

PLANNING APPROVAL STAFF REPORT**Date: November 17, 2022****NAME**

Sporty T's Steakhouse

LOCATION157 Dauphin Street
(South side of Dauphin Street, 82'± West of Saint Emanuel Street).**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

Form Based Code T-5.2

AREA OF PROPERTY

0.1± Acre

CONTEMPLATED USE

Planning Approval to an occupancy load of more than 100 persons for a restaurant in a T-5.2 Sub-District of the Downtown Development District.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided.

**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 [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 (2012 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.

REMARKS

The applicant is requesting Planning Approval to allow an occupancy load of more than 100 persons for a restaurant in a T-5.2 Sub-District of the Downtown Development District. The Form Based Code Ordinance requires Planning Approval for lounges with occupancy loads over 100 persons in a T-5.2 District.

The site has been given a Downtown (DT) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is site plan specific; therefore *any* future changes to the site plan or to the scope of operations for the facility, as approved, by current or future applicants must be submitted for Planning Approval.

The applicant states the following concerning the request:

Introduction:

- *This variance is for Special Exception. Per Table 2: Use Table, Commercial Restaurant, Bar etc. with occupancy load over 100 persons.*
- *157 DAUPHIN ST, MOBILE, AL 36602/ Parcel ID: R022906400002264.000 Parcel Key: 00736626.*
- *The Downtown Development District, PUD T5.2 of the subject property.*
- *Proposed use of the subject property is for a Bar.*

Variance Requested

Requested Use variance for Sporty "T"'s Bar.

- *As per Mobile, Alabama Code of Ordinances Section 64-3 requesting a variance.*
- *Facility will house over 100 persons.*
- *SPORTY T'S sports bar will be a place where customers can eat, drink, and socialize while watching the latest televised sports events. Sports bars are tailored to a specific clientele, Sporty "T"s will use will be to Create atmosphere in which customers can relax while watching a sporting event.*

Adjacent Properties

In this section you will give a description of the adjacent properties. Please include the following:

- *The existing zoning H-1.*
- *Adjacent properties are Legal and sports events businesses.*

Conclusion

- *SPORTY T'S sports bar will be a place which will further enhance Mobile Downtown development and provide a place of interest local people and visitor to the City.*

While the applicant does not state in their narrative the specific occupant load requested, the site plan provided states that there are 114 seats proposed to be located inside the structure, with an additional 16 seats to be located outside, for a total of 130 seats. The total occupant load for the site provided is 180 occupants. Since 2015, fifteen (15) other locations have received Planning Approval to have an occupant load greater than 100 people.

The site was most recently occupied by a retail clothing business, and is next door to existing offices with various restaurants and bars nearby, including establishments with an occupant load exceeding 100 people. As the site is located within an Entertainment District, it may be appropriate to approve the request at hand.

