



Agenda Item # 6

SUB-003149-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

859, 861, 863, & 865 Edwards Street and 858 Grimes Street

Subdivision Name:

Resubdivision of Lots 1-4 & 13-15, Grimes & Winbush Subdivision

Applicant / Agent:

Keri Coumanis, Helmsing Leach, P.C.

Property Owner:

Teresa Bettis, Africatown Redevelopment Corporation

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create five (5) legal lots of record from seven (7) legal lots of record.

Commission Considerations:

1. Subdivision proposal with twelve (12) conditions.

Report Contents:

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

RESUBDIVISION OF LOTS 1-4 & 13-15, GRIMES & WINBUSH SUBDIVISION



APPLICATION NUMBER 6 DATE December 19, 2024



SITE HISTORY

The site was originally part of the Grimes and Winbush Subdivision, the plat for which was recorded in June 1960.

No other Planning Commission or Board of Zoning Adjustment cases are 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 plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate.
- E. As shown on the 1984 aerial photo LOTS 1 - 5 will receive 12,500 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). Applicant will need to coordinate with the City Engineering Permitting Department (G. Davis) to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review.
- F. 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.
- G. 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.
- 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. 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.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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.

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 request is to create five (5) legal lots of record from seven (7) legal lots of record. The site is served by public water and sanitary sewer services.

Proposed Lot 1 has frontage on James Avenue and Edwards Street, Lots 2 and 3 have frontage on Edwards Street, and proposed Lots 4 and 5 have frontage on Grime Street, all of which are minor streets without curb and gutter requiring 60-foot right-of-way widths. Substandard right-of-way widths are depicted along each street. As such, if approved, the plat should be revised to illustrate dedication sufficient to provide 30 feet from the centerline of each street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

Lot 1 is a corner lot requiring a 25-foot radius where Edwards Street and James Avenue intersect, per Section 6.C.6. of the Subdivision Regulations. If approved, revision of the plat should be required to illustrate sufficient dedication of the corner radius unless a waiver of Section 6.C.6. if recommended by the City Engineer and Traffic Engineer.

Grimes Street is incorrectly labeled as "Edwards Street" on the preliminary plat. If approved, the plat should be revised to correctly label Grimes Street.

The lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Urban District, but are not labeled in either square feet or acres on the preliminary plat, as required by Section 5.A.2(e)(4) of the Subdivision Regulations. If approved, revision of the Final Plat to provide the size of each lot in both square feet and acres should be required, adjusted for any required dedication; or provision of a table on the Final Plat with the same information will suffice.

Each proposed lot meets the minimum 50-foot width requirement of Section 6.C.2(b)(3) for residential lots located within the urban sub-district.

A 15-foot front yard setback is illustrated along each street, but only a 5-foot front yard setback is required for lots in the 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 15-foot setbacks, but if approved and the plat recorded in Mobile County Probate Court depicts a 15-foot front yard setback, future development of the properties will be subject to a front yard setback that is greater than what is required by the UDC. As such, at least a 5-foot front yard setback should be illustrated along each street on the Final Plat, if approved, adjusted for any required dedication.

Five (5)-foot side yard setbacks and fifteen (15)-foot rear yard setbacks are illustrated along side and rear property lines, which is not required by the Subdivision Regulations. As such, if approved, removal of the side and rear setbacks from the Final Plat should be required.

The site is within the Africatown Overlay, as well as the Africatown Safety Zone. As such, development of the properties is subject to the applicable provisions of Article 11 of the UDC. Placement of a note on the Final Plat stating as much should be required, if approved.

The plat does not provide all the required specifications for Final Plat approval regarding the general form, information to be shown, or attendant items required by Section 5 of the Subdivision Regulations. Such requirements include the items, notes, and certifications that should be placed on a subdivision plat. As such, the Final Plat should provide all the information required by Section 5 of the Subdivision Regulations, along with any additional information required by the Engineering Department.

