



## Agenda Item # 7

### SUB-003173 -2024

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

[Applicant Materials for Consideration](#)

## DETAILS

**Location:**

6759 Overlook Road

**Subdivision Name:**

Gawrychowski Subdivision

**Applicant:**

Gawrychowski Holdings, LLC

**Property Owner:**

Gawrychowski Holdings, LLC

**Current Zoning:**

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

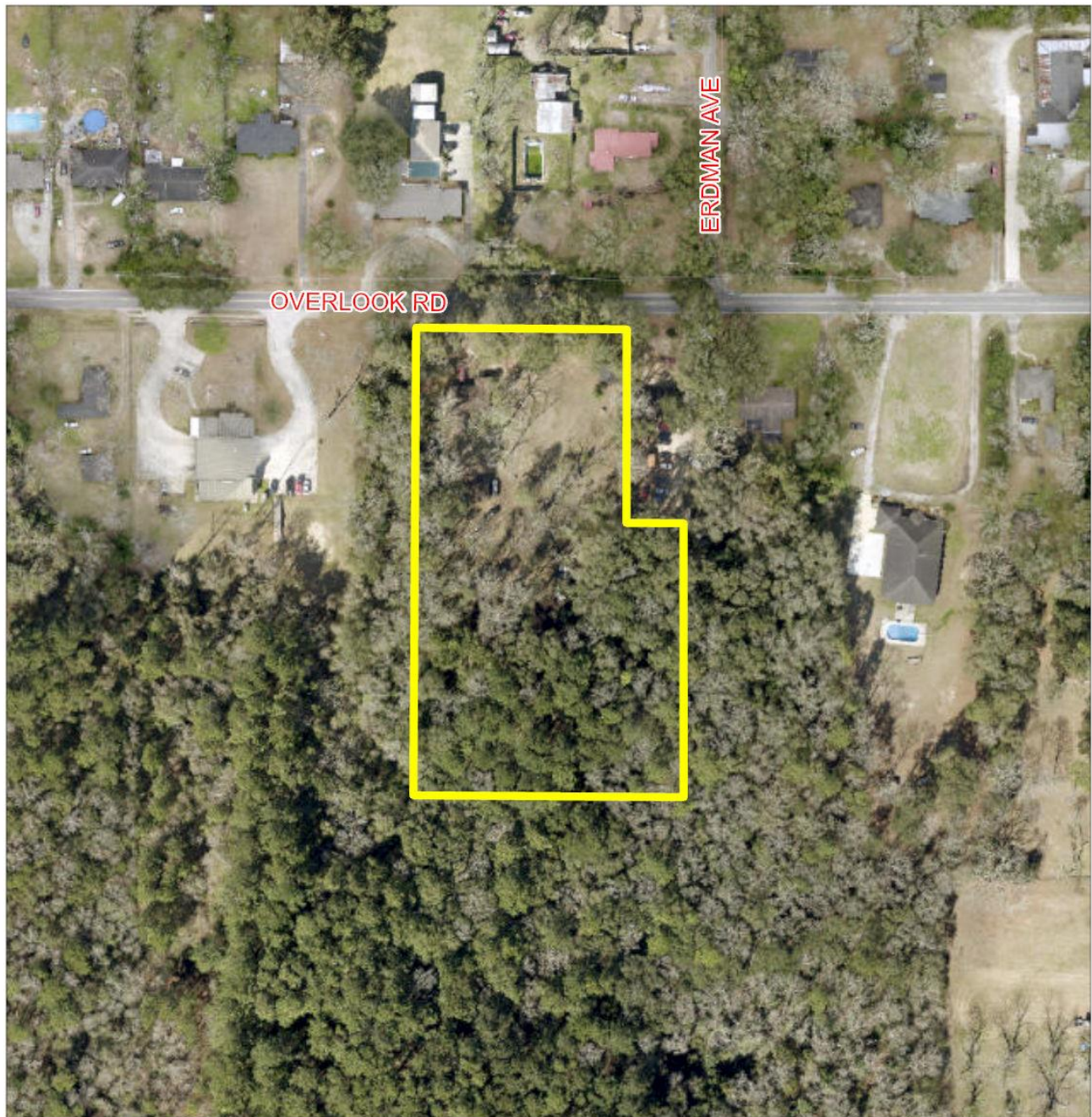
**Commission Considerations:**

1. Subdivision proposal with eight (8) conditions.

**Report Contents:**

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## GAWRYCHOWSKI SUBDIVISION



APPLICATION NUMBER 7 DATE February 20, 2025



## SITE HISTORY

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The subject site has no history of ever going before the Board of Zoning Adjustment or the Planning Commission.

## 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1, 2, 3, and 4 will share the 3,000 SF historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit per original lot as follows: LOT 1 – 1,750 SF, LOT 2 – 1,750 SF, and LOT 3 – 1,750 SF, and LOT 4 - 1,750 SF. Any additional impervious area will require stormwater detention.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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 request is to create four (4) legal lots of record from one existing metes-and-bounds parcel. The site is served by public water and sanitary sewer services. All proposed lots would exceed the minimum area requirements of the Subdivision Regulations.

The site has frontage on Overlook Road, which is a component of the Major Street Plan as a minor arterial street with a planned 70-foot right-of-way. As the right-of-way width of Overlook Road is currently 35'-9" to the centerline along the subject site, no dedication would be required. If approved, the right-of-way width of Overlook Road should be retained on the Final Plat.

The preliminary plat indicates a 25-foot minimum building setback line along the entire street frontage for all proposed lots. However, as only Lots 1, 2 and 3 are at least 60 feet wide along the street frontage, the 25-foot minimum building setback line should be retained as illustrated on these lots only. The 25-foot minimum building setback line should be revised on Lot 4 to be measured from where the lot is at least 60 feet wide. The lot size labels in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

As all proposed lots would exceed the depth-to width ratio of Section 6.C.3. of the Subdivision Regulations, a waiver of that section would be required, if approved. Lot 4 would be a "flag lot" which is generally not allowed by Section 6.C.9. of the Subdivision Regulations. However, exceptions are allowed due to pre-existing man-made barriers which may cause an undue hardship on the land owner. As the adjacent property to the East limits the street frontage for Lot 4, a waiver of Section 6.C.9. would seem justified.

