



## Agenda Item # 7 SUB-002990-2024

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

[Applicant Materials for Consideration](#)

### DETAILS

**Location:**

261 Rickarby Street

**Subdivision Name:**

Woodcock Place Subdivision

**Applicant / Agent:**

Terry Harbin, Affordable Homes Gulf Coast

**Property Owner:**

Affordable Homes Gulf Coast

**Current Zoning:**

R-1, Single-Family Residential Urban District

**Future Land Use:**

Institutional

**Applicable Codes, Policies, and Plans:**

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

**Proposal:**

- Subdivision approval to create twenty-two (22) legal lots of record from one (1) metes-and-bounds parcel.

**Commission Considerations:**

- Subdivision proposal with eleven (11) conditions.

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# WOODCOCK PLACE SUBDIVISION



APPLICATION NUMBER 7 DATE July 18, 2024



## SITE HISTORY

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The subject site was developed with the Woodcock Elementary School in approximately 1927. The site came before the Board of Zoning Adjustment at its March 12, 2001 meeting, to allow the addition of a 72-foot tall telecommunications tower on the site.

The subject site has had no other applications before the Planning Commission or Board of Adjustment.

## 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 graphic scale.
- C. Add a vicinity map including legible street names.
- D. Label the proposed ROW as either "PUBLIC" or "PRIVATE".
- E. Provide a table of "PROPOSED WEIGHTED RUNOFF COEFFICIENT (Cw)" for each LOT.
- F. Add a signature block for the City of Mobile Planning Commission and Traffic Engineer.
- G. Revise the County Engineer signature block to "CITY ENGINEER". This subdivision is located within the City of Mobile.
- H. Revise the approval statement from "Mobile County Commission" to "PLANNING COMMISSION". This subdivision is located within the City of Mobile.
- I. Revise the FLOOD CERTIFICATE to indicate that the property is located within the "X(U)" flood zone.
- J. Delete the eleventh and twelfth SURVEYOR'S NOTES. Both notes include reference to the MOBILE COUNTY requirements. This subdivision is located within the City of Mobile.
- K. Add a note that the proposed roadway and stormwater improvements shall be complete and approved prior to issuing any residential construction permits.
- L. Add a note that the proposed Street ROW must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- M. If the proposed Street ROW is going to be PRIVATE ROW then the proposed private road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City.
- N. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- O. 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. 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 twenty-two (22) legal lots of record from one (1) 4.2± acre metes-and-bounds parcel. The site is served by public water and sanitary sewer services.

As stated previously, the site is currently developed with Woodcock Elementary School. As such, if approved, the existing structure(s) should be removed from the site, with all necessary permits, prior to the signing of the Final Plat.

The Unified Development Code requires properties in an R-1 Urban District to be a minimum of 50-feet in width at the front building setback line. All proposed lots comply with this requirement, as proposed.

The site fronts Rickarby Street and Houston Street, and abuts Ellis Avenue. Rickarby Street is a minor street with curb and gutter, and has an existing compliant right-of-way of 60-feet, making no dedication necessary. Houston Street is a major street on the Major Street Plan and also has an existing compliant right-of-way of 50-feet, making no dedication necessary. Ellis Avenue is a minor street with adequate right-of-way. The preliminary plat depicts a new street to be built (Woodcock Street), which is shown to have a 50-foot right-of-way, thus curb and gutters will be required.

The preliminary plat depicts 25-foot front setbacks for all properties, along all street frontages. However, the Unified Development Code (UDC) allows a five-foot (5') front setback in R-1 Urban Districts. The plat also depicts side setbacks (5') and rear setbacks (8'), but these are not required to be shown on the plat, and should be removed, if approved. Furthermore, it should be noted that side and rear setbacks in an R-1 Urban District are both five-feet (5').

The preliminary plat depicts several easements, including: 25-foot drainage/utility easements along Houston Street and Rickarby Street, 10-foot utility easements along the front property lines, and 5-foot utility easements along the interior side property lines. If approved, all easements should be depicted and labeled on the Final Plat, along with a note stating that no structures are allowed to be built in an easement without the easement holder's permission.

The lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an R-1 Urban district and are appropriately labeled in square feet and acres on the preliminary plat. Lot sizes

range from 6,436 square feet to 8,563 square feet. 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.