RECOMMENDATION

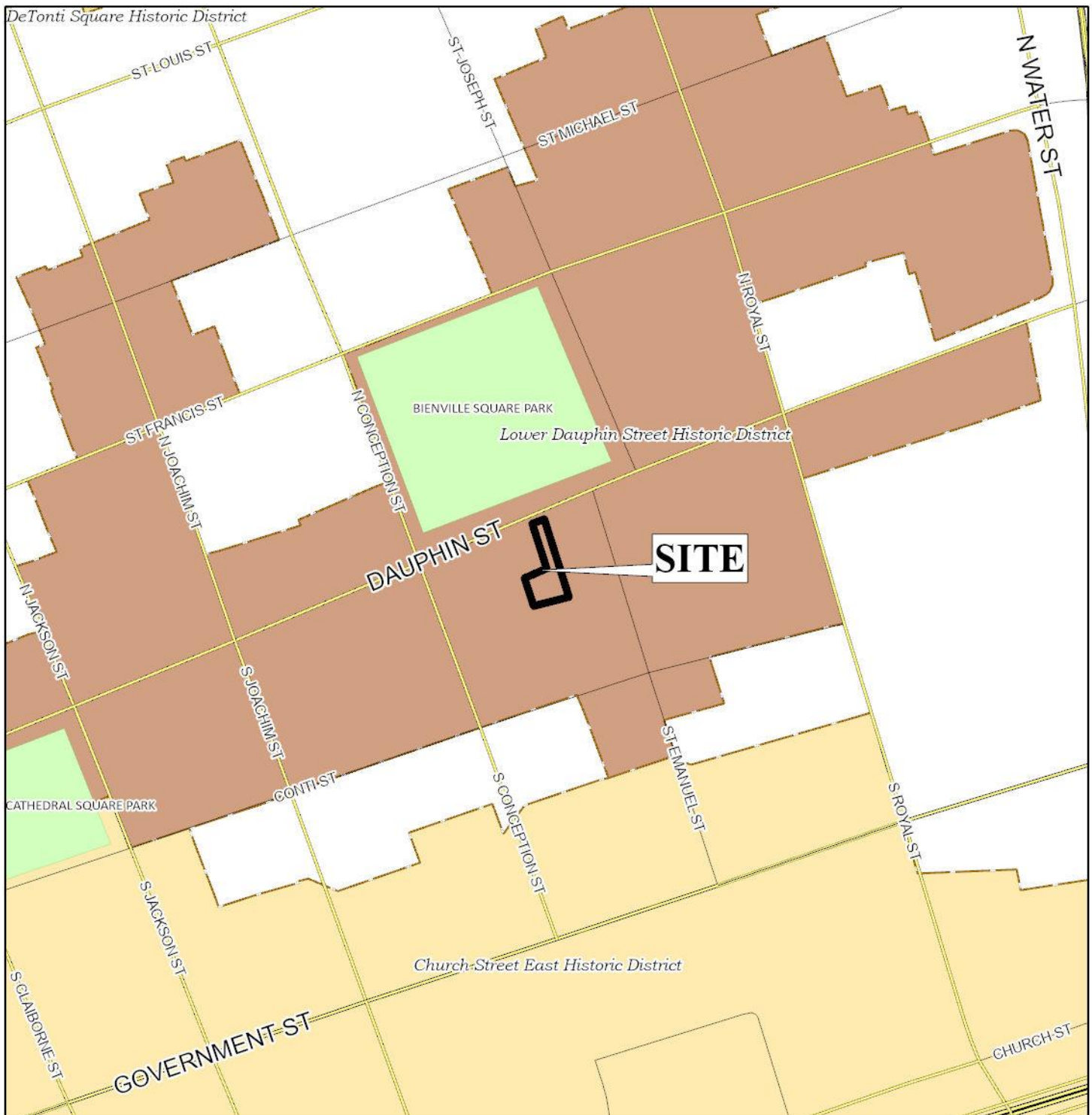
Staff recommends the following Findings of Fact for Approval for the Planning Approval:

- 1) The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the fact that no expansion is proposed, and the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
- 2) The proposal will not cause undue traffic congestion or create a traffic hazard, because on-street parking is allowed within the area and commercial parking lots are located near-by; and
- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is with an established Entertainment District, and similar requests have been granted within the area.

The approval is subject to the following conditions:

- 1) Occupancy load limited to 180 persons;
- 2) Approval by the Architectural Review Board for any exterior improvements, as appropriate;
- 3) Approval by the Consolidated Review Committee for any exterior improvements, as appropriate; and
- 4) Full compliance with all other municipal codes and ordinance.

