

PLANNING APPROVAL STAFF REPORT**Date: July 19, 2018****NAME**

Dagney Development

LOCATION

853 Dauphin Street
(Southeast corner of Dauphin Street and South Broad Street
extending to the North side of Conti Street and West side of
South Jefferson Street).

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

T-5.1

AREA OF PROPERTY

6

1 Lot / 1.3 ± Acres

CONTEMPLATED USE

Planning Approval to allow a restaurant and events space
with an occupancy load over 100 in the Downtown
Development District

**TIME SCHEDULE
FOR DEVELOPMENT**

Development expected to commence Fall 2018.

**ENGINEERING
COMMENTS**

No comments.

TRAFFIC ENGINEERING

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 (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).

REMARKS

The applicant is requesting Planning Approval to allow a
restaurant and event space with an occupancy load over 100 in the Downtown Development
District (DDD). The DDD requires Planning Approval for restaurants with occupancy loads
over 100 persons in a T-5.1 Subdistrict.

The site has been given a Downtown (DT) land use designation, per the recently adopted Future Land Use Plan and Map. 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:

Presently the site has one existing bldg. (to remain) with an asphalt parking lot and concrete drive. The purpose of this project is to renovate a multi-story building with office, business, restaurants and apartments space and an asphalt parking lot with required parking, concrete sidewalks and two access drives.

The applicant also states the following:

“The existing historical building will have mixed use occupancy as follows:

Kitchen – 1,274 sf

Restaurant and event – 84,100 sf

Speculative lease space – 1,921 sf

Office – 7,158 sf

Apartment – 7,660 sf

The occupancy load for the restaurant and event space is 1,035.

The project is consistent with the Map for Mobile in that it is renovating a Historic building into mix uses of a presently vacated property. The site will provide new street scape consistent with the City of mobile, sidewalk revitalization. The site will have bike racks and will provide safe connectivity for pedestrians and vehicles.

The Zoning Ordinance states in Section 64-3.I.8. (Table 2) that a restaurant, bar, catering, entertainment, theater or brewpub with occupancy load over 100 persons requires Planning Approval. Occupancy load under 100 is permitted by right.

The Consolidated Review Committee (CRC) approved this project on June 14, 2018 with the following conditions:

1. An application for Planning Approval will be required, to be submitted for Planning Commission review, for the proposed catering facility and associated event space, due to the occupancy load exceeding 100 people in a T-5.1 subdistrict of the Downtown Development District; and
2. Two new trees to be provided in the parking area, if deemed feasible based upon available planting area and potential underground utility conflicts.

It should also be noted that there is currently a land disturbance permit under review for the subject site. The submitted site plan indicates exterior renovations. There are 61 parking spaces on site. The site plan includes improvements to the sidewalks, parking lot paving, provision of fencing along the site's perimeter, bike racks and tree planting and landscaping. It should be noted that vehicular parking is not required in a T-5 district according to Section 64-3.I.11(a)(1) of the Zoning Ordinance.

The applicant should be aware that, as the site is located within the Lower Dauphin Street Historic District and within the Downtown Development District, a Certificate of Appropriateness, in addition to the previous approval from the Consolidated Review Committee,

will be required for any exterior work prior to the issuance of permits for exterior alterations and additions to the structure. Signage will also require those reviews and approvals.

It should be pointed out that as recently as the January 18th Commission meeting another site located on Dauphin Street also received Planning Approval to allow a cigar bar/lounge with an occupancy load of 122 persons in the DDD. Again on March 1, 2018 the Planning Commission approved a bar/lounge located on Dauphin Street with an occupancy load exceeding 100 persons in the DDD. Although the applicant is requesting a substantially greater occupancy load, the approval of this application would be consistent with similar approvals within this district.

