

PLANNING APPROVAL STAFF REPORT**Date: July 9, 2015****NAME**

Ryan Johnson, Jingle Jangle LLC

LOCATION51 South Conception Street
(Southeast corner of South Conception Street and Conti Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

Downtown Development District T5.2 Sub-District

AREA OF PROPERTY

0.03± Acre

CONTEMPLATED USE

Planning Approval to allow an event space with an occupancy load of 205 persons in the Downtown Development District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Bar top and vestibule construction in July 2015, fully operational by August 20, 2015.

**ENGINEERING
COMMENTS**

No comments.

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**URBAN FORESTRY
COMMENTS**

No comments.

**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).

REMARKS

The applicant is requesting Planning Approval to allow an event space with an occupancy load of 205 persons in the Downtown Development District (DDD). The DDD requires Planning Approval for uses with occupancy loads over 100 persons in a T5.2 District.

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 business property located at 51 S. Conception St will function as a multi-use space that is best described as a gallery/performing arts/exhibition hall. It is best categorized as a multi-use event space. Its primary use will be to service community and private events in addition to in-house promoted events that center heavily on the arts and the art community.”*

The subject site has been used commercially for many years; however, more recently the use has been somewhat sporadic. It was used as a parking lot in the 1990's, while the building was apparently vacant from 1999 to 2008. The building was substantially renovated in 2008 and was used shortly as a retail store for home and garden accessories on the ground floor and apartments on the second floor, then the ground floor was vacant until 2011 when the first floor was used for a while as an advertising agency office for the current owner. The ground floor has been vacant since the end of 2012.

The site is located within a mixed-use area consisting of parking lots, offices, restaurants, retail, and condominium residential. The site is also located within the Entertainment District boundaries designated by the City Council.

In addition to the parking available on-site, there are numerous on-street parking spaces available as well as commercial surface parking lots within a two block area. While parking is not required for the reuse of existing buildings within the Downtown Development District, the availability of parking helps to address any concerns relating to creating any additional vehicular congestion.

Residential dwelling units are located diagonally across the Conti/Conception Street intersection from the site in the mixed-use O'Gwynn Building. Given that the proposed use of the site in question could include activities requiring amplified sound, either inside or outside of the structure, the Commission may wish to establish parameters for the operation of the site.