LOCATOR MAP



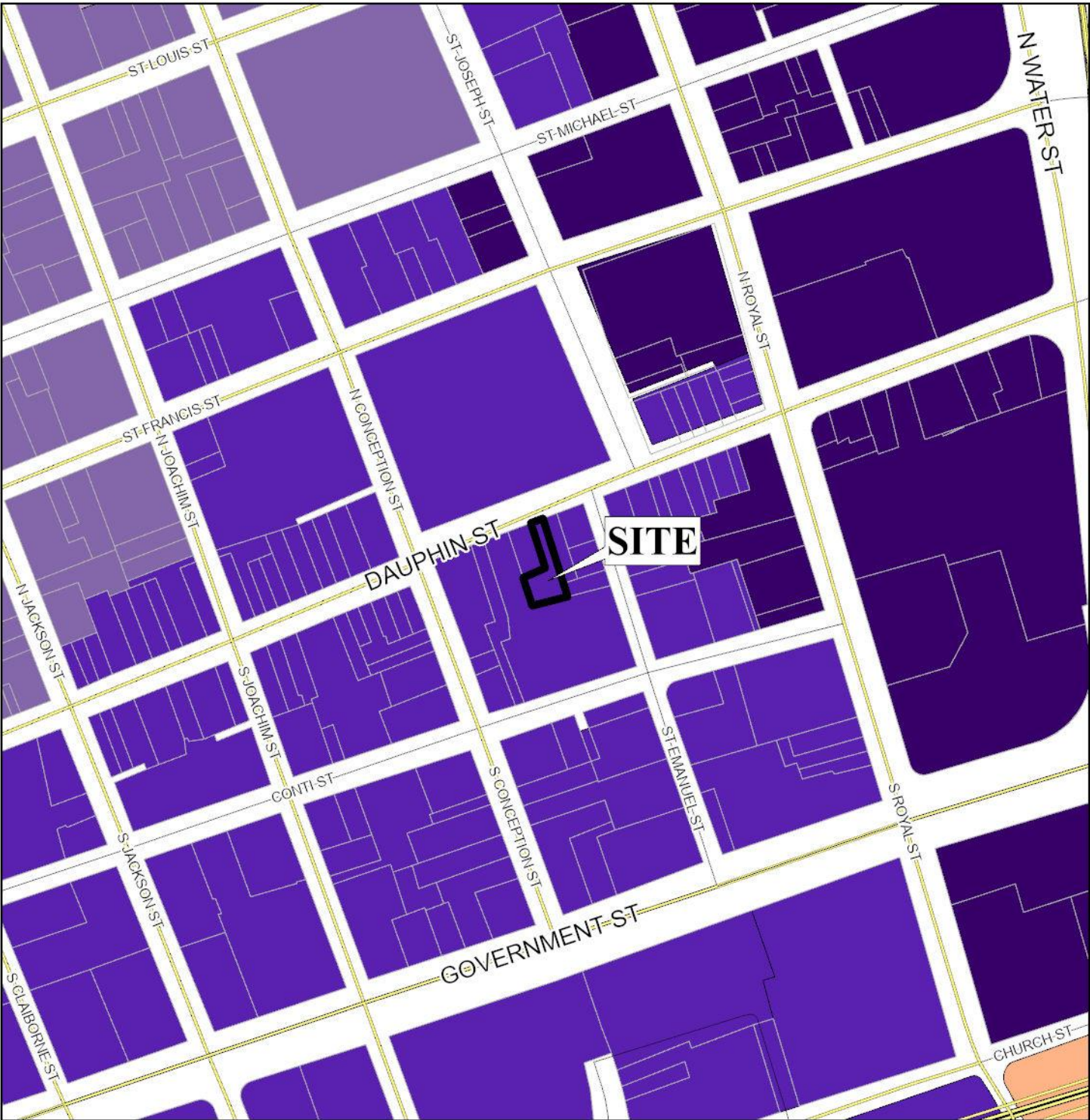
APPLICATION NUMBER 8 DATE November 17, 2022

