



Agenda Item # 4

SUB-003116-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

East side of Wolf Ridge Road, 790'± South of Holleman Drive

Subdivision Name:

Wolf Ridge Business Park Subdivision, Phase Two

Applicant / Agent:

John G. Walton, Wolf Ridge Properties, LLP

Property Owner:

John G. Walton, Wolf Ridge Properties, LLP

Current Zoning:

B-3, Community Business Suburban District
& I-1, Light Industry District

Future Land Use:

Light Industry

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 one (1) legal lot of record from one (1) metes-and-bounds parcel.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	6

WOLF RIDGE BUSINESS PARK SUBDIVISION, PHASE TWO



APPLICATION NUMBER 4 DATE November 21, 2024



NTS

SITE HISTORY

The site was originally part of the 3-lot, 155± acre Wolf Ridge Business Park Subdivision, the application for which was withdrawn by the applicant in March 1998. A revised request for a 36-lot subdivision was approved by the Planning Commission in November 1998, but only Phase One of the preliminary plat was recorded in Mobile County Probate Court, for Lot 1, while the remaining phases of the approved subdivision expired.

Rezoning of the site from R-1, Single-Family Residential District, to B-3, Community Business District, and I-1, Light Industry District, was approved in coordination with the 1998 subdivision and adopted by City Council in 1999; however, failure to record the remaining phases of the approved subdivision resulted in a property that was split-zoned B-3 and I-1.

An attempt to resolve the split-zoning condition of the site was made in February 2020 with the submission of a revised subdivision plat and rezoning request for a 25-lot subdivision with a B-3 zoning classification. However, both approvals were allowed to expire prior to completion of the subdivision and rezoning processes.

A portion of the site is developed with a storage yard associated with an adjacent lot in use as a general contractor business. Cross-access appears to be facilitated by a private road easement, a reference to which is provided in the associated property deed.

There are no Board of Zoning Adjustment cases 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. Revise the FINAL PLAT to show only the ONE LOT that is proposed for this subdivision request.
- C. Revise the written legal description to include only the proposed subdivision boundary for the proposed ONE LOT subdivision.
- D. Delete the Line Table for lines L1 and L2. They are not included in this ONE LOT subdivision.
- E. Revise NOTE # 13 – Delete “(FLIGHT __, #__)”
- F. Revise NOTE #13 – Revise “...Lot _ - _____ SF” to “... LOT 1 – NONE.”
- G. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- H. 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.
- 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 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 one (1) metes-and-bounds parcel. The site is served by public water and sanitary sewer services.

The proposed lot has frontage on Wolf Ridge Road, a Minor Arterial Street requiring a 100-foot-wide right-of-way. The preliminary plat depicts a varying right-of-way at this location. As such, if approved, the Final Plat should be revised to illustrate the minimum existing right-of-way width or a 100-foot right-of-way along Wolf Ridge Road (whichever is greater).

The lot is proposed to be subdivided from a portion of the property zoned I-1, Light Industry District, in which there is no minimum lot size requirement. The preliminary plat nevertheless provides the size of the proposed lot in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; or provision of a table on the Final Plat with the same information shall suffice.

No front yard setback is illustrated on the preliminary plat. Section 6.C.8. of the Subdivision Regulations requires the minimum front yard setbacks of the underlying zoning district and sub-district to be illustrated along all streets adjoining the subdivision. As such, if approved, revision of the plat should be required to illustrate a 25-foot front yard setback along Wolf Ridge Road, adjusted for any required dedication.

As mentioned, no easement is illustrated on the preliminary plat facilitating what appears to be cross access between the subject site and the adjoining lot to the South. There is a reference to the easement in the associated property deed, but the Final Plat should be revised to depict the easement facilitating cross access between the two sites.