RECOMMENDATION

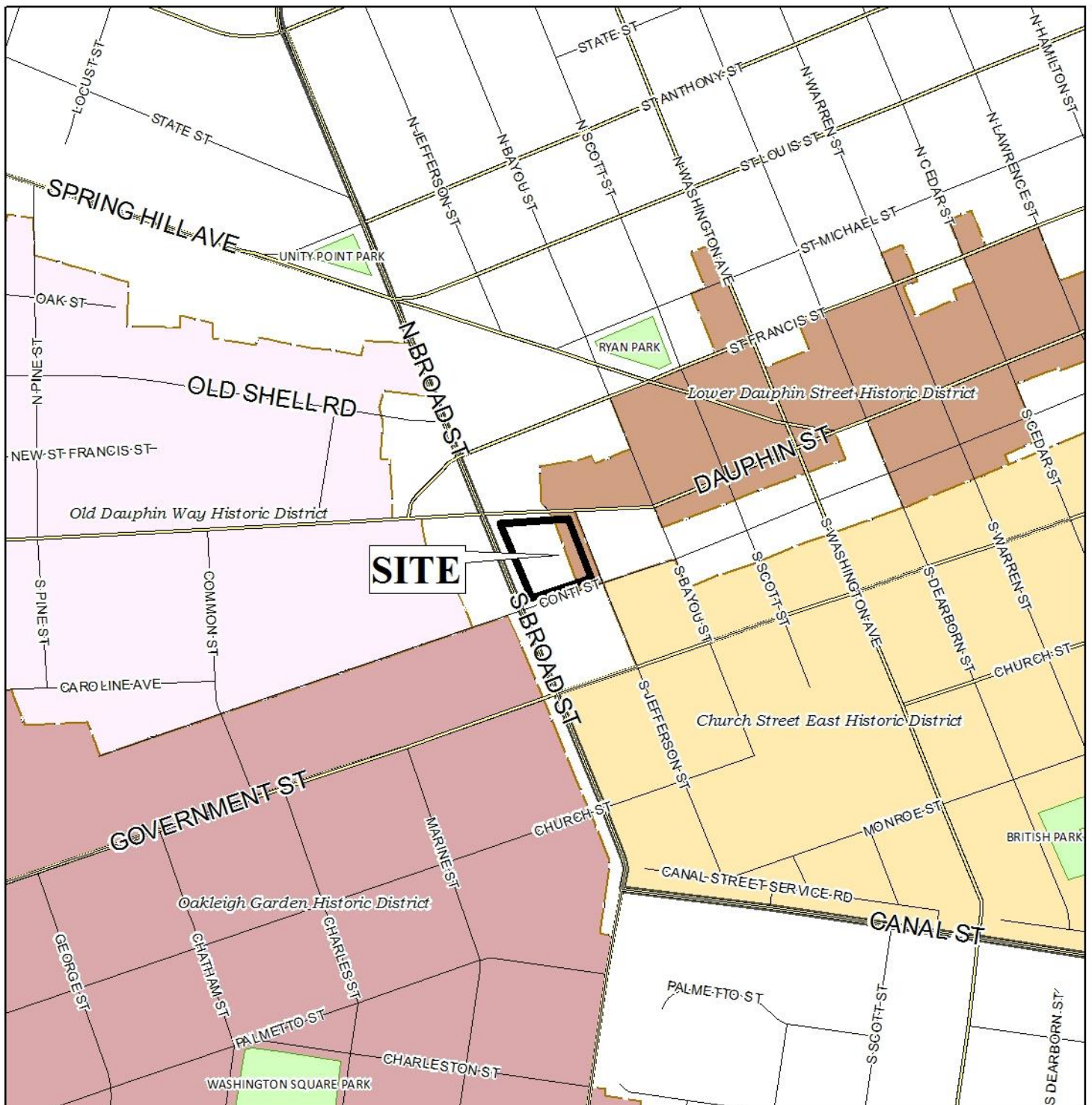
Planning Approval: Staff recommends the following Findings of Fact for Approval of the Planning Approval request:

1. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within the developed downtown 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 the area contains available on-site, commercial off-site, and on-street parking; and
3. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because similar uses and approvals have been granted within this area.

Staff recommends that the Approval be subject to the following conditions:

1. Obtaining of all necessary permits for the building's renovation;
2. Any increase in the occupancy load above 1,035 persons will require new Planning Approval to be obtained from the Planning Commission;
3. Obtaining of a Certificate of Appropriateness and approval from the Consolidated Review Committee prior to the permitting of any exterior alterations to the structure, including signage; and
4. Full compliance with all municipal codes and ordinances.

