



Agenda Item # 4

SUB-003017-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

200 & 208 Virginia Street, 211 & 850 Maryland Street,
and 826 & 834 South Conception Street

Subdivision Name:

Software Development Subdivision

Applicant:

Daniel Clark or Hunter Smith, Smith, Clark &
Associates, LLC

Property Owner:

Keith and Alison Jones

Current Zoning:

I-1, Light Industry District

Future Land Use:

Downtown Waterfront

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 three (3) legal lots of record.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions.

Report Contents:

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

SOFTWARE DEVELOPMENT SUBDIVISION



APPLICATION NUMBER 4 DATE August 15, 2024



SITE HISTORY

The subject site has received numerous Subdivision approvals and a Sidewalk Waiver throughout its history. The site has also received Planned Unit Development approval to allow shared access between multiple building sites.

Rezoning of a portion of the site from B-3 and I-1 to I-1 was adopted by the City Council at its December 4, 2000 meeting.

Portions of the site have received Variance approvals for setbacks, parking ratio, surfacing, and signs.

Most recently, portions of the site abutting I-10 were acquired by the State of Alabama and the Alabama Department of Transportation for ongoing projects along the interstate.

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. Provide leader arrows to and from the points used on the subdivision east boundary for the two (2) interior dimensions (255.85' and 269.47') – CTF to POB and POB to OTF.
- C. Provide a dimension from the POB to the CRF (R&C#5).
- D. Check and revise either the written legal description or the corner label of the SE corner of LOT 1. Is it a CTF or a Capped Iron Rod (Rebar)?
- E. Show and label all flood zones. New maps went into effect on June 5, 2020.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 11.
- G. Provide a signature line for the Surveyor's Certificate.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #74) LOT 1 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 1 – 74,000 sf.
- I. 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 ALDOT (where applicable) and 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 request is to create one (1) legal lot of record from three (3) metes-and-bounds parcels and three (3) legal lots of record. The site is served by public water and sanitary sewer services.

The proposed lot has frontage on South Conception Street, a Major Collector street with an existing 64-foot wide right-of-way. A sufficient right-of-way width is depicted on the preliminary plat making additional dedication unnecessary. This should be retained on the Final Plat, if approved.

It should be noted that the former Maryland Street, which bisects the proposed Lot 1, was vacated by City Council resolution in 1988.

The property abuts right-of-way for Interstate 10, which requires a minimum width of 350 feet. It appears that the existing ROW exceeds 500 feet, thus no dedication is required. The site also has frontage on Virginia Street, a Major Collector street requiring a 100-foot right-of-way width. A 150-foot right-of-way width is depicted at this location making additional dedication unnecessary.

The preliminary plat does not illustrate a front yard setback along South Conception Street, Interstate 10, or Virginia Street. Per Section 64-2-21.E of the Unified Development Code (UDC), a 25-foot front yard setback is required for all I-1 zoned properties. As such, if approved, the Final Plat should be revised to illustrate a compliant 25-foot front yard setback along South Conception Street, Interstate 10, and Virginia Street.

The lot size exceeds the minimum area and lot width requirements for properties in an I-1 zoning district, and this information is labeled correctly on the preliminary plat. If approved, the lot size label should be retained in both square feet and acres on the Final Plat; or a table should be furnished on the Final Plat, if approved, providing the same information.

SUBDIVISION CONSIDERATIONS

Standards of Review:

