

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: May 4, 2020**

<u>CASE NUMBER</u>	6281
<u>APPLICANT NAME</u>	Mobile Storm Volleyball Club
<u>LOCATION</u>	65 Sidney Phillips Drive (Southwest corner of Werkland Street and Sidney Phillips Drive)
<u>VARIANCE REQUEST</u>	USE: Use Variance to allow a personal training facility in an I-1, Light Industrial District.
<u>ZONING ORDINANCE REQUIREMENT</u>	USE: The Zoning Ordinance does not allow personal training facilities in an I-1, Light Industrial District.
<u>ZONING</u>	I-1, Light Industrial District
<u>AREA OF PROPERTY</u>	62,604 square feet
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>ENGINEERING COMMENTS</u>	No comments.
<u>TRAFFIC ENGINEERING COMMENTS</u>	No comments.
<u>URBAN FORESTRY COMMENTS</u>	No comments.
<u>FIRE COMMENTS</u>	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 a personal training facility in an I-1, Light Industrial District; the Zoning Ordinance does not allow personal training facilities in an I-1, Light Industrial District.

The site was granted approval, subject to the following conditions, by the Board of Zoning Adjustment at its September 9, 2019 meeting:

1. Completion of the permitting and construction processes necessary to bring the structure into compliance with the applicable Building, Electrical, Plumbing, Mechanical and Fire Codes for the use;
2. Obtaining of permits for signage;
3. Compliance with Traffic Engineering comments (*With the potential to hosts events at this location the parking availability may need to be considered based on a public assembly and not a warehouse use to confirm there is ample parking on-site. The former loading areas should also be converted to proper parking areas to define the site parking.*); and
4. Securing the necessary business license(s).

The applicant provided the following statement regarding the extension request:

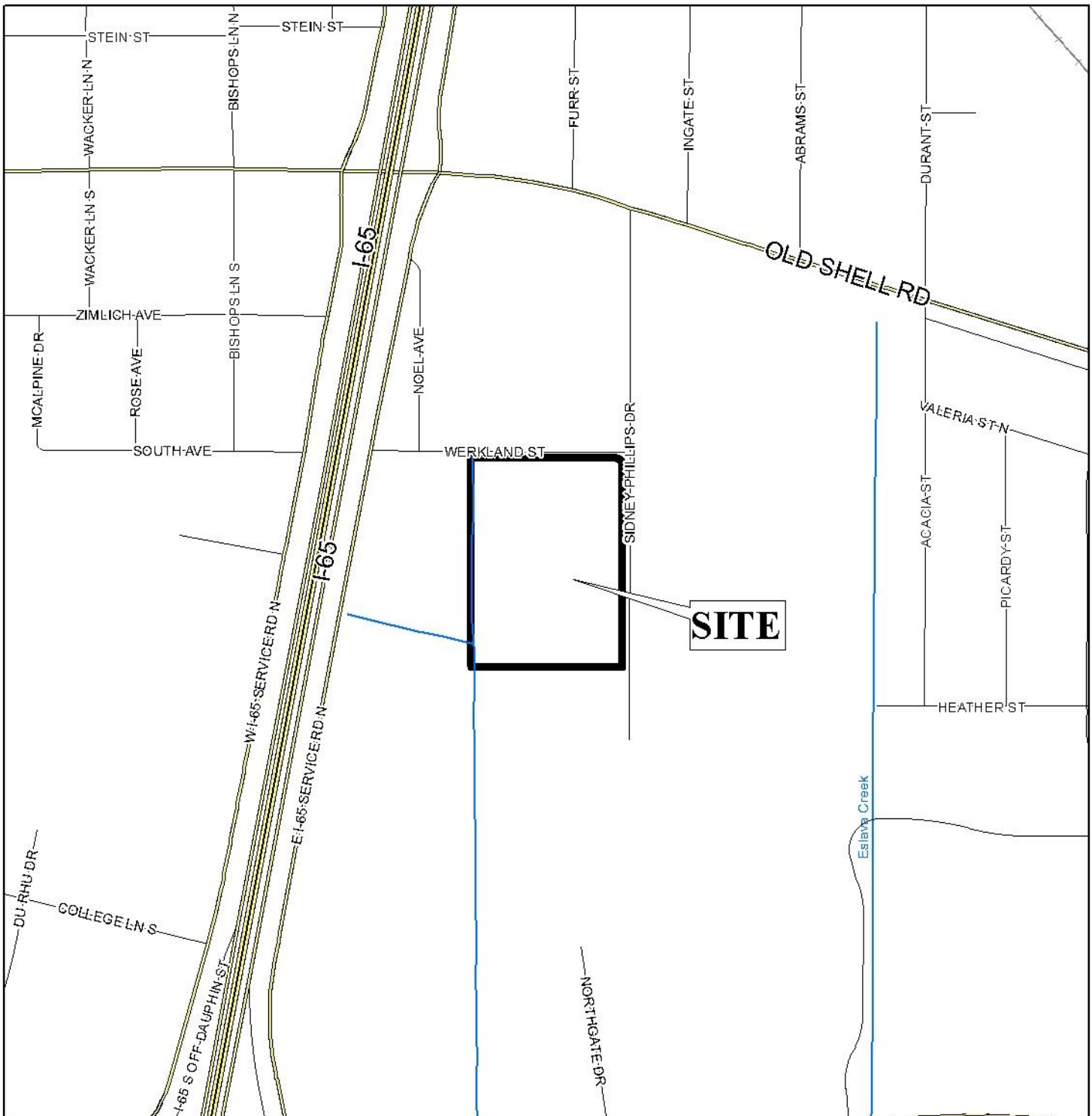
“Renovation plans are in for permit, issues arose that are being accommodated.”