LOCATOR MAP



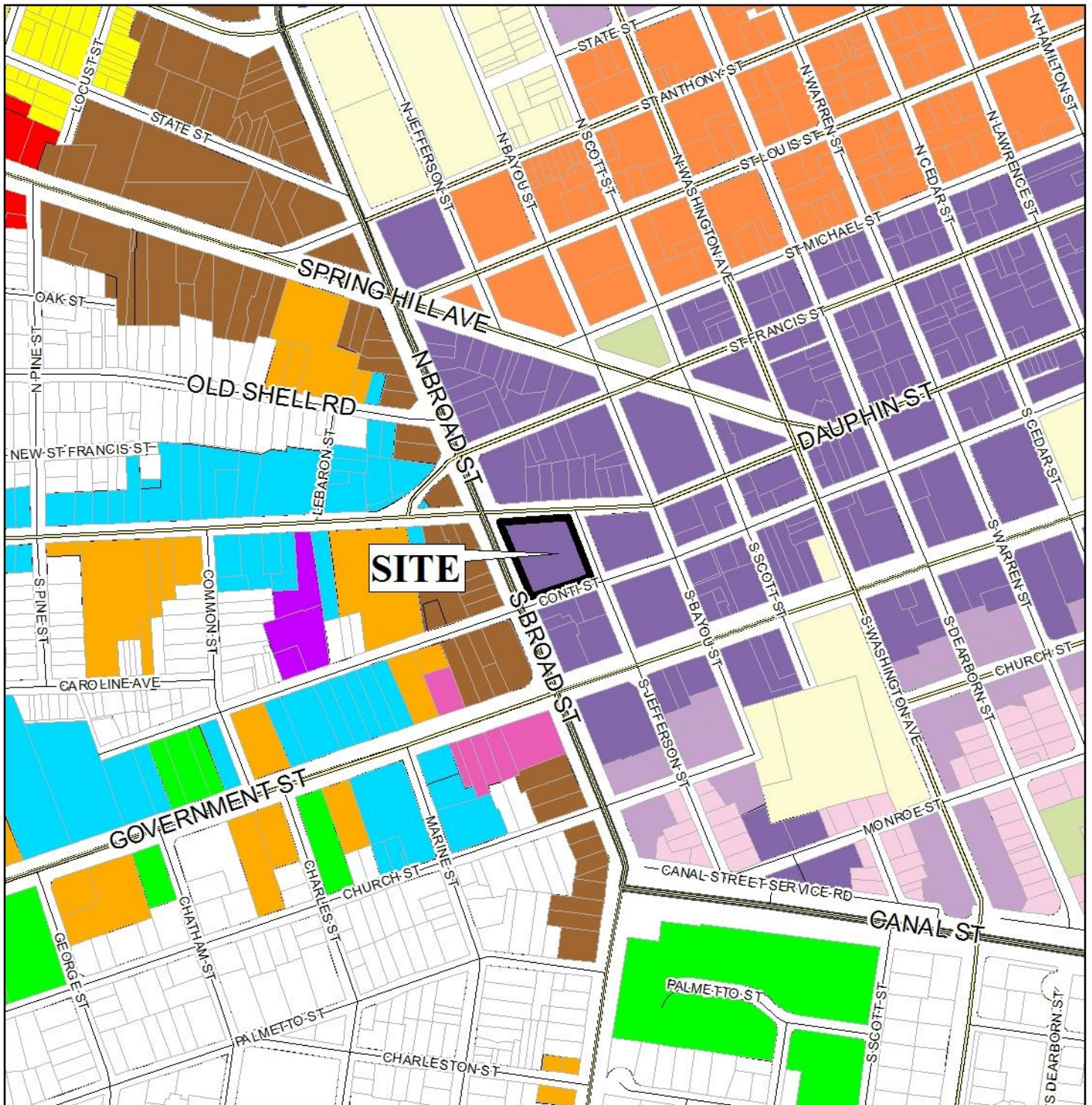
APPLICATION NUMBER 14 DATE July 19, 2018

