



Agenda Item # 3 SUB-003180-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

429 Lincoln Boulevard

Subdivision Name:

Mobile Terrace Subdivision, Resubdivision of Lots 1-5,
Block 23

Applicant / Agent:

Linda Ellerby

Property Owner:

Linda Ellerby

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create three (3) legal lots of record from five (5) legal lots of record.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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MOBILE TERRACE SUBDIVISION, RESUBDIVISION OF LOTS 1-5, BLOCK 23



APPLICATION NUMBER 3 DATE January 16, 2025



SITE HISTORY

The site is composed of five (5) legal lots of record that are originally part of the large-tract Mobile Terrace Subdivision, the plat for which was recorded in Mobile County Probate Court in March 1927.

Approval of a one-lot subdivision to consolidate the lots was approved by the Planning Commission in April 2010, but the approval expired prior to completion of the subdivision process.

Approval of a three-lot subdivision was approved by the Planning Commission in October 2024, the plat for which has yet to be signed or recorded in Probate Court.

No other Planning Commission or Board of Zoning Adjustment cases are 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. Delete NOTE #15 and insert the following - As shown on the 1984 aerial photo LOTS A, B, and C will share the 2,700 SF historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and receive the 4,000 SF credit per lot as follows: LOT A – 4,900 SF, LOT B – 4,900 SF, and LOT C – 4,900 SF.
- C. 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-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 request is to create three (3) legal lots of record from five (5) legal lots of record. The site is served by public water and sanitary sewer services.

It should be noted that an identical preliminary subdivision plat was approved by the Planning Commission at its October 17, 2024, meeting. No narrative or other information was provided by the applicant explaining why the plat is being resubmitted.

Proposed Lot A has frontage along Twelfth Street and Lincoln Boulevard, while proposed Lots B and C have frontage along Lincoln Boulevard. Both streets are minor streets with asphalt wing gutters, each requiring a 50-foot-wide right-of-way, per Section 6.B.9. of the Subdivision Regulations. The preliminary plat depicts a substandard, 30-foot-wide right-of-way along Twelfth Street, and a 40-foot-wide right-of-way along Lincoln Boulevard. Previous subdivision approval required dedication sufficient to provide 30 feet from the centerline of each street, but it should be noted that the substandard right-of-way widths are existing, and the 60-foot right-of-way requirement is for streets with open ditch drainage. Two (2) nearby subdivision approvals in 2012 and 2013 along Thirteenth Street only required 50-foot right-of-way widths.

Lot A is a corner lot requiring a 25-foot radius (or as approved by the City Engineer and the Traffic Engineering Director) where Twelfth Street and Lincoln Boulevard intersect, per Section 6.C.6. of the Subdivision Regulations. Revision of the plat to depict sufficient dedication of the corner radius should be required, if approved.

The lots, as proposed, do not meet the minimum area and width requirements of Sections 6.C.1.2.(a)(1) and 6.C.2.(b)(2) of the Subdivision Regulations for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Suburban District. Such a design is not uncommon for lots within the surrounding neighborhood, having originally been platted with 25-foot wide by 100-foot-deep lots, suggesting a waiver of Sections 6.C.2.(a)(1) and 6.C.2.(b)(2) may be appropriate.

The lots are labeled with their sizes in both square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, adjusted for any required dedication.

A 25-foot front yard setback is illustrated along Lincoln Boulevard on the preliminary plat, as required by Section 5.C.2(i) of the Subdivision Regulations, and Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots in an R-1, Single-Family Residential Suburban District, and should be retained on the Final Plat, if approved, adjusted for any required dedication.

No front yard setback is illustrated along Twelfth Street. As such, if approved, the plat should be revised to illustrate a 25-foot front yard setback along Twelfth Street, adjusted for any required dedication.