APPLICANT Sporty T's Steakhouse

REQUEST Planning Approval



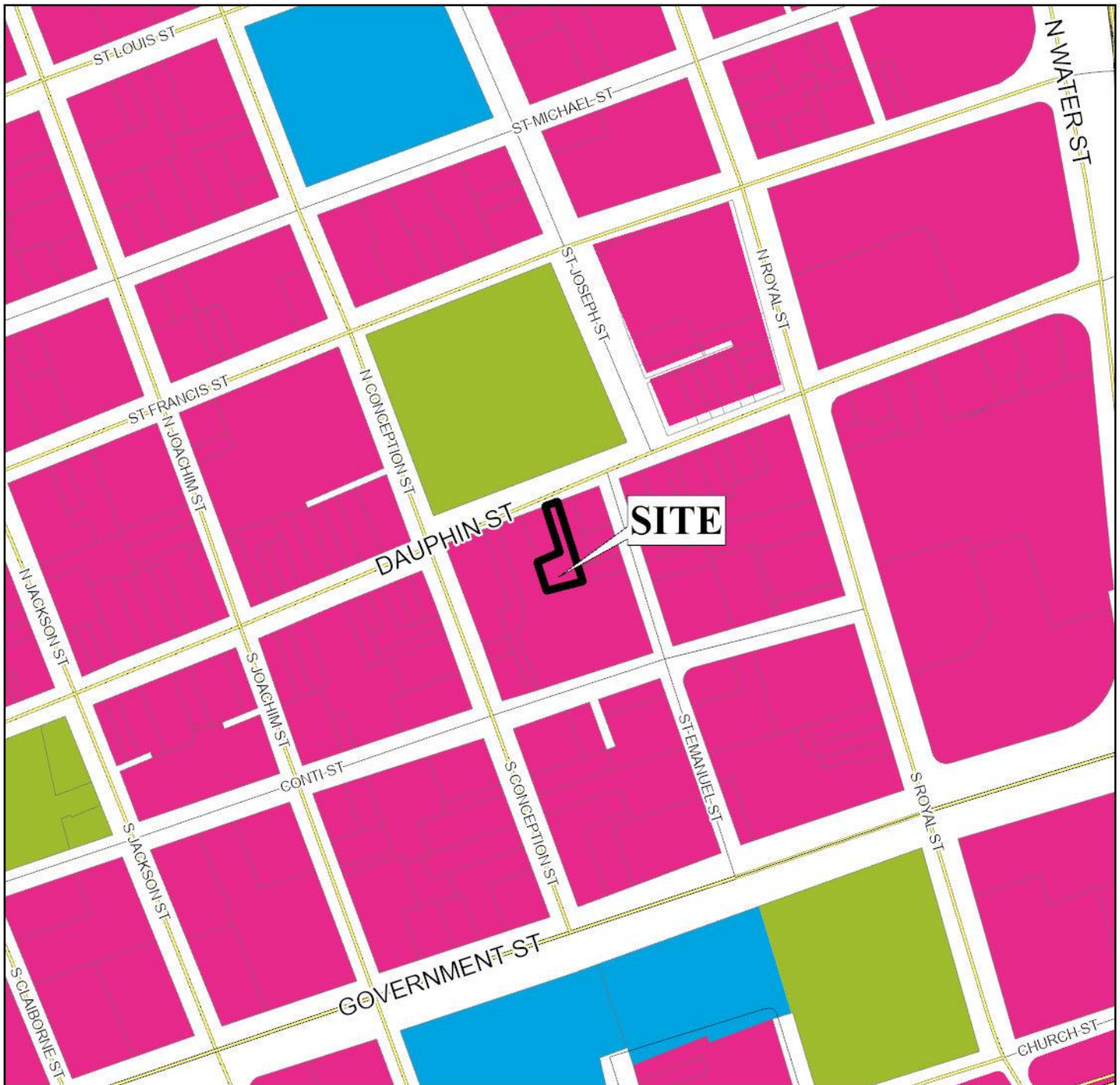
LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE November 17, 2022
APPLICANT Sporty T's Steakhouse
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FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE November 17, 2022

