should not be altered so as to have a negative impact on any adjoining properties or any public rights-of-way.
3. Any and all proposed land disturbing activity within the property will need to be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules for Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Applicant agrees to install adequate BMPs during construction to protect from sediment/pollutants leaving the site.
5. If wetlands are disturbed a letter or permit from the Corps of Engineers is required to be submitted with the Land Disturbance application.

Traffic Engineering Comments:

No comments on the proposed variance. The previous modification (MOD-003422-2025) was approved for 217-units.

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 located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a Density Variance to allow more than 25 dwelling units per acre for a multi-family development in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits multi-family developments to no more than 25 dwelling units per acre in a B-3, Community Business Suburban District.

It should be noted that this variance request was previously approved. The applicant was unable to obtain permit(s) within 6 months of the previous approval, therefore the variance expired. The previous variance was granted with the following conditions:

- 1) Approval of a MOD to amend the previously approved PUD for the overall site; and*
- 2) Full compliance with all other codes and ordinances.*

The applicant submitted a MOD application and received approval from the Planning Commission in 2025, but still needs to record the site plan in Probate Court.

A narrative describing the request can be viewed using the link on Page 1 of this report.

The subject site consists of the three (3) lots of Shree Mahesh Subdivision, Resubdivision of Lot 2, which the Planning Commission approved in 2019. The applicant is proposing to remove the existing motels on Lots 1 and 2 in order to develop a four (4)-story apartment complex on each lot. The development will have a total of 240 units. The existing motel on Lot 3 will remain. A two (2)-story, eight (8)-unit townhome development is proposed on a portion of Lot 3. Lots 1 and 2 total 6.39 acres, and the maximum allowable density for multi-family dwellings is 25 units per acres. As proposed, 240 units would result in a density of 38 units per acres.

The applicant has proposed a compliant number of parking spaces – 361 parking spaces for the multi-family residential use. This will result in 1.5 spaces per unit. It should be noted that the MOD approved by the Planning Commission in 2025 illustrated 217 units. If the applicant is proposing an increased number of units, approval of a MOD may be required to amend the previous approval, as an increase in the number of units results in an increase in the number of required parking spaces.

The applicant states that the site's location in a "Suburban Center" area encourages greater density, mixed-use and connectivity. They believe that adding a residential component to the area that is dominated by commercial uses will align with the objectives of the Suburban Center as described in Map for Mobile.

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:

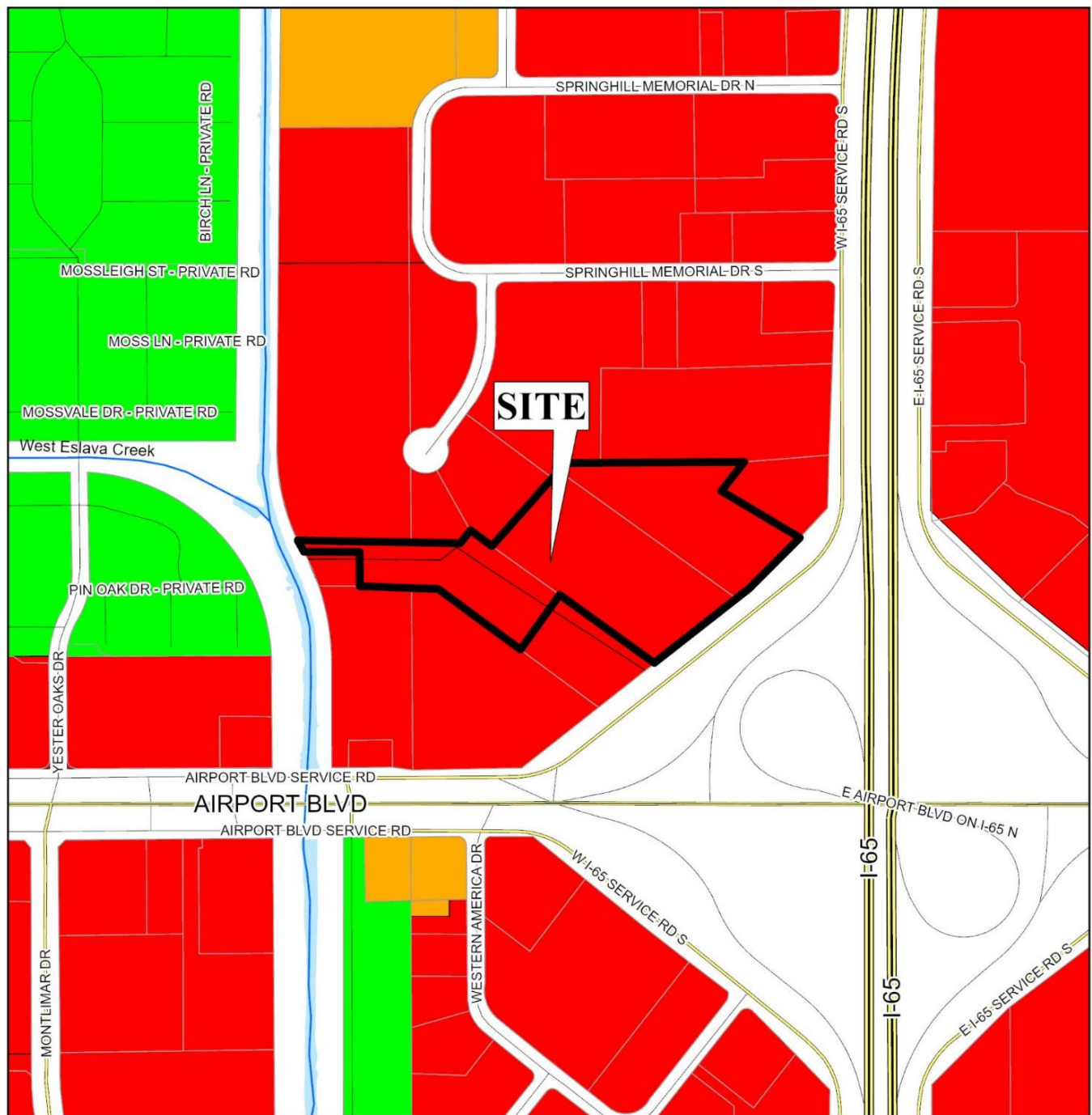
Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be presented:

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

If the Board considers approving the variance request, it could be subject to the following conditions:

- 1) Completion of a MOD to amend the previous MOD approval or provision of a revised site plan illustrating 217 units;
- 2) Submission of a revised site plan for the MOD case file; and
- 3) Compliance with all other codes and ordinances.