APPLICANT Dagney Development, LLC

REQUEST Planning Approval



LOCATOR ZONING MAP



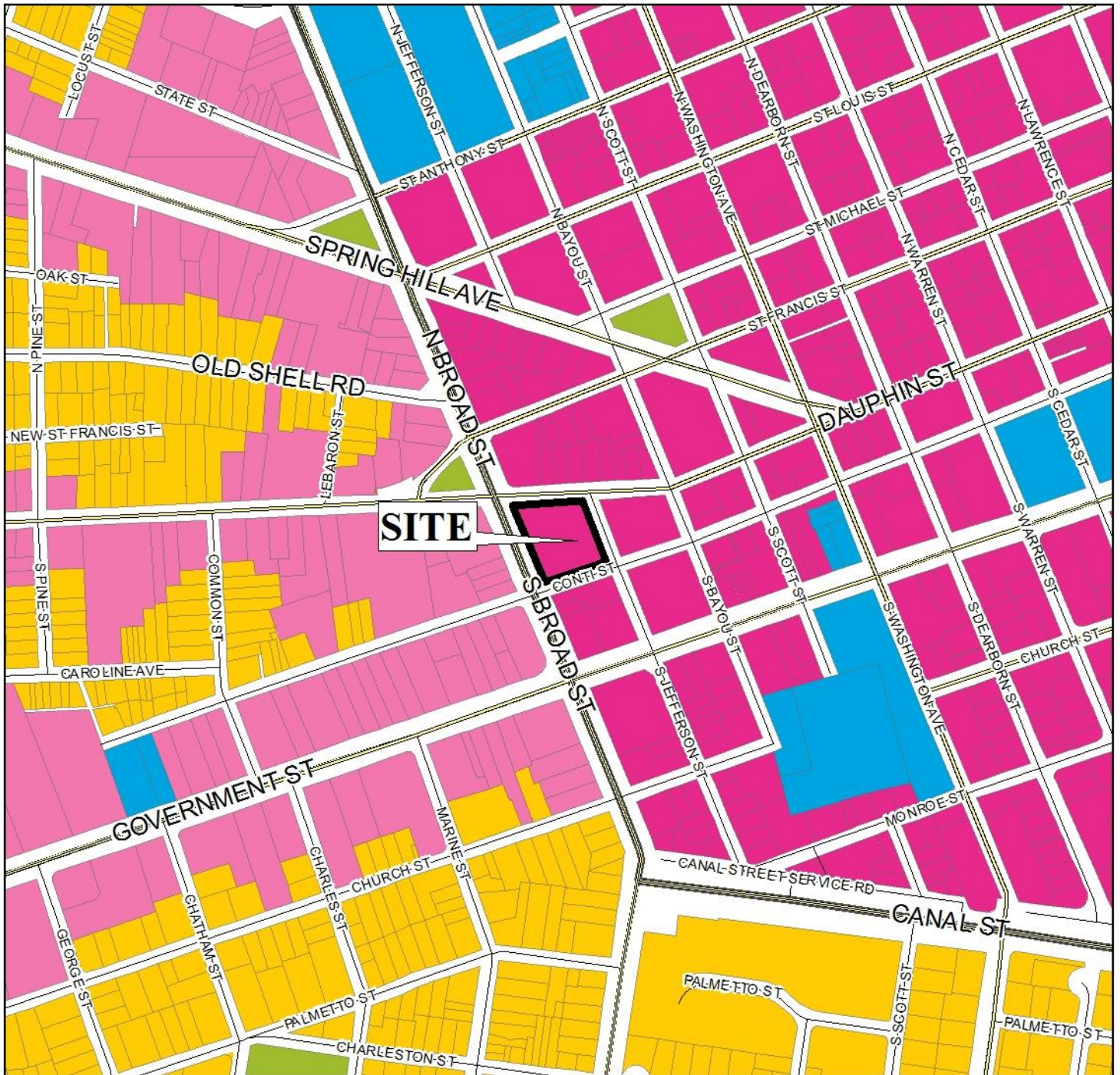
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FLUM LOCATOR MAP



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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	