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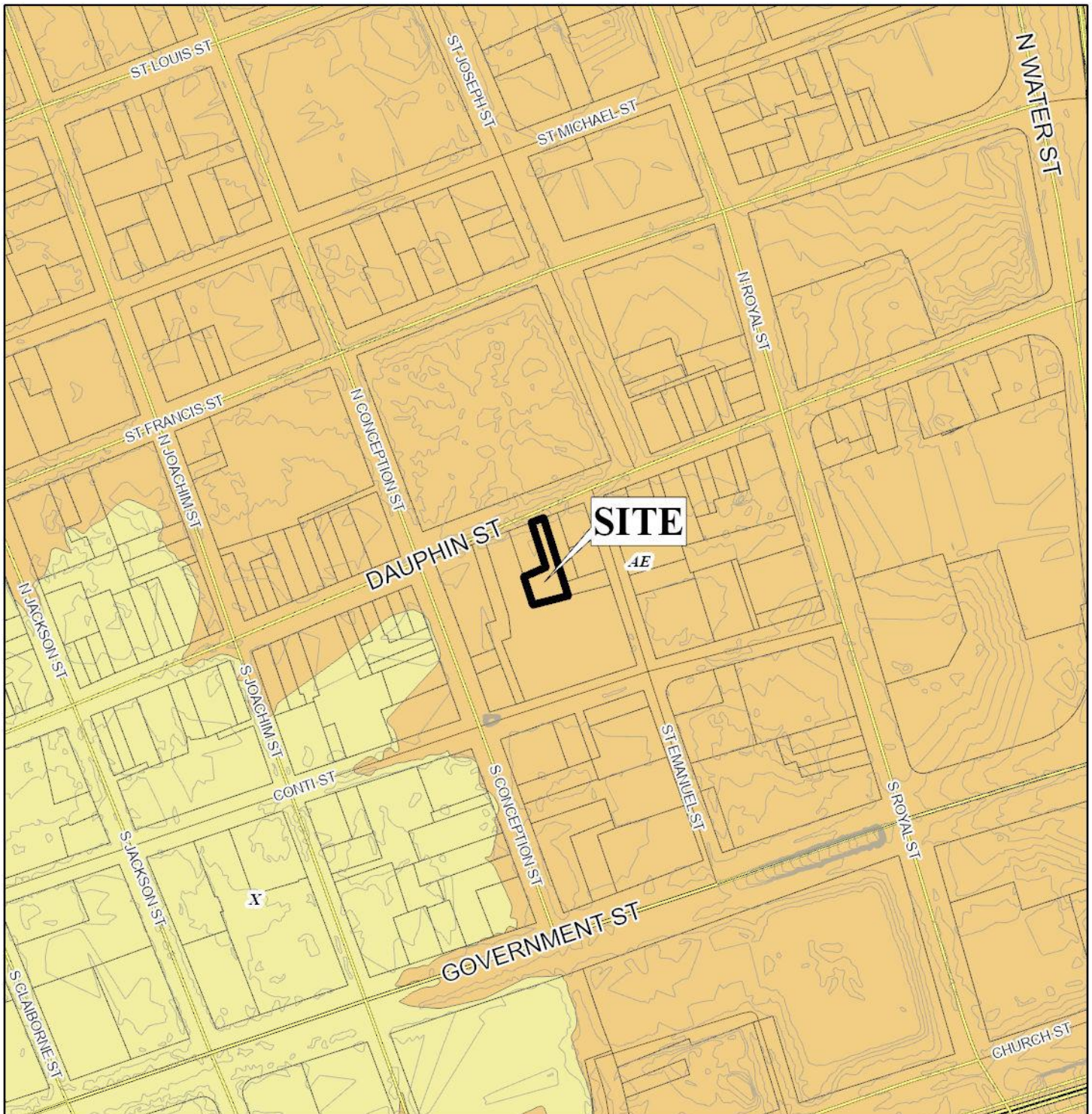
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Layer2