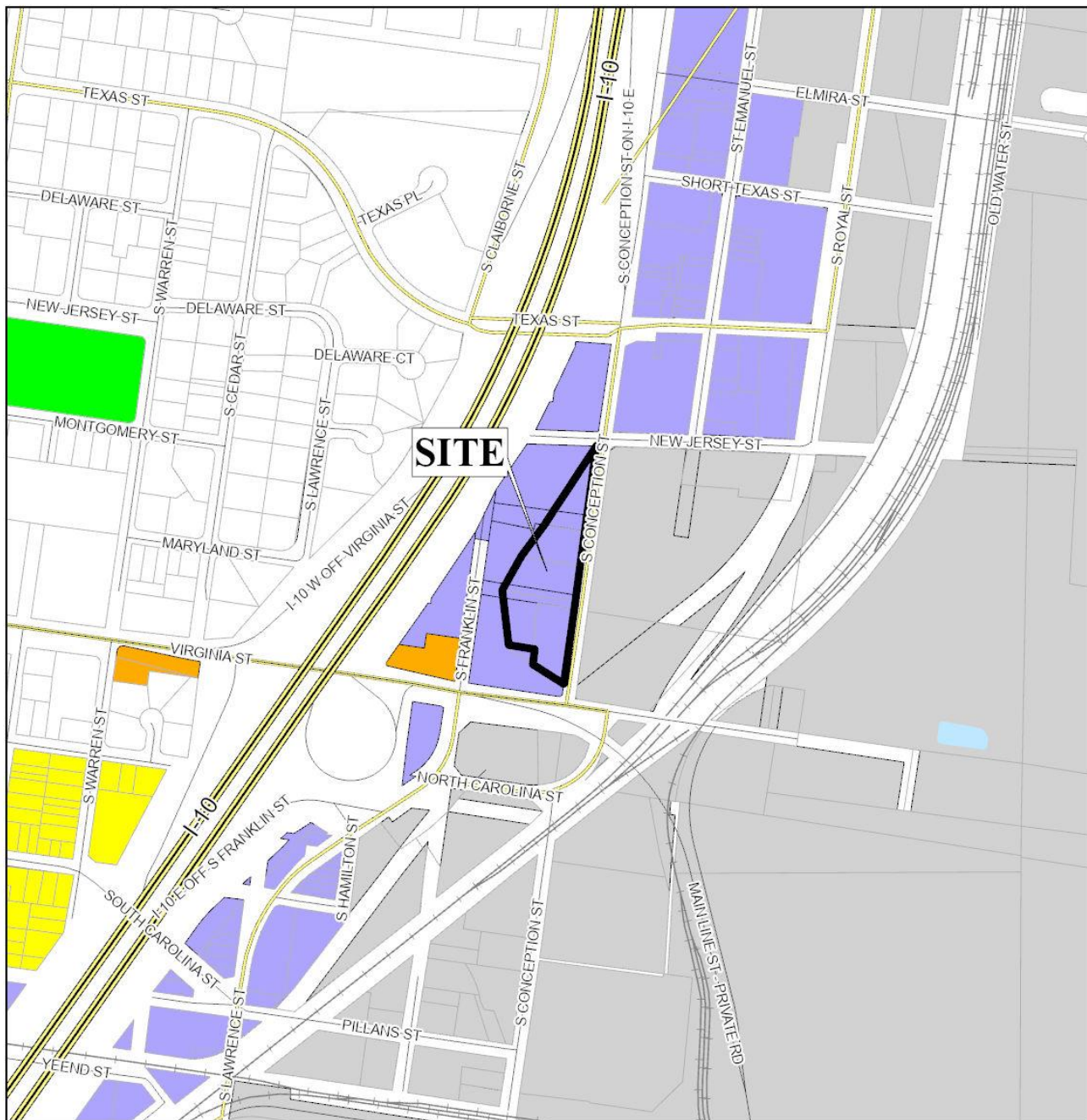
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, if the Subdivision request is considered for approval, the following conditions should apply:

1. Retention of the 64-foot right-of-way width of South Conception Street on the Final Plat;
2. Revision of the Final Plat to illustrate a compliant 25-foot minimum building setback along South Conception Street, Interstate 10, and Virginia Street;
3. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the providing the same information;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