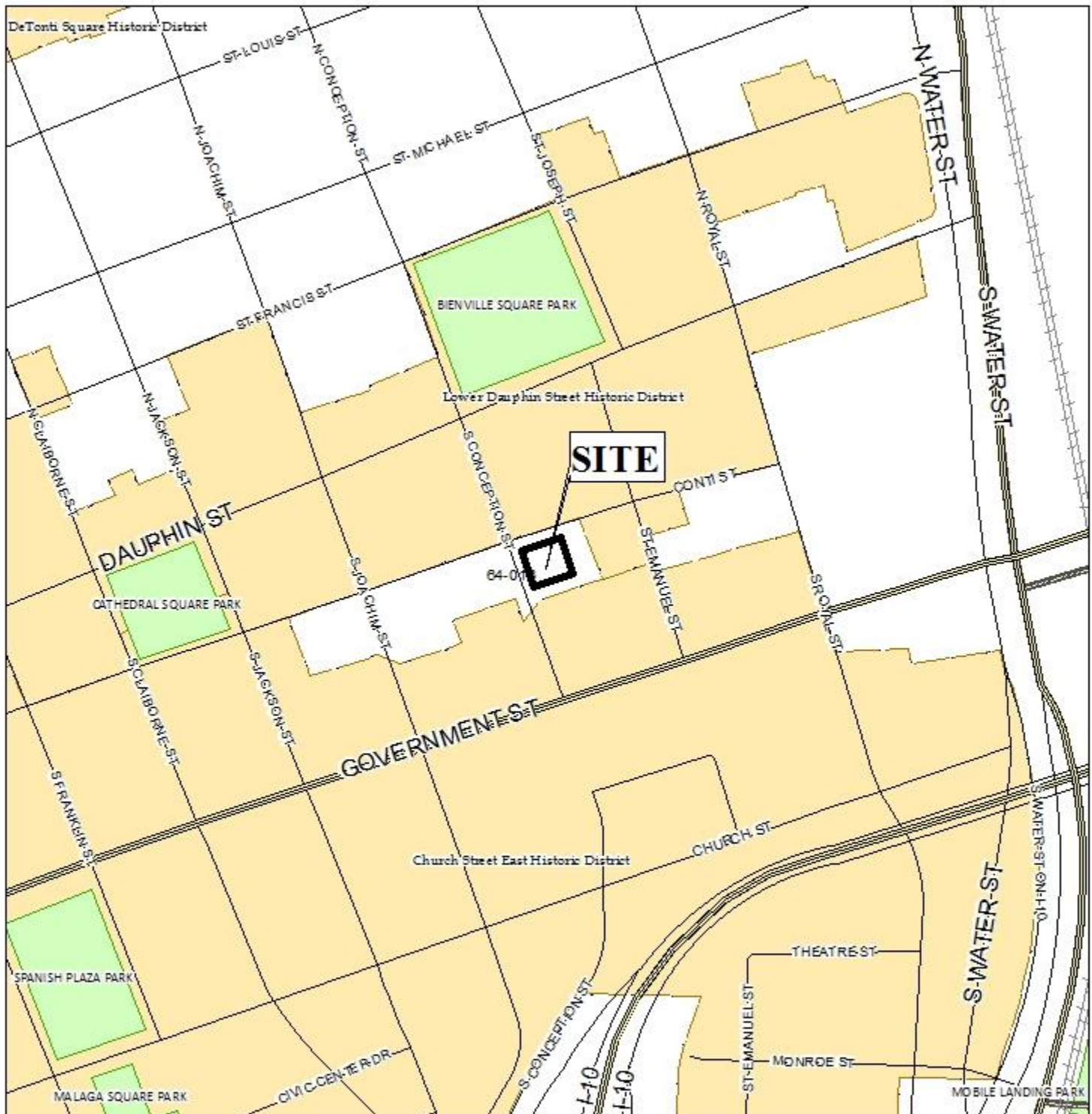
The existing building is two stories, and no information was provided regarding the proposed use of the second floor – if it would also be part of the overall proposed facility. Additionally, no information was provided regarding the hours of operation, crowd control, noise control, the location of any waste receptacles (especially if food will be handled onsite), or use of outdoor areas of the site. Thus staff is unable to provide a recommendation without additional information.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for Holdover until the August 6 meeting, with the following to be submitted by July 17:

- 1) Description of the proposed hours of operation;
- 2) Information regarding how the second floor of the building will be used;
- 3) Description of any crowd control measures;
- 4) Description of noise control, especially if use of the outdoor space is anticipated;
- 5) Identification of where garbage carts or dumpsters will be kept on site;
- 6) Information regarding the anticipated level of food preparation that may occur on-site;
and
- 7) Description of any other physical improvements, either internal or external, that will be undertaken as part of the proposed use.

LOCATOR MAP



APPLICATION NUMBER 11 DATE July 9, 2015

APPLICANT Ryan Johnson, Jingle Jangle LLC

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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REQUEST Planning Approval

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 ZONING



The site is surrounded by commercial units.