- | | | |
|-----------------------------------|---------------------------|--------------------|
| Downtown | Traditional Corridor | Heavy Industry |
| District Center | Mixed Commercial Corridor | Institutional |
| Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Neighborhood Center - Suburban | Light Industry | Water Dependent |



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER	8	DATE	November 17, 2022
APPLICANT	Sporty T's Steakhouse		
REQUEST	Planning Approval		



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 8 DATE November 17, 2022

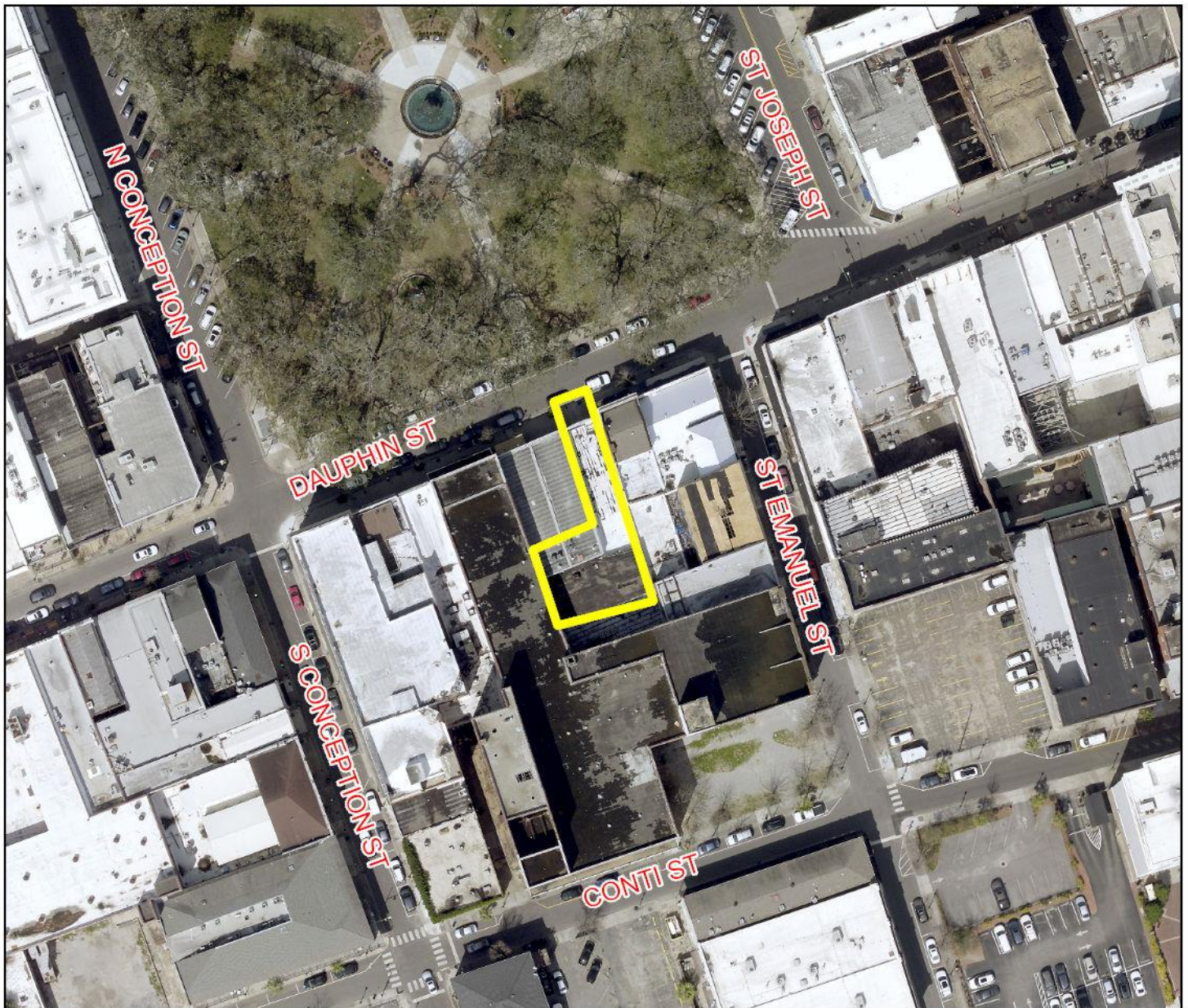
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 8 DATE November 17, 2022