It should be noted that the remainder of the parent parcel from which the subject site is being subdivided is illustrated on the preliminary plat and labeled as "Future Development." This information should be retained on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

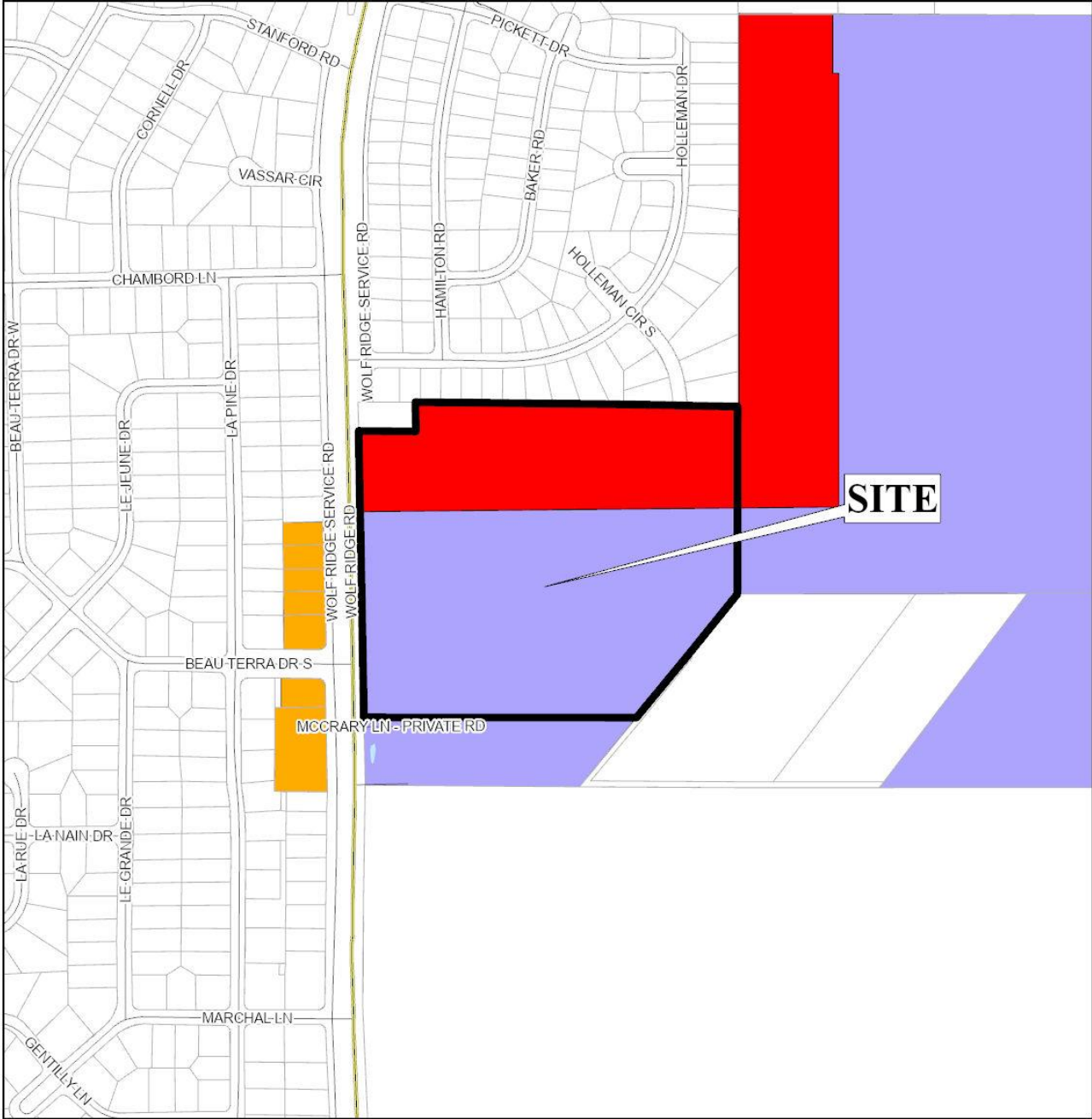
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request the following conditions could apply:

1. Revision of the plat to illustrate the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Wolf Ridge Road;
2. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
3. Revision of the plat to illustrate a 25-foot front yard setback along Wolf Ridge Road, adjusted for any required dedication;
4. Revision of the plat to depict the easement facilitating cross access between the two sites;
5. Retention of the future development area, as illustrated and labeled on the preliminary plat;
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.