This is the first extension request since the initial approval.

Plans were submitted on February 14, 2020 to bring the space into compliance with applicable Building and Fire Codes. Several items were identified during the plan review process which requires the architect to revise and resubmit plans. Given that the plan review process has been initiated, 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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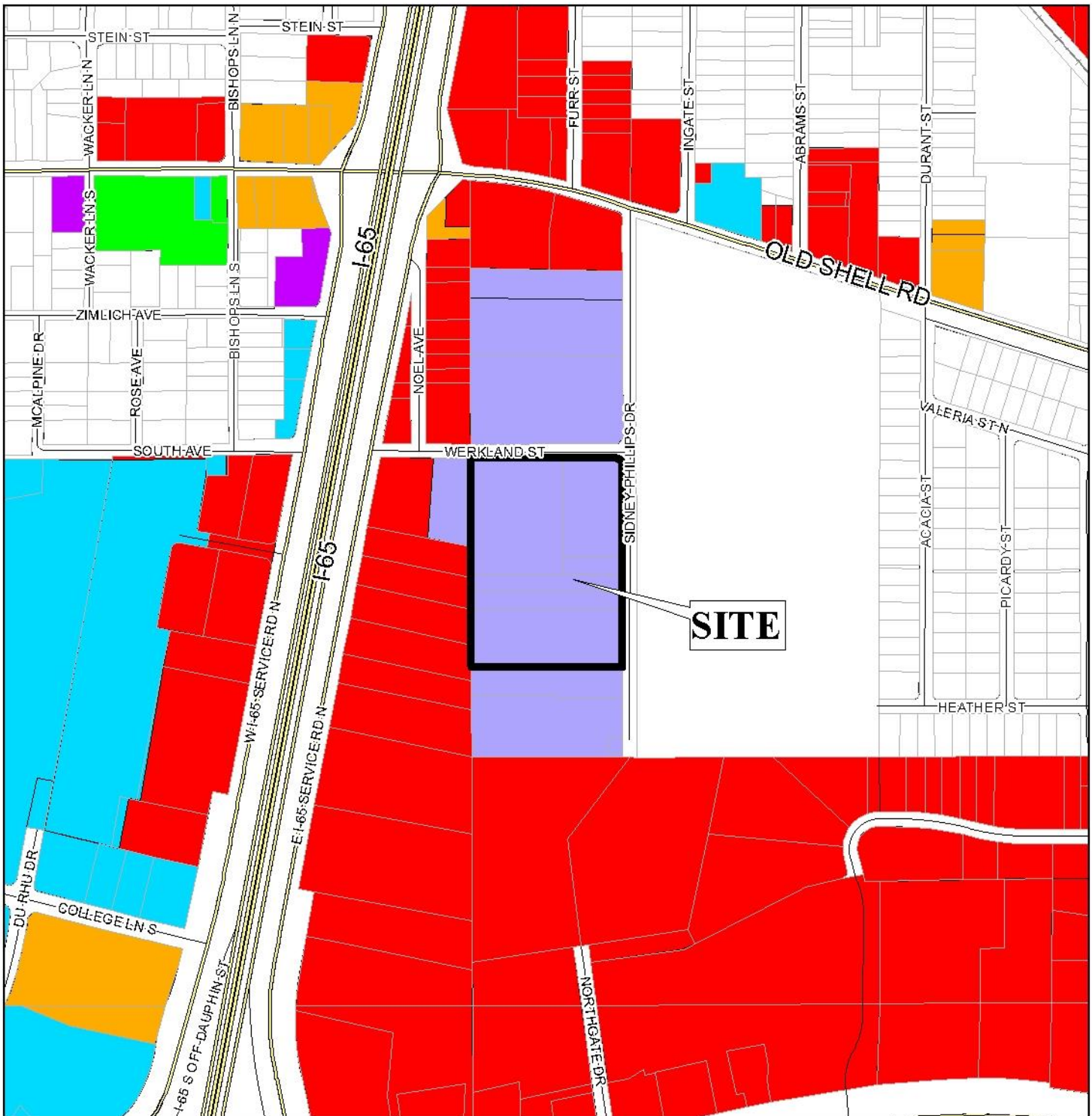
APPLICANT Mobile Storm Volleyball Club

