



Agenda Item # 3 SUB-003147-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

603 South Broad Street and 650 & 652 South Jefferson Street

Subdivision Name:

Parks Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

City of Mobile

Current Zoning:

B-3, Community Business Urban District

Future Land Use:

Mixed Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create one (1) legal lot of record from three (3) metes-and-bounds parcels and two (2) legal lots of record.

Commission Considerations:

- Subdivision proposal with nine (9) conditions.

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PARKS SUBDIVISION



APPLICATION NUMBER 3 DATE December 19, 2024



SITE HISTORY

A portion of the site was originally part of a two (2)-lot subdivision created in 1974 as part of the City's 1970s-era Central Texas Street Area Urban Renewal project. The remainder of the site was not included in that project and remains a metes-and-bounds parcel.

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. Revise NOTE #5 – delete "...CITY OWNED...".
- D. Revise NOTE #7 to read "As shown on the 1984 aerial photos LOT A will receive 58,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control)."
- E. 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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 one (1) legal lot of record from three (3) metes-and-bounds parcels and two (2) legal lots of record.

The site has frontage on South Broad Street, New Jersey Street, and Jefferson Street. New Jersey Street and Jefferson Street are both minor streets with curb and gutter illustrating compliant right-of-way widths, making additional dedication unnecessary. South Broad Street, a component of the Major Street Plan, is a Minor Arterial street illustrating a compliant 100-foot right-of-way width, also making additional dedication unnecessary. This information should be retained on the Final Plat, if approved.

The amount of frontage the proposed lot has is considered excessive and is discouraged by Section 6.C.7. of the Subdivision Regulations. However, the property has been used by the City in its current configuration since at least 1984 without any adverse effects to the surrounding neighborhood, suggesting a waiver of Section 6.C.7. may be appropriate.

The site is a corner lot with two (2) corners, each requiring a 25-foot corner radius. The preliminary plat illustrates a compliant corner radius where South Broad Street and New Jersey Street intersect; however, no corner radius is provided where New Jersey Street and Jefferson Street intersect. As such, if approved, the Final Plat should be revised to illustrate dedication sufficient to provide a 25-foot corner radius where New Jersey Street and Jefferson Street intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

It should be noted that, if dedication is required, portion(s) of an existing building may encroach into City right-of-way. As such, demolition of the structure would be required.

The lot exceeds the minimum size requirements for lots served by public water and sanitary sewer in a B-3, Community Business Urban District and the lot's size is provided in both square feet and acres on the preliminary plat, in compliance with Section 5.A.2(e)(4) of the Subdivision Regulations. This information should be retained on the Final Plat, if approved, adjusted for any required dedication; or provision of a table on the Final Plat with the same information will suffice.

No front yard setback is illustrated along any street frontage, as required by Section 5.C.2.(i) of the Subdivision Regulations. A minimum 10-foot front yard setback is required for lots within a B-3 Urban district, per Article 2, Section 64-2-14.E. of the Unified Development Code. If approved, a minimum 10-foot front yard setback should be illustrated along all street frontages on the Final Plat, adjusted for any required dedication.

Multiple buildings encroach within the 10-foot front yard setback and are non-conforming. It should be noted that any future development or redevelopment of the property may require compliance with current regulations.

The preliminary plat includes a note stating that no structure shall be constructed in any easement without permission from the easement holder, which should be retained on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