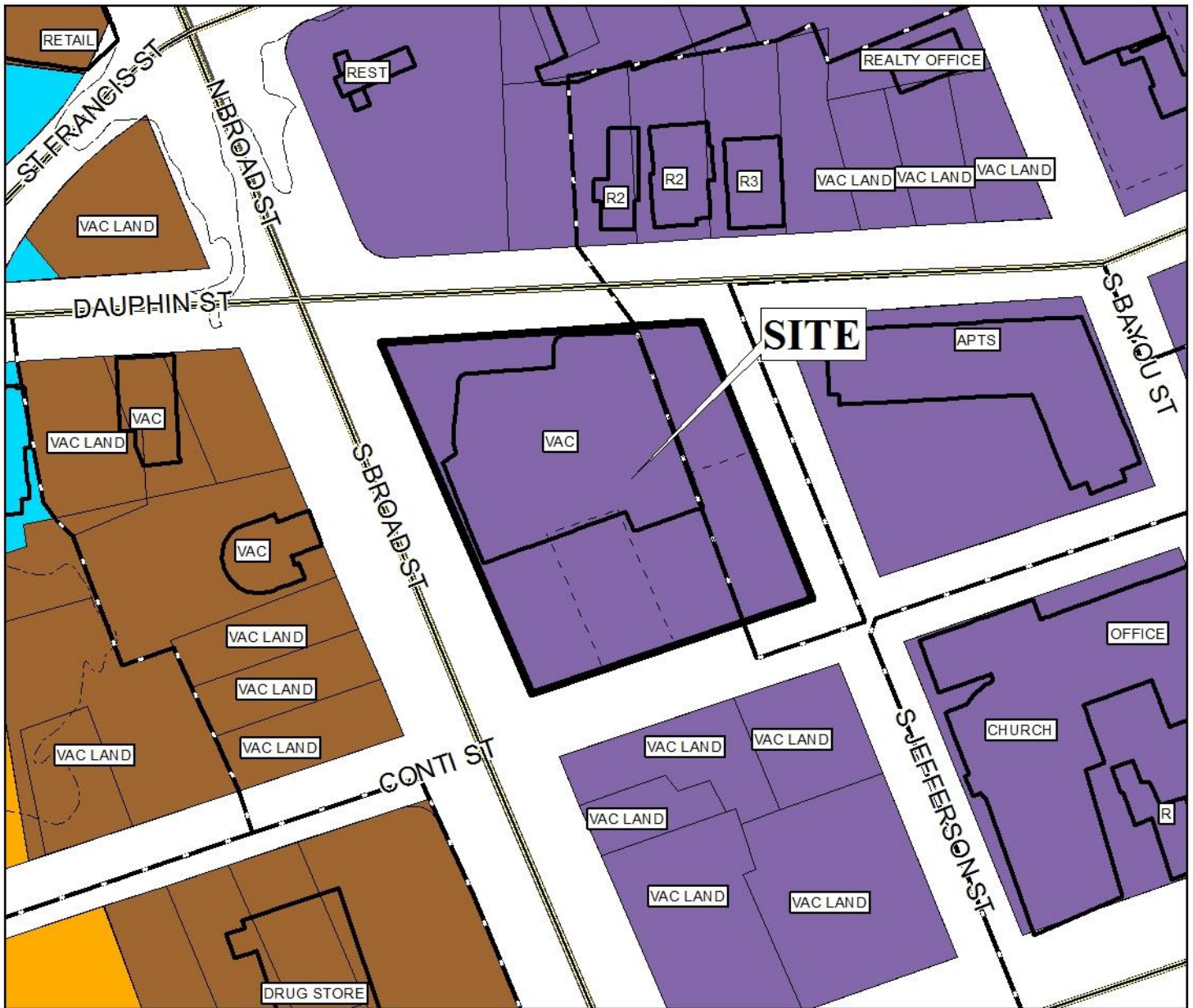
The map displays a grid of streets in a city, likely New Orleans. A black rectangle labeled 'SITE' is located on S Broad St, between N Broad St and S Jefferson St. The map includes the following streets:

- North-South Streets:** LOCUST ST, N PINE ST, N JEFFERSON ST, N BAYOU ST, N SCOTT ST, N WASHINGTON AVE, N DEARBORN ST, N ST LOUIS ST, N LAWRENCE ST, N HAMMOND ST, N WARREN ST, N CEDAR ST, S CEDAR ST, S WARREN ST, S DEARBORN ST, S CHURCH ST, S MONROE ST, S PALMETO ST, S CHARLESTON ST, S SCOTT ST, S DEARBORN ST.
- East-West Streets:** STATE ST, SPRING HILL AVE, OLD SHELL RD, NEW ST FRANCIS ST, CAROLINE AVE, COMMON ST, GOVERNMENT ST, CHATHAM ST, GEORGE ST, CHURCH ST, MARINE ST, PALMETO ST, CHARLESTON ST, CANAL ST.

