



Agenda Item # 5 SUB-003151-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2250, 2260 & 2271 Maple Drive

Subdivision Name:

Hale’s Place Subdivision

Applicant / Agent:

Mark N. Hale

Property Owner:

Mark & Alice Hale, Dolores & Franklin Hale, Lisa Hale,
and Patrick Garrett

Current Zoning:

R-1, Single-Family 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 four (4) legal lots of record from four (4) metes-and-bounds parcels.

Commission Considerations:

- Subdivision proposal with nine (9) conditions.

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HALE'S PLACE SUBDIVISION



APPLICATION NUMBER 5 DATE December 19, 2024



NTS

SITE HISTORY

The site was originally part of the Wellsville Farms Subdivision as Lot 6, the plat for which was recorded in December 1910.

A portion of the property was incorporated into the Cottage Hill Estates Subdivision, to the South, the preliminary plat for which was initially approved by the Planning Commission in June 1971. The Final Plat for that Subdivision was recorded in November 1972.

Another portion of the property was incorporated into the Arrowhead Springs Subdivision, to the West, the preliminary plat for which was approved by the Planning Commission in May 1973. The Final Plat for that Subdivision was recorded in November 1973.

The remainder of the property was subdivided over the years without Planning Commission approval, such that the resulting parcels have metes-and-bounds descriptions. Further Subdivision of the property requires compliance with the current Subdivision Regulations, hence the application at hand.

The site has not been associated with any Board of Zoning Adjustment cases.

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. Label the existing road ROW name (Maple Dr.), width, and whether it is PUBLIC or PRIVATE ROW.
- C. Label the proposed ROW with a name, width, and whether it is PUBLIC or PRIVATE ROW.
- D. Revise the cul-de-sac to the required 60-foot radius.
- E. Show and label the proposed ROW centerline and offset to the cul-de-sac radius point.
- F. Review and revise the written legal description to remove the duplicate call out.
- G. Delete NOTE #1 and replace it with "As shown on the 1984 aerial photo LOTS 1-4 will receive historical credit of existing impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE, LOT 2 – NONE, LOT 3 – NONE, AND LOT 4 – NONE.
- H. Add a note that the proposed roadway and stormwater improvements shall be complete and approved prior to issuing any residential construction permits.
- 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 application is to create four (4) legal lots of record from four (4) metes-and-bounds parcels.

As proposed, Lots 1 – 4 do not have direct frontage onto a public street, as required by Section 6.C.4. of the Subdivision Regulations. The preliminary plat does, however, illustrate an existing driveway which grants access to the proposed lots from Maple Drive, a minor street without curb and gutter illustrating a compliant 60-foot right-of-way width. Section 64-3-2.A.1. of the Unified Development Code (UDC) allows access to be provided by a recorded dedicated easement, but a waiver of Section 6.C.4. of the Subdivision Regulations will be required for approval. Such a waiver may be appropriate considering the property has existed in its current configuration since before it was annexed into city limits in 2023. It should be noted that the preliminary plat does not label the existing driveway as an access easement. As such, if approved, the Final Plat should be revised to label the driveway as a non-exclusive ingress/egress access easement.

The lots exceed the minimum size requirements for lots served by public water and sanitary sewer in a R-1, Single-Family Suburban District and the preliminary plat provides the lot size in both square feet and acres, in compliance with Section 5.A.2(e)(4) of the Subdivision Regulations. This information should be retained on the Final Plat, if approved; or provision of a table on the Final Plat with the same information will suffice.

The preliminary plat illustrates a compliant 25-foot front setback for Lots 1 and 4, however, it mislabels the front setback for Lot 2 and does not provide a front setback label for Lot 3. Additionally, the preliminary plat illustrates 10-foot side and rear yard setbacks for all proposed lots, which is not required by the Subdivision Regulations. As such, if approved, the Final Plat should be revised to illustrate a 25-foot front setback for all proposed lots where they abut the proposed access easement in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code and to remove the side and rear setbacks from the Final Plat.

It should be noted that, as proposed, Lot 3 is irregularly shaped. Section 6.C.1. of the Subdivision Regulations requires the size, width, depth, shape, and orientation of all proposed lots be "compatible and appropriate" to the location of the Subdivision and the type of development and use contemplated. Staff was not provided any information regarding the contemplated use or future development, though existing development has been for residential use. While the proposed layout of Lot 3 is non-standard to residential development there appear to be other irregularly shaped lots within the area. As such, if approved, a waiver of Section 6.C.1. may be appropriate.