APPLICANT Sporty T's Steakhouse

REQUEST Planning Approval



Floor plan of the second floor showing rooms and dimensions:

- Overall dimensions: 28'-4" (width) x 77'-4" (length).
- Rooms and areas:
 - DRY STORAGE (201)
 - HVAC (202)
 - BREAK AREA (200)
 - OFFICE (203)
 - MEN-WOMEN (R-31)
- Dimensions for specific sections:
 - Top section: 18'-7" (width) x 28'-2" (length).
 - Central section: 12'-0" (width) x 18'-0" (length).
 - Bottom section: 12'-3" (width) x 24'-5" (length).
 - Rest area width: 8'-4".
 - Bottom section width: 27'-4" and 24'-5".

The floor plan is divided into several functional zones:

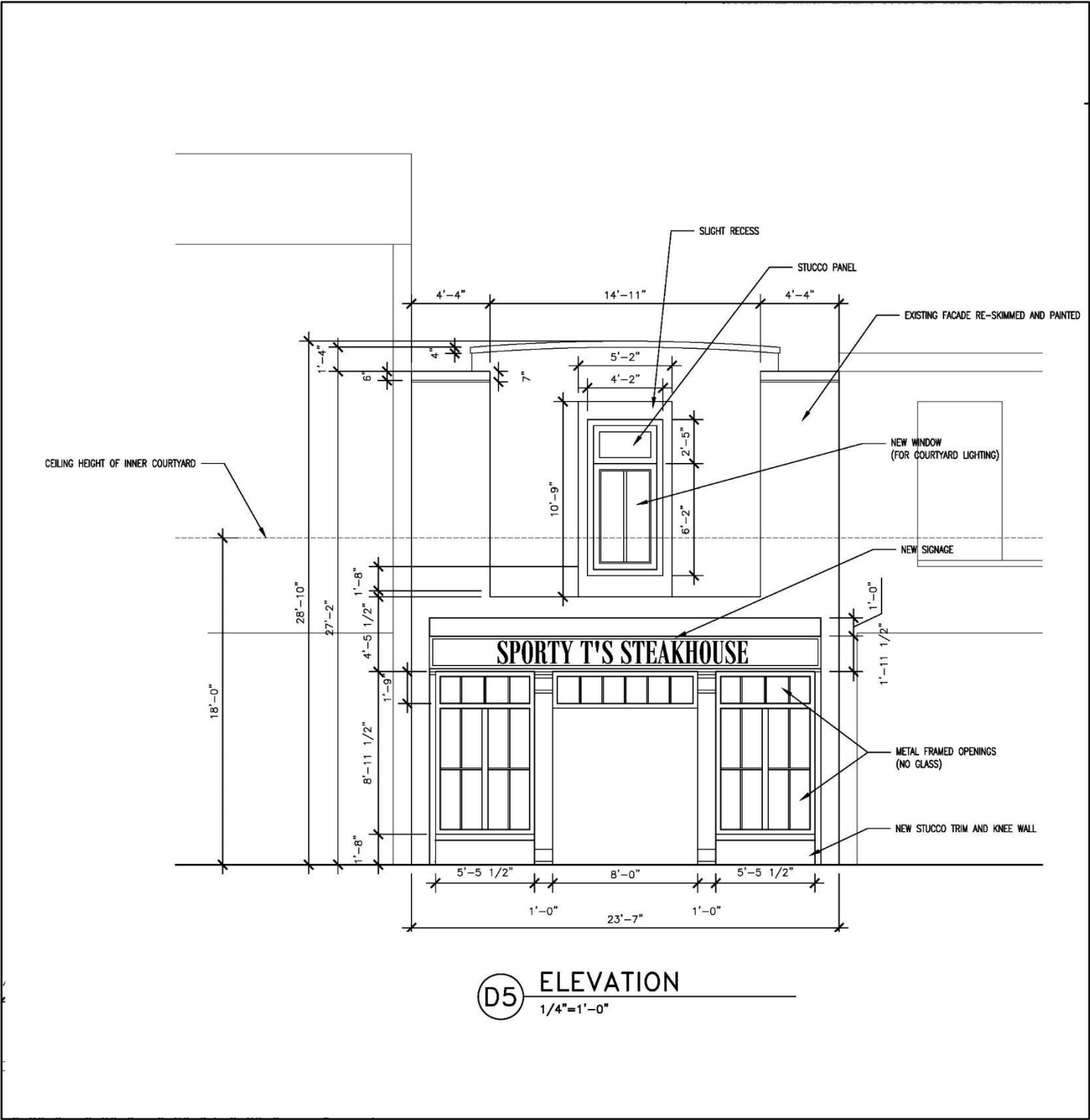
- Back of House (Top Left):** Includes a Kitchen (12'), a Walk-In Cooler (8'-2"), a Walk-In Freezer (8'-2"), a Janitor / Stor / Dish Room (7'-11"), and restrooms for Men (8'-5") and Women (8'-5").
- Bar Area (Center):** Features a Bar Area (14 seats) and a Bar Area (12 seats).
- Seating Area (Bottom Left):** Labeled "114 SEATS INSIDE", this area contains multiple rows of square tables with chairs.
- Seating Area (Bottom Center):** Labeled "SEATING AREA (100 SEATS)", this area contains square tables and chairs.
- Bar & Lining Area (Bottom Right):** Includes a Bar Area (12 seats) and a Lining Area (12 seats).
- Exterior Area (Far Right):** Labeled "16 SEATS OUTSIDE", this area features a long Lincaster table and seats, a bar area with added pendant lights, and a courtyard (120').

