



## Agenda Item #5

SUB-SW-002610-2023

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

5195 Motel Court

**Subdivision Name:**

Hyatt Studios Mobile, AL

**Applicant / Agent:**

Hiren Desai, Tillman Lodging, LLC

**Property Owner:**

Hiren Desai, Tillman Lodging, LLC

**Current Zoning:**

B-3, Community Business District

**Future Land Use:**

Mixed Commercial Corridor

**Applicable Codes, Policies, and Plans:**

- Subdivision Regulations
- Complete Streets Policy

**Proposal:**

- Waive construction of a sidewalk along Motel Court.

**Considerations:**

- Sidewalk Waiver Request

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## SITE HISTORY

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The site was the subject of a six-lot subdivision approved by the Planning Commission at its September 7, 2006 meeting. The plat has since been recorded in Mobile County Probate Court.

The site was rezoned from R-1, Single-Family Residential to B-3, Community Business District in 2009 as part of the 2008 annexation process.

There have been no other Planning Commission or Board of Zoning Adjustment applications associated with the site.

## STAFF COMMENTS

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### Engineering Comments:

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

### 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 [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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

### Planning Comments:

The applicant proposes to develop the subject site with a four-story, 122 room hotel building with off-street parking. Development of the site requires full compliance with current regulations, including the provision of sidewalks along all street frontages. The applicant is requesting to waive construction of a sidewalk along Motel Court.

The applicant's narrative is available via the link on the first page of this report. The applicant indicates that there are currently no sidewalks in front of other properties along the public right-of-way of Motel Court nor the adjacent street (Coca Cola Road), and as such, requiring a sidewalk along the frontage of the subject site would not provide a benefit to pedestrian traffic.

Per the Engineering comments, it appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

## **SIDEWALK WAIVER CONSIDERATIONS**

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### **Standards of Review:**

The Mobile City Council adopted a “Complete Streets” policy on May 31, 2011. The purpose of the Complete Streets Policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

Sidewalks are typically encouraged, even in areas where none currently exist, although the appropriateness of sidewalks should also consider the existing infrastructure in the area.