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.

Lastly, it should be noted that the preliminary plat illustrates several existing accessory structures (sheds) on various lots that may encroach into the side and rear setbacks. As these lots were developed prior to annexation in 2023 it is possible that the structures may have legal non-conforming status per Article 6 Section 64-6-2 of the Unified Development Code. As such, any future development or redevelopment of these lots may require full compliance with current regulations.

SUBDIVISION CONSIDERATIONS

Standards of Review:

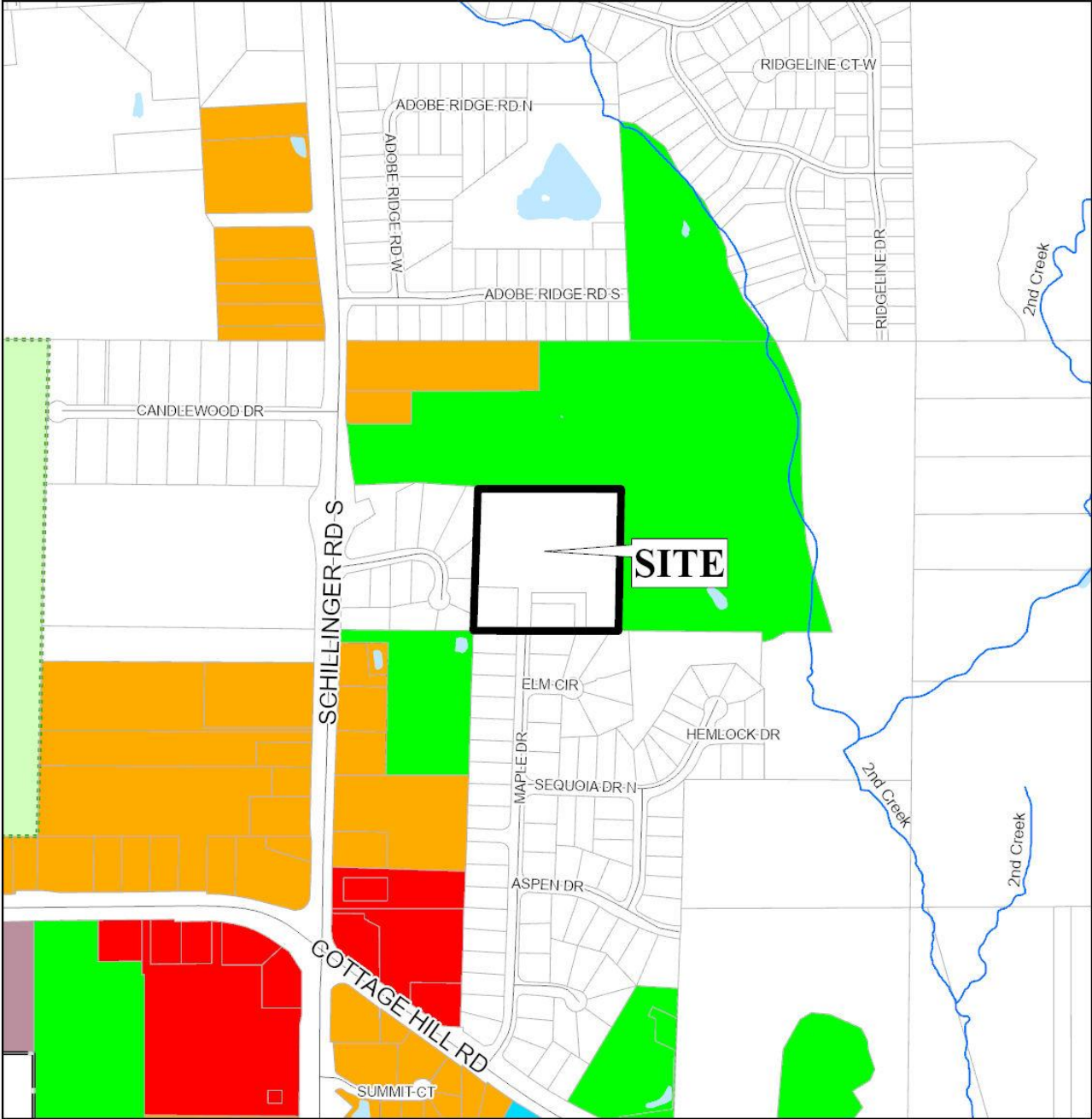
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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.1 and Section 6.C.4 of the Subdivision Regulations will be required, and the following conditions should apply:

1. Revision of the Final Plat to label the 60-foot driveway as a non-exclusive ingress/egress access easement;
2. Retention of the of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Revision of the Final Plat to illustrate a 25-foot front setback where all lots abut the proposed access easement in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove the side and rear setbacks;
5. Retention of the note on the Final Plat stating that no structure shall be constructed in 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.

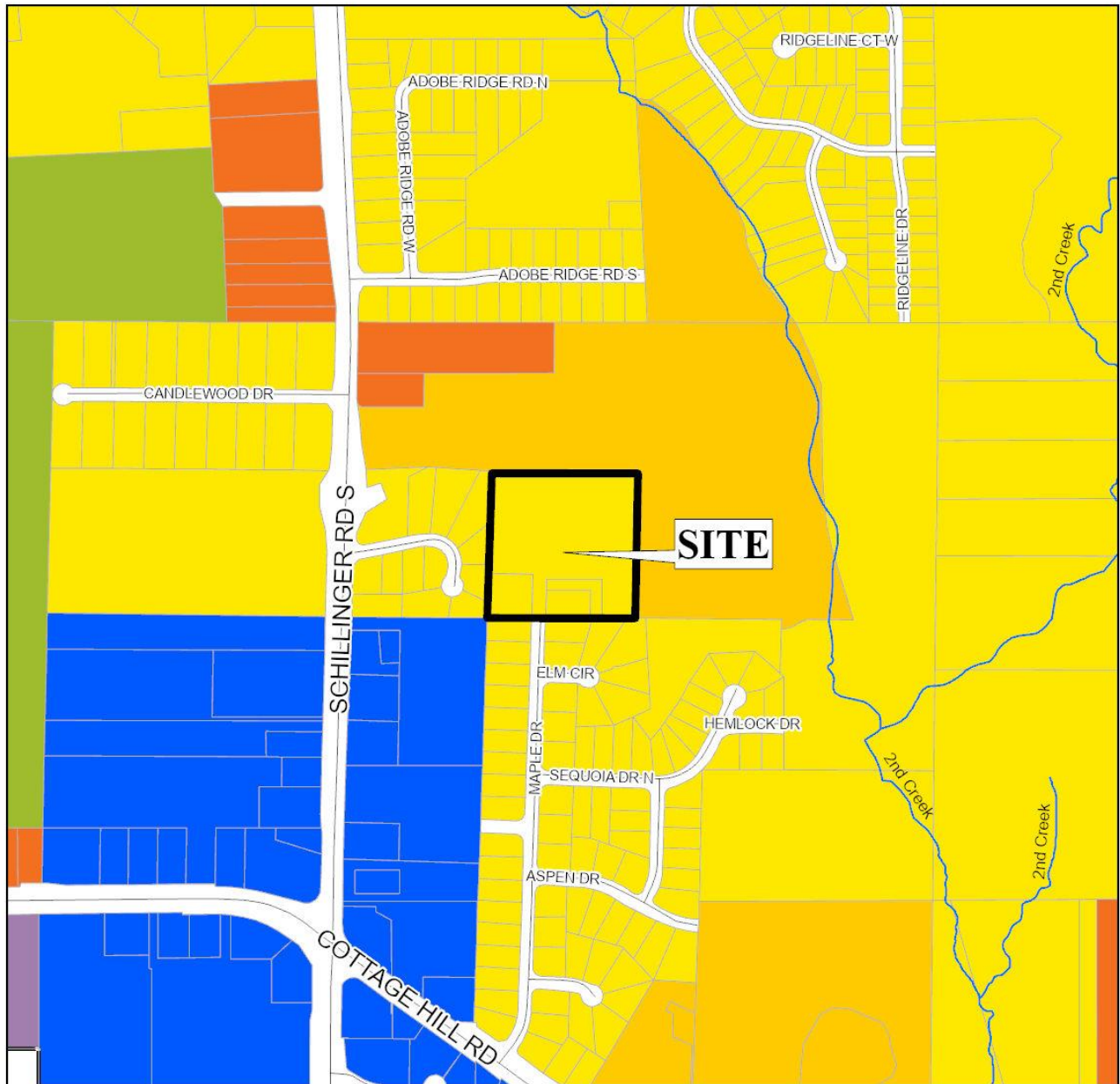
LOCATOR ZONING MAP



APPLICATION NUMBER	5	DATE	December 19, 2024
APPLICANT	Hale's Place Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE December 19, 2024

