



Agenda Item # 2 SUB-003082-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1933 & 1935 Staples Road

Subdivision Name:

Resubdivision of Lot 9, Block D, First Addition to Dog River Park Subdivision

Applicant / Agent:

Regina Seeling (Jason Linder, Linder Surveying, Agent)

Property Owner:

Regina Seeling (Jason Linder, Linder Surveying, Agent)

Current Zoning:

R-1, Single-Family Suburban District

Future Land Use:

Low-Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create two (2) legal lots of record from one (1) existing legal lot of record.

Commission Considerations:

- Subdivision proposal with eight (8) conditions.

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**RESUBDIVISION OF LOT 9, BLOCK D, FIRST ADDITION
O DOG RIVER PARK SUBDIVISION**



APPLICATION NUMBER 2 DATE October 17, 2024



NTS

SITE HISTORY

The site first went before the Planning Commission as part of the Dog River Park First Addition Subdivision, the plat for which was subsequently recorded in Mobile County Probate Court in 1948.

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

STAFF COMMENTS

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 9A and 9B will share the 13,800 sf historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 9A – 12,000 sf and LOT 9B – 1,800 sf.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The purpose of this application is to create two (2) legal lots of record from one (1) existing legal lot of record. The site is served by public water and sanitary sewer.

As proposed, both Lot 9A and Lot 9B have frontage along Staples Road, a minor street without curb and gutter requiring a 60-foot right-of-way width per the Subdivision Regulations. An 80-foot wide right-of-way is depicted along Staples Road making additional dedication unnecessary at this location. If approved, the right-of-way as illustrated should be retained on the Final Plat.

The preliminary plat illustrates Lot 9B as a flag-shaped lot which, per Section 6.C.9(a) of the Subdivision Regulations, is generally discouraged. It should be noted that there are numerous lots with substandard widths and sizes including a flag-shaped lot in the immediate vicinity. As such, a waiver of 6.C.9(a) of the Subdivision Regulations may be appropriate and necessary, if approved.

The lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an R-1 Suburban district. Additionally, the preliminary plat appropriately labels the lot sizes in both square feet and acres, which, if approved, should be retained on the Final Plat; or placement of a table on the Final Plat with the same information will suffice.

The preliminary plat illustrates a 25-foot minimum building setback for Lot 9A along Staples Road, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code which, if approved, should be retained on the Final Plat. As depicted, the minimum building setback line for Lot 9B is illustrated along the entirety of its northern property line abutting Lot 9A. If approved, the Final Plat should be revised to illustrate a 25-foot minimum building setback for Lot 9B where the lot “balloons” out from the 25-foot drive aisle, and from where it’s at least 60 feet wide.

SUBDIVISION CONSIDERATIONS

Standards of Review:

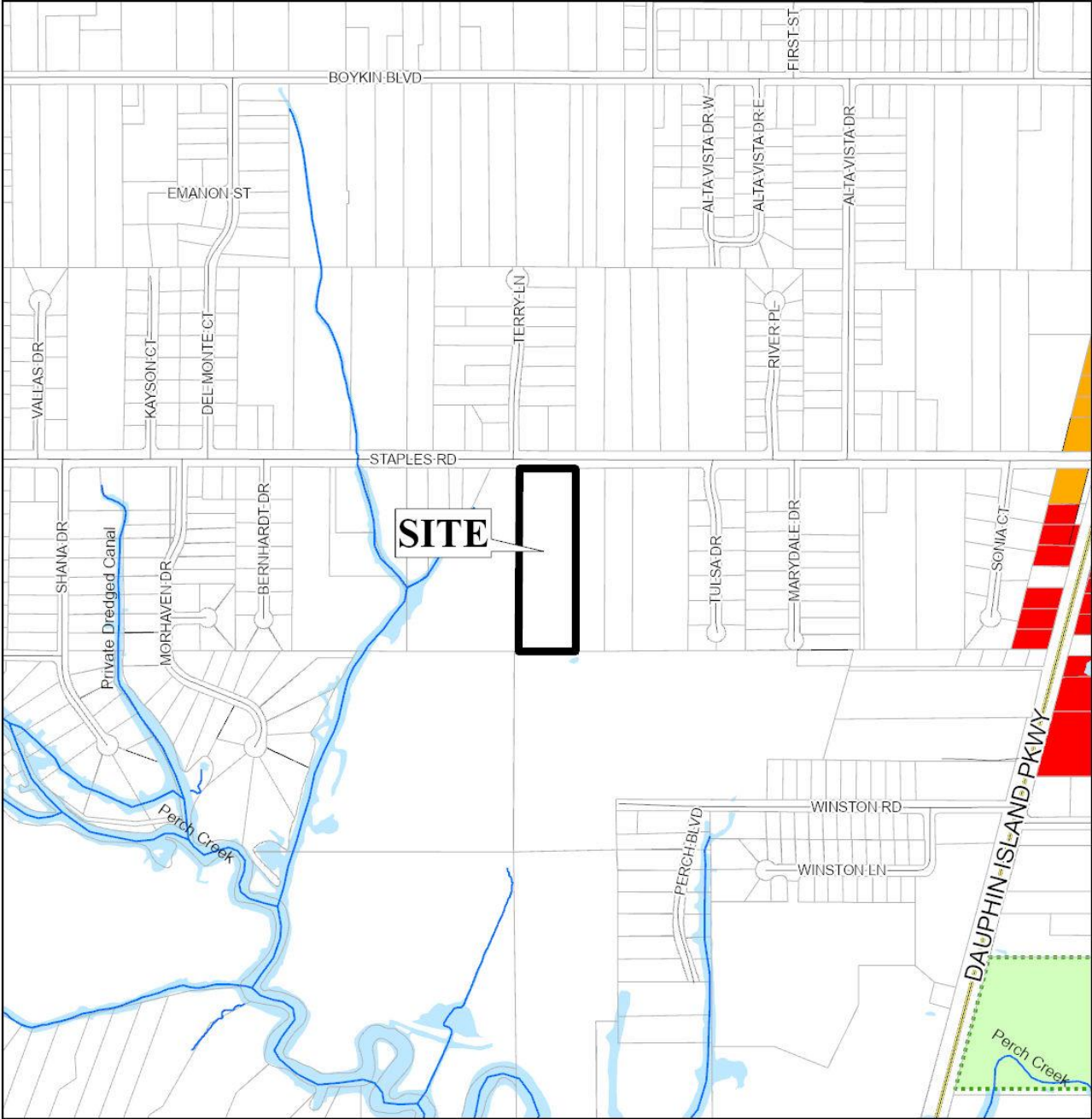
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Subdivision request is considered for approval, a waiver of Section 6.C.9(a) of the Subdivision Regulations will be required, and the following conditions should apply:

1. Retention of the right-of-way width for Staples Road, as illustrated on the preliminary plat;
2. Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Retention of a compliant 25-foot minimum building setback along Staples Road;
4. Revision of the Final Plat to illustrate a 25-foot minimum building setback for Lot 9B where the lot “balloons” out from the 25-foot drive aisle, and where the lot is at least 60-feet wide;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and
8. Compliance with all Fire Department comments noted in this staff report.