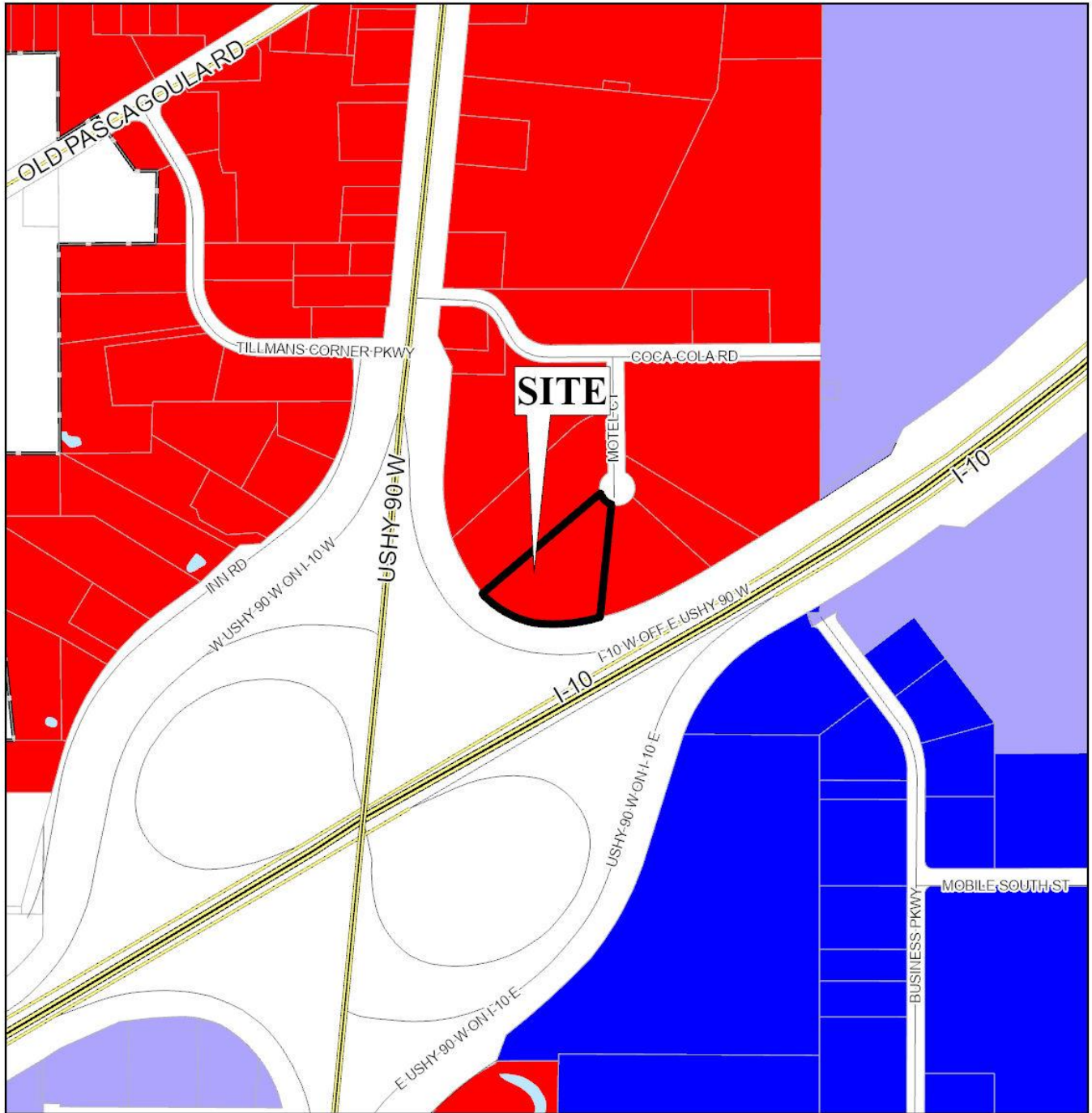
### **Considerations:**

In rendering a decision, the Planning Commission should evaluate the following factors:

1. The City of Mobile Complete Streets Policy which supports the design and construction of streets for all users, including pedestrians; and
2. The existing infrastructure in the area, such as adequate room for construction of a sidewalk, as well as connectivity to existing sidewalks.



# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE September 7, 2023

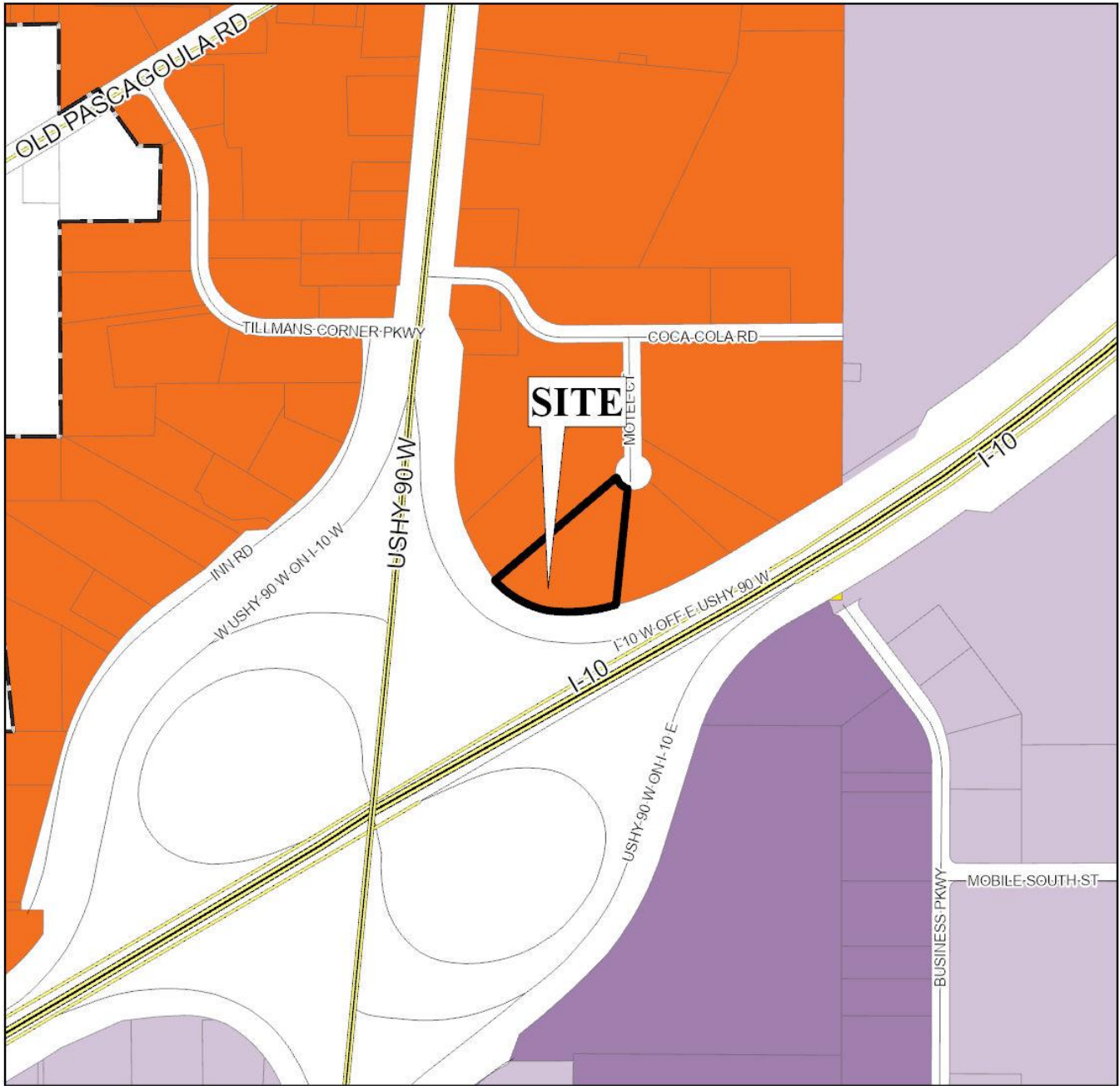
APPLICANT Hiren Desai, Tillman Lodging, LLC

REQUEST Sidewalk Variance



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# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE September 7, 2023

