

PLANNING APPROVAL STAFF REPORT**Date: August 19, 2021****NAME**

Box Owt, LLC (Artious Walker, Agent)

LOCATION265 and 267 Dauphin Street
(South side of Dauphin Street, 43'± East of South Jackson Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

T-5.2 Mixed Use - Medium Intensity Subdistrict

AREA OF PROPERTY

0.15± Acres

CONTEMPLATED USE

Planning Approval to allow a food court and event space with an occupancy load over 100 in a T-5.2 Sub-district of the Downtown Development District.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

1. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
2. Any and all proposed land disturbing activity within the property will need to be submitted for review and 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.
3. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.

**TRAFFIC ENGINEERING
COMMENTS**

No comment.

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 a food court and event space with an occupancy load over 100 in the Downtown Development District. Planning Approval is required for bar uses with an occupant load of more than 100 people in T-5.2 Subdistricts.

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/floor plan or to the scope of operations for the restaurant that will increase the occupant load beyond what is approved, by current or future applicants, must be submitted for Planning Approval review.

At the time the application was submitted the plans illustrated an event center and outdoor food court; however, a project narrative was not included. The morning staff reports were to be posted, the applicant submitted the narrative. Submitted earlier the week this report was being prepared, an architect submitted plans that differ from those submitted by the applicant.

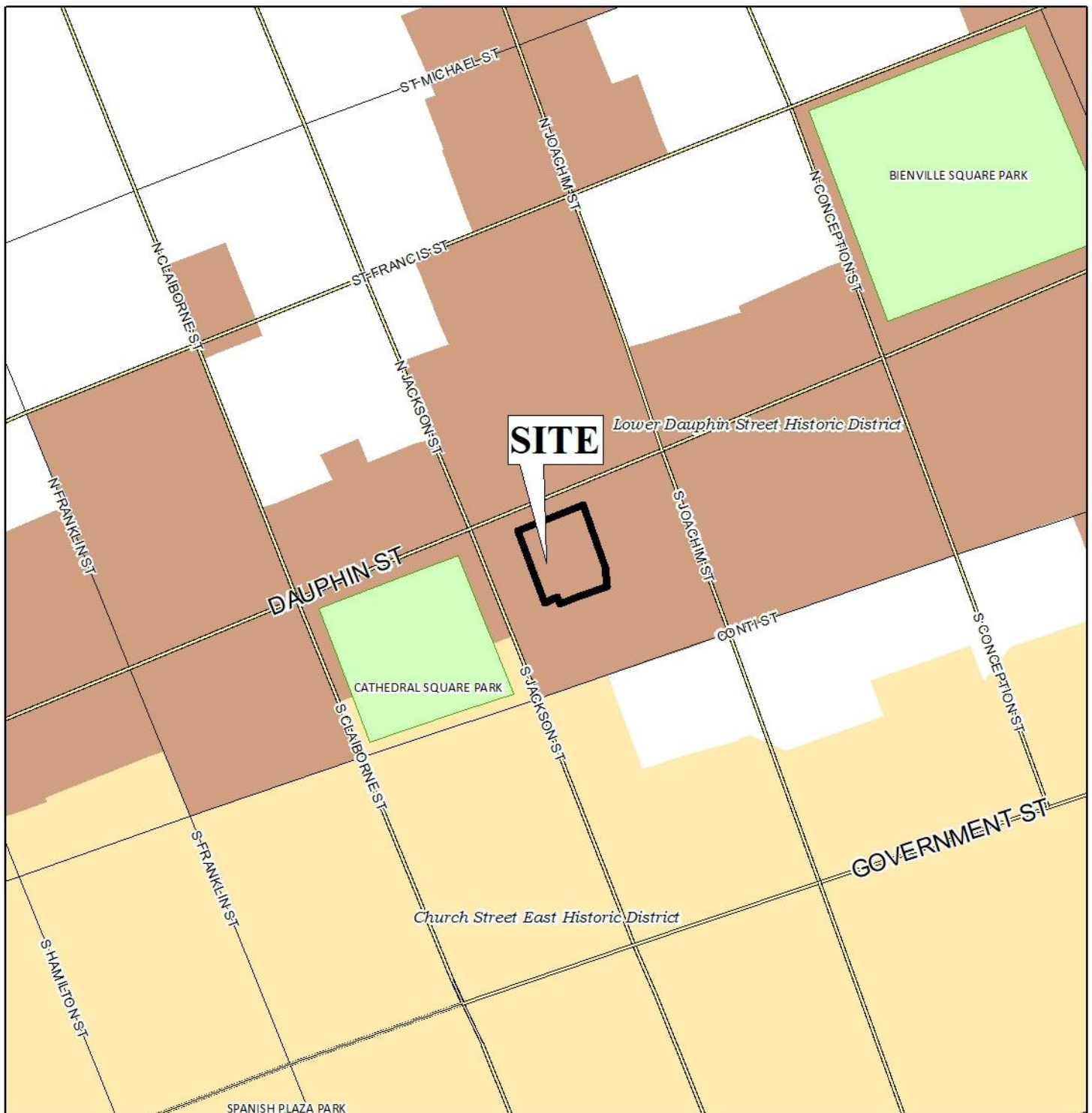
Based on the differing plans, the late narrative providing the scope of operation (restaurant, food court, bar, event center) specific elements of the project are unclear and in order for the staff to provide concrete information and analysis, a holdover until the September 2nd meeting is needed.