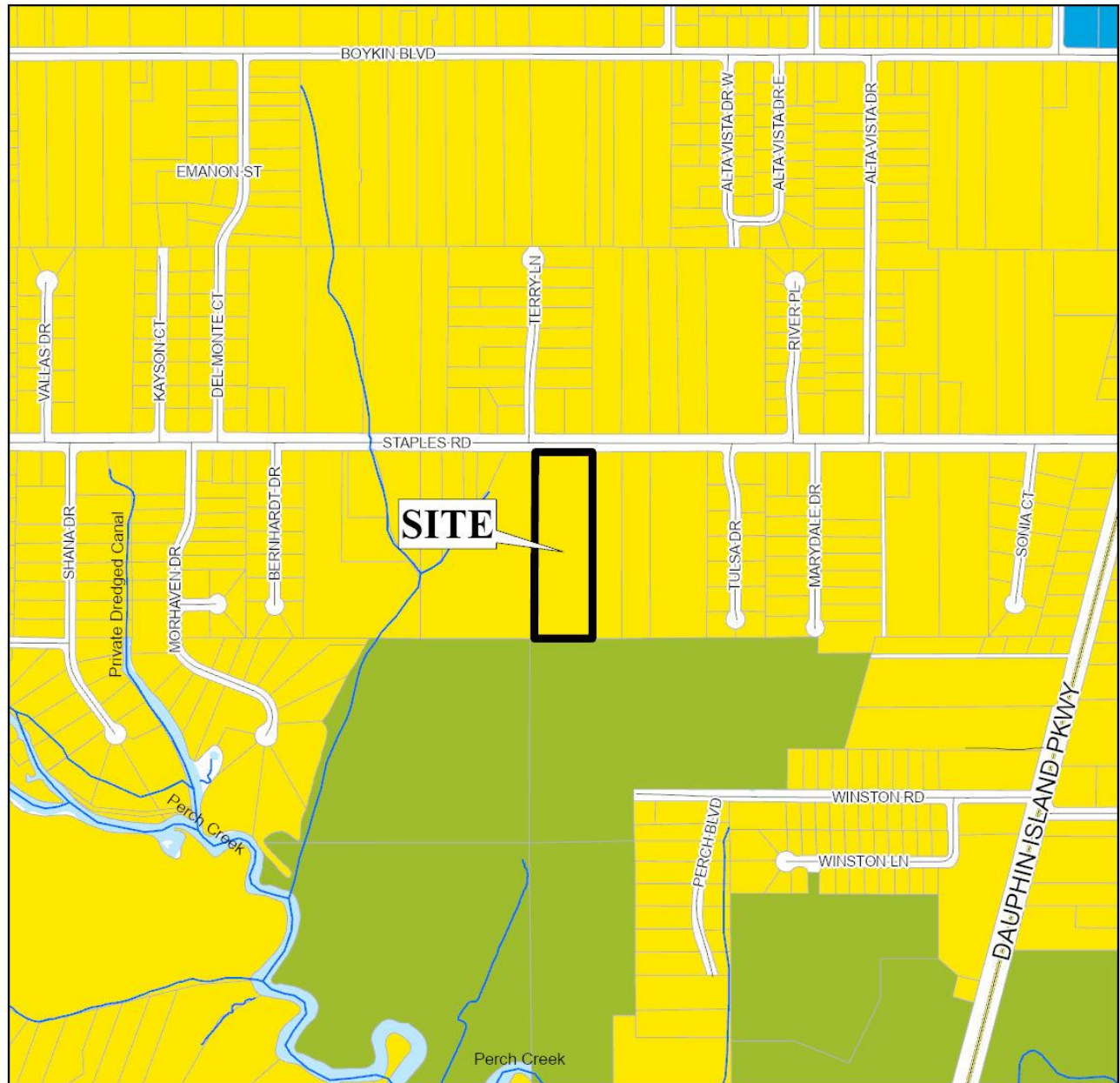
LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE October 17, 2024
 APPLICANT Resubdivision of Lot 9, Block D, First Addition to Dog River Park Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