## **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:**

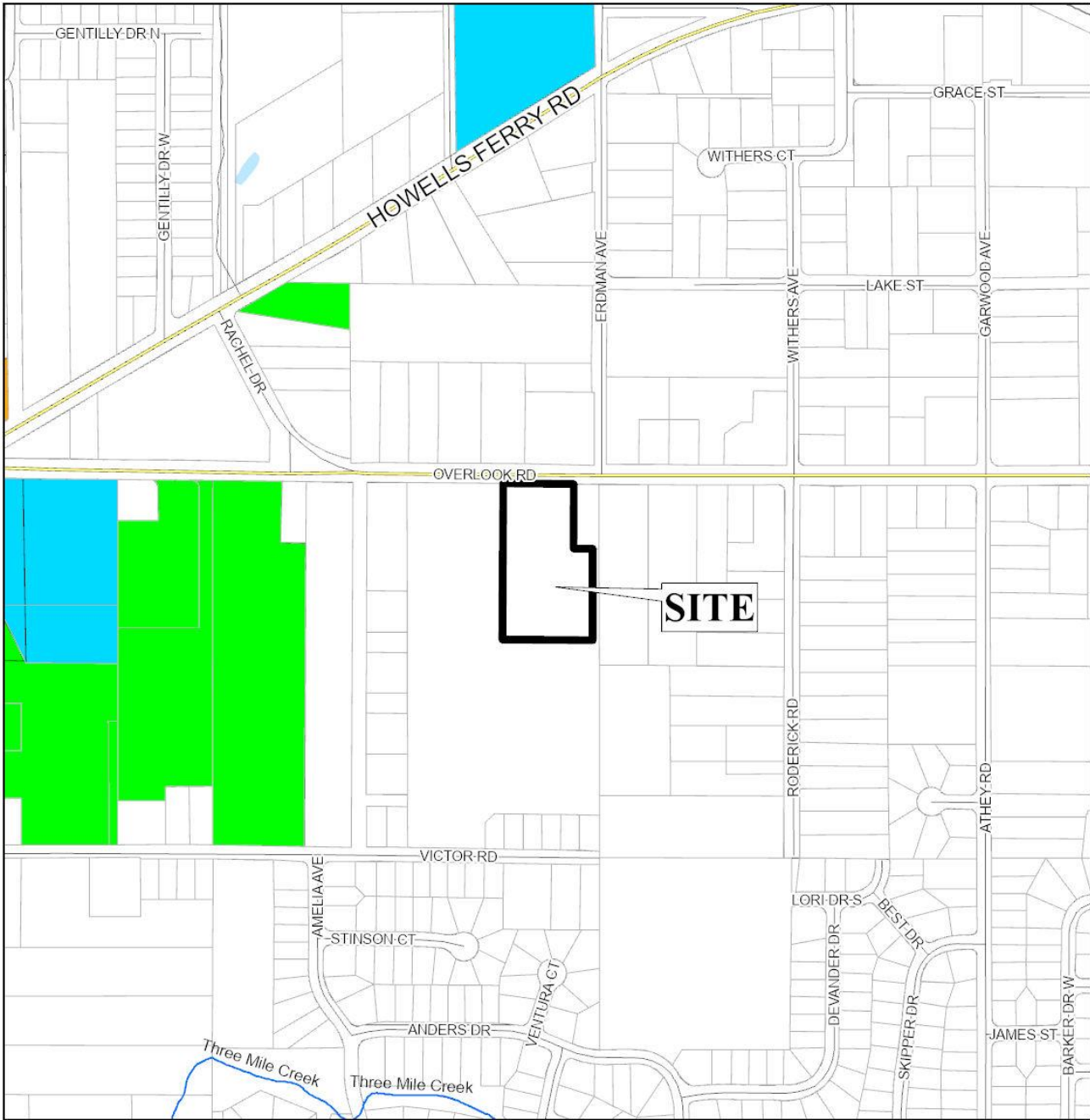
If the Planning Commission considers approving the Subdivision request, and with waivers of Sections 6.C.3. and 6.C.9. of the Subdivision Regulations, the following conditions could apply:

1. Retention of the right-of-way width of Overlook Road on the Final Plat;



2. Retention of the 25-foot minimum building setback line for Lots 1, 2 and 3 as illustrated on the preliminary plat;
3. Revision of the plat to illustrate the 25-foot minimum building setback line for Lot 4 as measured from where the lot is at least 60 feet wide;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