RECOMMENDATION

Planning Approval: Staff recommends the application be heldover to the September 2, 2021 meeting to allow the applicant to address the following items:

- 1) Provide clarification on the discrepancies between the narrative and site plan submitted.

LOCATOR MAP



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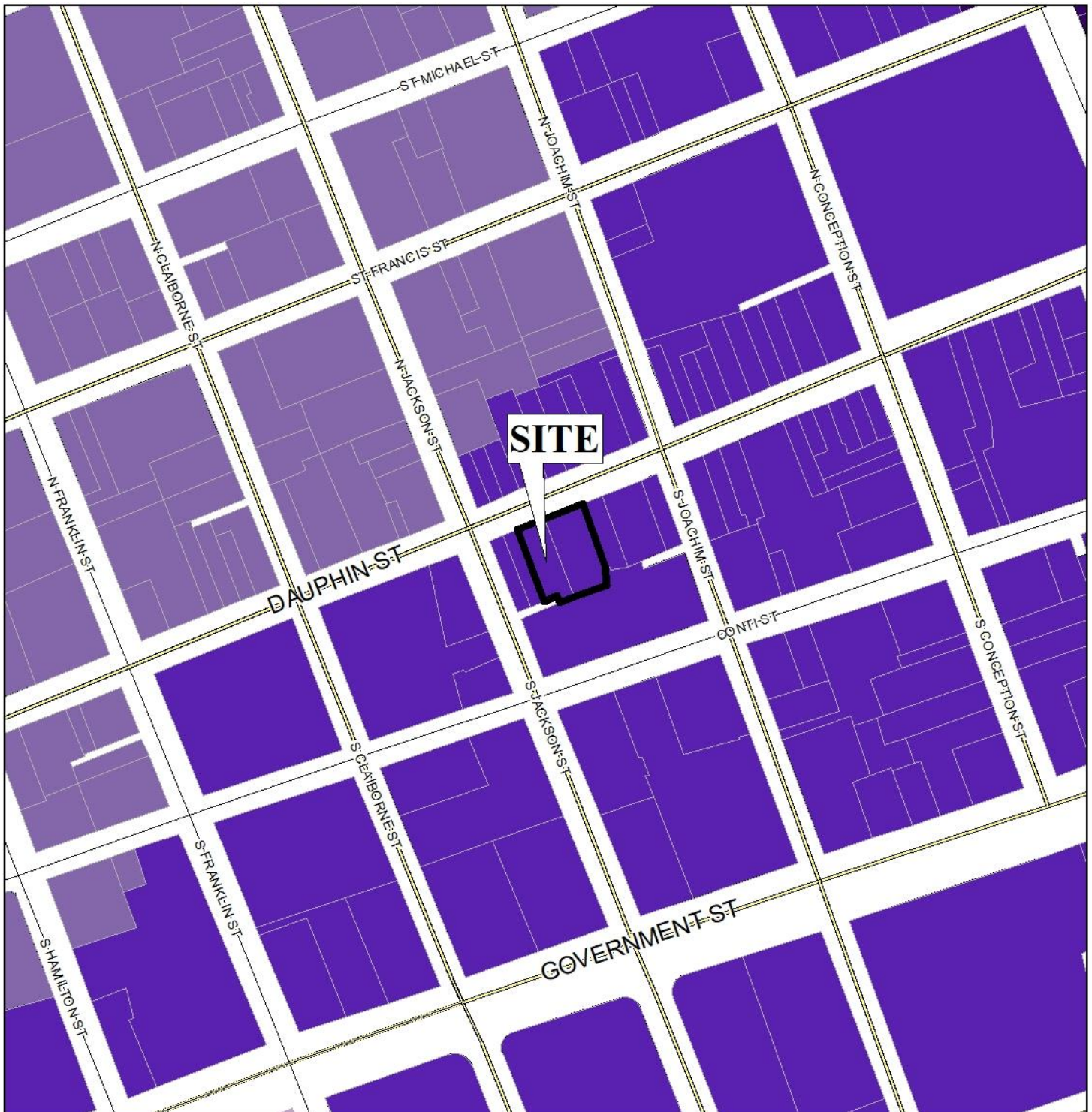
APPLICANT Box Owt, LLC