SUBDIVISION CONSIDERATIONS

Standards of Review:

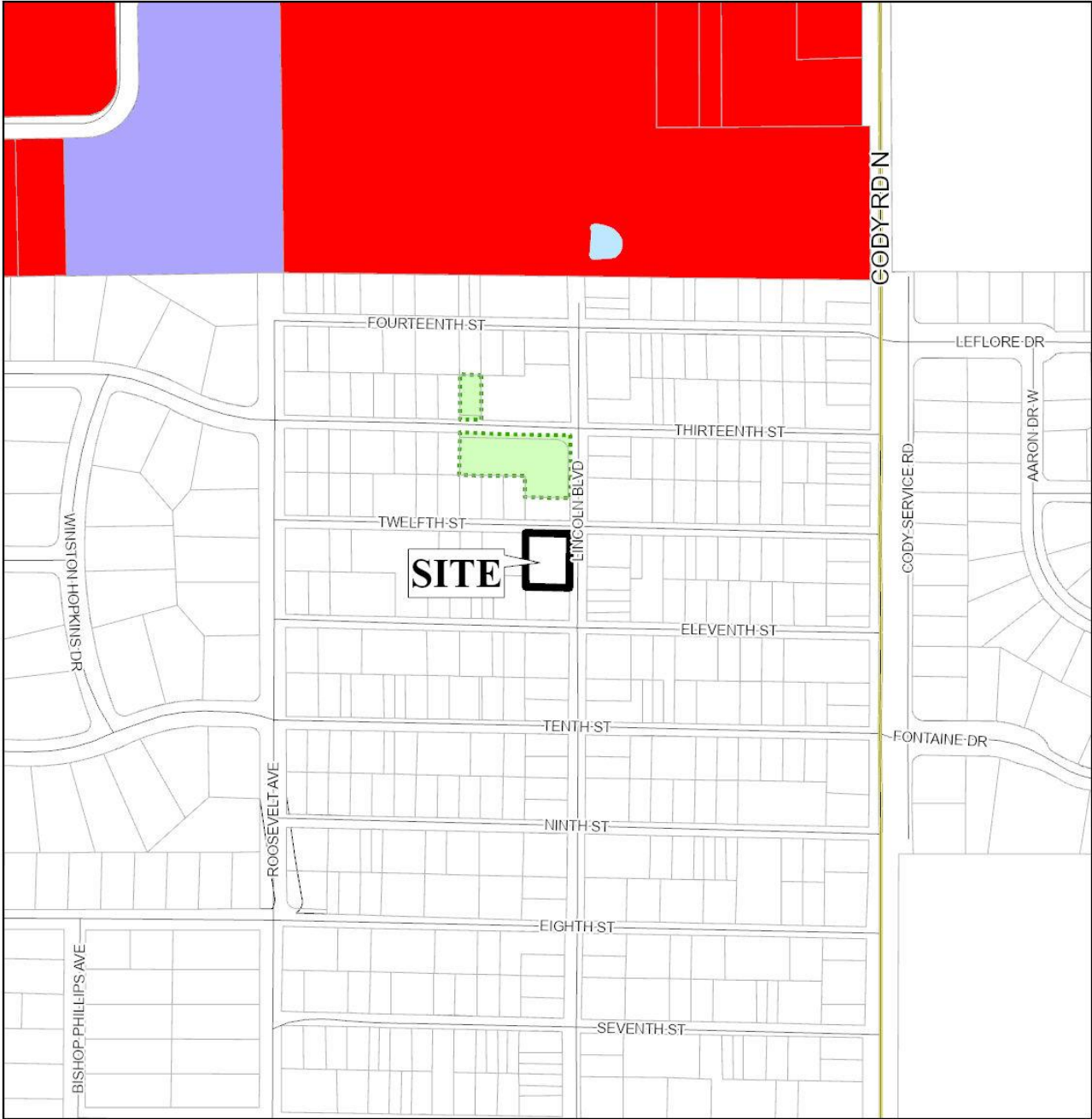
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, a waiver of Sections 6.C.2.(a)(1) (lot area), and 6.C.2(b)(2) (lot width) will be required and the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 25-feet from the centerline of Twelfth Street and Lincoln Boulevard;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Twelfth Street and Lincoln Boulevard, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
4. Retention of the 25-foot front yard setback along Lincoln Boulevard;
5. Revision of the plat to illustrate a 25-foot front yard setback along Twelfth Street, per Section 5.C.2(i), adjusted for dedication;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