# LOCATOR ZONING MAP

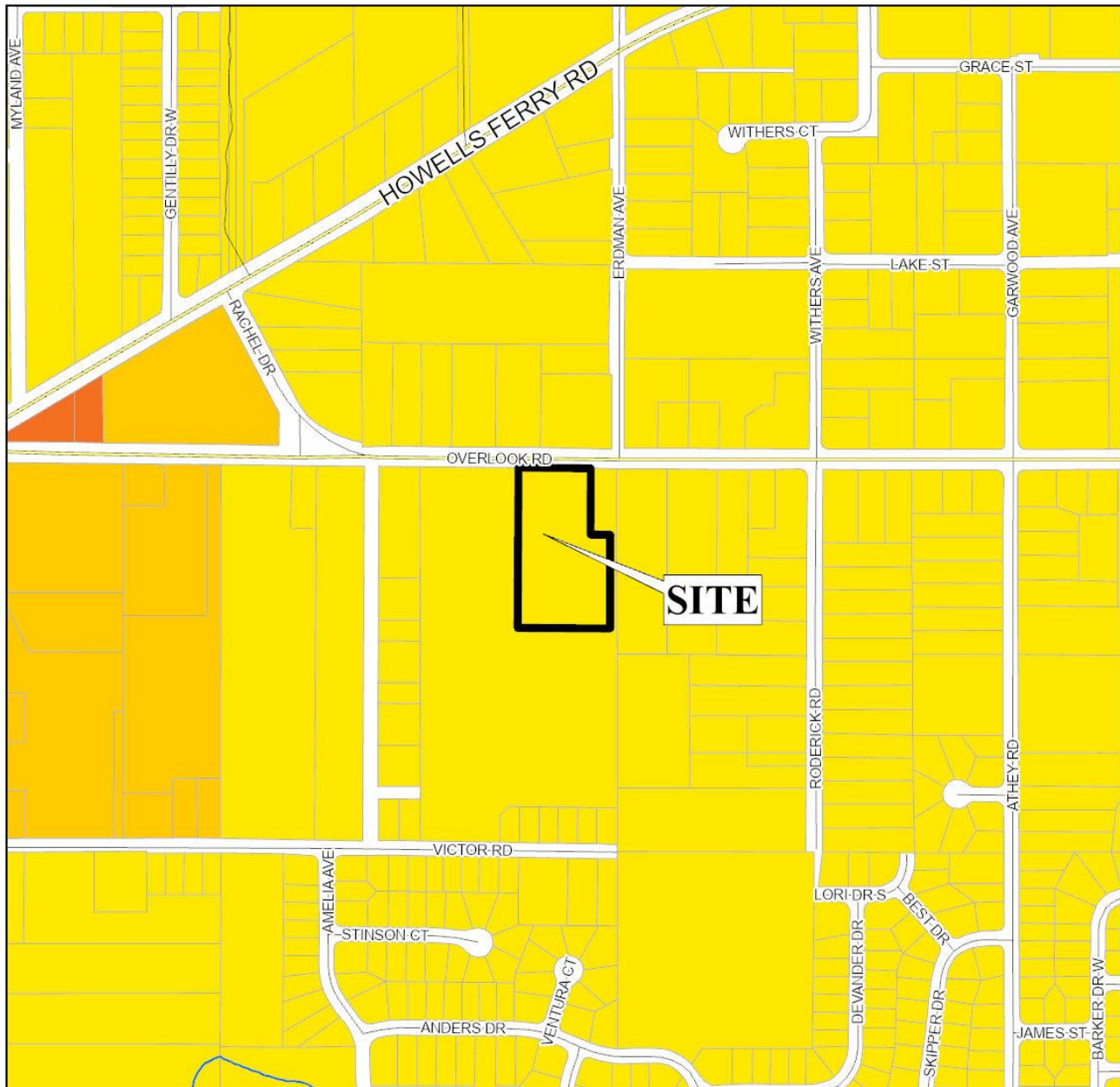


APPLICATION NUMBER	7	DATE	February 20, 2025
APPLICANT	Gawrychowski Subdivision		
REQUEST	Subdivision		