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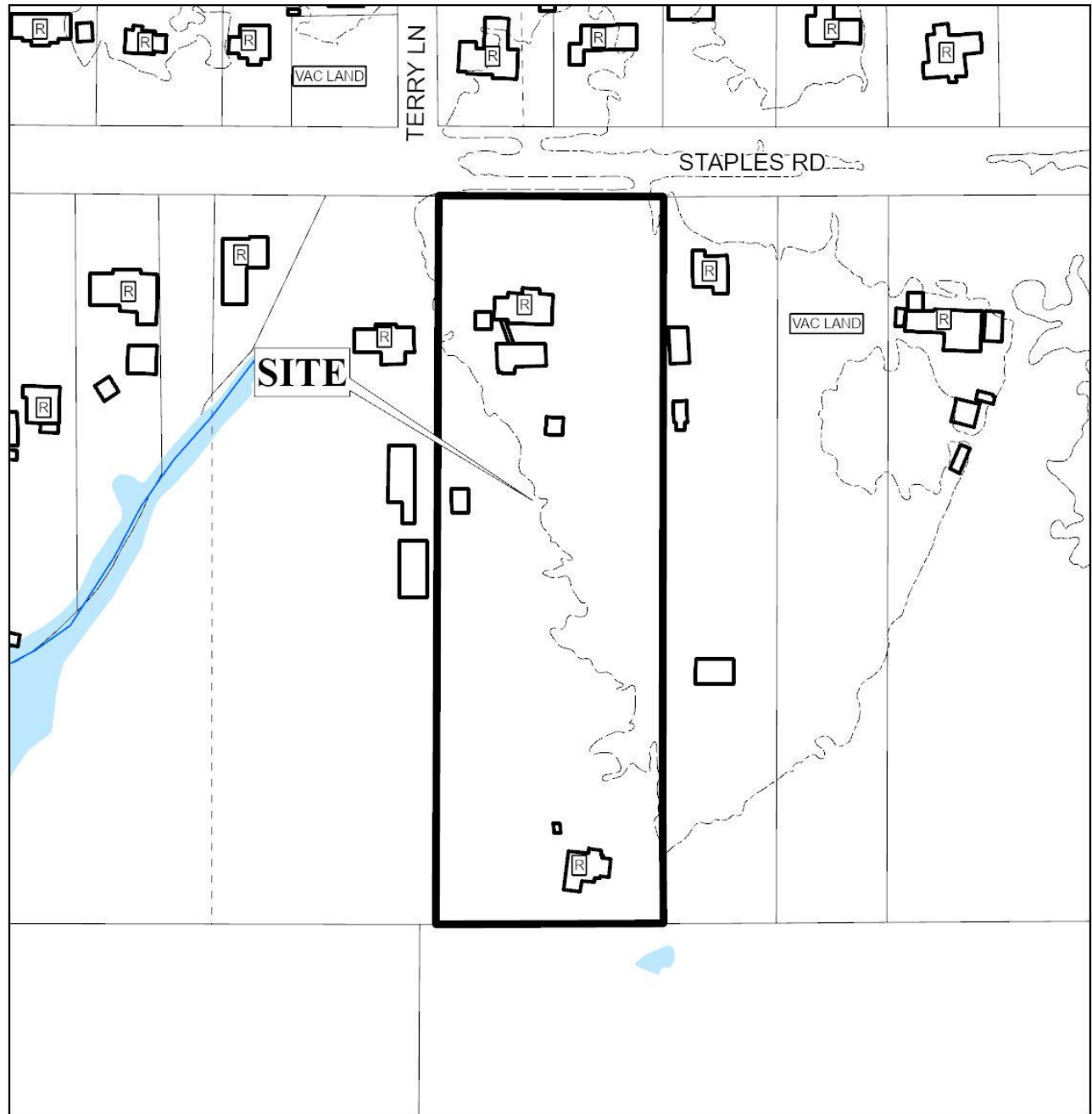
APPLICANT Resubdivision of Lot 9, Block D, First Addition to Dog River Park Subdivision

