



## Agenda Item # 6 SUB-002926-2024

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

[Applicant Materials for Consideration](#)

### DETAILS

**Location:**

1810 Blackman Street

**Subdivision Name:**

Duke’s First Addition to Toulminville Subdivision,  
Resubdivision of Lot 11 & The North 21 Feet of Lot  
13 Block 1

**Applicant / Agent:**

John Friess, JWTC-Louisiana, LLC

**Property Owner:**

Susie Hudson

**Current Zoning:**

R-1, Single-Family Residential 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 one (1) metes-and-bounds parcel.

**Commission Considerations:**

- Subdivision proposal with five (5) conditions.

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# DUKE'S FIRST ADDITION TO TOULMINVILLE SUBDIVISION, RESUBDIVISION OF LOT 11



APPLICATION NUMBER 6 DATE June 20, 2024



NTS

## SITE HISTORY

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The site was originally part of the Duke's First Addition to Toulminville Subdivision, the plat for which was recorded in 1930. Since that time, development of the area has resulted in the shifting of lot lines without approval from the Planning Commission, such that the designs of many of the lots are no longer compatible with the recorded subdivision plat. This includes the subject site, which now has a metes-and-bounds legal description. The applicant plans to redevelop the property with a new single-family dwelling, thus requiring full compliance with current regulations, including the Subdivision Regulations.

There have been no other Planning Commission or Board of Zoning Adjustment applications associated with the site.

## STAFF COMMENTS

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### 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 reference, on the map and the description, to a monumented corner.
- C. Provide a written legal description and matching bearing and distance labels for the proposed subdivision.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 1 will receive 2,200 sf historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control).
- E. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- F. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- G. 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.
- H. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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](mailto: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 application 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 site has frontage on Blackman Street, a minor street with curb and gutter requiring a 50-foot right-of-way. The preliminary plat illustrates a substandard 40-foot right-of-way at this location, which appears to be common along Blackman Street. Section 6.B.9. of the Subdivision Regulations requires minor streets with curb and gutter to have a 50-foot right-of-way; however, the Planning Commission approved the subdivision of property across the street from the subject site with a 40-foot right-of-way width, in 1974, and there do not appear to be any recent subdivisions along Blackman Street that would indicate additional dedication has since been required. As such, a waiver of Section 6.B.9. may be appropriate.

The lot, as proposed, exceeds the minimum size requirements for lots served by public water and sanitary sewer in an R-1 Urban district, and is appropriately labeled in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; or placement of a table on the Final Plat with the same information will suffice.

The width of the proposed lot meets the minimum requirements of Section 6.C.2.(b)(3) of the Subdivision Regulations for residential lots within the Urban sub-district.

A 25-foot front yard setback is illustrated along Blackman Street, but only a five (5)-foot front yard setback is required for lots in an R-1, Single-Family Residential Urban District, per Article 2 Section 64-2-5.E of the Unified Development Code (UDC). The applicant may retain the 25-foot setback, but if the plat is approved and recorded in Mobile County Probate Court with a 25-foot front yard setback, future development of the property will be subject to a front yard setback that is greater than was is required by the UDC. As such, at least a five (5)-foot front yard setback should be illustrated along Blackman Street on the Final Plat, if approved.

## SUBDIVISION CONSIDERATIONS

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### **Standards of Review:**