REQUEST Use Variance



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LOCATOR ZONING MAP



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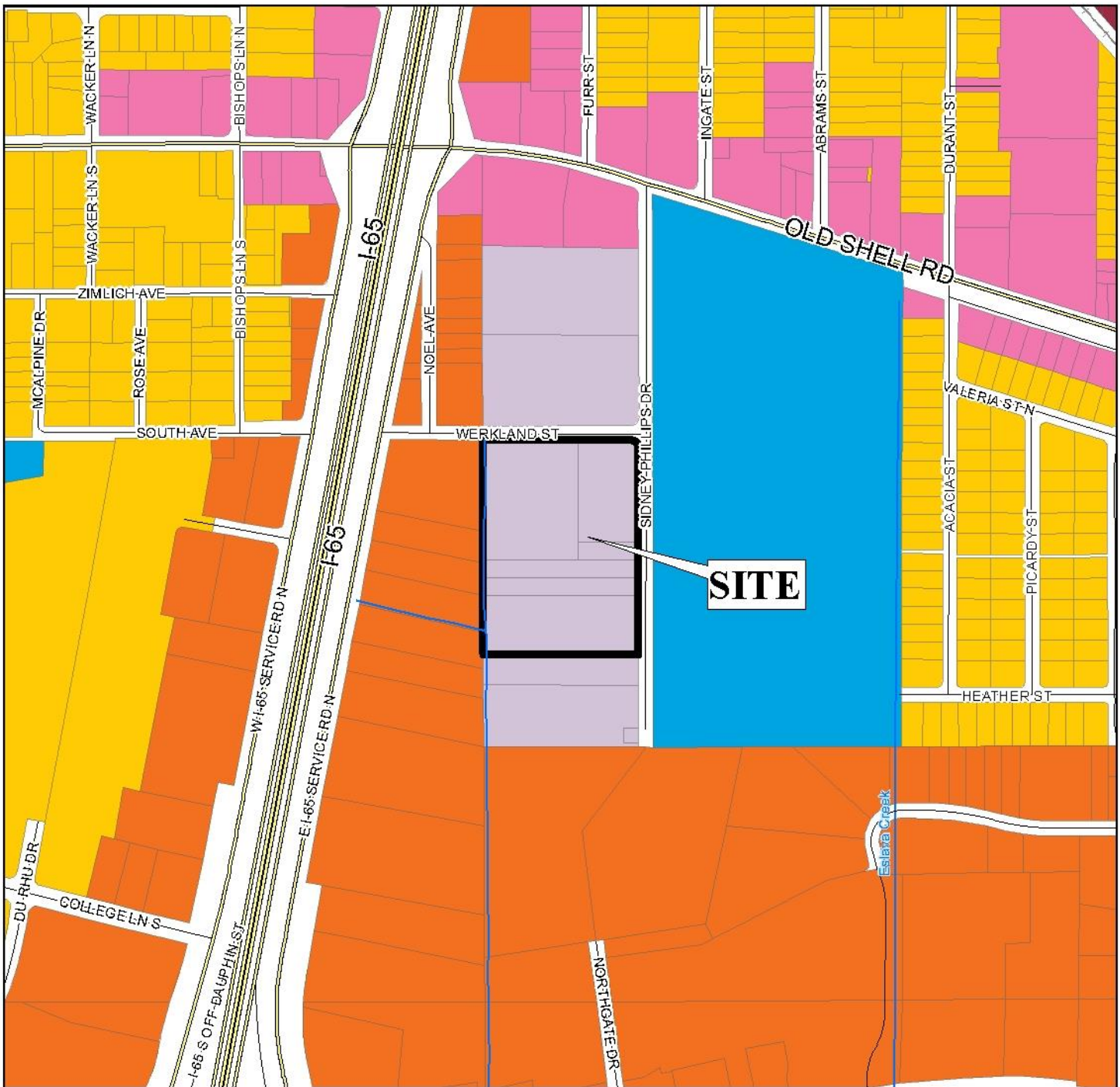
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FLUM LOCATOR MAP



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APPLICANT Mobile Storm Volleyball Club