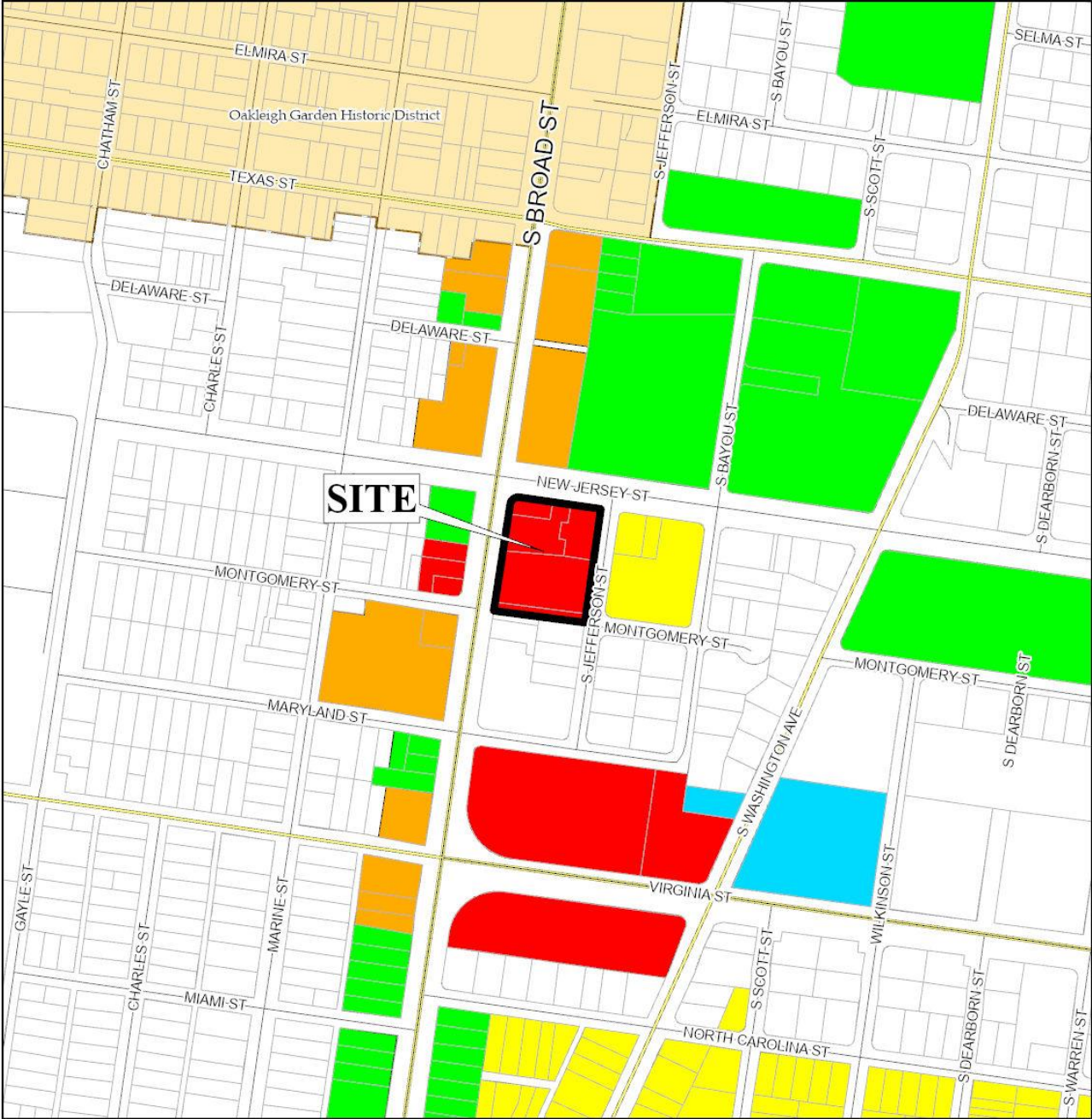
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval, a waiver of Section 6.C.7. of the Subdivision Regulations will be required and the following conditions could apply:

1. Retention of all rights-of-way widths on the Final Plat, as depicted on the preliminary plat;
2. Revision of the Final Plat to illustrate dedication sufficient to provide a minimum 25-foot corner radius where New Jersey Street and Jefferson Street intersect, unless a waiver of Section 6.C.6 is granted by the Planning Commission;
3. Retention of the of the lot's size in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
4. Revision of the Final Plat to illustrate a 10-foot front yard setback along all street frontages, in compliance with Section 5.C.2.(i) of the Subdivision Regulations and Article 2, Section 64-2-14.E of the Unified Development Code;
5. Retention of a note on the Final Plat stating that no structure shall be constructed within any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating the 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.

