



Agenda Item # 3 SUB-002970-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

7125 Bellingrath Road

Subdivision Name:

Resubdivision of Lot 2B, Resubdivision of Lot 2,
Resubdivision of Parcel A, First Baptist Church of
Theodore

Applicant / Agent:

The First Baptist Church of Theodore (T.J. Debrow,
Sr., Agent)

Property Owner:

First Baptist Church

Current Zoning:

R-1, Single-Family Residential 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) legal lot of record.

Commission Considerations:

- Subdivision proposal with eight (8) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	4
Exhibits	6

**RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2,
RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE**



APPLICATION NUMBER 3 DATE July 18, 2024



SITE HISTORY

The site has been before the Planning Commission twice before for Subdivisions. The most recent Subdivision, First Baptist Church of Theodore Subdivision, Resubdivision of Lot 2, Resubdivision of Parcel A, was approved at the April 5, 2018 meeting, and recorded in Probate Court.

The site has not been before the Board of Zoning Adjustment previously.

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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #97) LOTS 2C and 2D will receive 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 2C – 28,000 sf AND LOT 2D – 18,000 sf.
- C. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- D. Add a note that 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.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- F. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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:

Site is limited to no more than its existing curb cuts, with any changes in 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-sprinklered commercial buildings, within 600' of sprinklered 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) legal lot of record. The site is served by public water and sanitary sewer services.

The site fronts Old Military Road and Bellingrath Road. Old Military Road is a minor street requiring a 60' right-of-way width and Bellingrath Road, a major street requires a 100' right-of-way width. As per the previously approved plats, the setback lines shown on the preliminary plat reflect additional setback in lieu of right-of-way dedication, due to existing development on the site. Therefore, a waiver of Section 6.B.9. may be appropriate.

To accommodate potential future right-of-way, the preliminary plat depicts a 35-foot setback along Old Military Road, and a 45-foot setback from Bellingrath Road. These should be retained on the Final Plat, 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 and are appropriately labeled in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; or placement of a table on the Final Plat with the same information will suffice.

Finally, it should be noted that the proposed lots are labeled as "Lot 2C" and "Lot 2D". In order to reduce confusion, the lots should be relabeled as either "Lot 2-B-1" and "Lot 2-B-2" or "Lot 1" and "Lot 2", if approved.

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.