SUBDIVISION CONSIDERATIONS

Standards of Review:

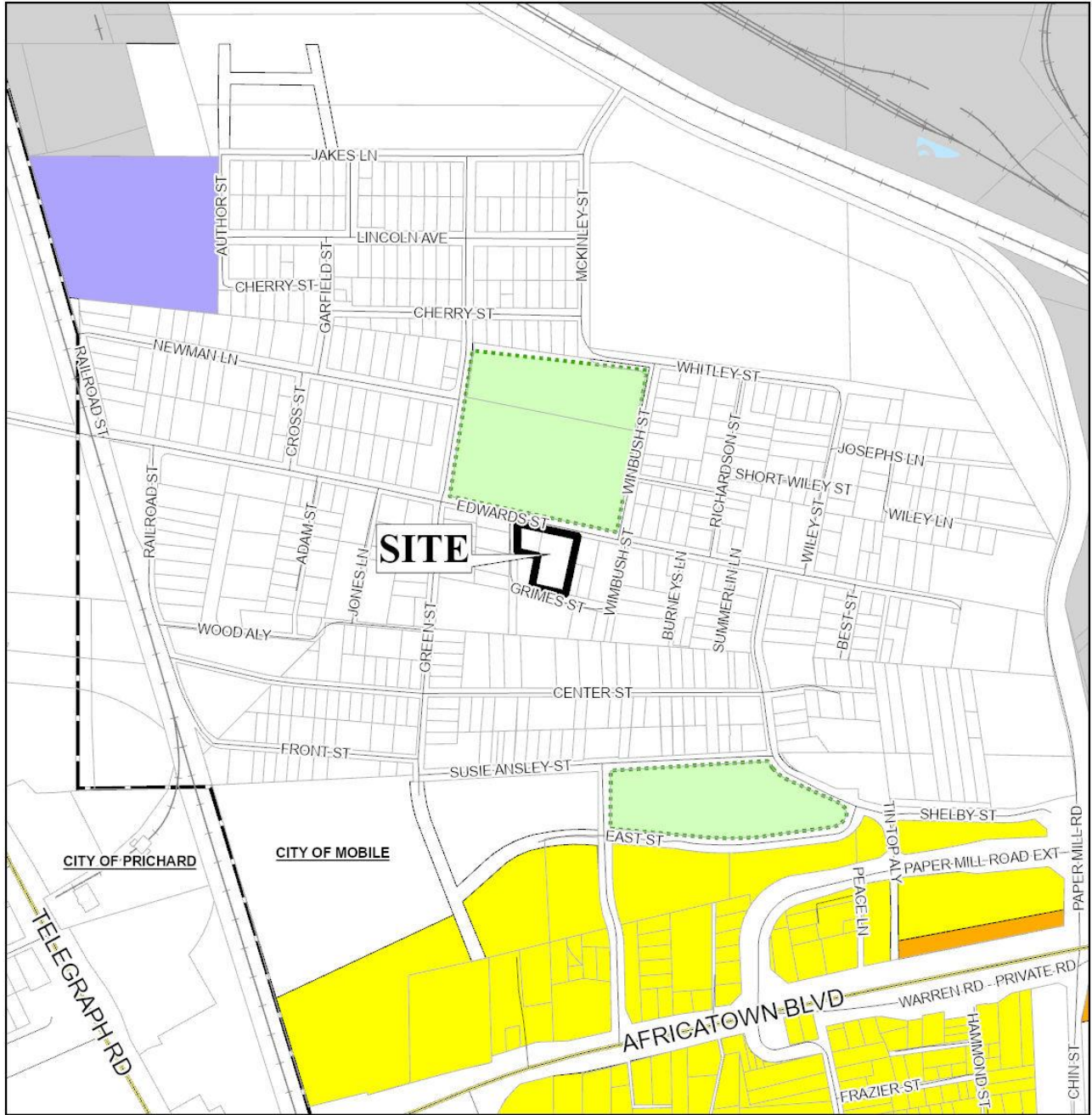
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, a waiver of Section 6.C.2(b)(2) will be required and the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 30 feet from the centerlines of Edwards Street, James Avenue, and Grimes Street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius on Lot 1 where Edwards Street and James Avenue intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is approved;
3. Revision of the plat to correctly label Grimes Street;
4. Revision of the plat to label each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Retention of at least a 5-foot front yard setback along each street frontage, adjusted for any required dedication;
6. Removal of the side and rear yard setbacks from the Final Plat;
7. Placement of a note on the Final Plat stating development of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
8. Revision of the plat to provide all required specifications (items, notes, certifications, etc.) for Final Plat approval, as detailed in Section 5 of the Subdivision Regulations;
9. Compliance with all Engineering comments noted in this staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report; and,
12. Compliance with all Fire Department comments noted in this staff report.