## **SUBDIVISION CONSIDERATIONS**

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### **Standards of Review:**

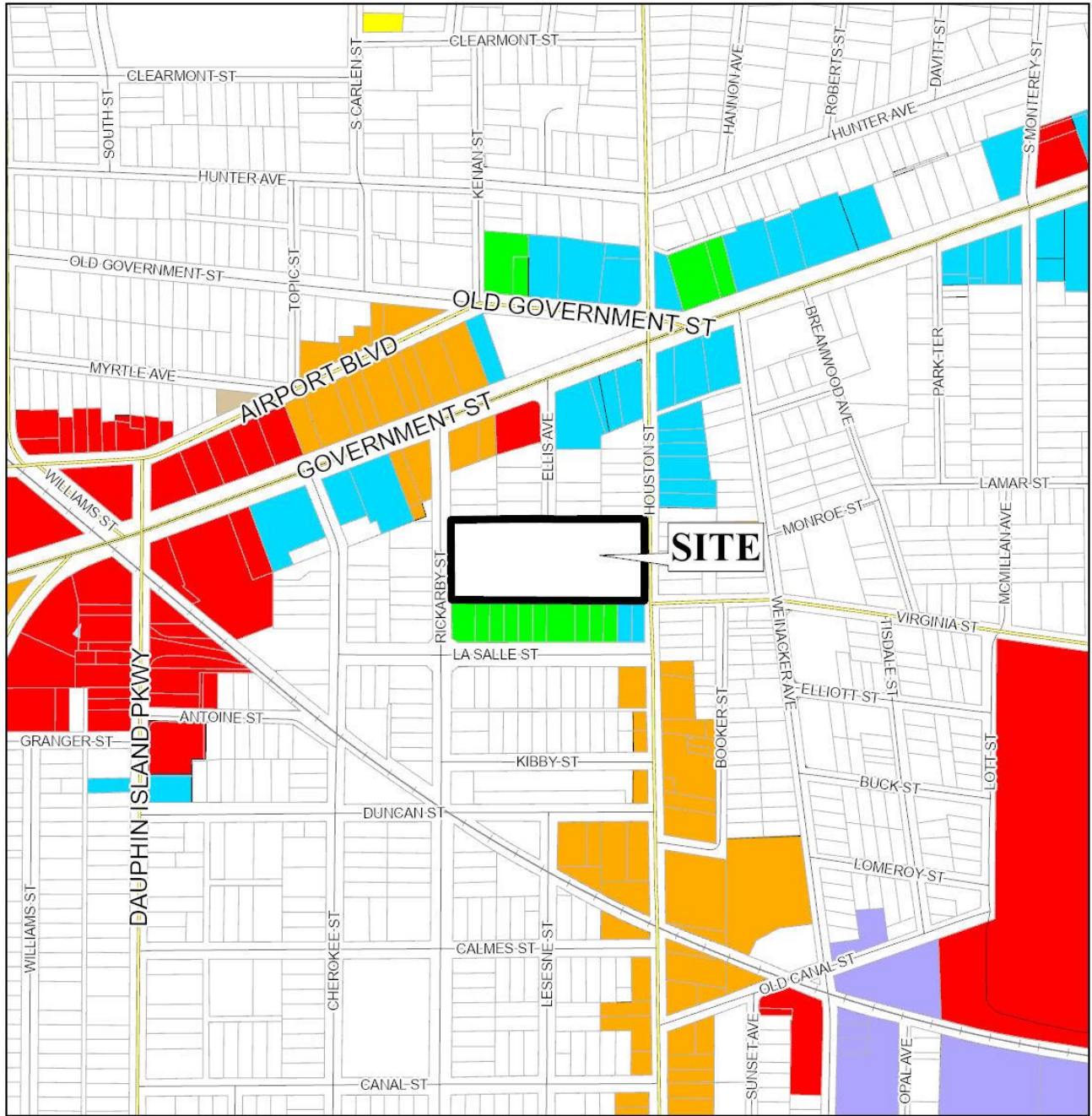
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

### **Considerations:**

If the Subdivision request is considered for approval, the following conditions could apply:

1. Retention of the rights-of-way along all street frontages on the Final Plat;
2. Revision of the Final Plat to depict a minimum five-foot (5') front yard setback or retention of the proposed 25-foot (25') front setback;
3. Retention of the lot sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
4. Removal of all side and rear yard setbacks from the Final Plat;
5. Depiction of all easements on the Final Plat;
6. Placement of a note of the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
7. Removal of all existing structures on the subject site, with all necessary permits, prior to the signing of the Final Plat;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and
11. Compliance with all Fire Department comments noted in this staff report.