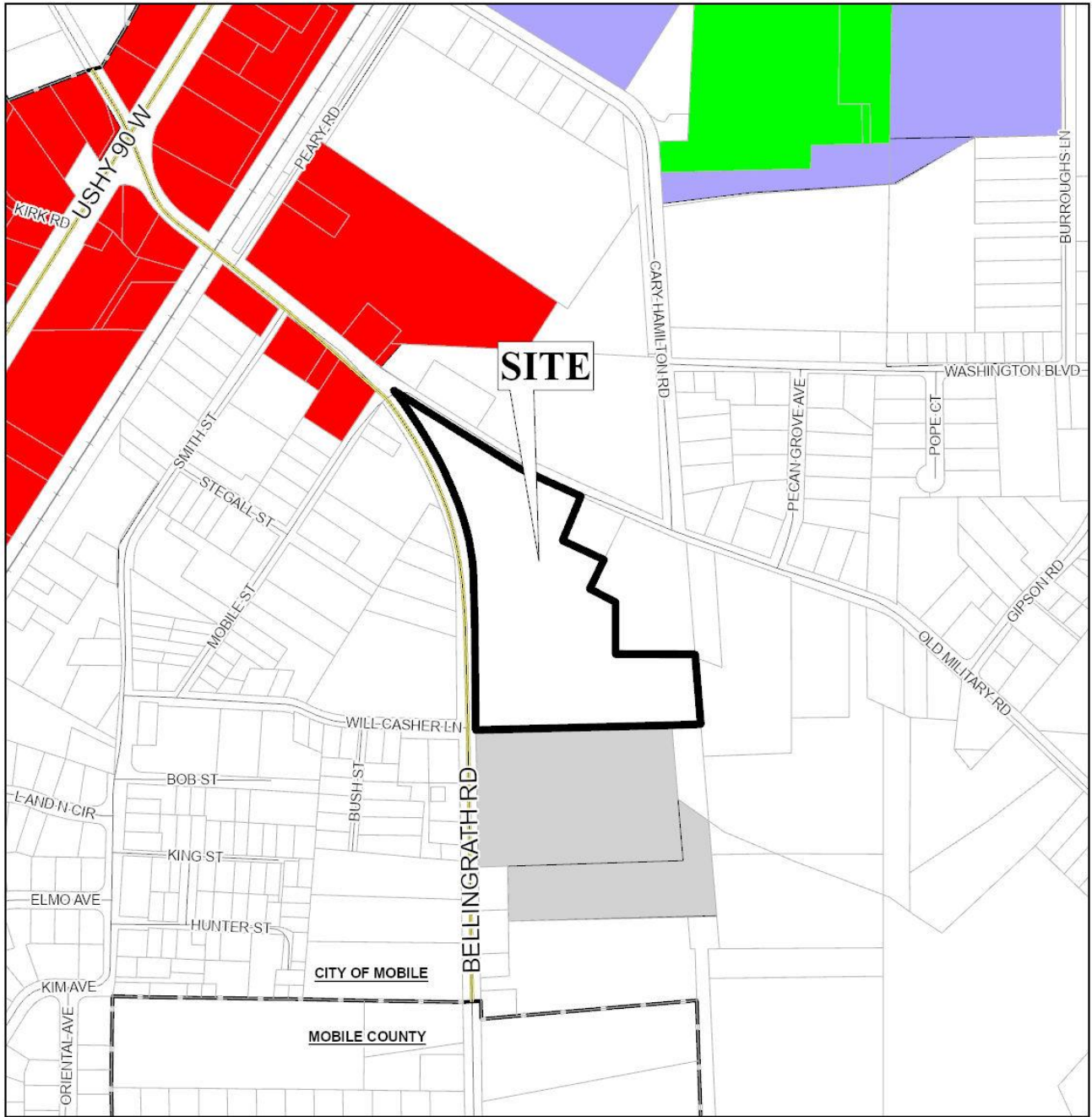
Considerations:


If the Subdivision request is considered for approval, the following conditions could apply:

1. Relabel the lots as either "Lot 2-B-1" and "Lot 2-B-2" or "Lot 1" and "Lot 2";
2. Retention of the 35-foot setback along Old Military Road;
3. Retention of the 45-foot setback along Bellingrath Road;
4. Retention of the lots sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
5. Compliance with all Engineering comments noted in this staff report;