Dimensions and other details include:

- Overall dimensions: 14'-0" x 7'-11" x 19'-6" (top); 24'-10 1/2" x 66'-4" (left); 41'-5 1/2" x 22'-0" (bottom left); 43'-11" x 36'-5" (center); 1'-5 3/4" x 35'-9 1/4" (top right); 22'-10" (bottom right).
- Other labels: "DROPPED LIGHTING THIS AREA", "EXISTING ELECTRICAL PANEL", "114 SEATS INSIDE", "16 SEATS OUTSIDE", "COURTYARD 120'", "BAR AREA (14 SEATS)", "BAR AREA (12 SEATS)", "JANITOR / STOR / DISH ROOM 7'-11\"", "MEN 8'-5\"", "WOMEN 8'-5\"", "WALK-IN COOLER 8'-2\"", "WALK-IN FREEZER 8'-2\"", "KITCHEN 12'", "SEATING AREA (100 SEATS)", "SEATING AREA (114 SEATS)", "LINCMASTER TABLE & SEATS", "ADDED PENDANT LIGHTS OVER BAR AREA", "EXISTING ELECTRICAL PANEL".

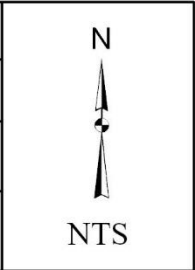
NTS

DETAIL SITE PLAN



D5

APPLICATION NUMBER 8 DATE November 17, 2022
 APPLICANT Sporty T's Steakhouse
 REQUEST Planning Approval



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