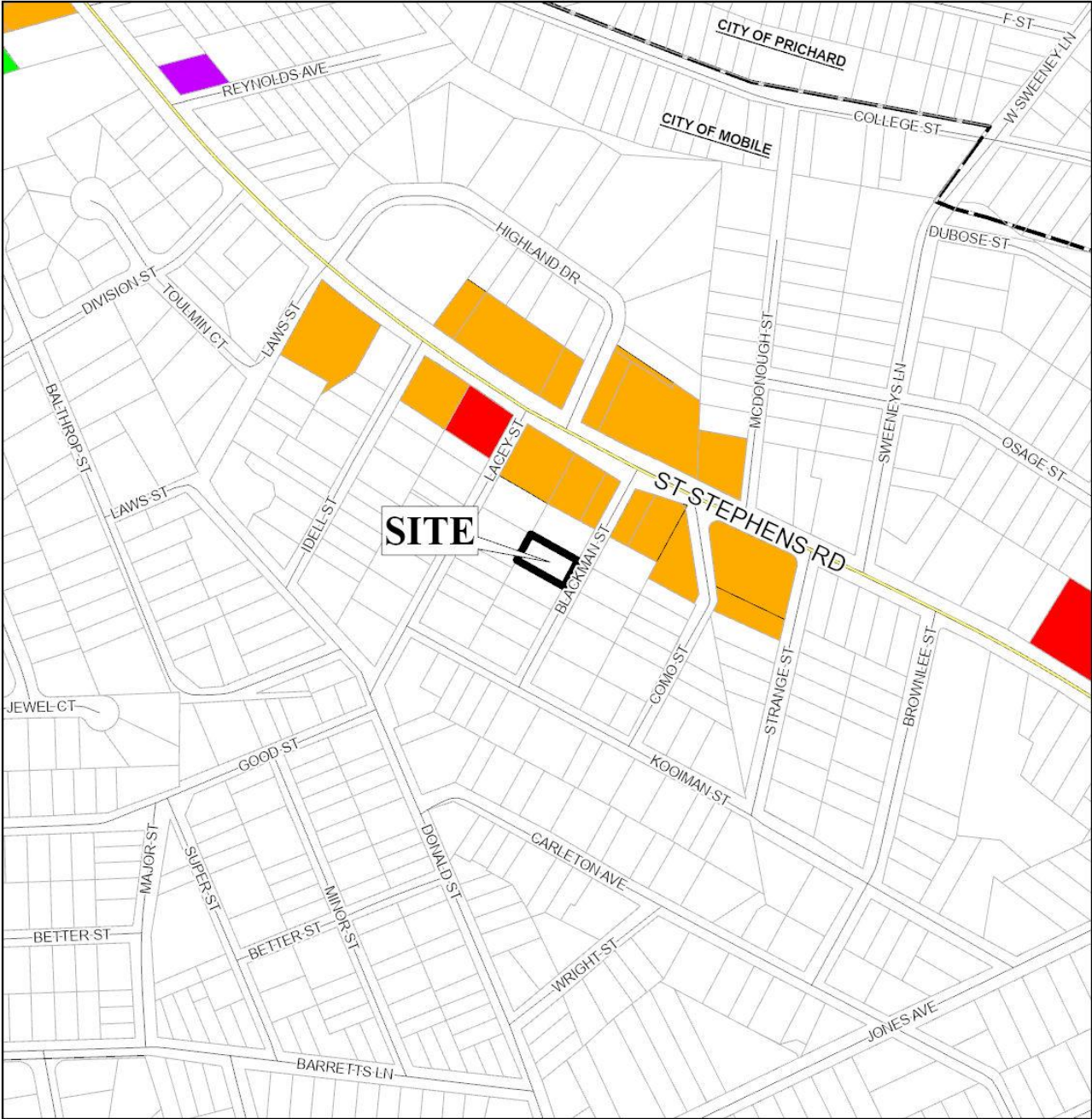
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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.B.9. of the Subdivision Regulations will be required and the following conditions should apply:

1. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat with the same information;
1. Retention of at least a five (5)-foot front yard setback along Blackman Street, as required by Section 64-2-5.E of the Unified Development Code;
2. Compliance with all Engineering comments noted in this staff report;
3. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
4. Compliance with all Urban Forestry comments noted in this staff report; and
5. Compliance with all Fire Department comments noted in this staff report.