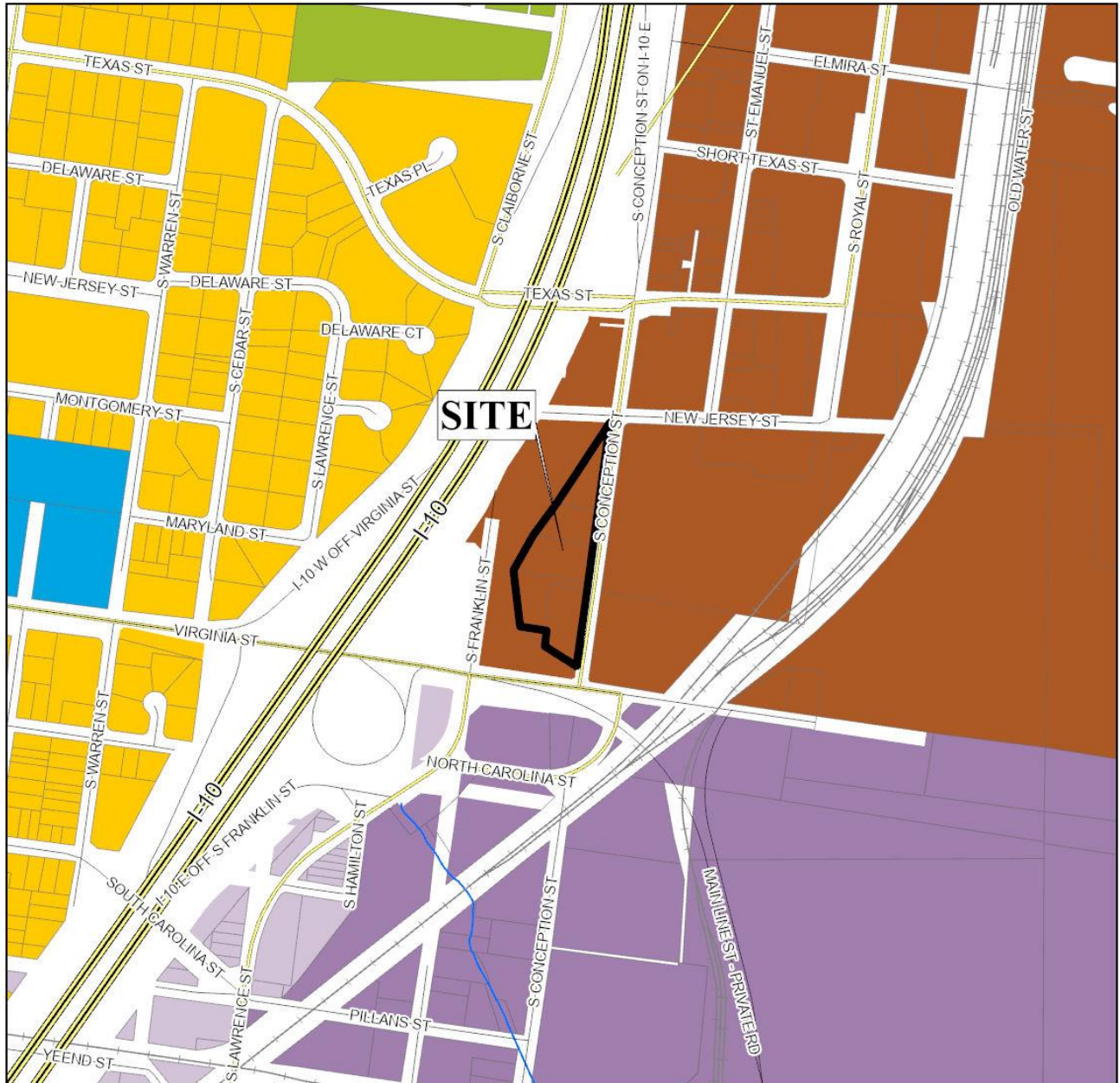
APPLICATION NUMBER 4 DATE August 15, 2024

APPLICANT Software Development Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE August 15, 2024