REQUEST Planning Approval



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LOCATOR ZONING MAP



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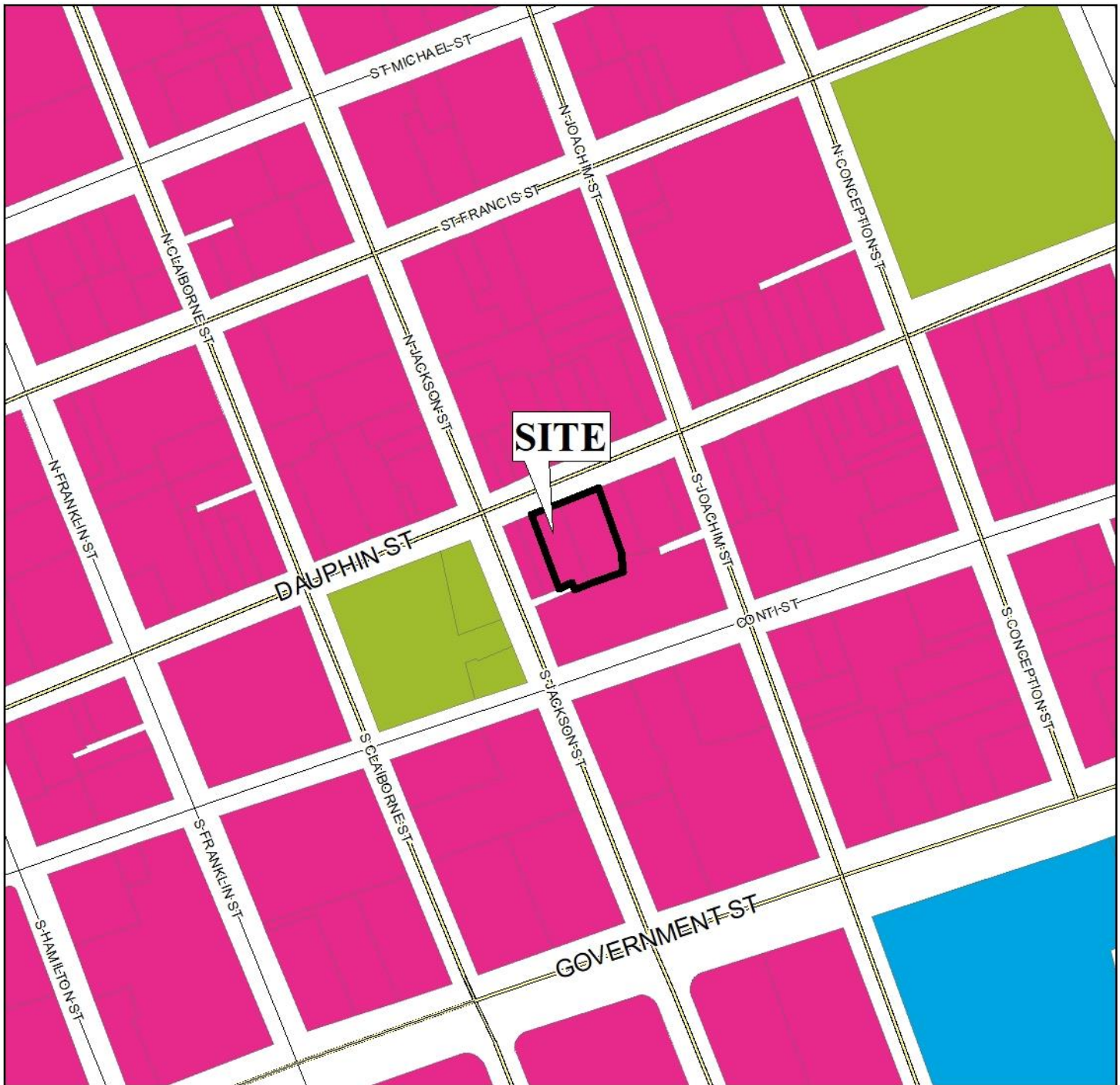
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FLUM LOCATOR MAP