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NTS

# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE February 20, 2025

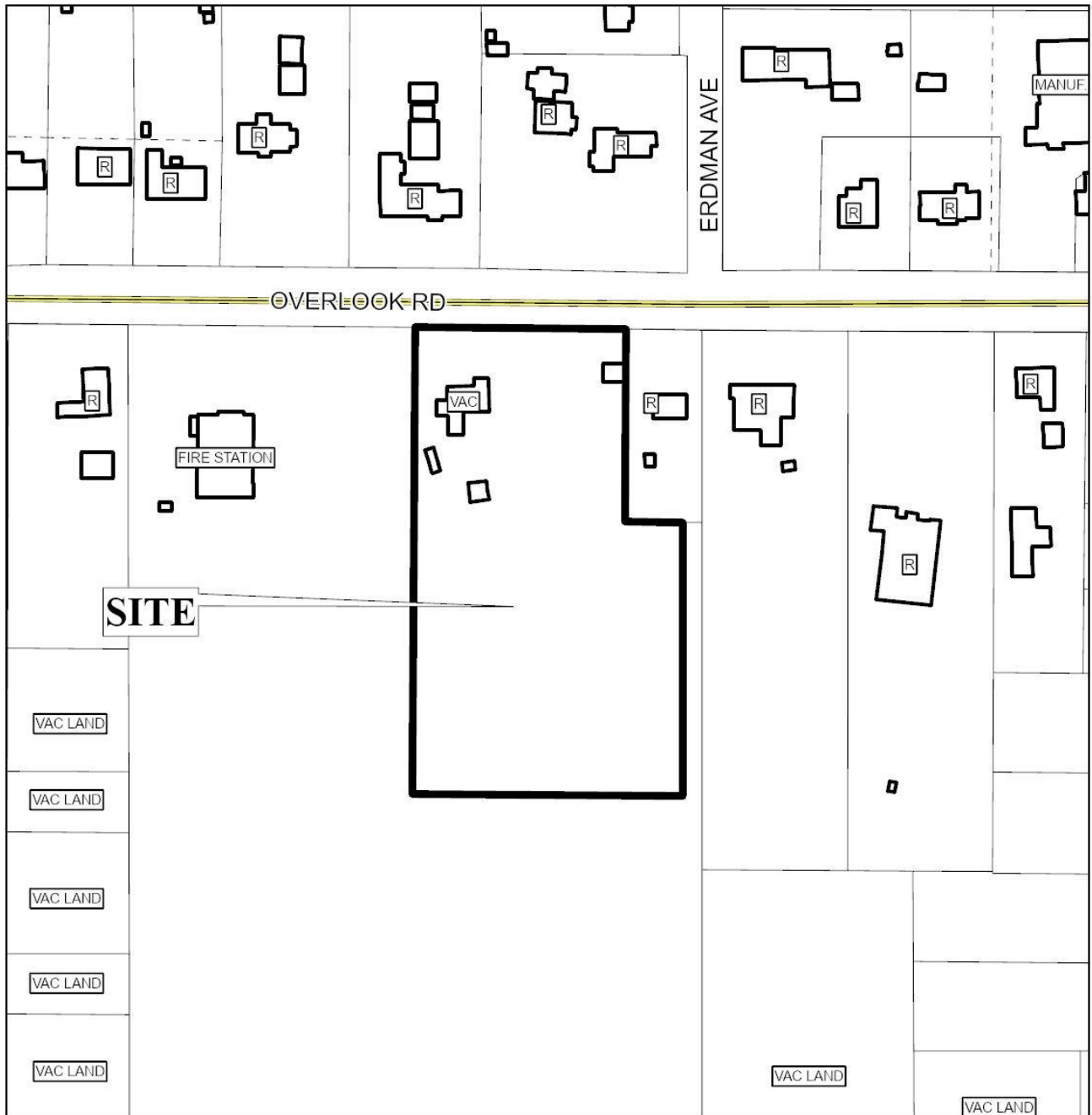
APPLICANT Gawrychowski Subdivision

REQUEST Subdivision

- |                                                                                                                                                 |                                                                                                                                                          |                                                                                                                                            |                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low Density Residential   | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Neighborhood Center - Traditional | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Downtown Waterfront | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks & Open Space |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Density Residential | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Neighborhood Center - Suburban       | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Light Industry    | <span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> Water Dependent      |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Downtown                  | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Traditional Corridor                 | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Heavy Industry       |                                                                                                                                              |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> District Center              | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Commercial Corridor          | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Institutional          |                                                                                                                                              |