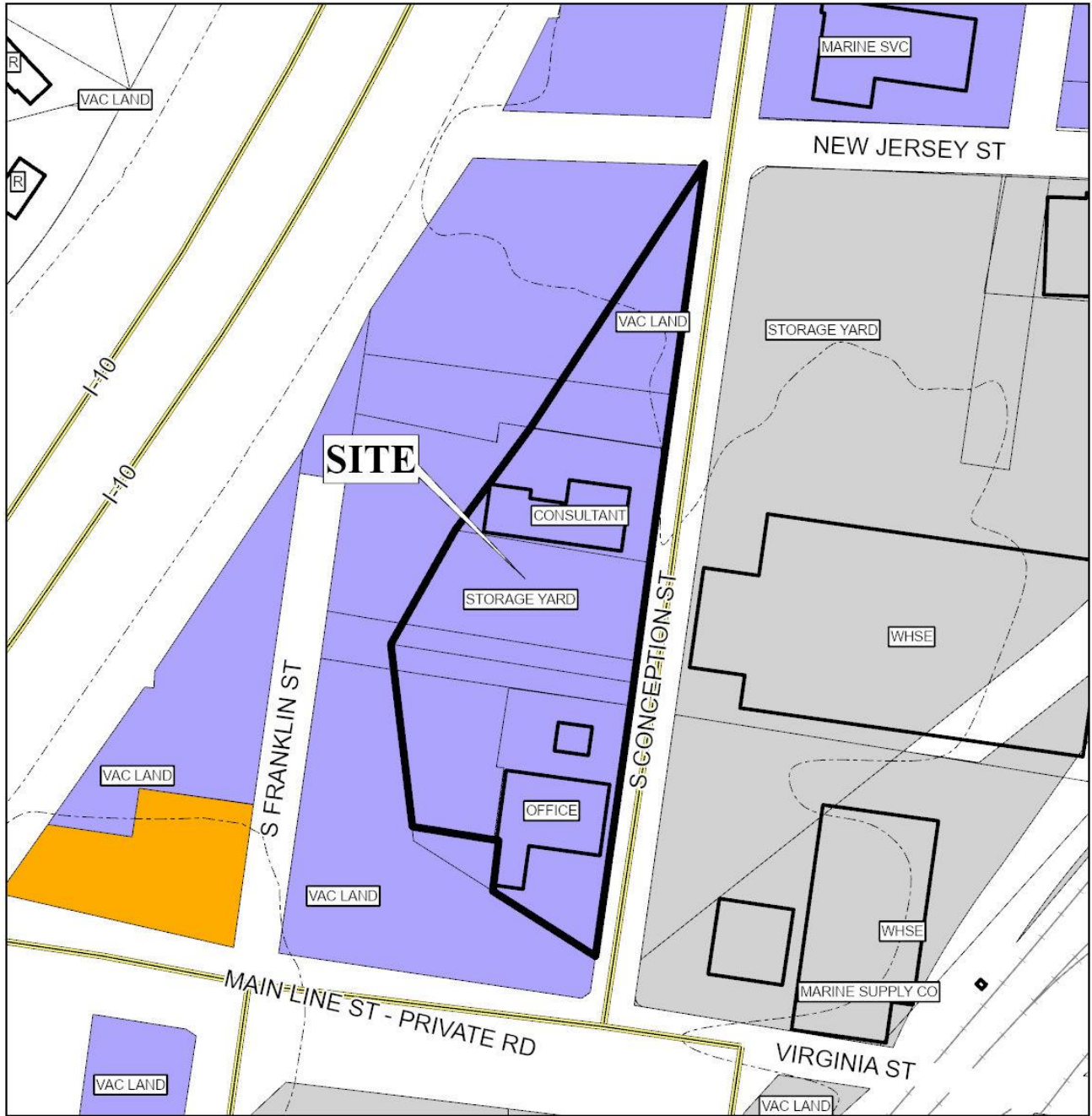
APPLICANT Software Development Subdivision