LOCATOR ZONING MAP



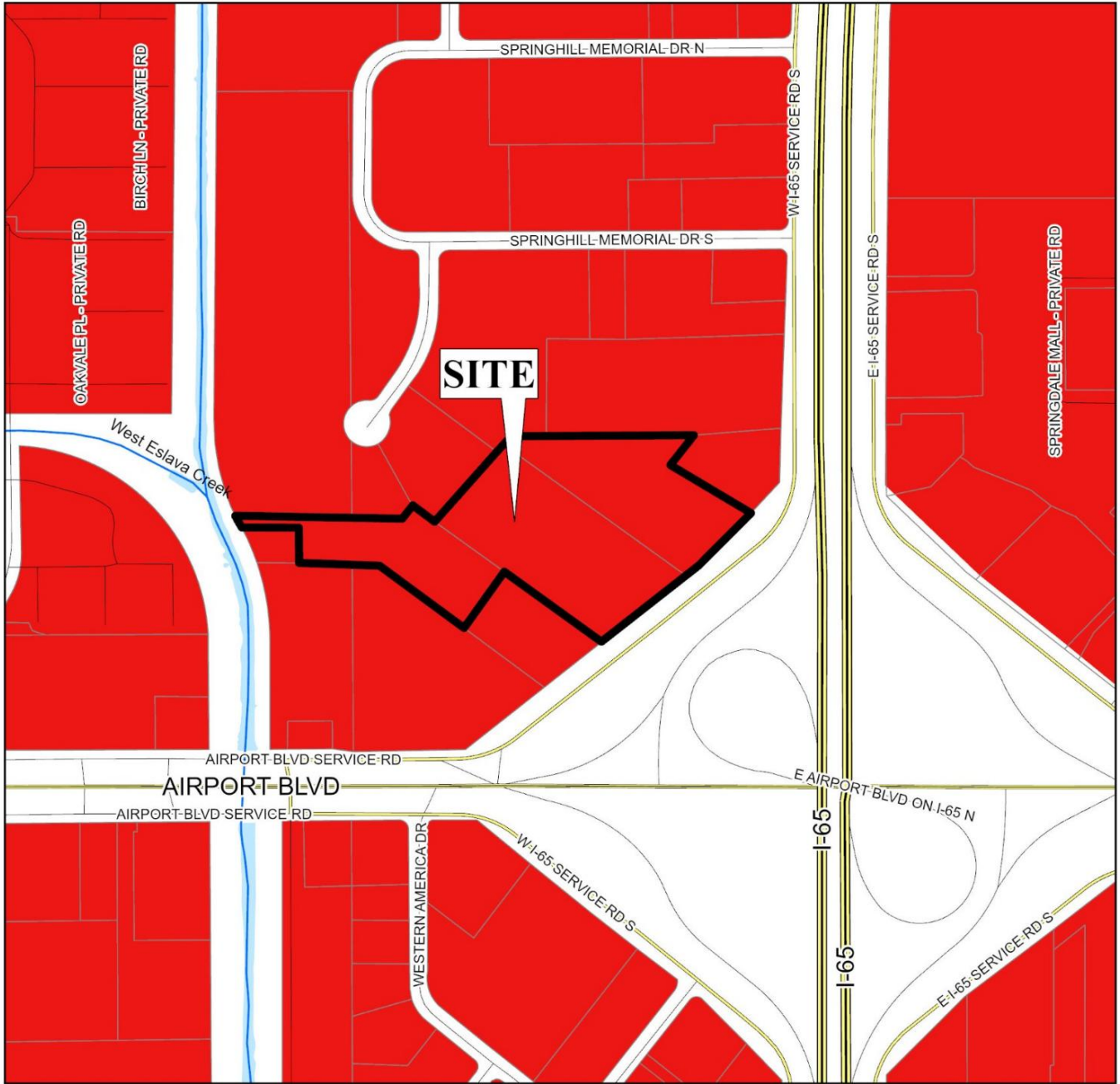
APPLICATION NUMBER 6787 DATE October 1, 2026