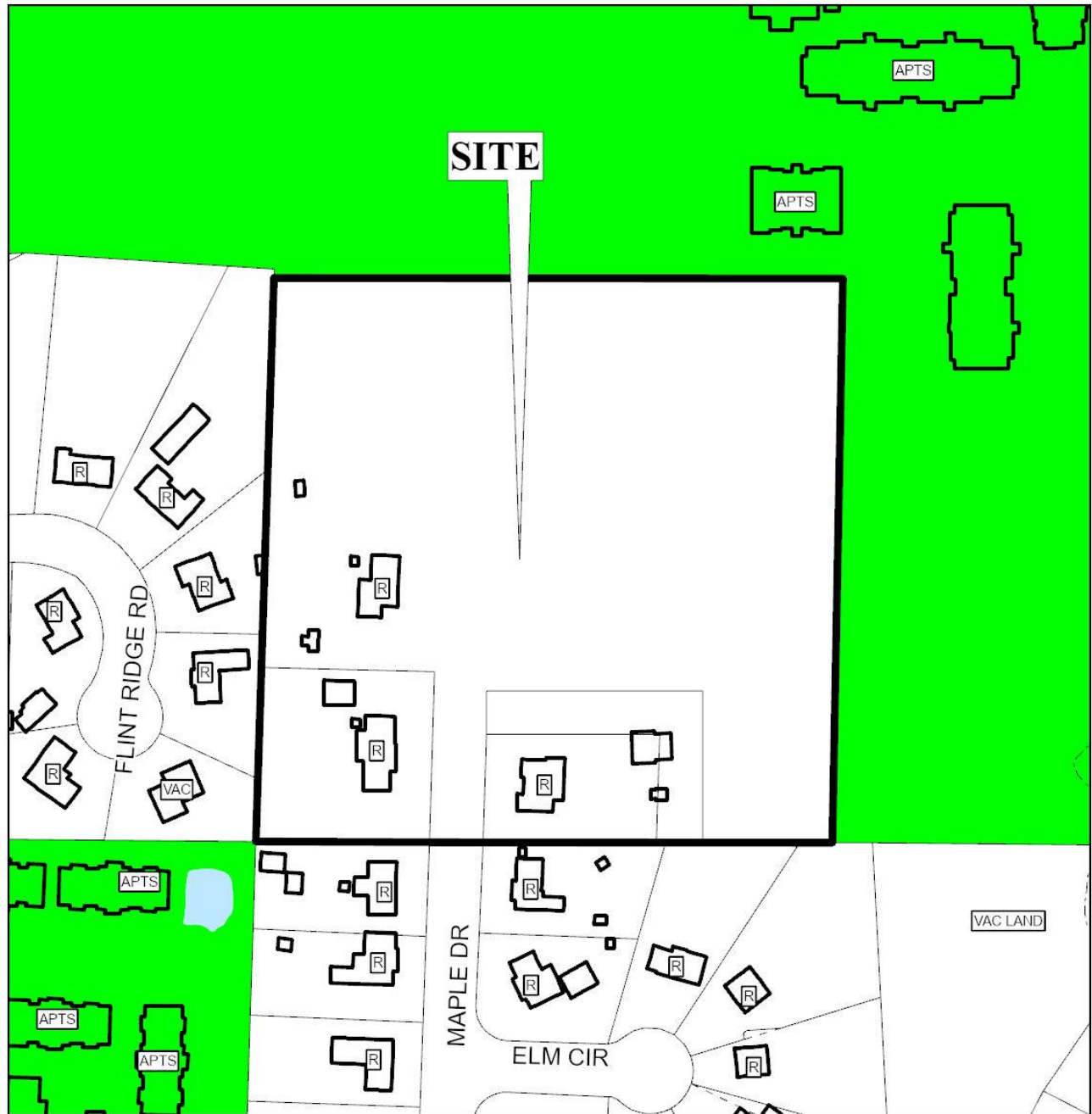
APPLICANT Hale's Place Subdivision

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 | |



HALE'S PLACE SUBDIVISION

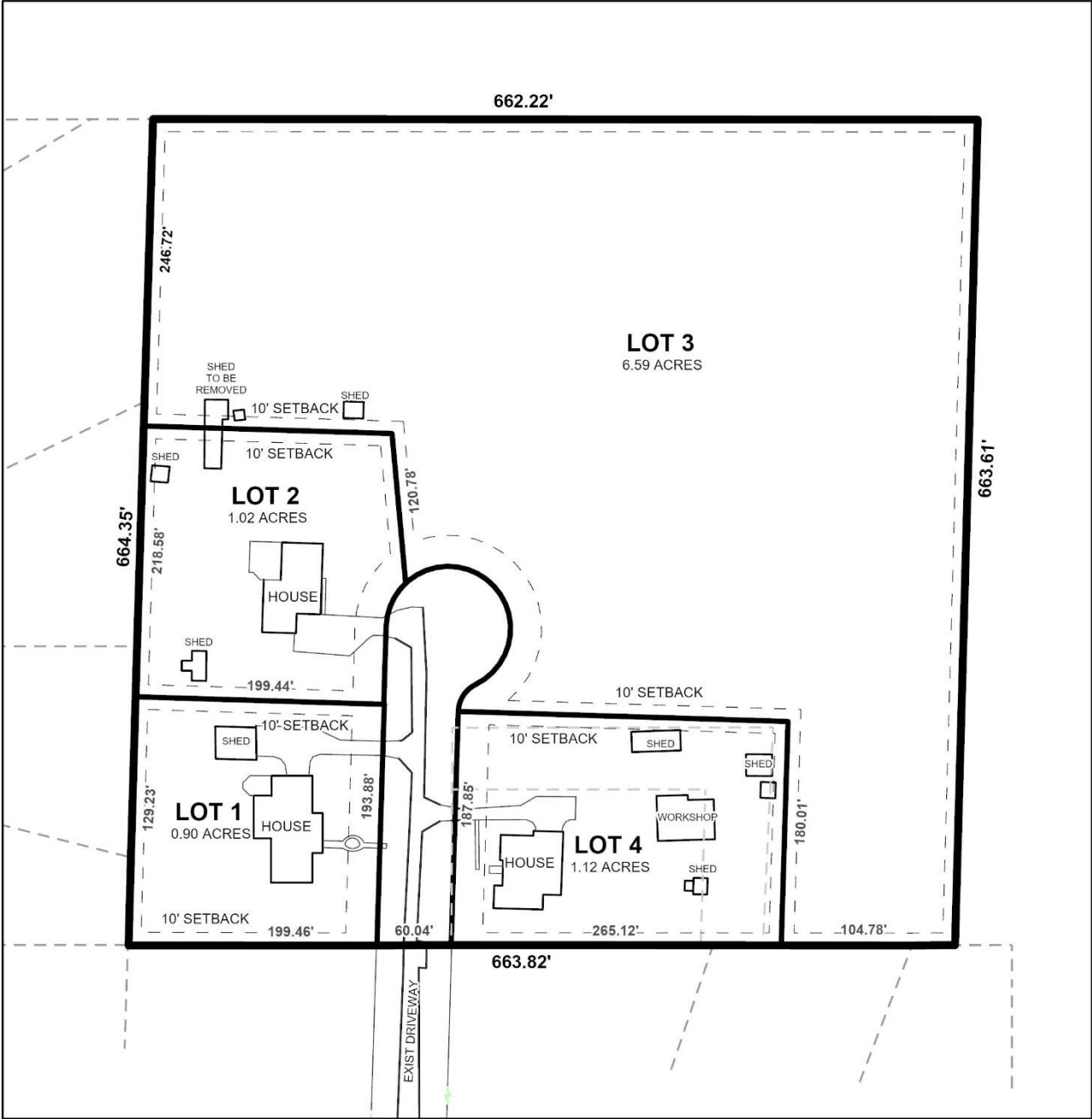


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE December 19, 2024
 APPLICANT Hale's Place Subdivision
 REQUEST Subdivision



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.