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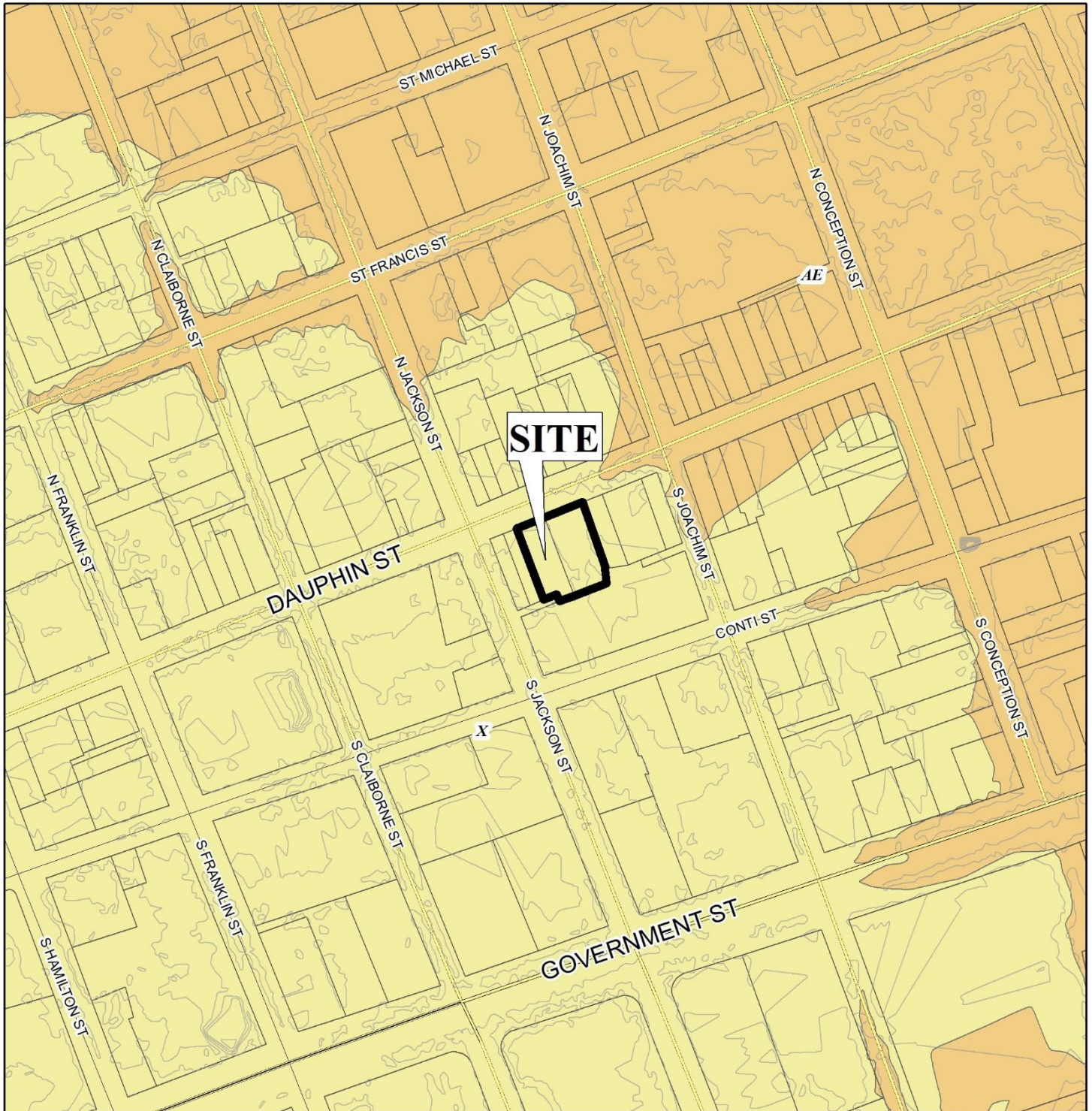
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commerical and residential units, and a church to the west.