APPLICANT A & R Development Group, LLC

REQUEST_____Density Variance



FLUM LOCATOR MAP



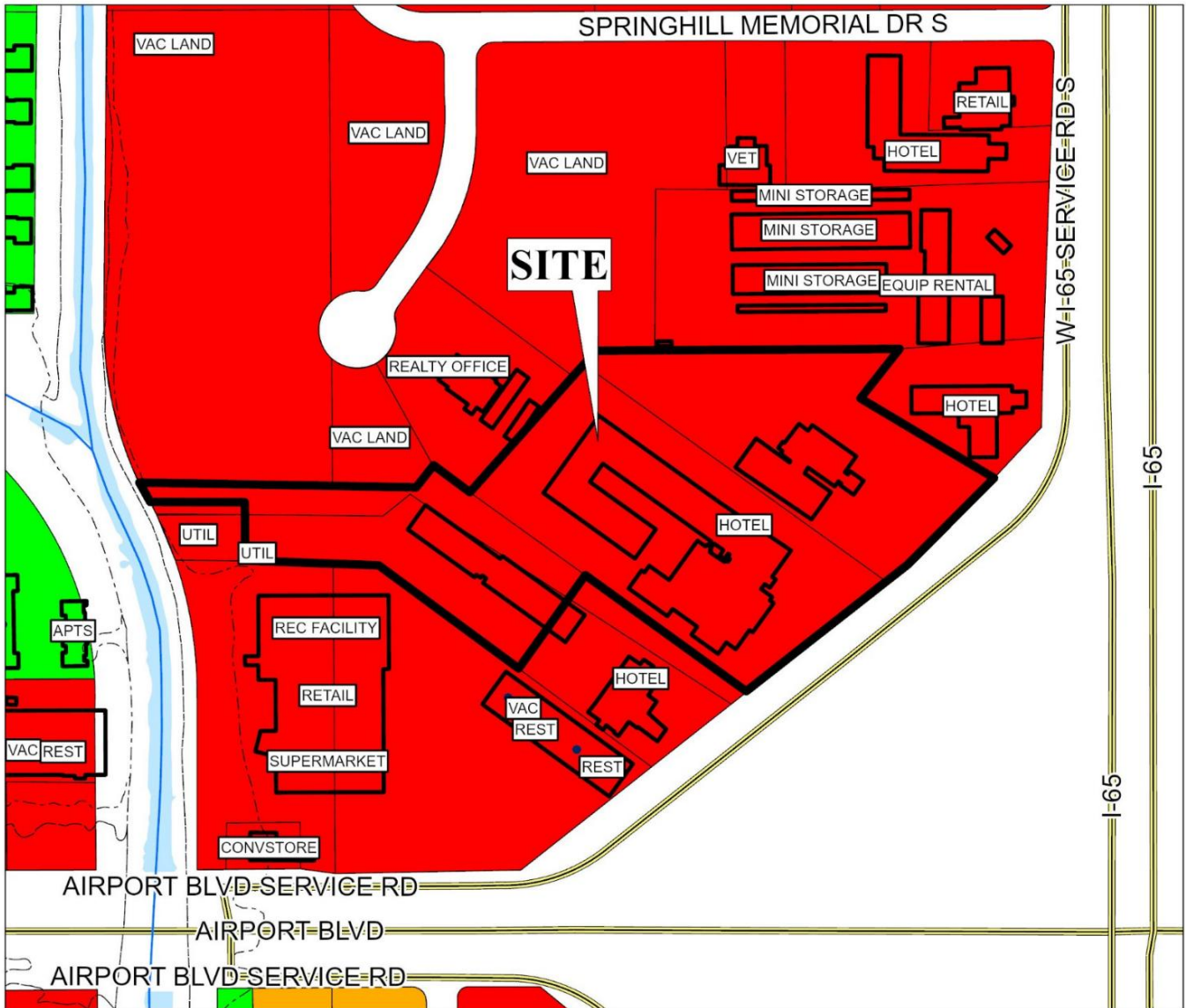
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APPLICANT A & R Development Group, LLC
REQUEST Density Variance

