

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: March 6, 2017****CASE NUMBER**

6093

**APPLICANT NAME**

Temple Lodge, LLC

**LOCATION**

West side of North Warren Street, extending from St Francis Street to St Michael Street

**VARIANCE REQUEST****SITE:** To allow five curb cuts along one street frontage for a proposed covered parking facility for six on-site townhouses and ten off-site rental lofts in a T5.1 District within the Downtown Development District.**ZONING ORDINANCE  
REQUIREMENT****SIGN:** The Zoning Ordinance allows one curb cut per street frontage in a T5.1 District within the Downtown Development District.**ZONING**

T5.1 Sub-District

**AREA OF PROPERTY**

9,200± square feet/0.21±Acres

**ENGINEERING  
COMMENTS****SITE VARIANCE:** If the SITE Variance is approved the applicant will need to have the following conditions met:

1. The applicant will need to obtain a ROW Permit from the City of Mobile Engineering Dept. before commencing any of the proposed work.

**TRAFFIC ENGINEERING  
COMMENTS**

If this variance is approved, consider restricting the width of all driveways to no more than 10' (as restricted in T-3 and T-4) to maximize the green space between the sidewalk and roadway.

**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).

**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).

**CITY COUNCIL**  
**DISTRICT**

District 2

**ANALYSIS**

The applicant is requesting a Site Variance to allow five curb cuts along one street frontage for a proposed covered parking facility for six on-site townhouses and ten off-site rental lofts in a T5.1 District within the Downtown Development District.; the Zoning Ordinance allows one curb cut per street frontage in a T5.1 District within the Downtown Development District.

A portion of the site is currently used as a parking lot. The applicant wishes to redevelop the site to have 6 townhouses as well as a parking facility for 10 additional off site rental lofts. Five of the proposed townhouses front North Warren Street and are planned to have garages; therefore the applicant is requesting to be allowed five curb cuts along that frontage to provide access to the garages. The site plan also depicts a curb cut along St. Michael Street to allow for access to the loft parking as well as the garage for the sixth townhouse and a curb cut to St. Francis Street to serve as the loft parking exit.

The applicant states:

*Permission is sought to incorporate 7 curb cuts on a single lot of record, in order to accommodate parking for six townhouses, and an entrance and exit drive for a parking facility for ten additional off site rental lofts. There are presently three oversized curb cuts serving the vacant property. Project to be completed by the 3<sup>rd</sup> quarter of 2017.*

While having individual garages for the townhomes may be desirable, there is no reason that the site plan could not be reconfigured to allow for additional parking spaces in the loft parking area instead of the garages. If the applicant wishes to maintain the garages, the layout could be reconfigured so that the garages are accessed from the loft parking area, thus not requiring any curb cuts to North Warren Street.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

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.

According to the Map for Mobile, the site is located within the Downtown area. The intent for the Downtown area is:

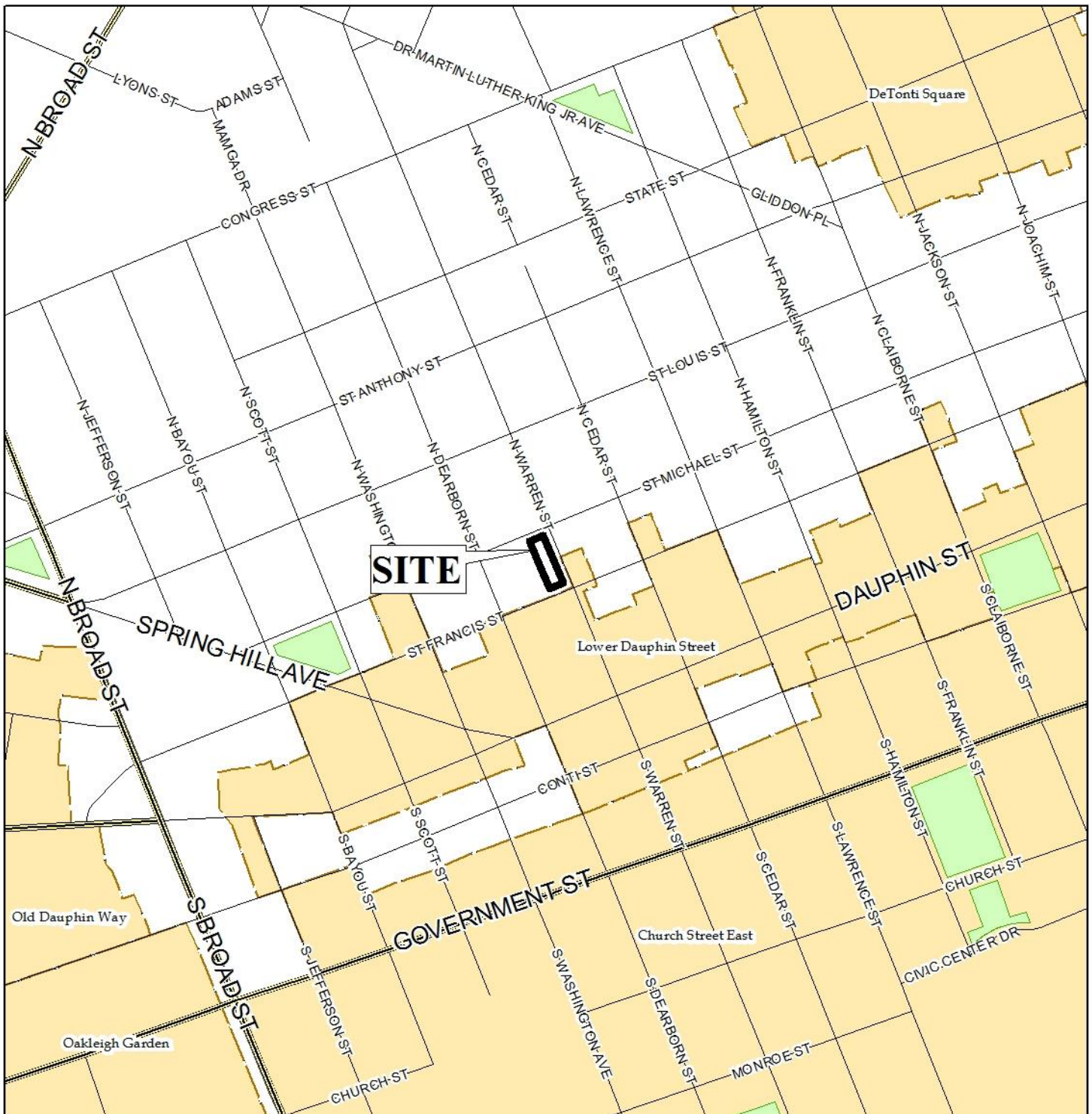
- Infill development that complements the existing character and enhances the pedestrian-friendly urban environment
- Fewer surface parking lots - more structured parking

- Increased streetscaping, including improved sidewalks, street furniture and lighting along corridors
- Greater mix of uses - retail, restaurant, office, residential

While the applicant has not specifically stated what, if any, hardship exists, there may be certain functional aspects of the proposed project that may make the presence of additional curb cuts desirable.

**RECOMMENDATION:** It is recommended that the Board consider all relevant facts and review the request based upon its own merits, as well as any information presented at the meeting.