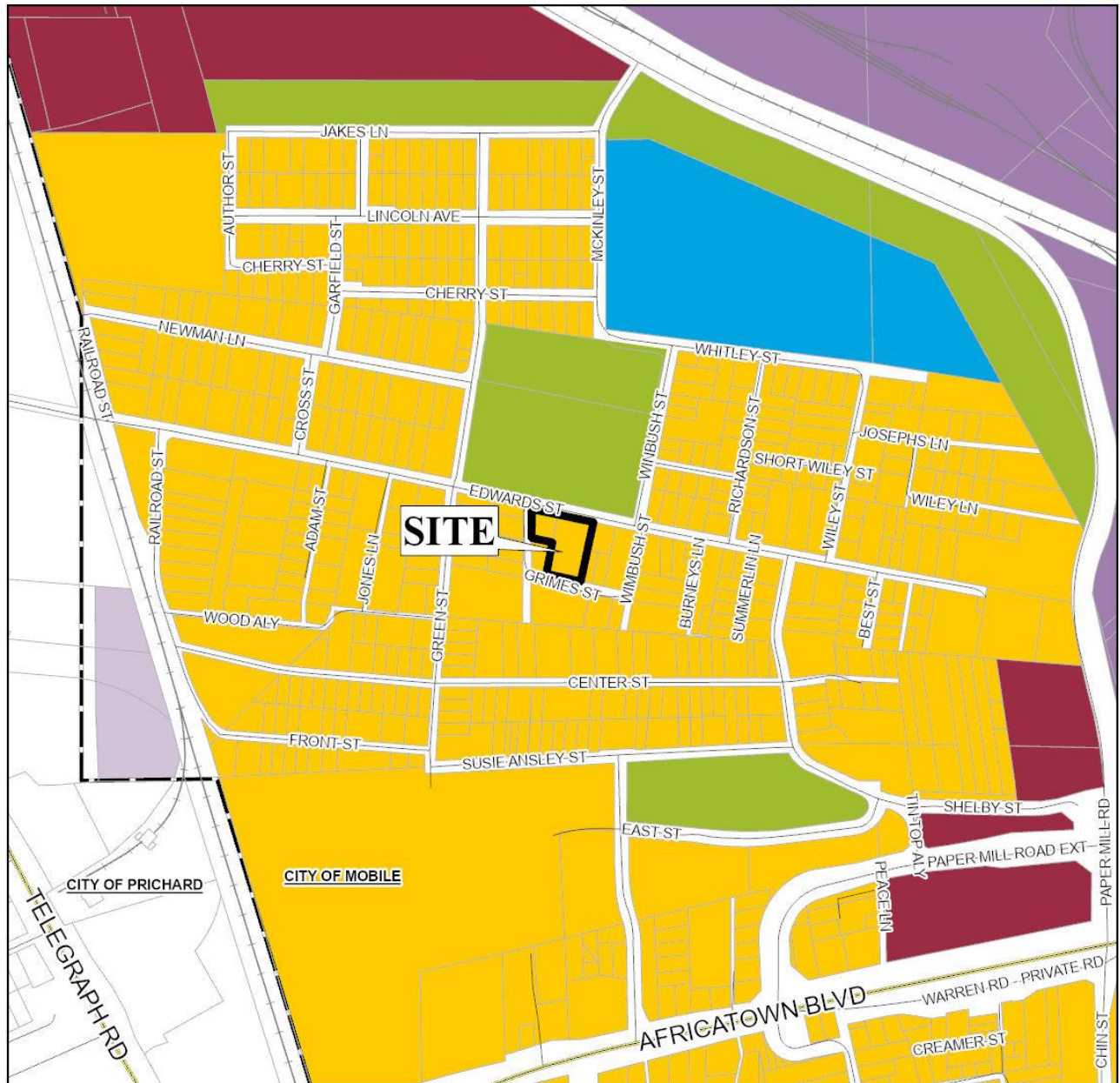
LOCATOR ZONING MAP



APPLICATION NUMBER _____ DATE December 19, 2024
 APPLICANT Resubdivision of Lots 1-4 & 13-15, Grimes & Winbush Subdivision
 REQUEST _____ Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER _____ DATE December 19, 2024