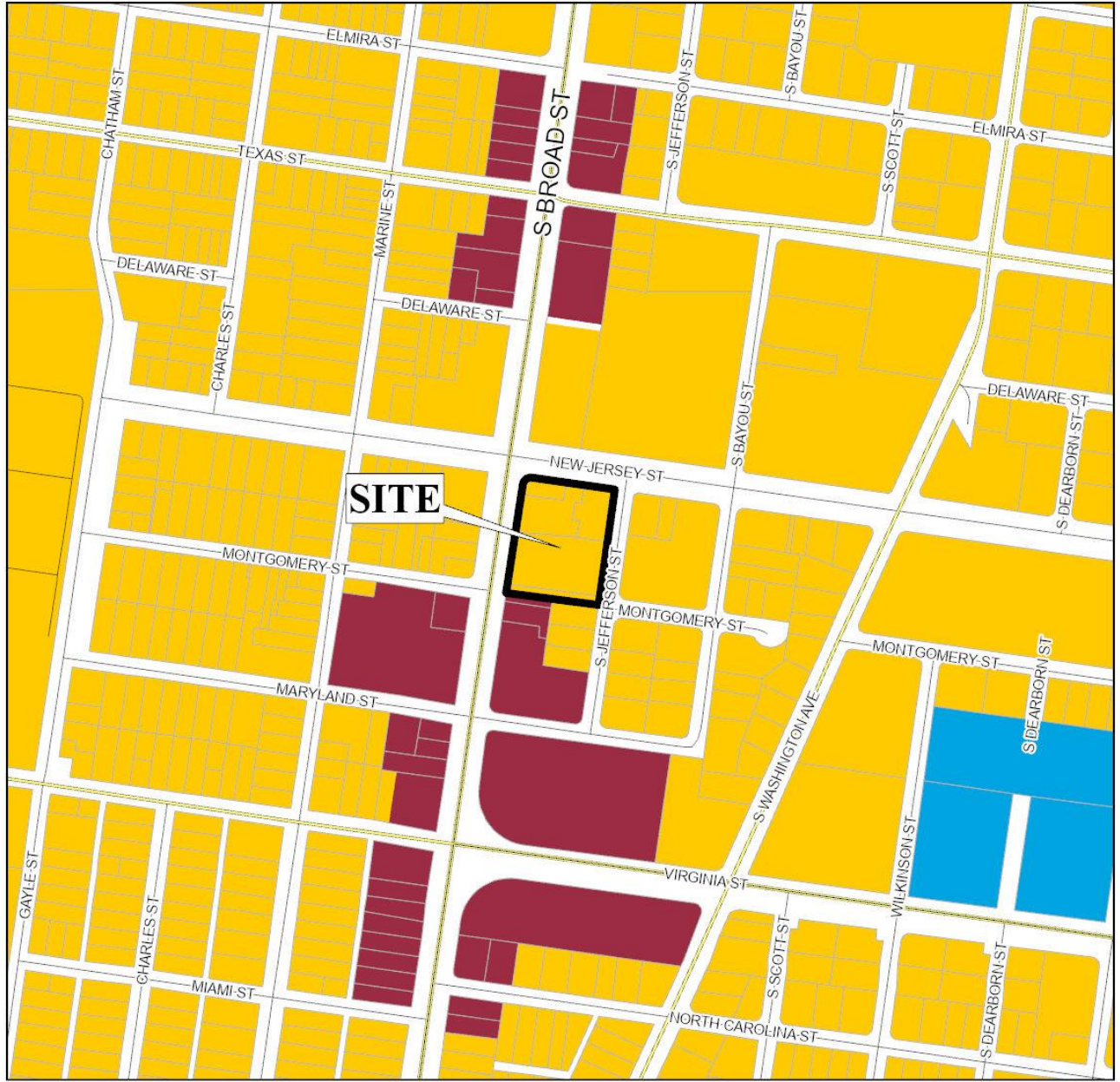
LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE December 19, 2024
 APPLICANT Parks Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE December 19, 2024