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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

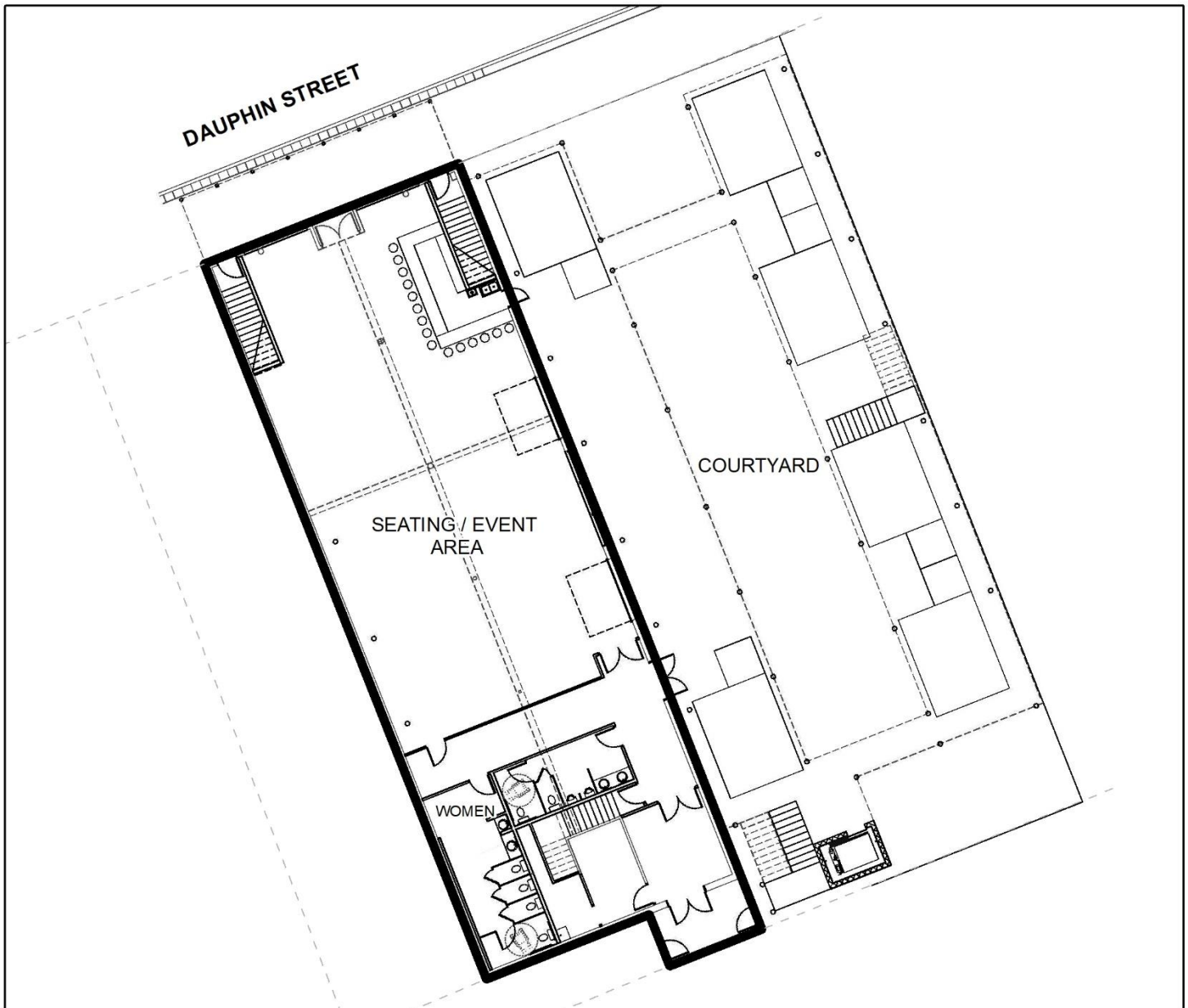


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SITE PLAN



The site plan illustrates proposed seating area and courtyard.