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



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



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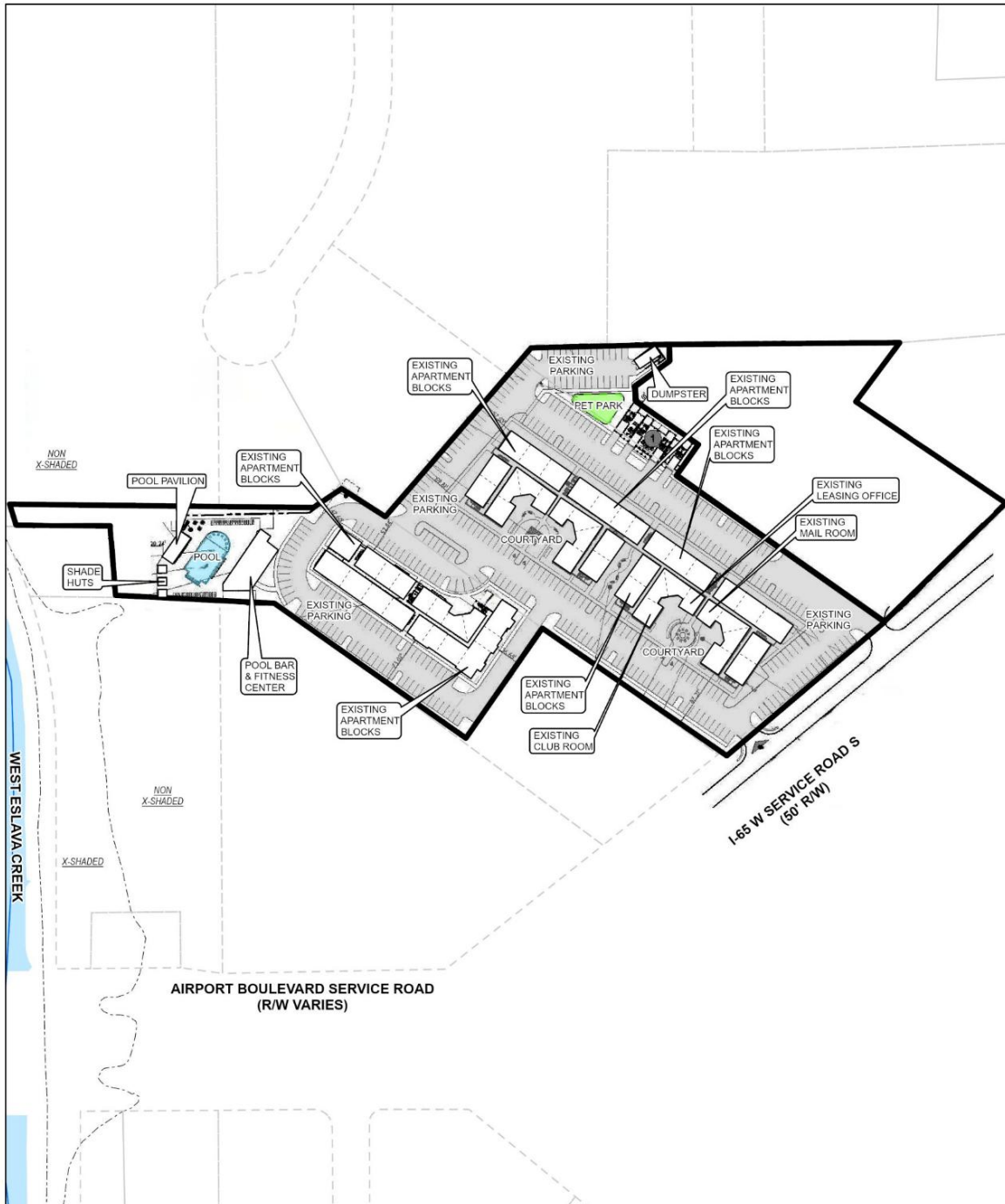
APPLICANT A & R Development Group, LLC