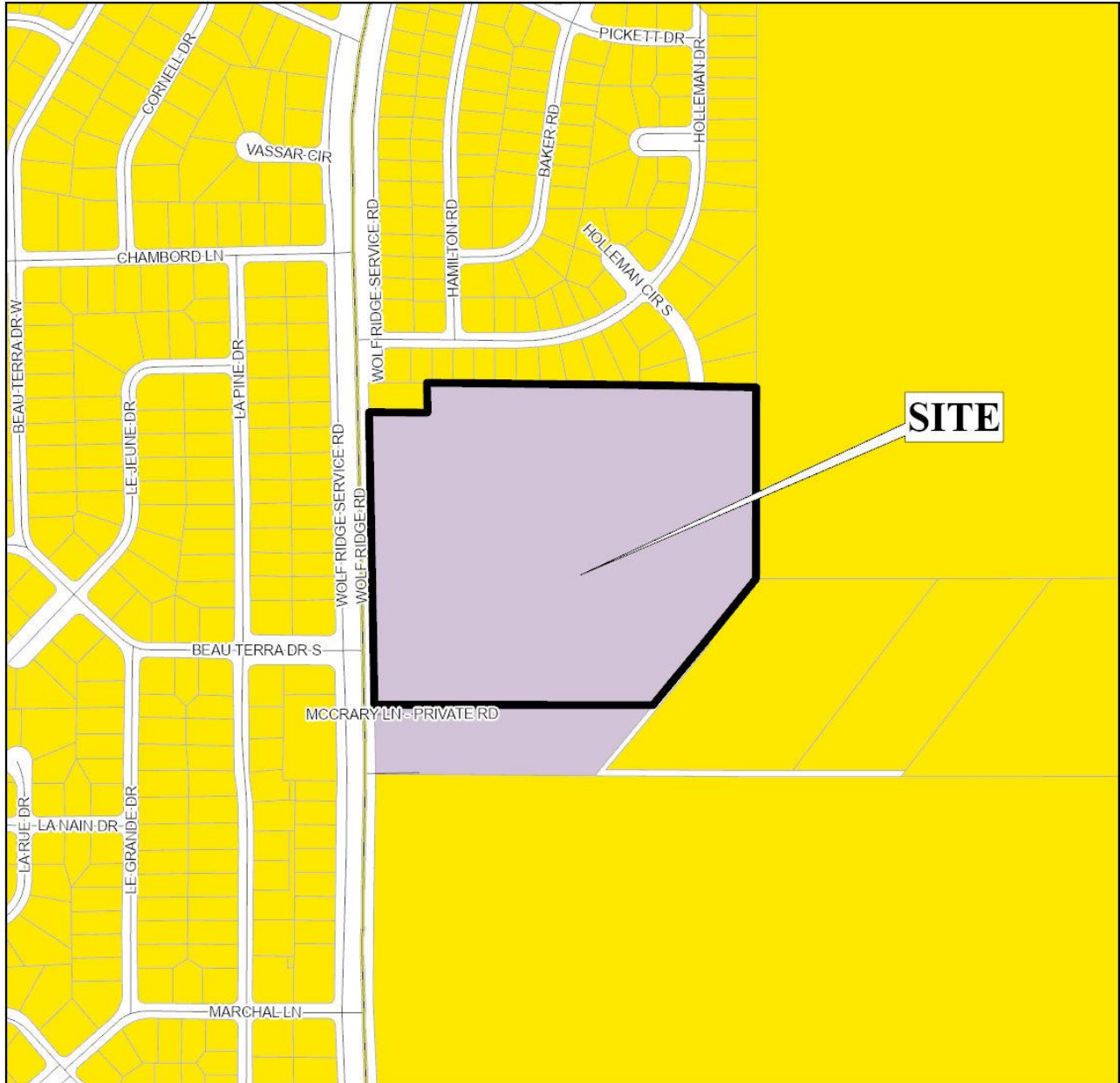
LOCATOR ZONING MAP



APPLICATION NUMBER <u>4</u>	DATE <u>November 21, 2024</u>
APPLICANT <u>Wolf Ridge Business Park Subdivision, Phase Two</u>	
REQUEST <u>Subdivision</u>	