Other features include a large body of water (likely Lake Borgne) in the upper left, a smaller body of water (likely Lake de la Charité) in the lower right, and a park area (likely Lake de la Charité) in the lower right. A callout box labeled 'SITE' points to a specific area on S Broad St.

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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



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

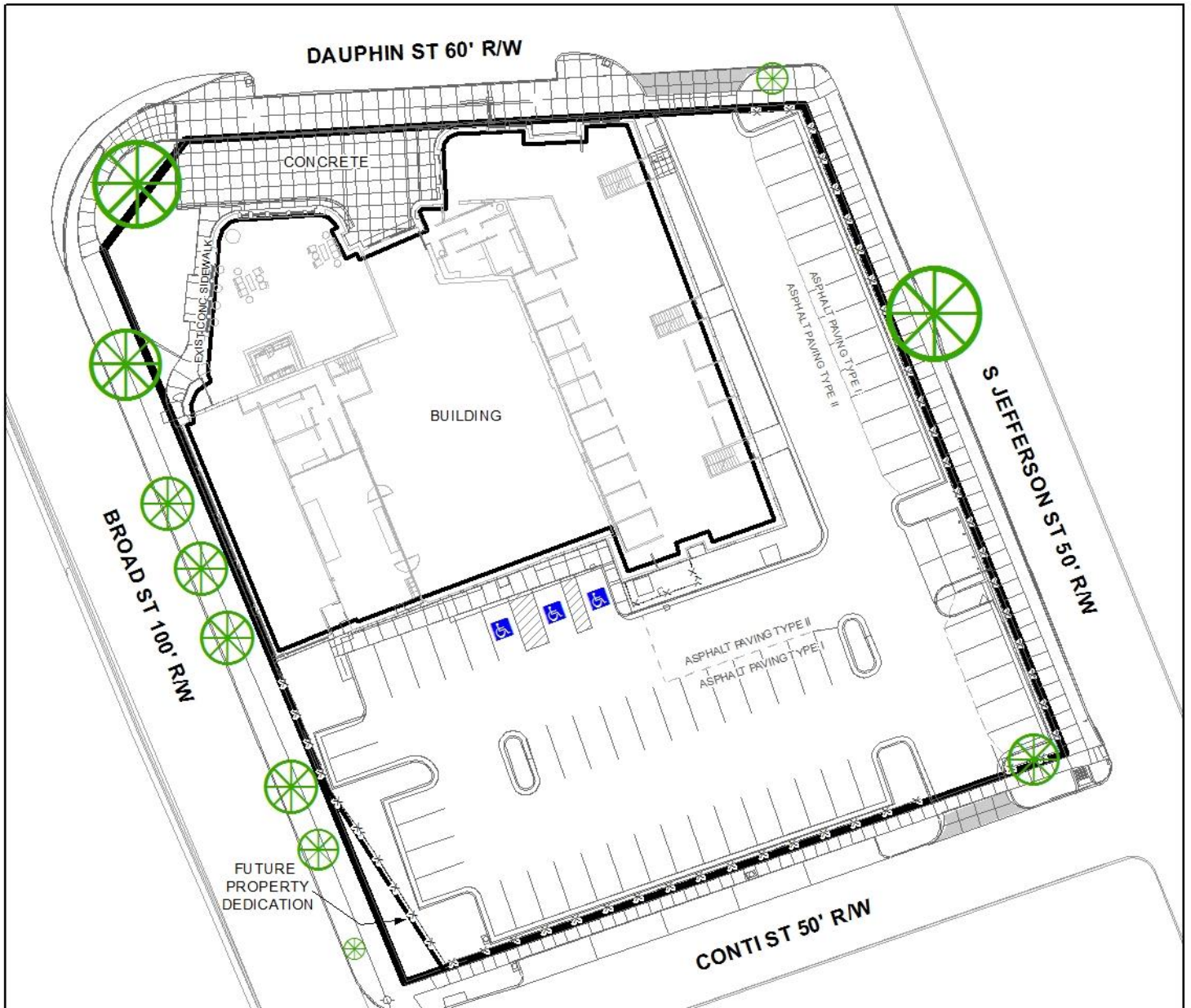
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SITE PLAN



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

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