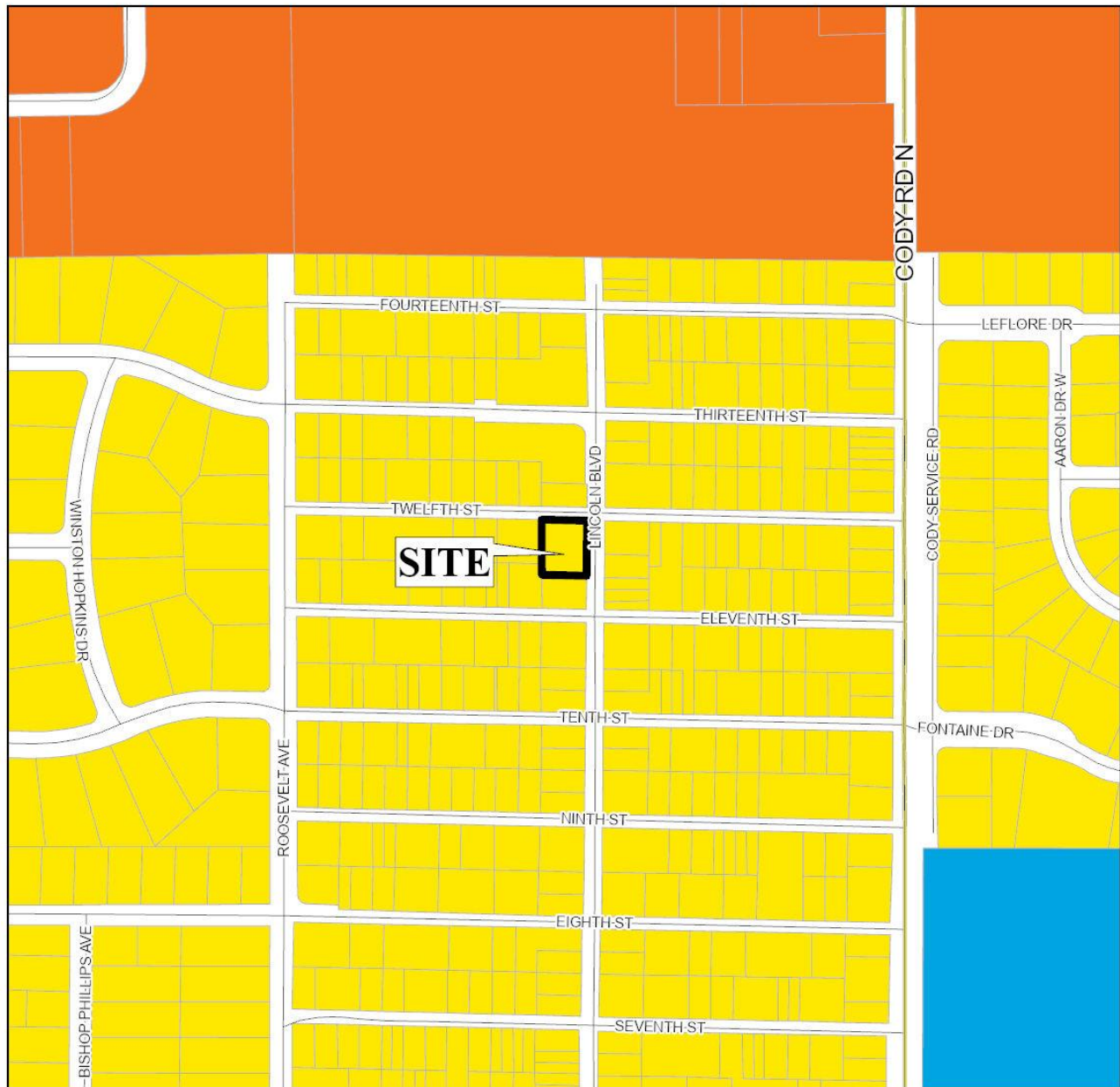
LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE January 16, 2025
 APPLICANT Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 23
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE January 16, 2025

APPLICANT Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 23

REQUEST Subdivision

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| 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 | |