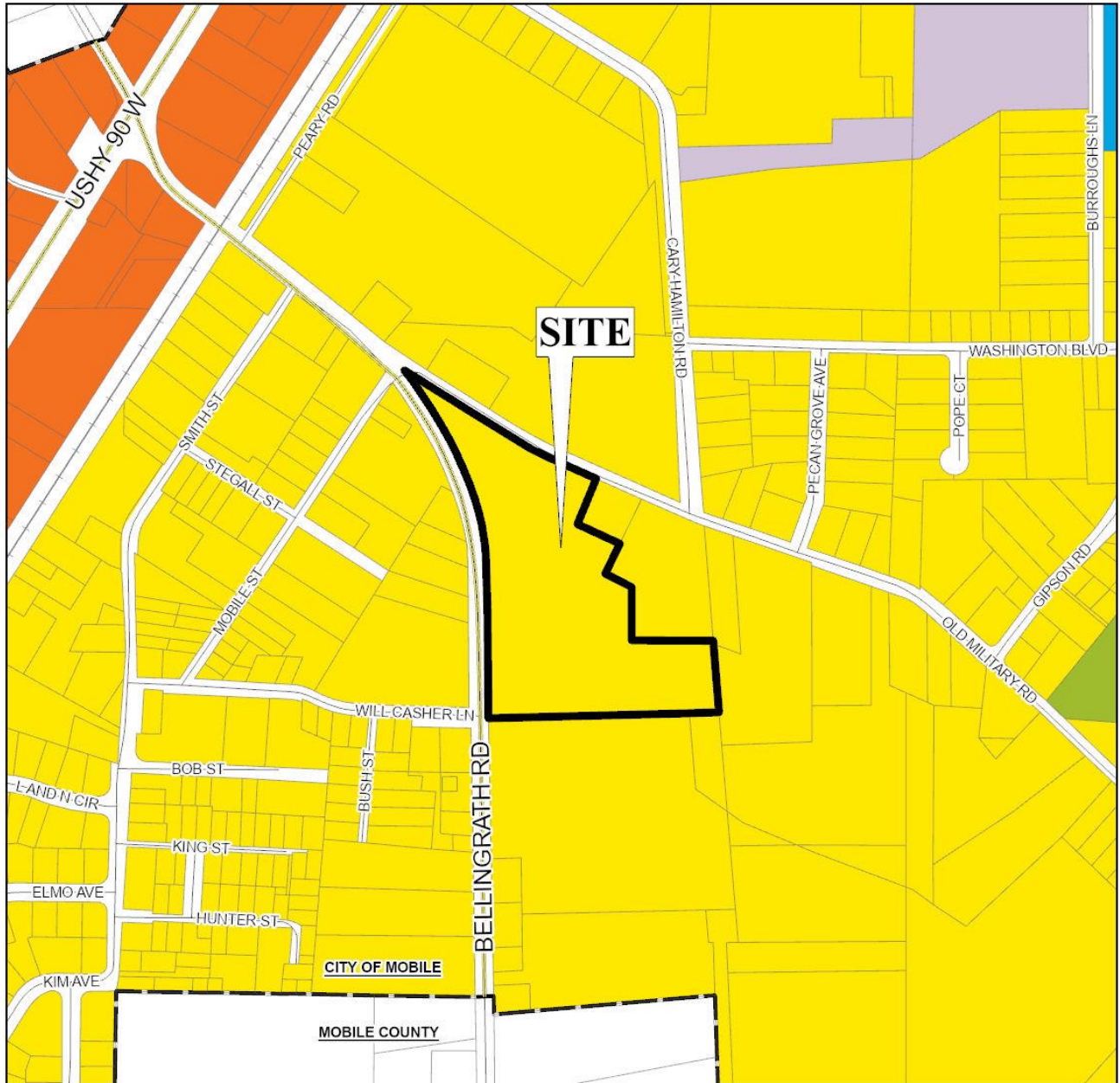
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and
8. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



APPLICATION NUMBER <u>3</u> DATE <u>July 18, 2024</u>	 NTS
APPLICANT <u>Resubdivision of Lot 2B, Resubdivision of Lot 2, Resubdivision of Parcel A, First Baptist Church of Theodore</u>	
REQUEST <u>Subdivision</u>	