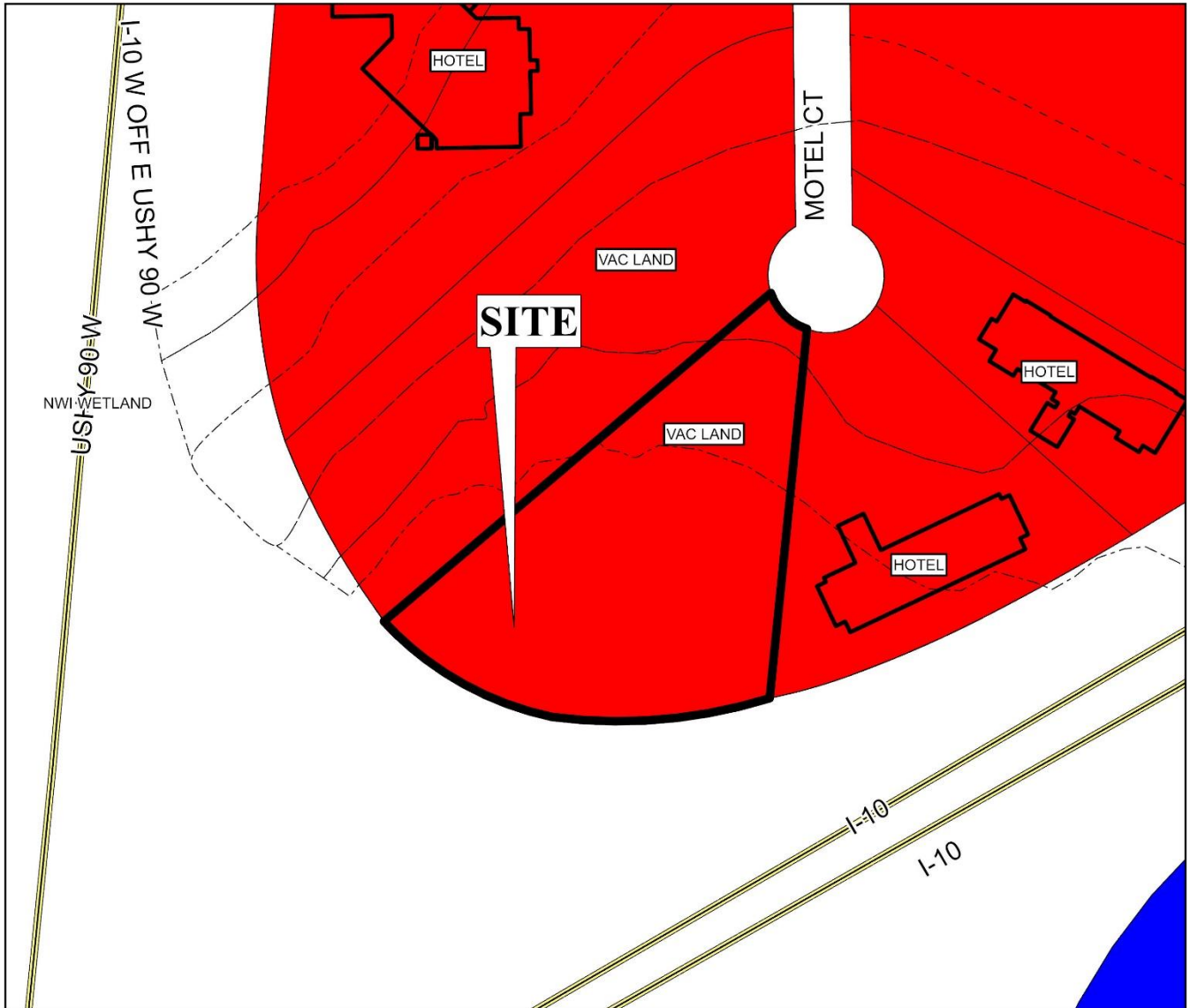
APPLICANT Hiren Desai, Tillman Lodging, LLC

REQUEST Sidewalk 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       |                    |