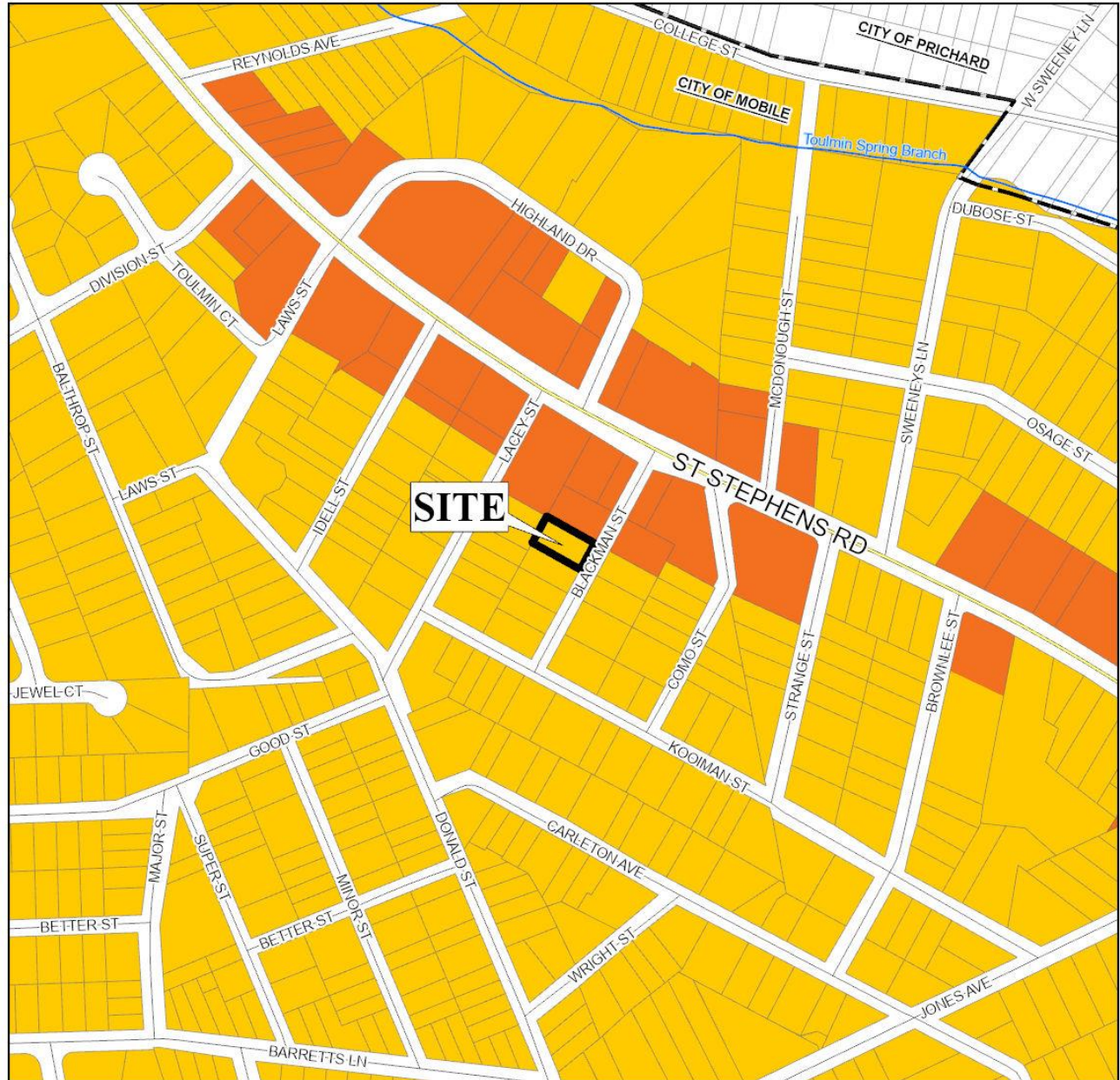
# LOCATOR ZONING MAP



APPLICATION NUMBER <u>6</u>	DATE <u>June 20, 2024</u>
APPLICANT <u>Duke's First Addition to Toulminville Subdivision, Resubdivision of Lot 11</u>	
REQUEST <u>Subdivison</u>	



# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE June 20, 2024

APPLICANT Duke's First Addition to Toulminville Subdivision, Resubdivision of Lot 11