REQUEST Density Variance

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	



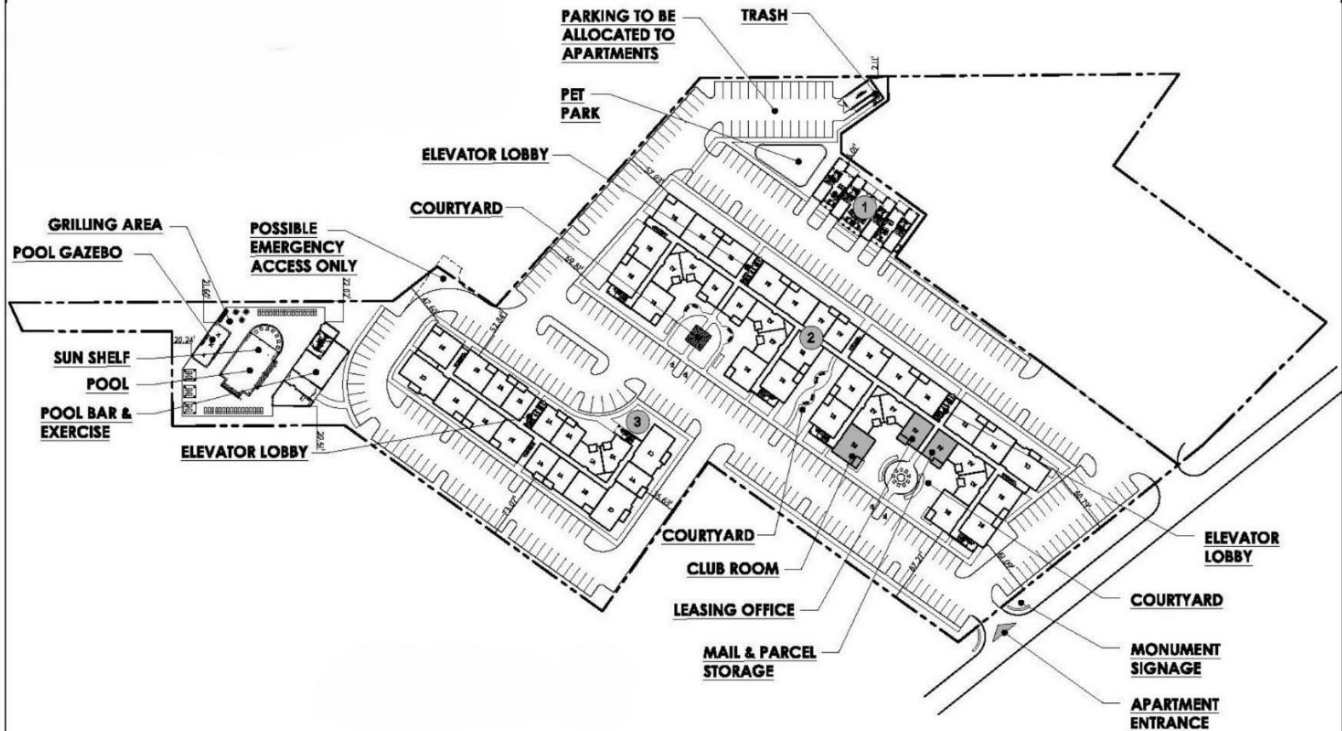
SITE PLAN



The site plan illustrates current buildings, apartment unit density, parking areas, and landscape features.

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SITE DETAIL 1



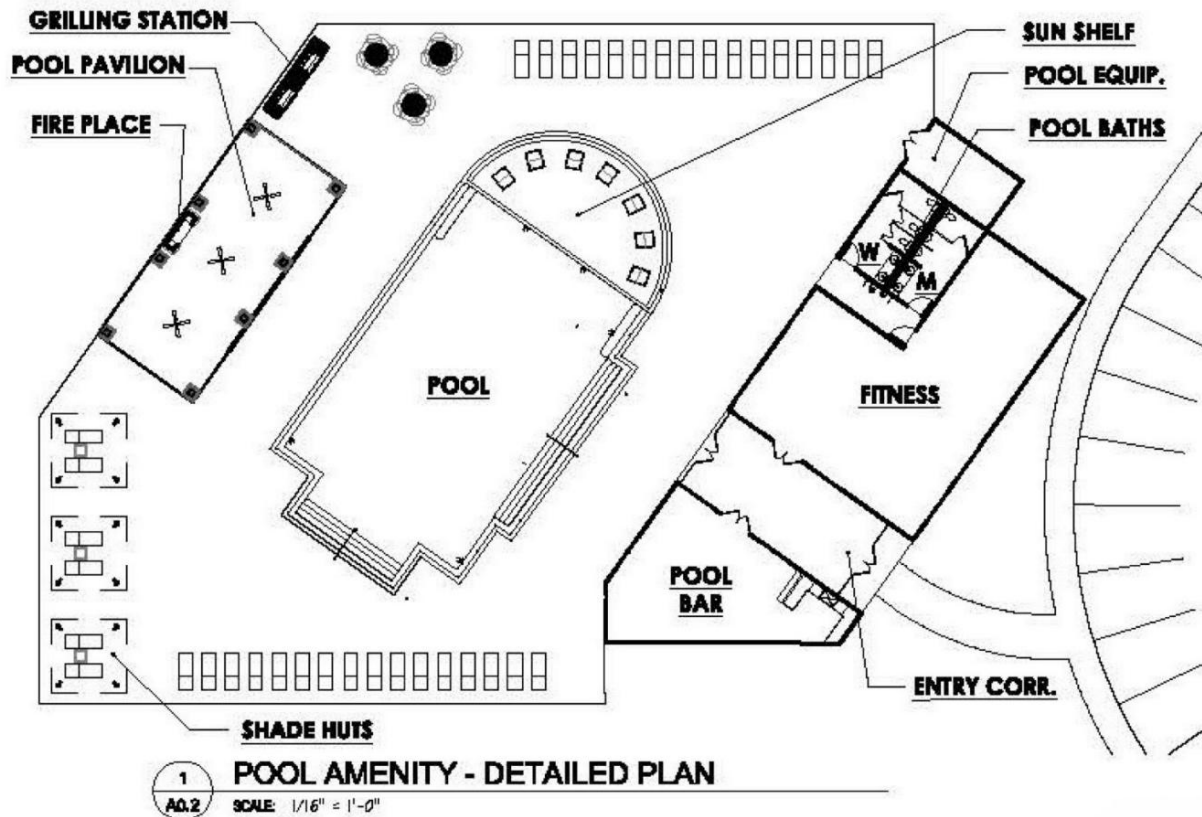
APPLICATION NUMBER 6787 DATE October 1, 2026