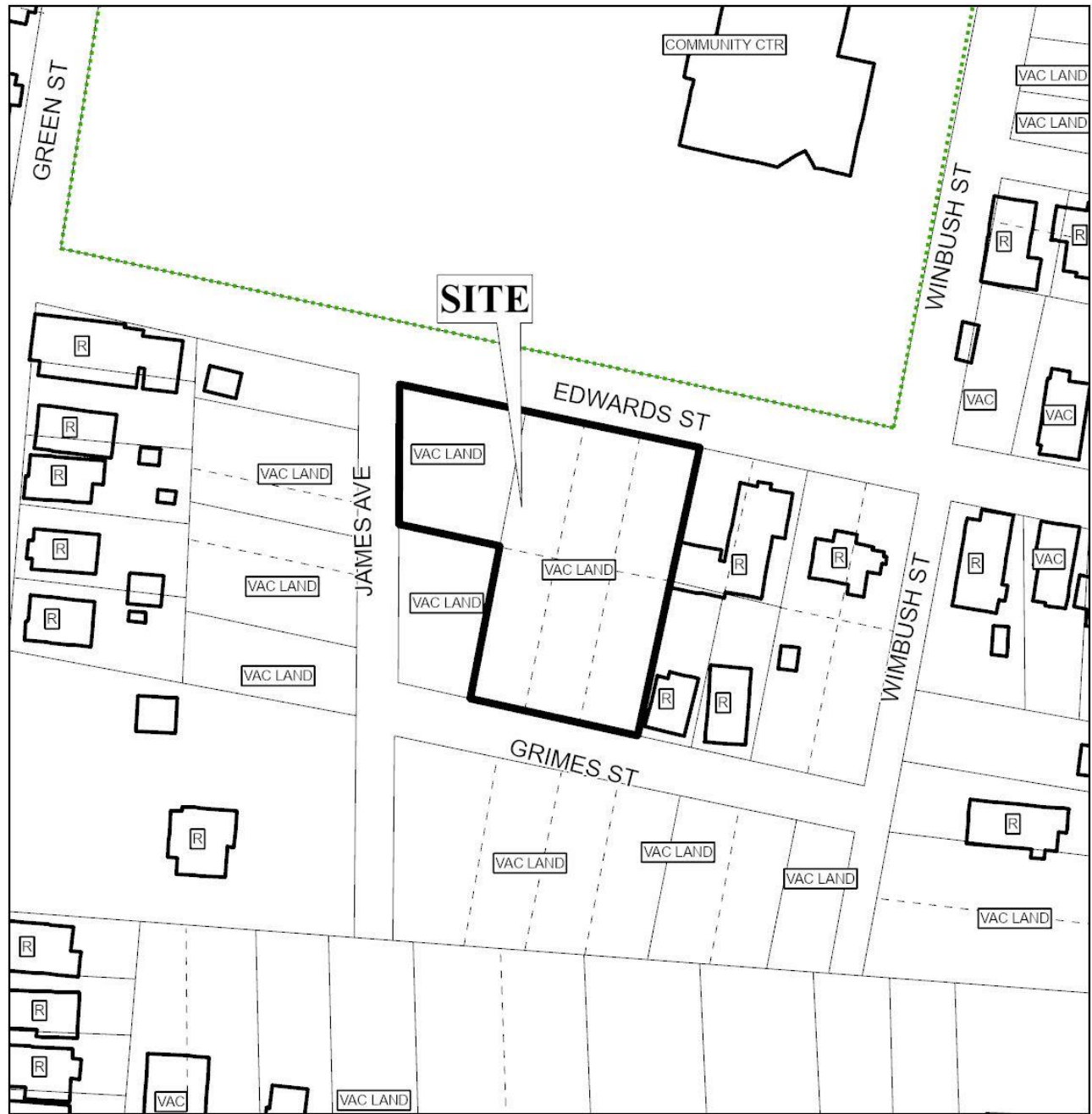
APPLICANT Resubdivision of Lots 1-4 & 13-15, Grimes & Winbush Subdivision