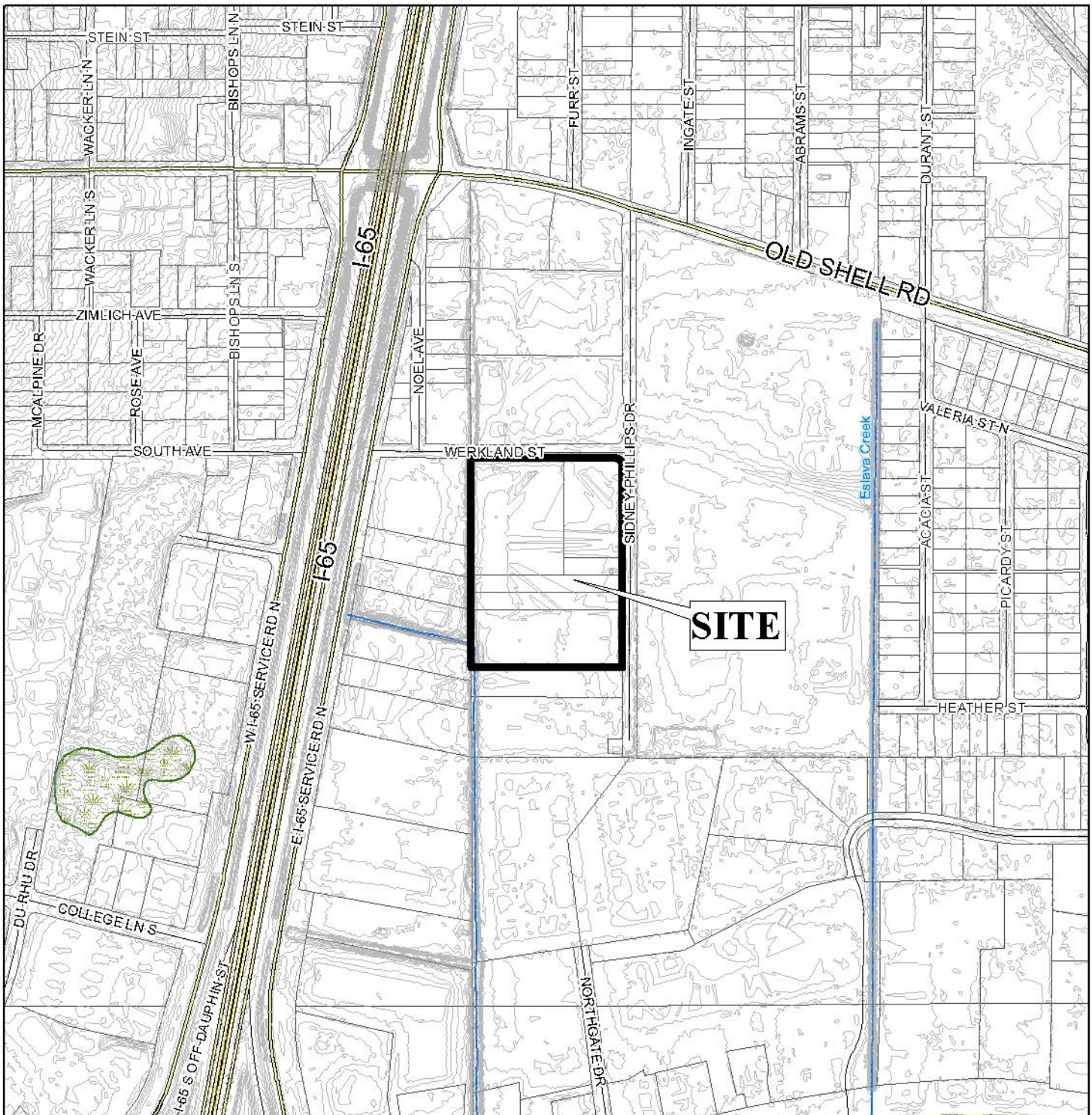
REQUEST Use Variance

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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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units with a school to the east.

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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 with a school to the east.