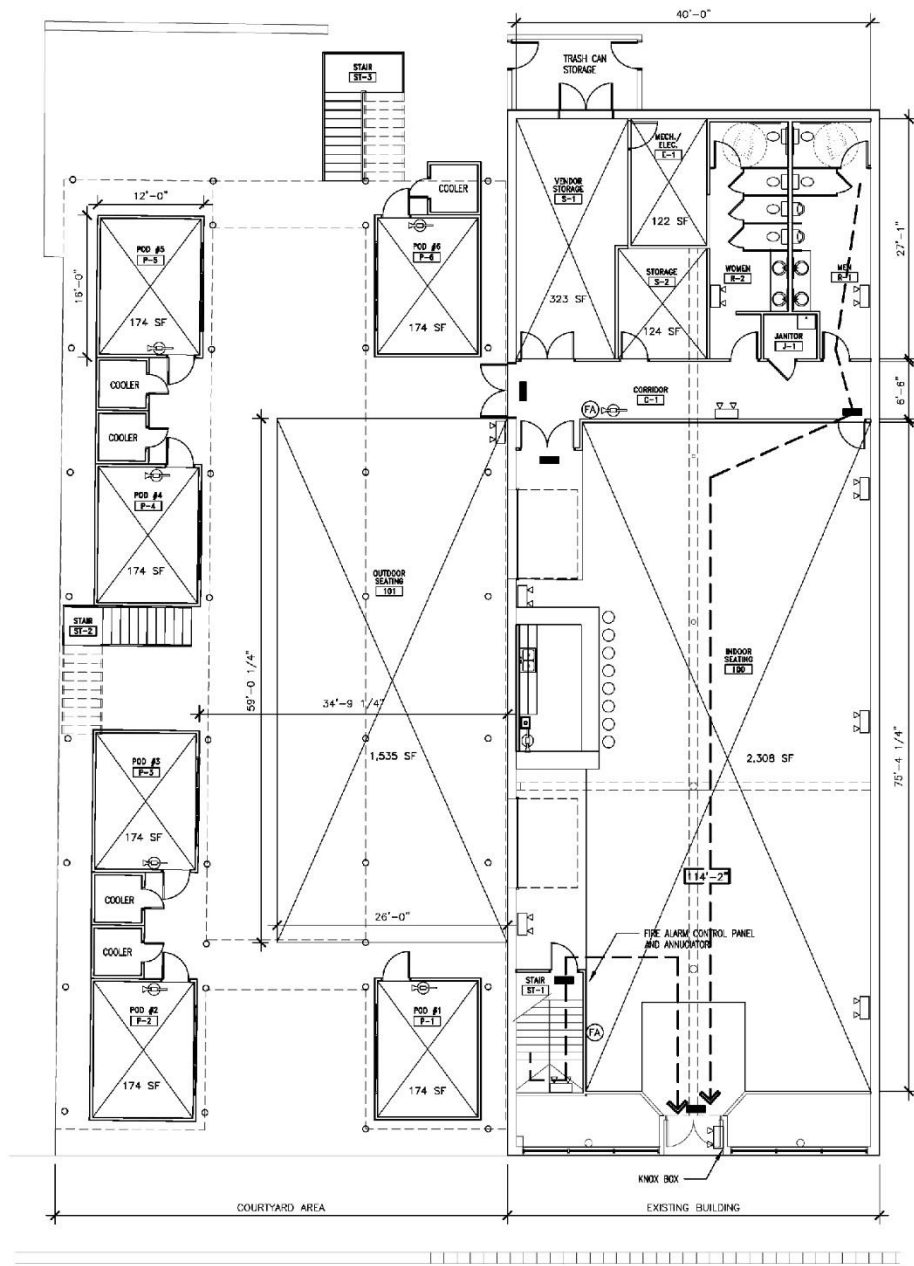
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DETAIL SITE PLAN