APPLICANT Parks Subdivision

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 | |



PARKS SUBDIVISION

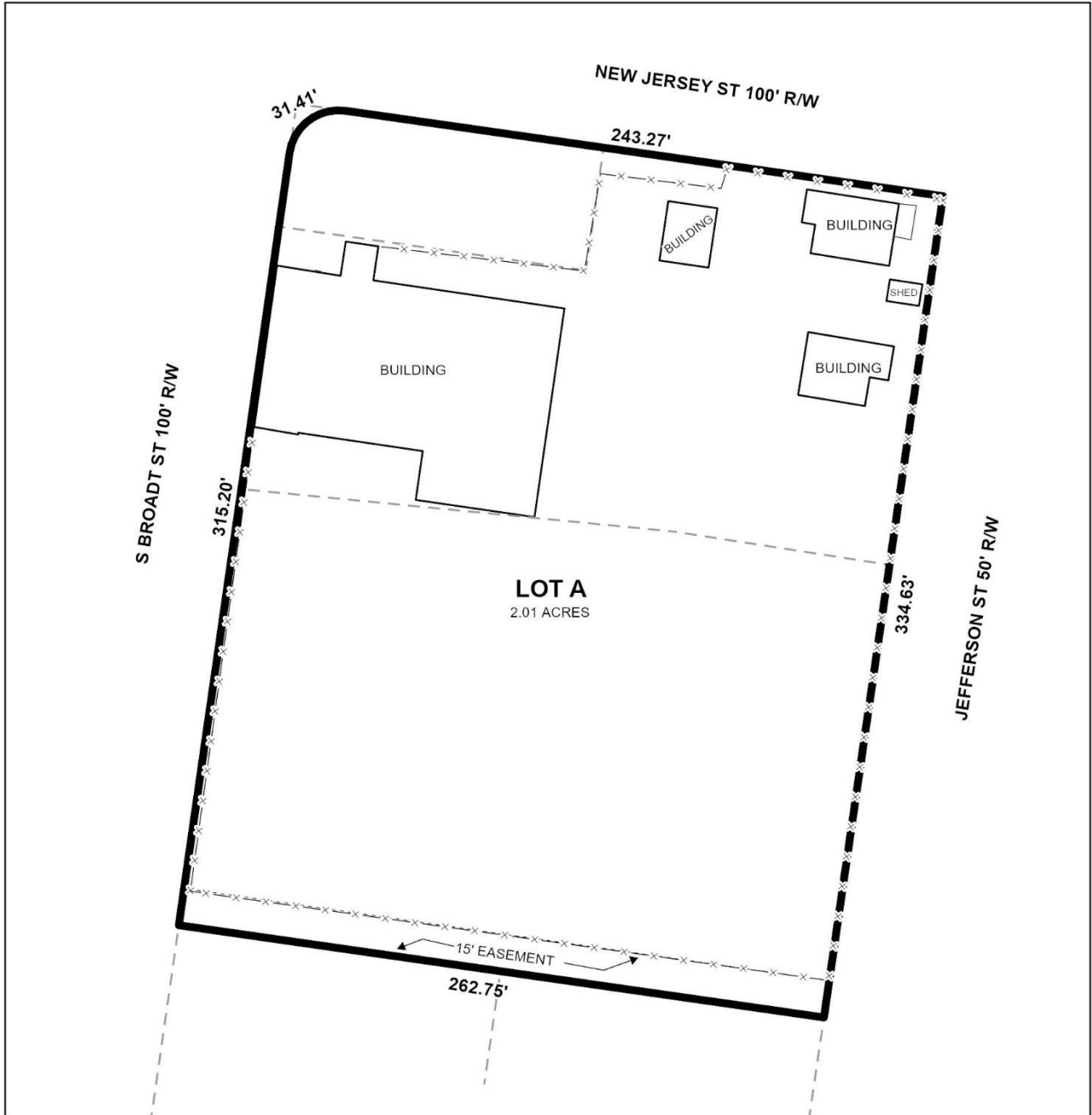



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 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>3</u> DATE <u>December 19, 2024</u>	 NTS
APPLICANT <u>Parks Subdivision</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)

MIXED DENSITY RESIDENTIAL (MxDR)

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.