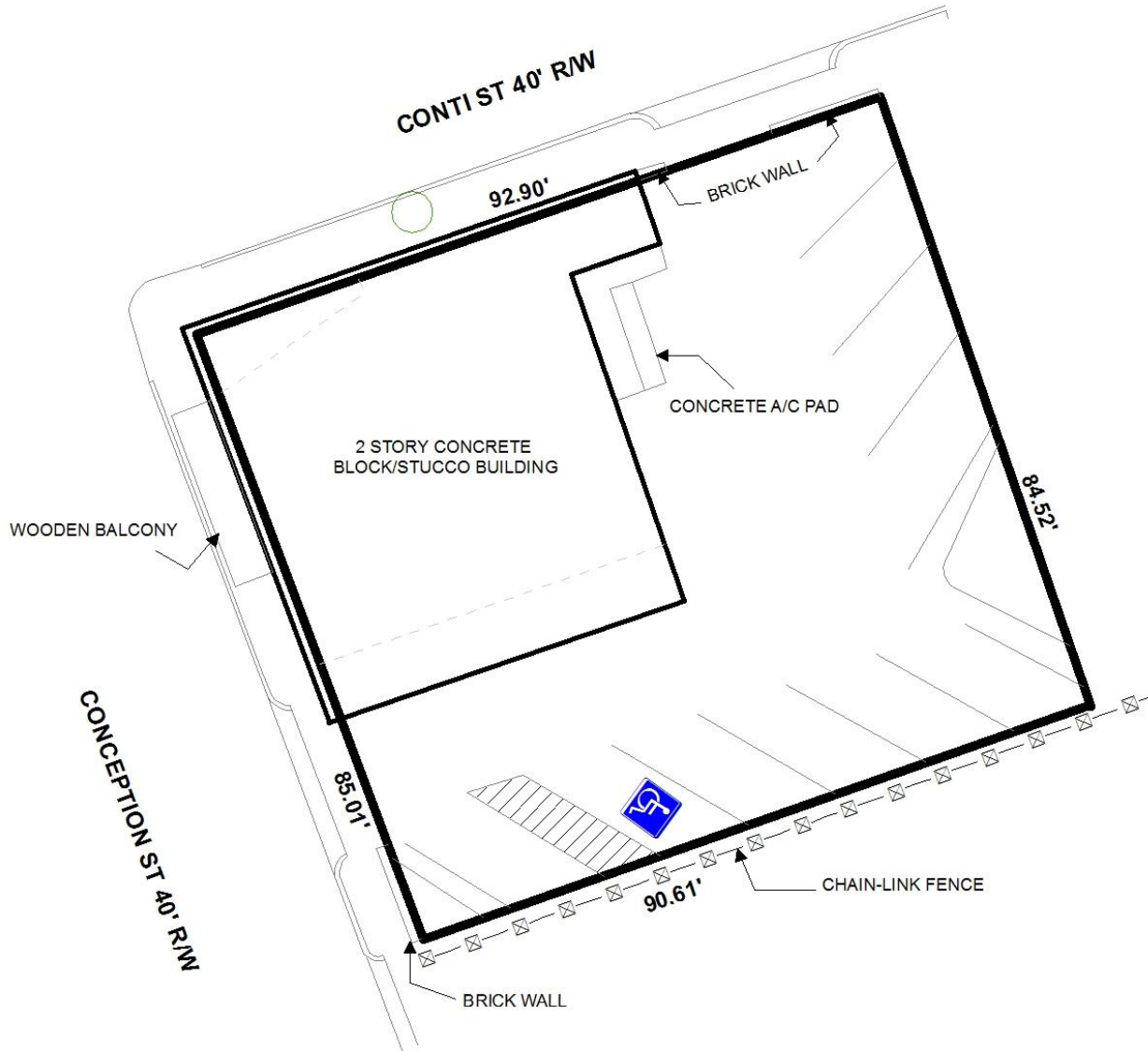
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SITE PLAN



The site plan illustrates the existing building, parking, and drives.

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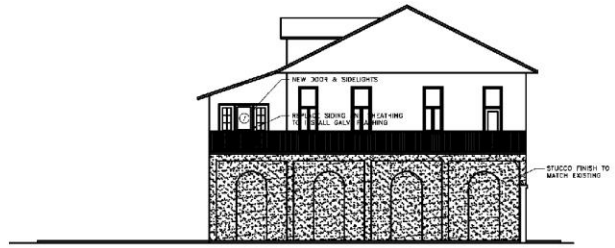
REQUEST Planning Approval



DETAIL SITE PLAN



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



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



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



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

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NTS