APPLICANT A & R Development Group, LLC

REQUEST Density Variance



SITE DETAIL 2



APPLICATION NUMBER 6787 DATE October 1, 2026

APPLICANT A & R Development Group, LLC

REQUEST Density Variance



SITE DETAIL 3

OPEN SPACE CALCULATIONS:

BUILDING ONLY COVERAGE 80.2% OPEN
BUILDING, PARKING, ROADS COVERAGE 38.1% OPEN
(LANDSCAPE, POOL, GAZEBOS)

HOTEL PARKING:

134 EXISTING PARKING TO REMAIN

UNIT TOTALS:

99 - 1 BEDROOM UNITS
121 - 2 BEDROOM UNITS
20 - 3 BEDROOM UNITS
240 TOTAL UNITS

SITE DATA:

361 SURFACE PARKING
8 TOWNHOME GARAGES/SPACES
240 TOTAL UNITS

1.54 SPACES PER UNIT

-LEASING OFFICE INSIDE BLDG #2
(DISPLACES 3 UNITS)
-1 POOL PAVILION & FITNESS
-1 TRASH COMPACTOR AREA

2 - 4 STORY BUILDINGS
1 - 2 STORY TOWNHOME BLDG.

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REQUEST Density Variance



A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

Zoning correspondence matrix

[illegible]

DISTRICT CENTER (DC)

This designation applies across the city beyond Downtown to large areas of existing mixed-use character or where such character is encouraged. District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. They are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center. Depending on location residential areas in District Centers may incorporate a mix of housing types with minimum densities of 20 du/ac in dynamic, horizontal or vertical mixed-use environments ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

Development intent

- › District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area.
- › District Centers may be served by transit and include development of an intensity and design that supports transit use.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

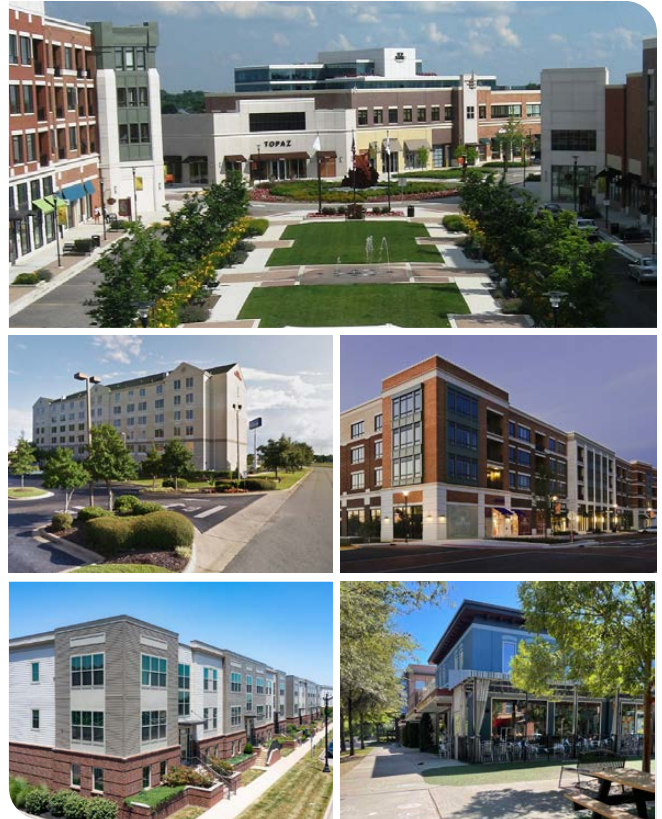
Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



Existing district centers should evolve into large walkable mixed-use areas.

Rendering: Dover Kohl