# GAWRYCHOWSKI SUBDIVISION



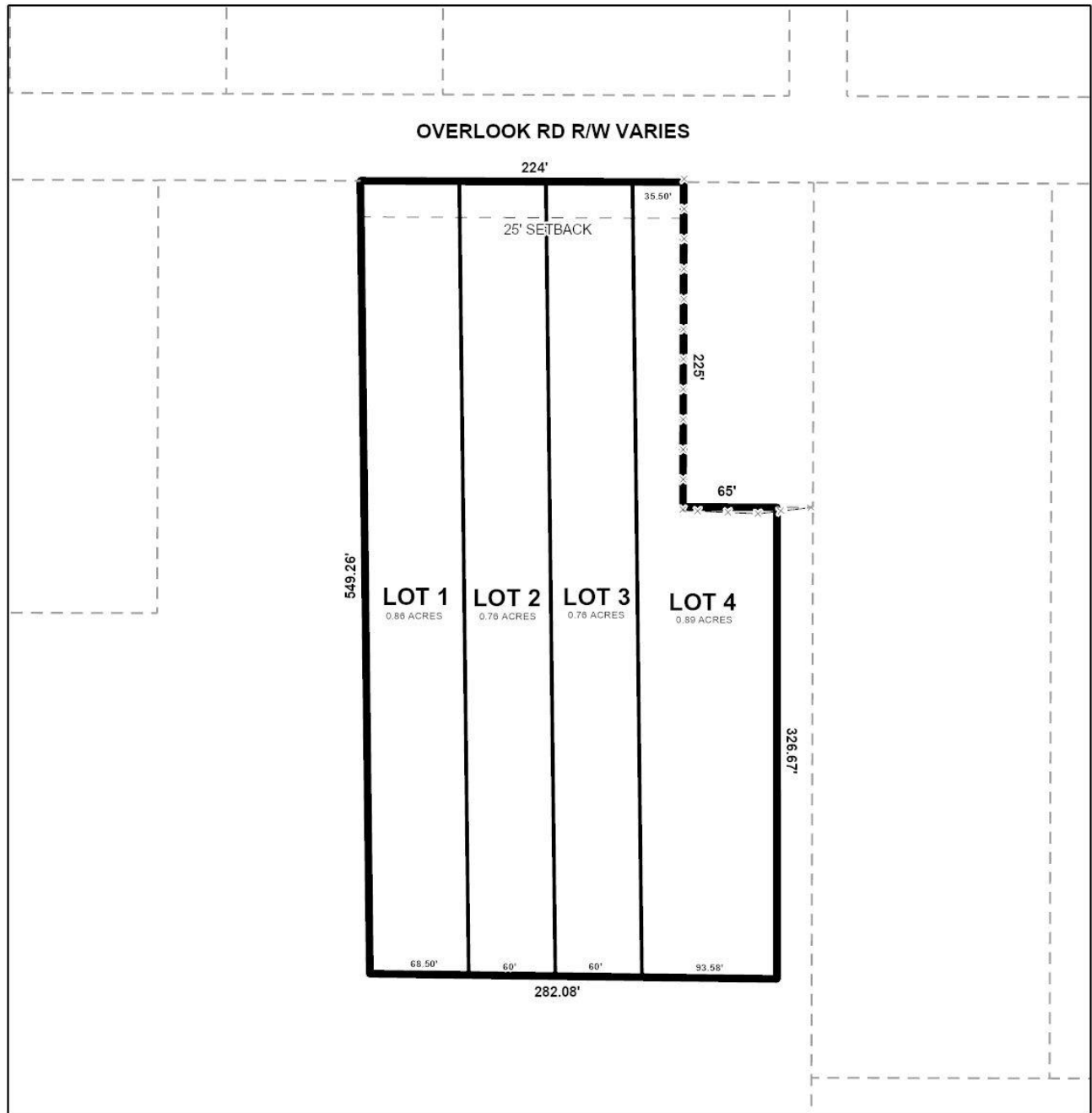
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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	





## DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE February 20, 2025

APPLICANT Gawrychowski 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 (WDWU)
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.