REQUEST Subdivison

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



# DUKE'S FIRST ADDITION TO TOULMINVILLE SUBDIVISION, RESUBDIVISION OF LOT 11



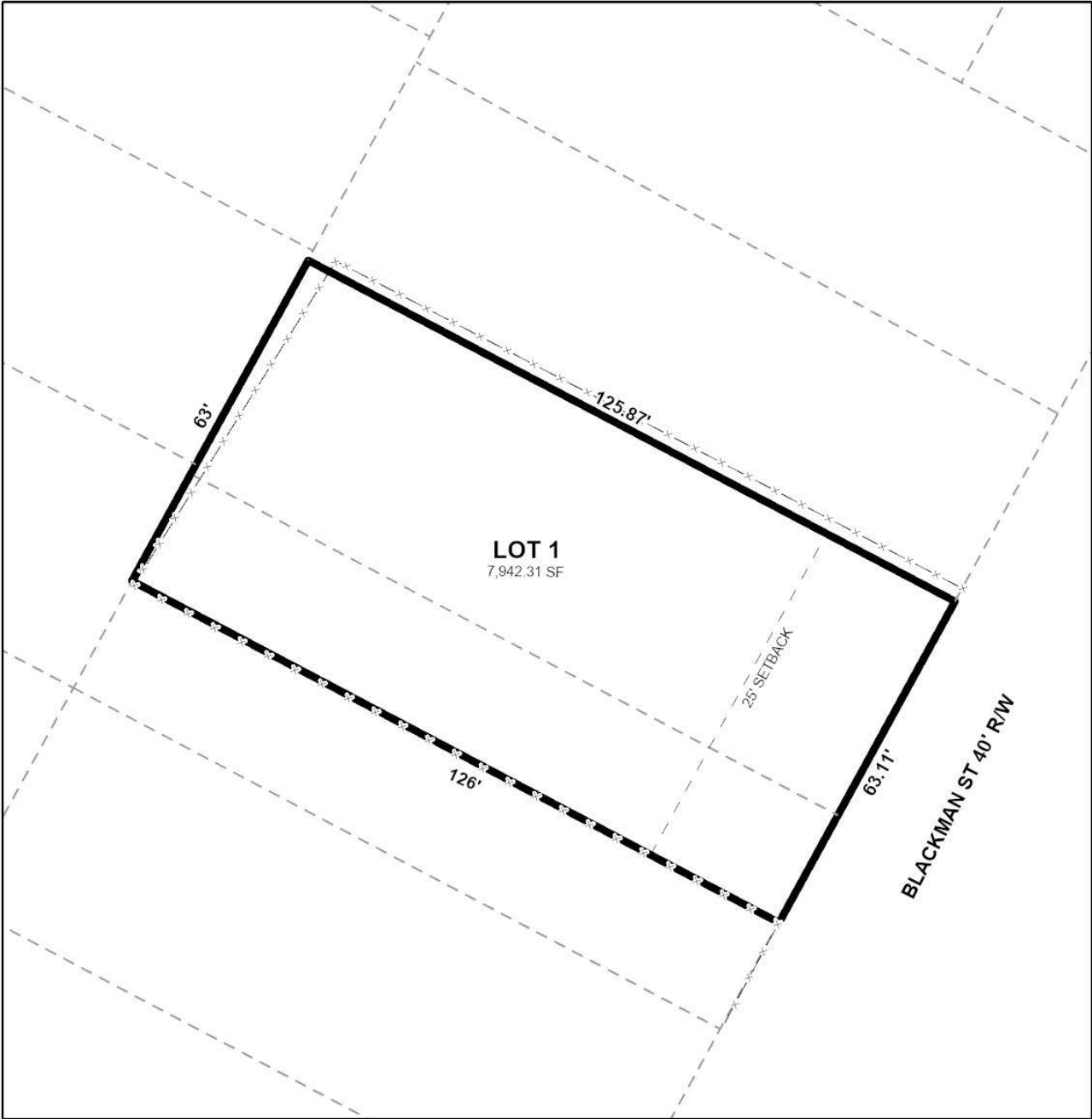
APPLICATION NUMBER 6 DATE June 20, 2024

- |  |   |   |  |  |   |  |   |  |  |
|--|---|---|--|--|---|--|---|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> R-A   | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> R-3     | <span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> B-1    | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> B-2 | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> B-5     | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> ML    | <span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span> I-2   | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> OPEN | <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> T-3     | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> T-5.2   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span> R-1  | <span style="display: inline-block; width: 15px; height: 10px; background-color: magenta; border: 1px solid black;"></span> R-B   | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> T-B   | <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> B-3    | <span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span> CW      | <span style="display: inline-block; width: 15px; height: 10px; background-color: teal; border: 1px solid black;"></span> MH         | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> PD   | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> SD       | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> T-4   | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkpurple; border: 1px solid black;"></span> T-6 |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> R-2 | <span style="display: inline-block; width: 15px; height: 10px; background-color: peachpuff; border: 1px solid black;"></span> H-B | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> LB-2 | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> B-4  | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> MM | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightpurple; border: 1px solid black;"></span> I-1 | <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> MUN | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> SD-WH    | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> T-5.1 |  |





# DETAIL SITE PLAN



APPLICATION NUMBER <u>6</u>	DATE <u>June 20, 2024</u>
APPLICANT <u>Duke's First Addition to Toulminville Subdivision, Resubdivision of Lot 11</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.