E1 LIFE SAFETY PLAN – FOOD COURT / BUILDING LEVEL-1
1/8"=1'-0"

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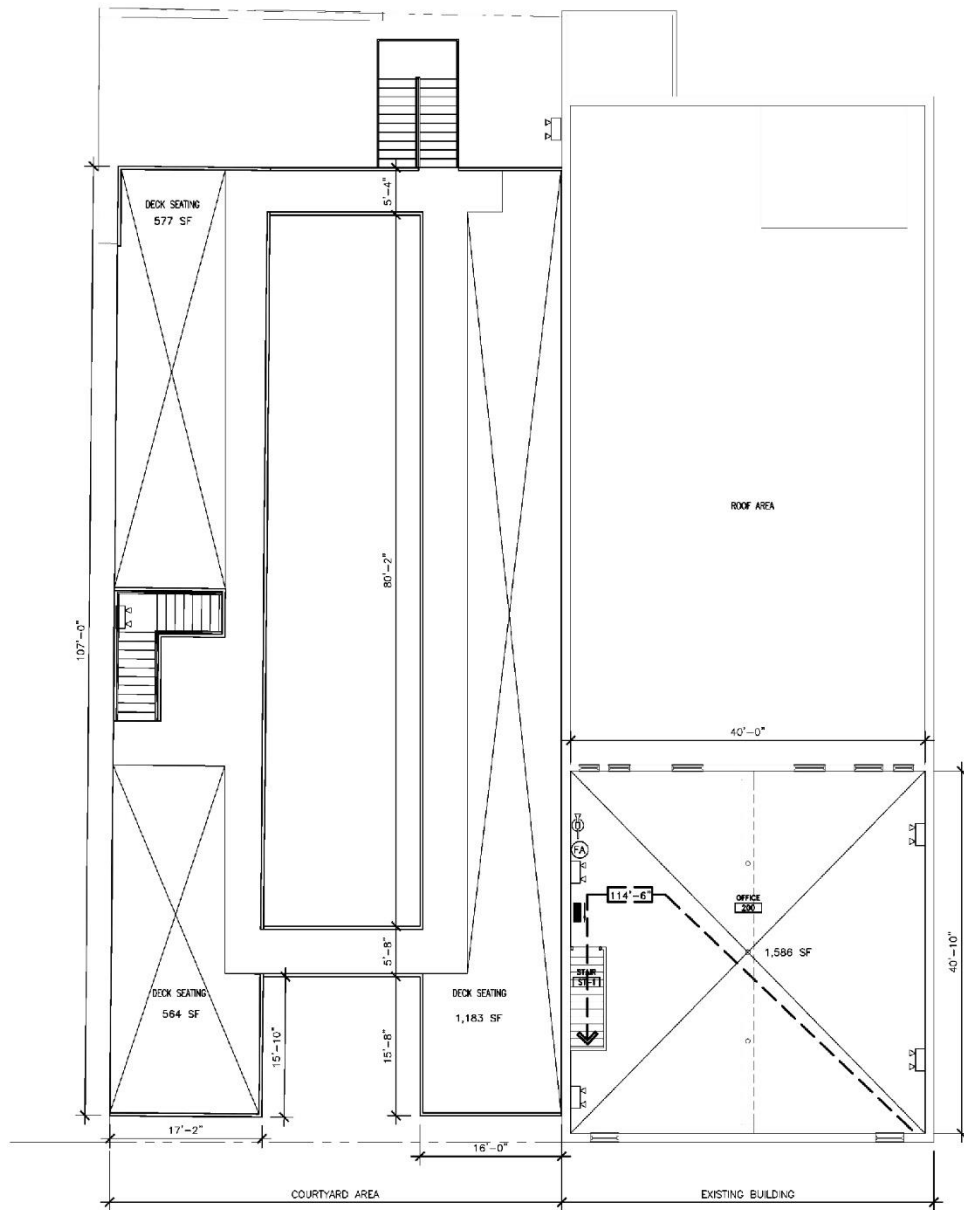
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DETAIL SITE PLAN



E1 LIFE SAFETY PLAN — LEVEL-2
1/8"=1'-0"

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