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 | |



SOFTWARE DEVELOPMENT SUBDIVISION

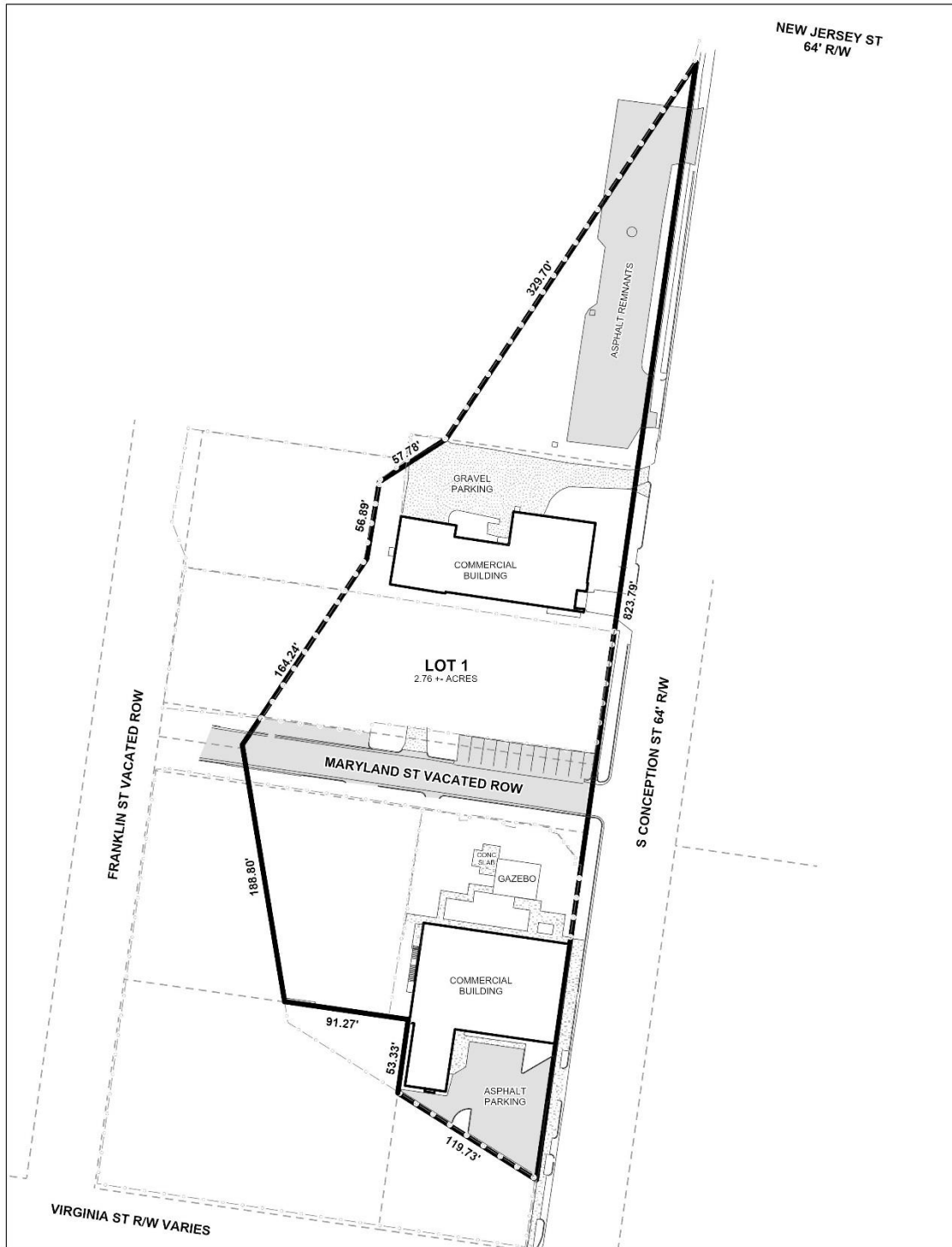


APPLICATION NUMBER 4 DATE August 15, 2024

	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	4	DATE	August 15, 2024
APPLICANT	Software Development Subdivision		
REQUEST	Subdivision		

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NTS

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)

DOWNTOWN WATERFRONT (DW)

This land use designation applies to an area generally bound by Virginia Street to the south, I-10 to the west, Beauregard Street to the north, and the Mobile River to the east. The primary intent of this designation is to promote opportunities for expanding public waterfront access and the possibility of additional public-oriented activities to make the waterfront more inviting and safe. The area may include incremental public access improvements and amenities that emphasize internal pedestrian and bicycle connections, as well as new linkages to Downtown and the surrounding neighborhoods.

Land uses in areas designated DW include existing industrial and heavy commercial facilities, but may also include complementary businesses and public facilities, as well as open spaces and access points to enhance the enjoyment and appreciation of the natural shoreline environment.