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial development

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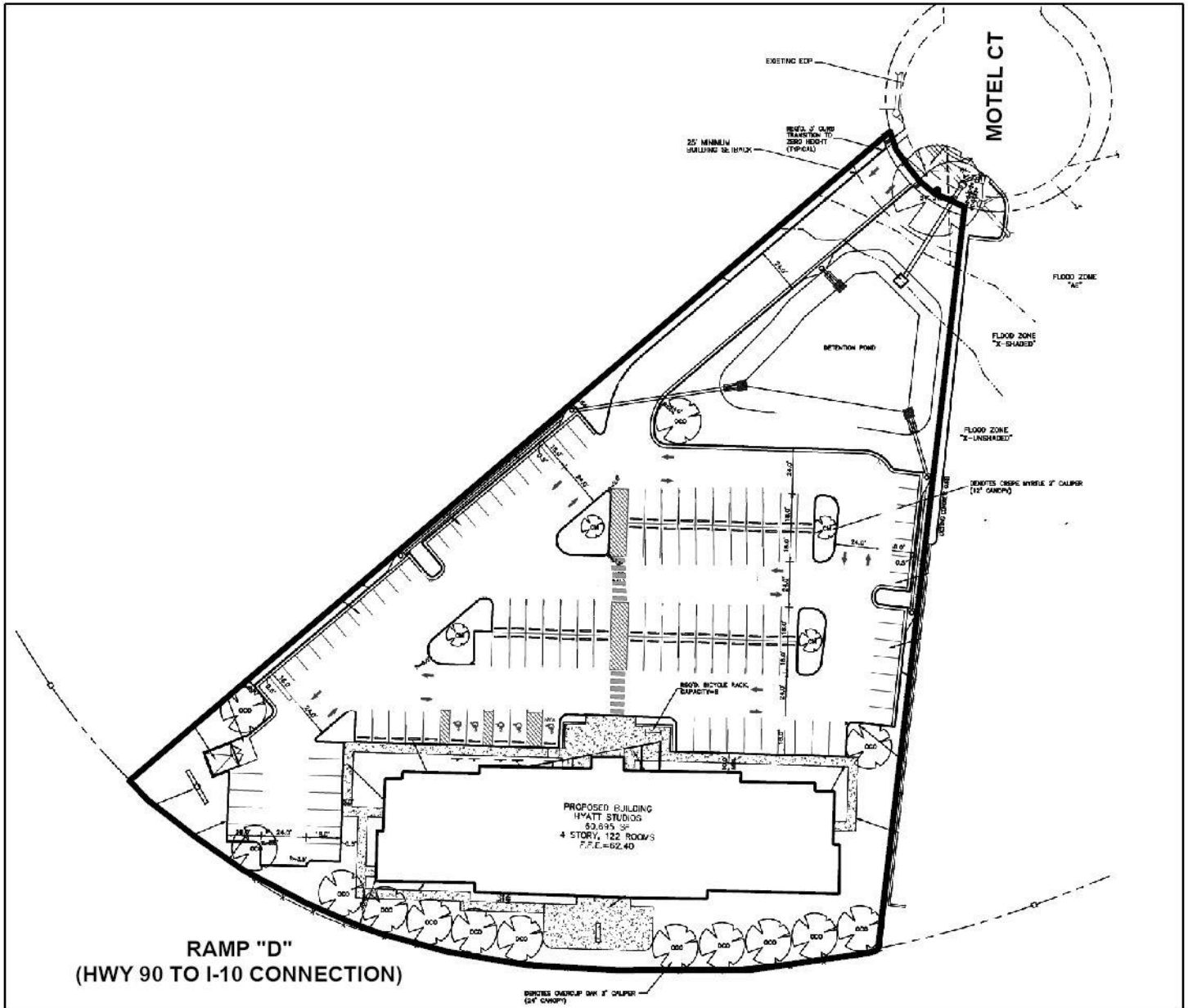
REQUEST Sidewalk Variance

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

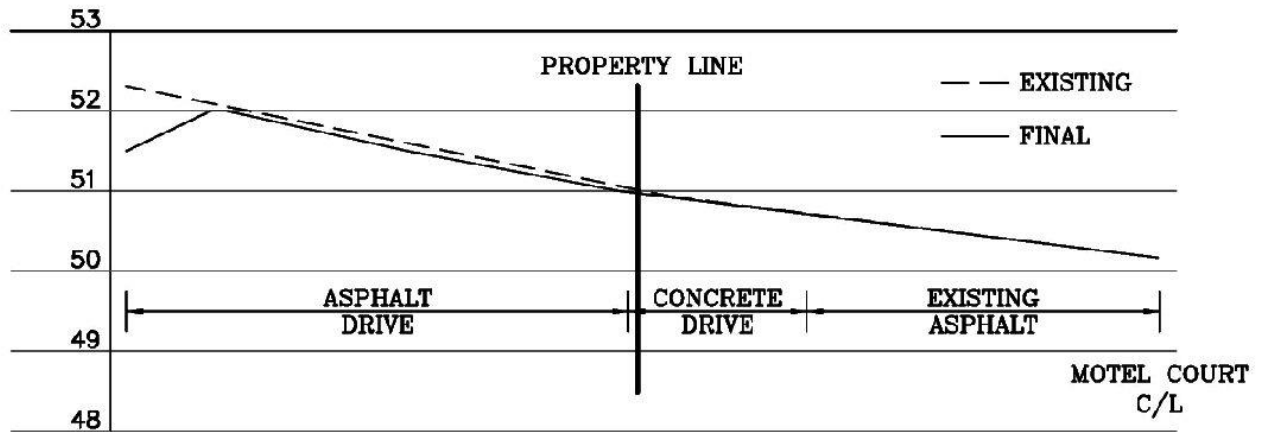


The site plan illustrates future buildings and parking areas

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# DETAIL SITE PLAN



## DRIVEWAY SECTION

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