# LOCATOR MAP



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APPLICANT Temple Lodge, LLC

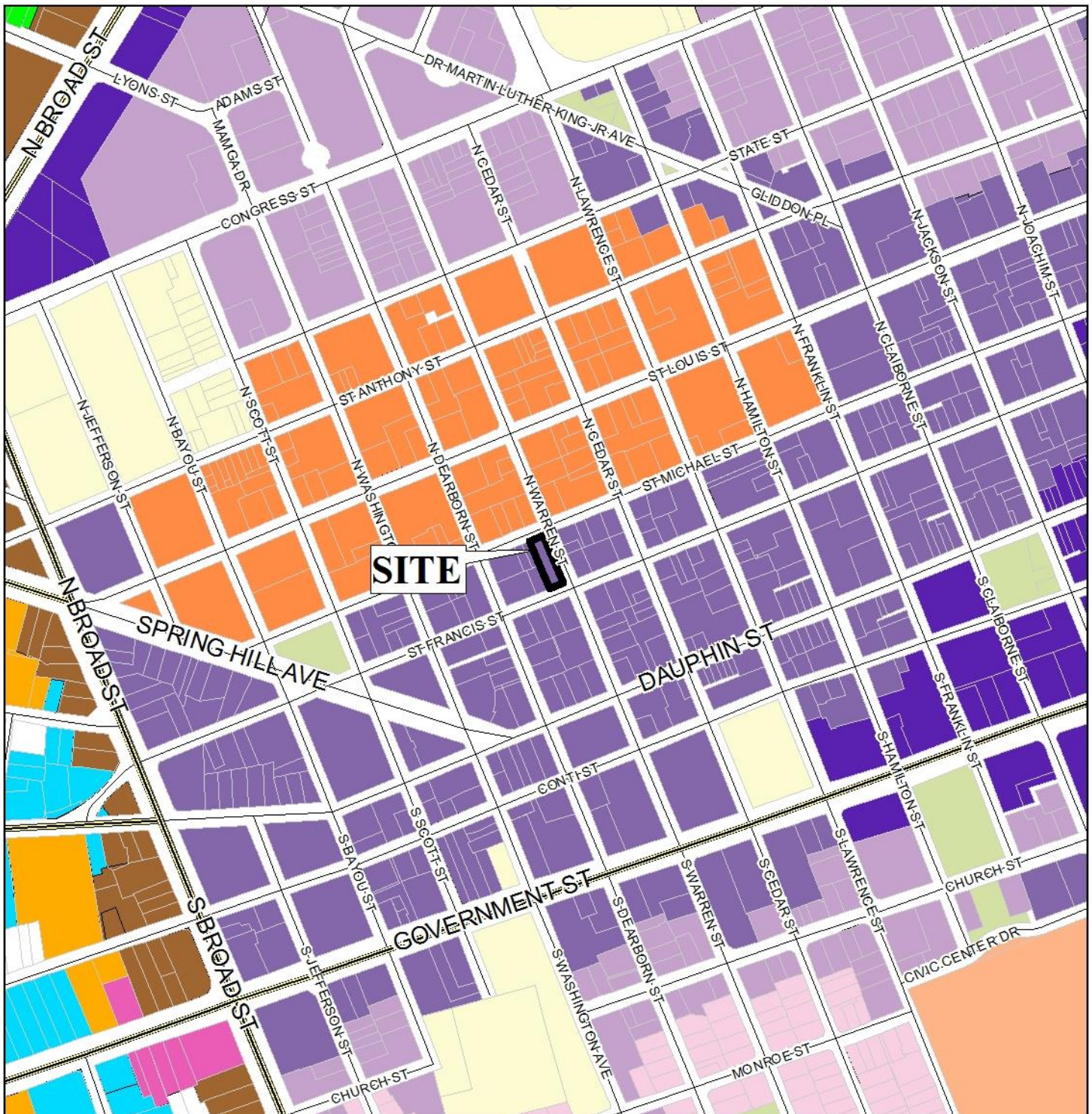
REQUEST Site Variance



NTS



# LOCATOR ZONING MAP



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 APPLICANT Temple Lodge, LLC  
 REQUEST Site Variance





# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the south and commercial units to the north.