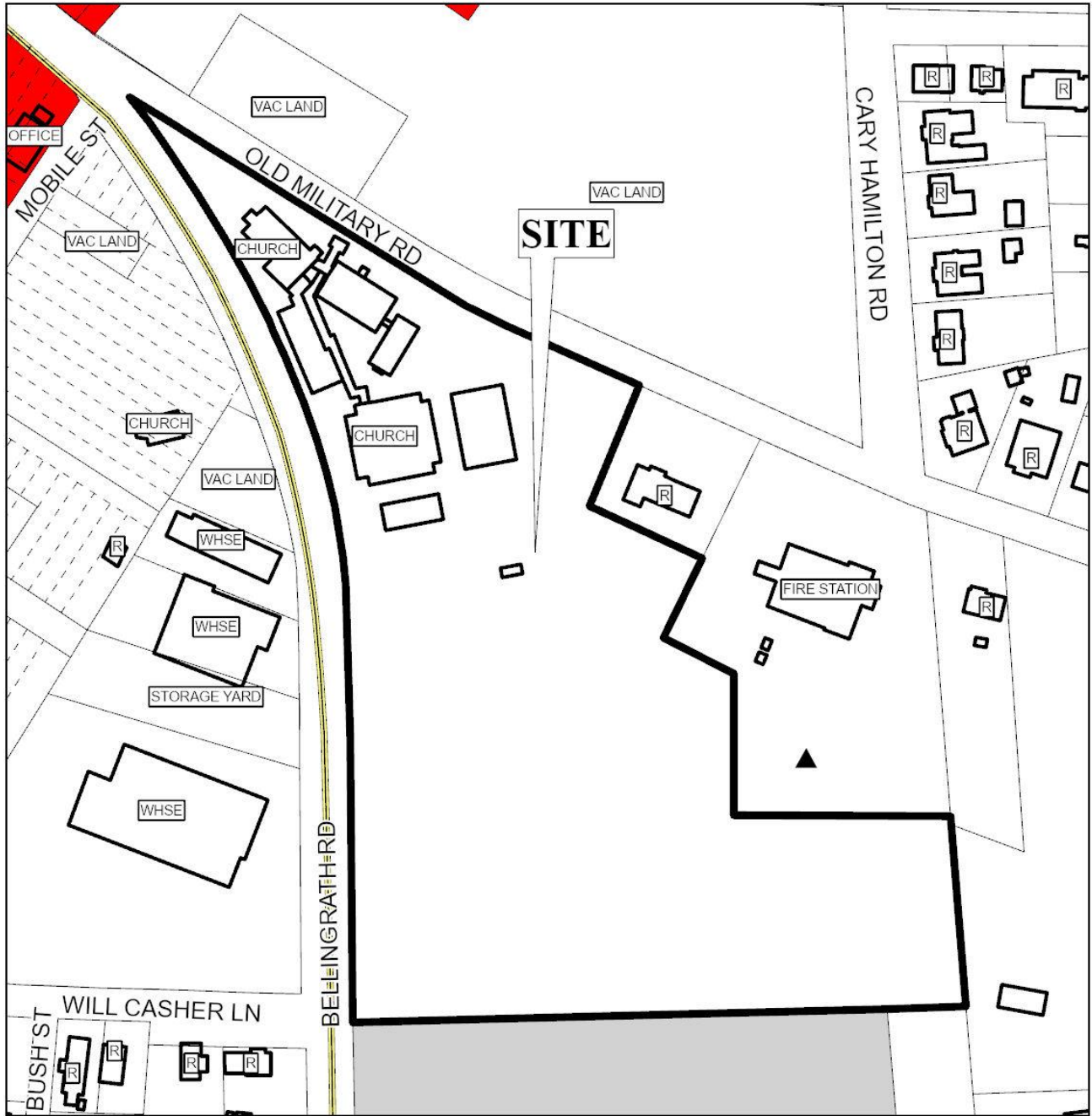
FLUM LOCATOR MAP



APPLICATION NUMBER <u>3</u>	DATE <u>July 18, 2024</u>
Resubdivision of Lot 2B, Resubdivision of Lot 2, Resubdivision of Parcel A, First Baptist Church of Theodore	
APPLICANT _____	
REQUEST <u>Subdivision</u>	
<ul style="list-style-type: none"> Low Density Residential Mixed Density Residential Downtown District Center 	<ul style="list-style-type: none"> Neighborhood Center - Traditional Neighborhood Center - Suburban Traditional Corridor Mixed Commercial Corridor
<ul style="list-style-type: none"> Downtown Waterfront Light Industry Heavy Industry Institutional 	<ul style="list-style-type: none"> Parks & Open Space Water Dependent



RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2, RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE

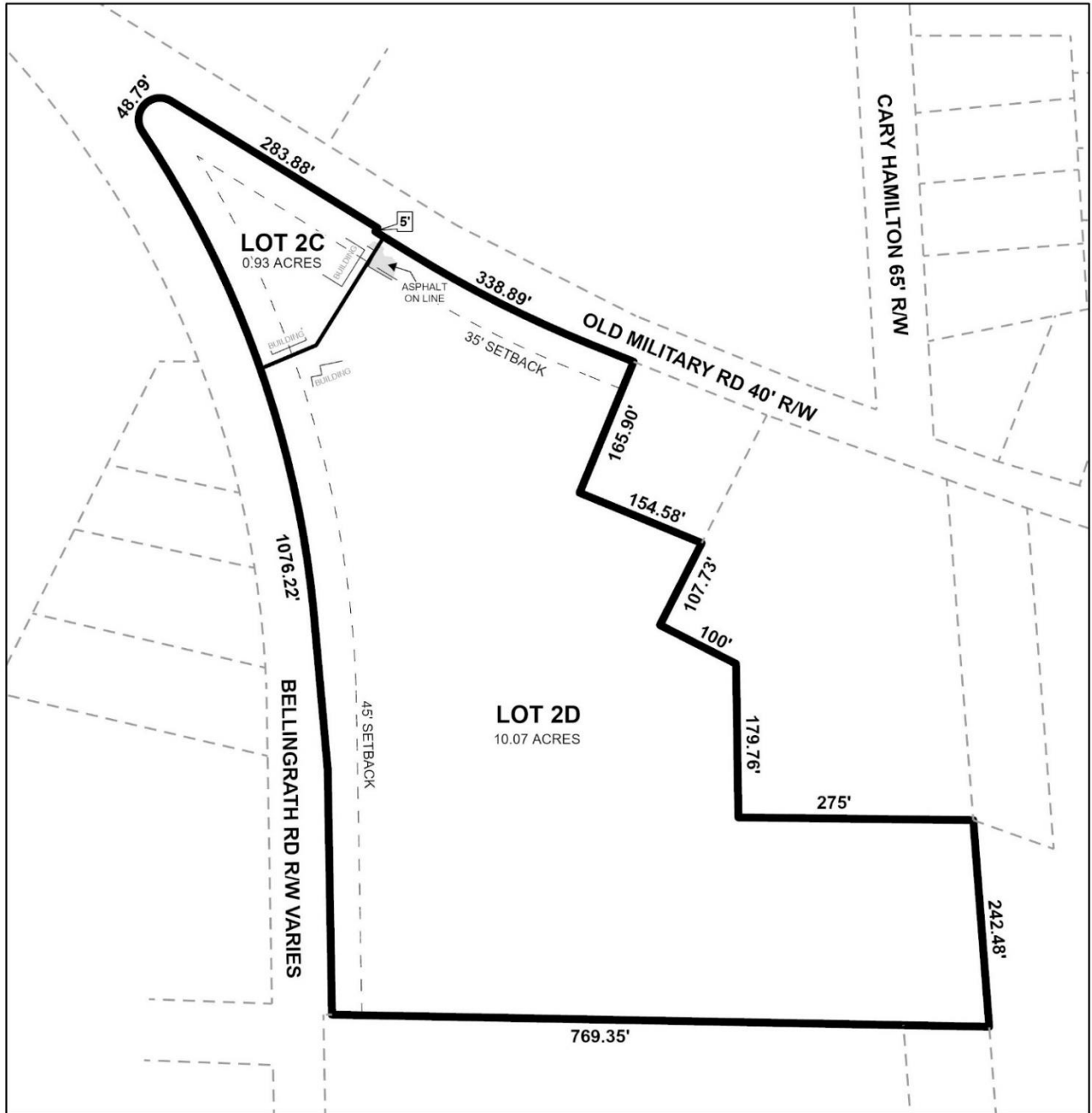



APPLICATION NUMBER 3 DATE July 18, 2024

 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



APPLICATION NUMBER <u>3</u> DATE <u>July 18, 2024</u> Resubdivision of Lot 2B, Resubdivision of Lot 2, Resubdivision of	
APPLICANT <u>Parcel A, First Baptist Church of Theodore</u>	
REQUEST <u>Subdivision</u>	

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.