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE November 21, 2024

APPLICANT Wolf Ridge Business Park Subdivision, Phase Two

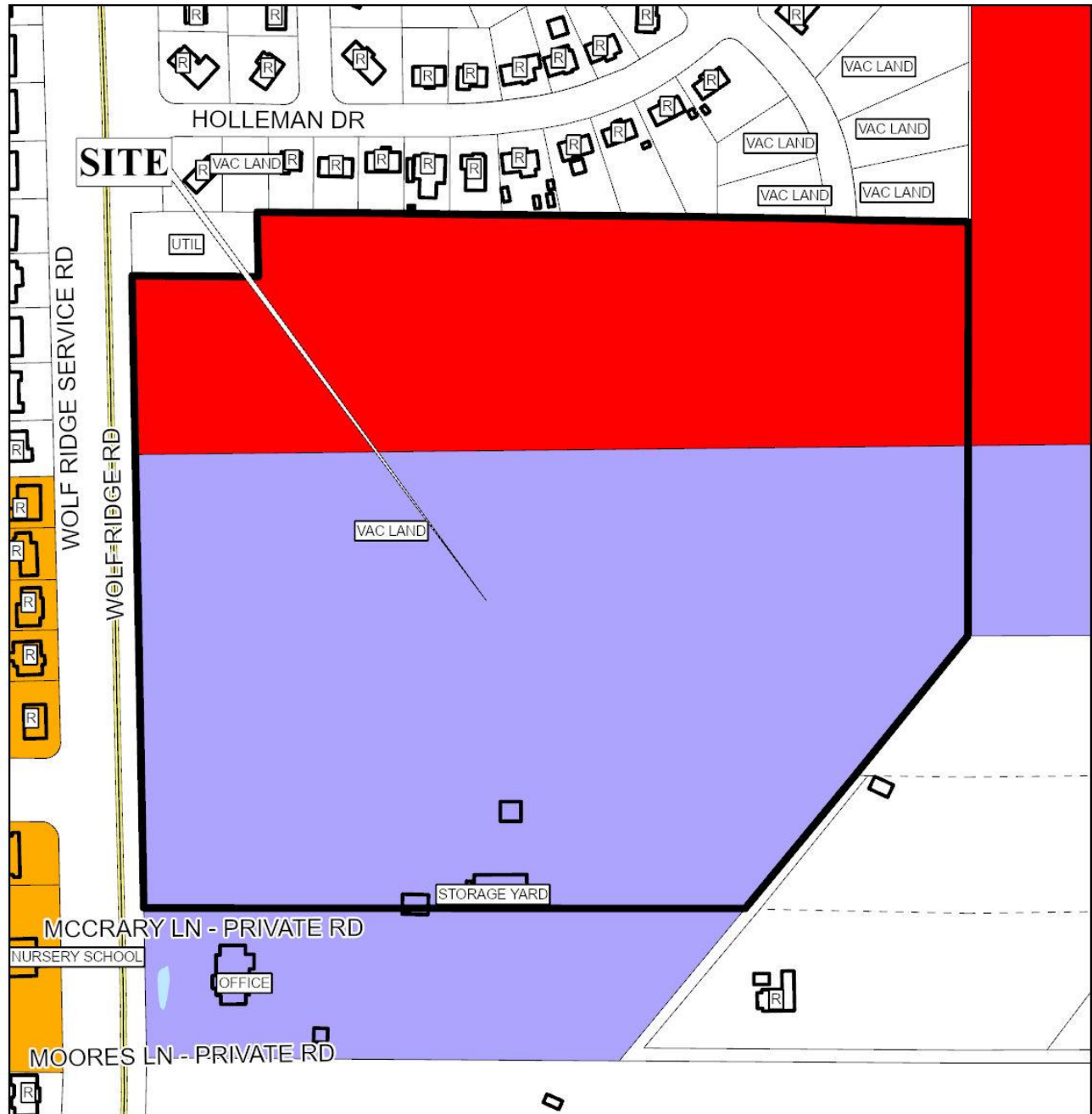
REQUEST Subdivision

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



NTS

WOLF RIDGE BUSINESS PARK SUBDIVISION, PHASE TWO

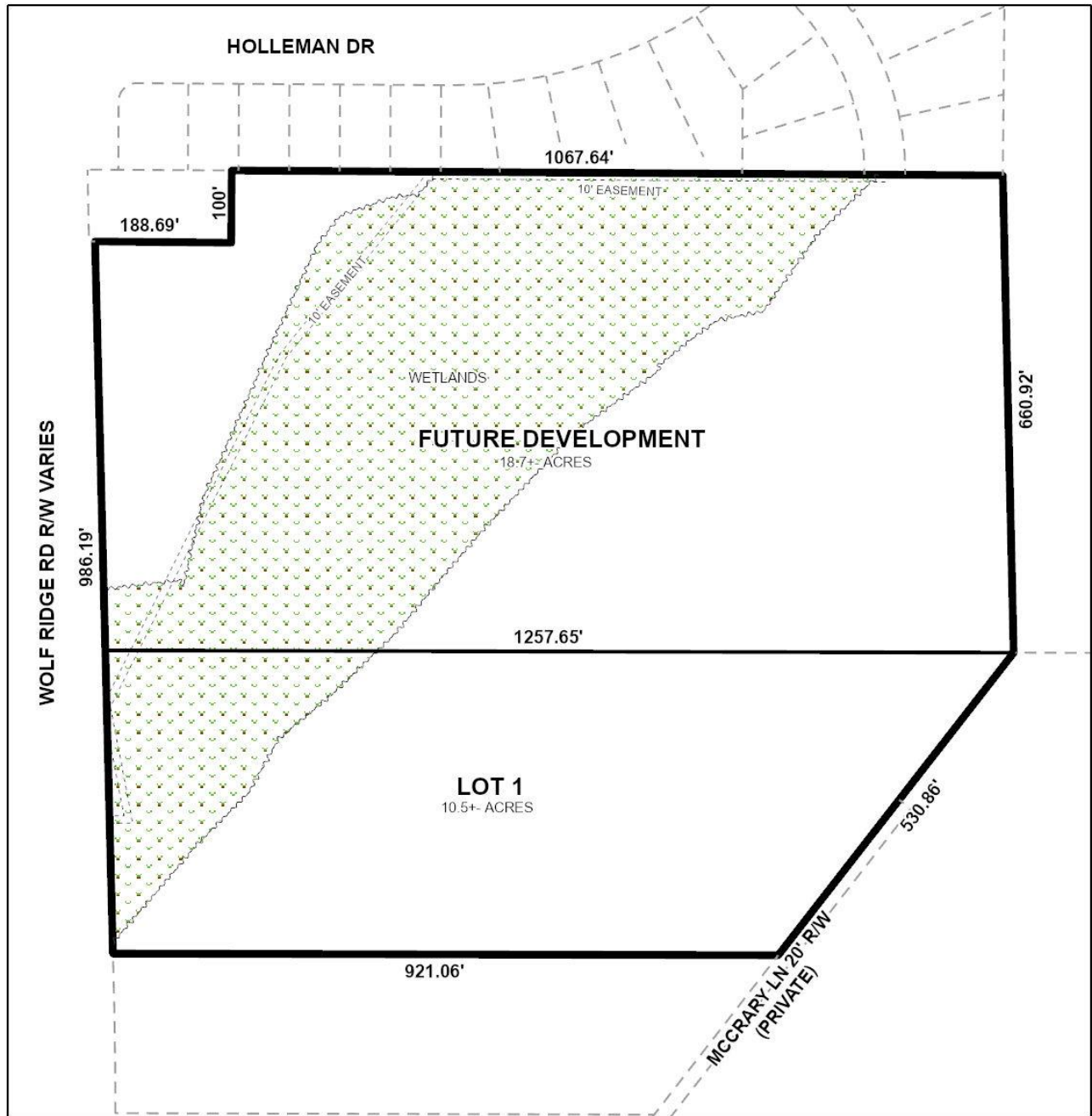


APPLICATION NUMBER 4 DATE N 06/20/2024 124

 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>4</u>	DATE <u>November 21, 2024</u>
APPLICANT <u>Wolf Ridge Business Park Subdivision, Phase Two</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)

LIGHT INDUSTRY (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as "industrial business", where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advance research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.