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APPLICANT Temple Lodge, LLC

REQUEST Site Variance

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

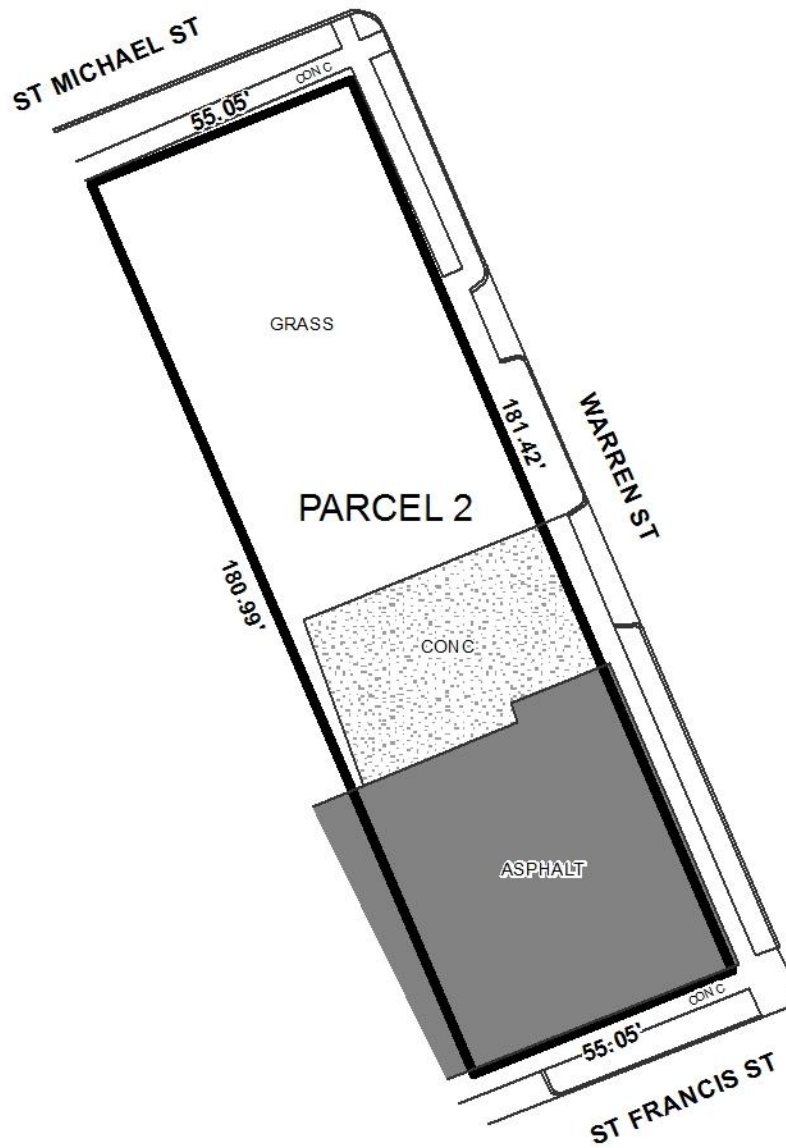


The site is surrounded by residential units to the south and commercial units to the north.

|                    |                   |      |               |
|--------------------|-------------------|------|---------------|
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| APPLICANT          | Temple Lodge, LLC |      |               |
| REQUEST            | Site Variance     |      |               |



# EXISTING SITE PLAN



The site plan illustrates the existing asphalt and existing concrete areas.