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 | |



RESUBDIVISION OF LOTS 1-4 & 13-15, GRIMES & WINBUSH SUBDIVISION

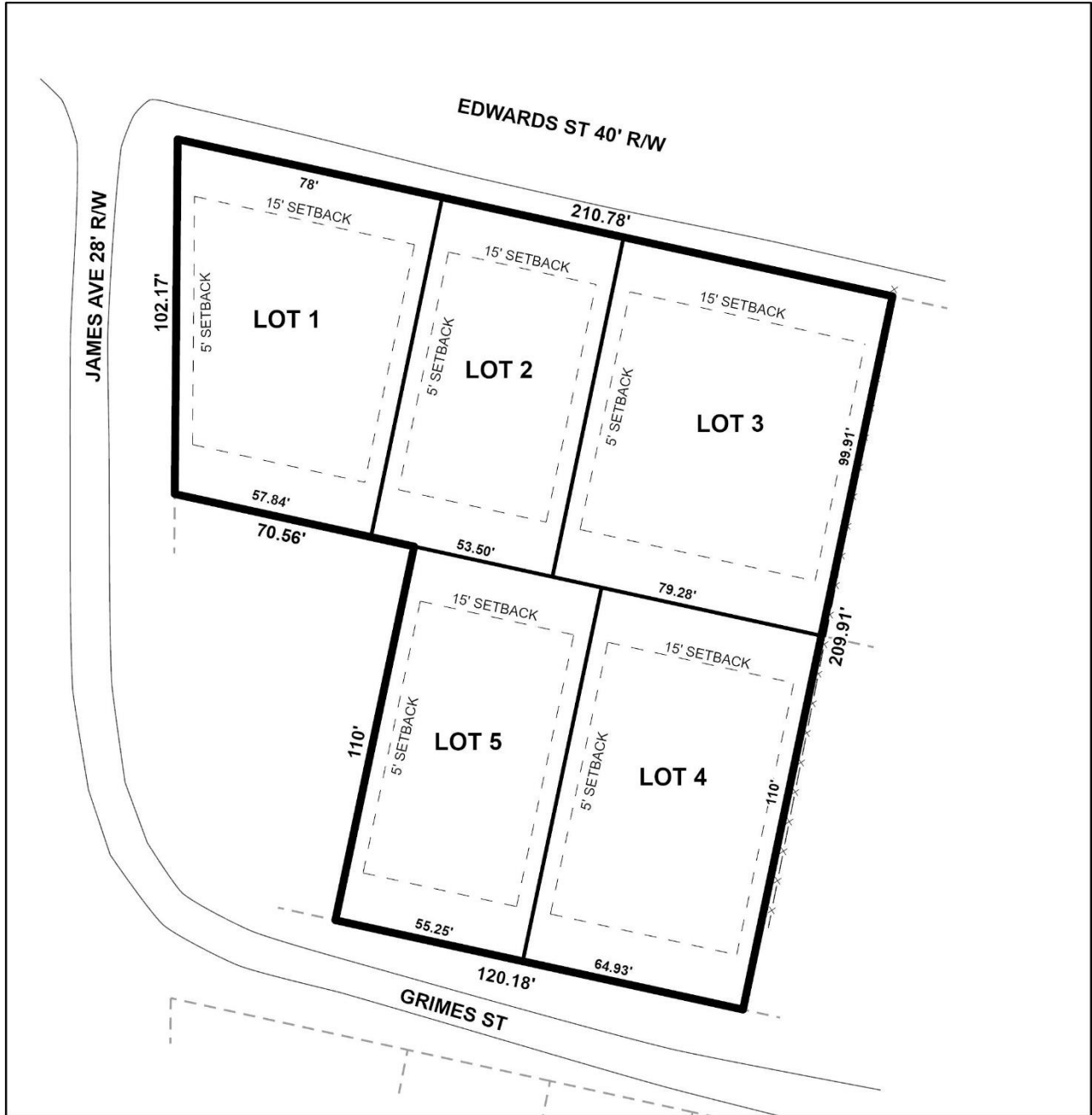


APPLICATION NUMBER 6 DATE D/ 06/20/2024)24

 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



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 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)

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.