REQUEST Subdivision

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



RESUBDIVISION OF LOT 9, BLOCK D, FIRST ADDITION O DOG RIVER PARK SUBDIVISION

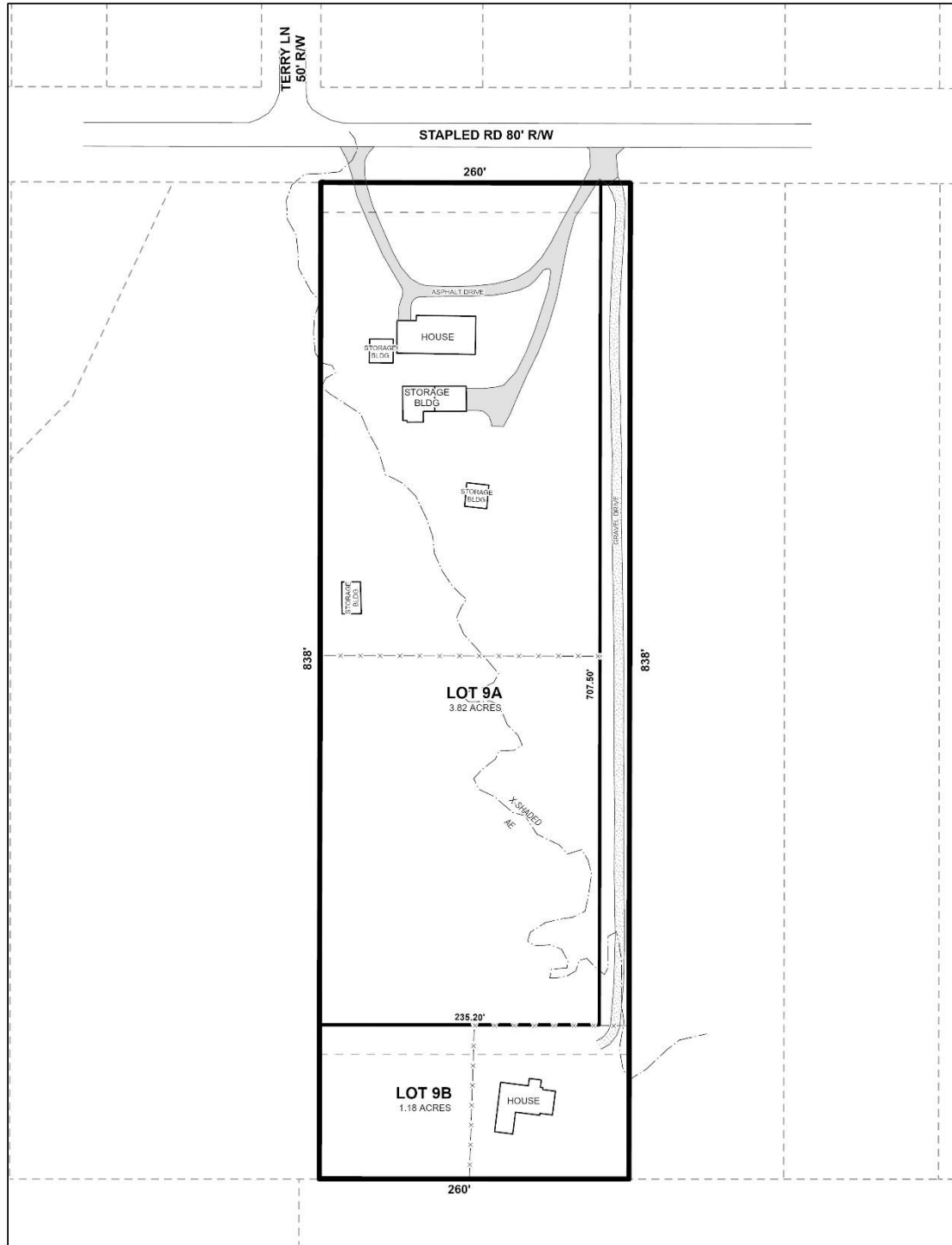


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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 REQUEST Subdivision



ZONING DISTRICT CORRESPONDENCE MATRIX		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■		■					□		
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□		
HISTORIC BUSINESS	H-B			■		■		■					□		
VILLAGE CENTER	TCD					■	■						□		
NEIGH. CENTER	TCD					■	■						□		
NEIGH. GENERAL	TCD					■							□		
DOWNTOWN DEV. DDD	T-6			■									□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■							□		
DOWNTOWN DEV. DDD	T-4			■		■		□					□		
DOWNTOWN DEV. DDD	T-3			■		■							□		
DOWNTOWN DEV. DDD	SD-WH									○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■				■			○	□	○	
GEN. BUSINESS	B-4			■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■			□	□	
LIGHT INDUSTRY	I-1									■			□	□	□
HEAVY INDUSTRY	I-2										■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use



LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context.

The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.