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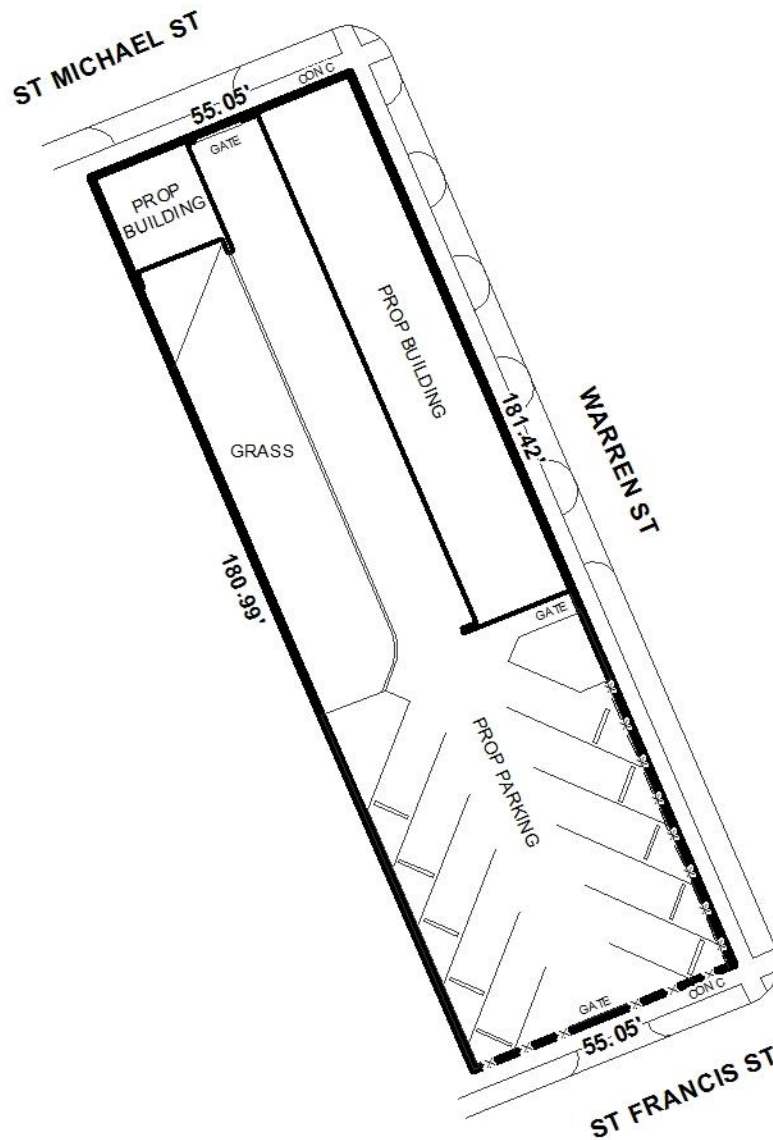
APPLICANT Temple Lodge, LLC

REQUEST Site Variance





# EXISTING SITE PLAN



The site plan illustrates the proposed buildings and proposed parking.

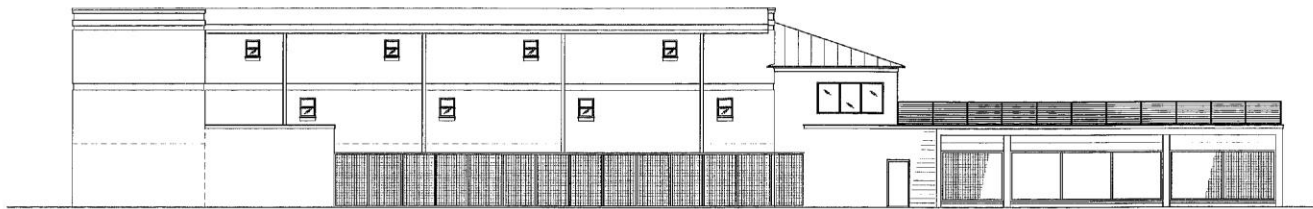
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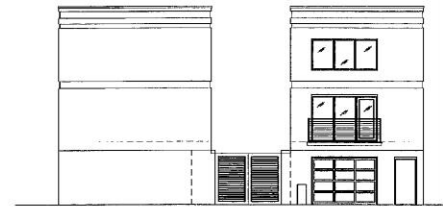
# DETAIL SITE PLAN



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



ST. FRANCIS STREET ELEVATION  
SCALE: 1/8" = 1'-0"



ST. MICHAEL STREET ELEVATION  
SCALE: 1/8" = 1'-0"



N. WARREN STREET ELEVATION  
SCALE: 1/8" = 1'-0"

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