MOBILE TERRACE SUBDIVISION, RESUBDIVISION OF LOTS 1-5, BLOCK 23

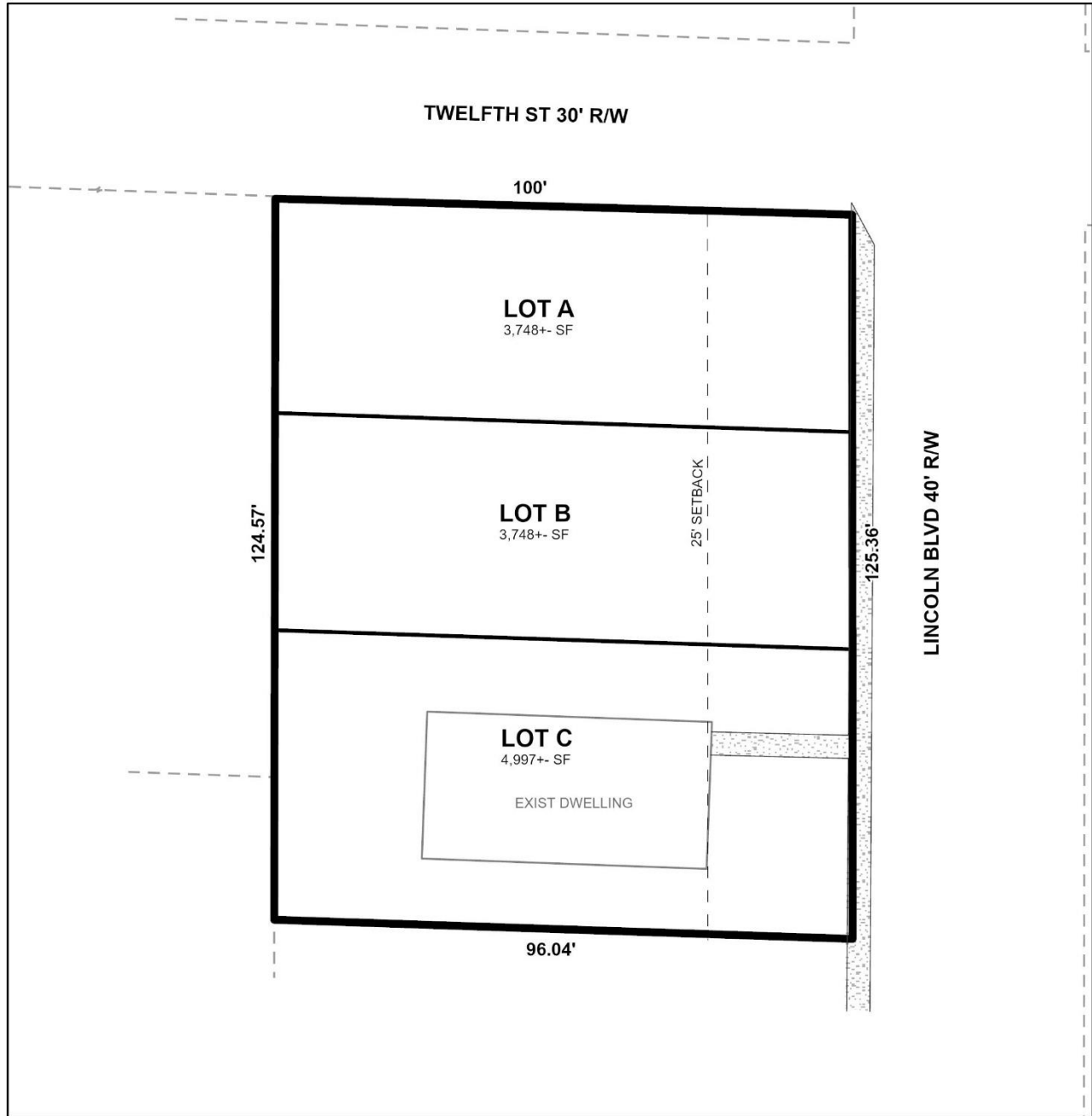


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- | | | | | | | | | | |
|--|---|---|--|--|---|--|---|--|--|
| R-A | R-3 | B-1 | B-2 | B-5 | ML | I-2 | OPEN | T-3 | T-5.2 |
| R-1 | R-B | T-B | B-3 | CW | MH | PD | SD | T-4 | T-6 |
| R-2 | H-B | LB-2 | B-4 | MM | I-1 | MUN | SD-WH | T-5.1 | |



DETAIL SITE PLAN



APPLICATION NUMBER <u>3</u>	DATE <u>January 16, 2025</u>
APPLICANT <u>Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 23</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 (WDWURU)
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.