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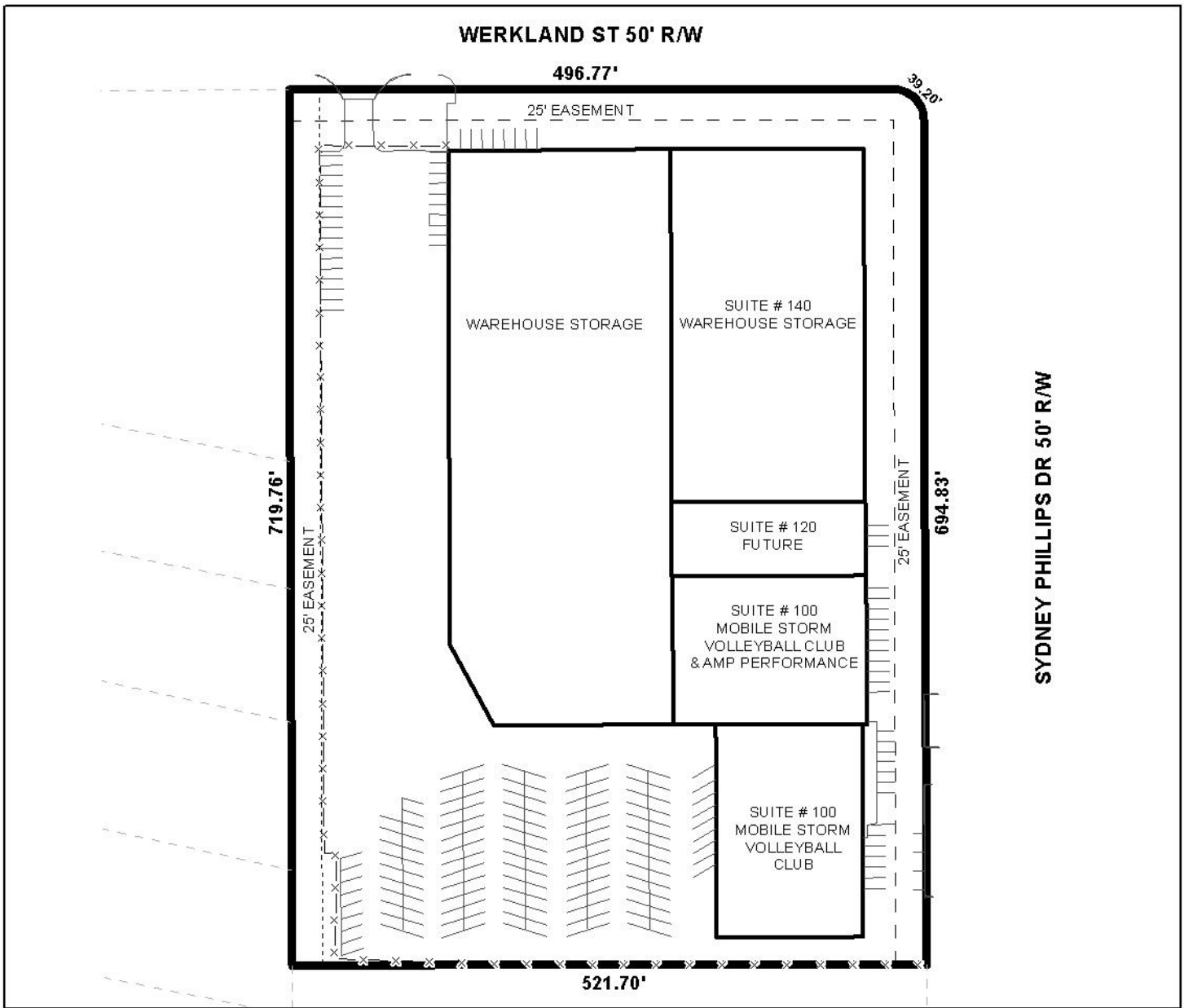
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SITE PLAN



The site plan illustrates the existing volleyball club/warehouse building, parking, setbacks and easements.

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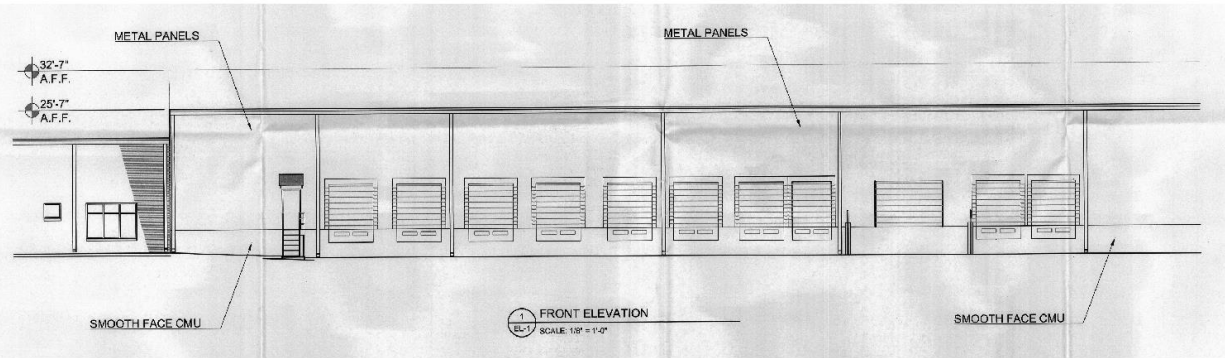
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DETAIL SITE PLAN



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