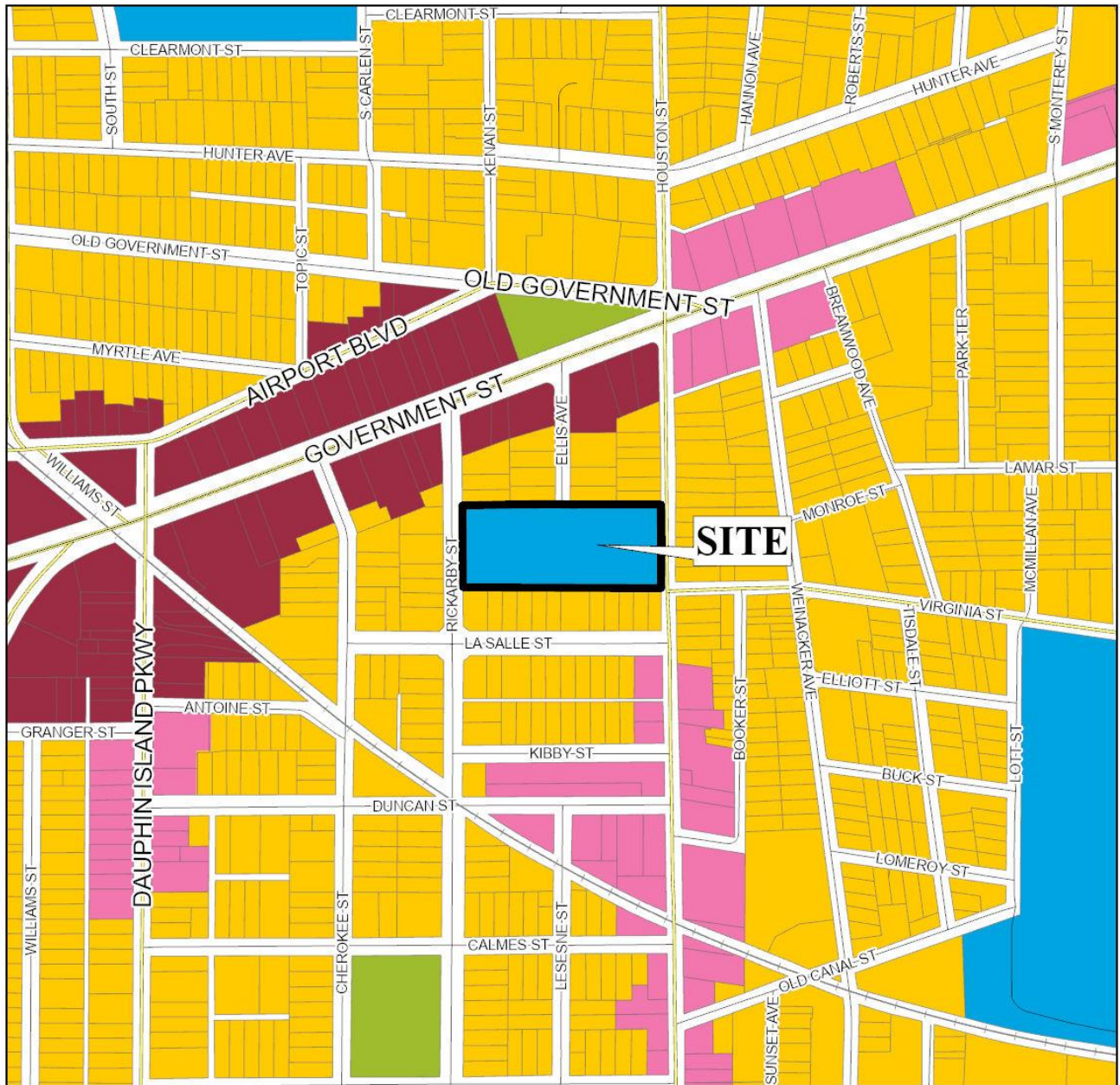
# LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE July 18, 2024  
 APPLICANT Woodcock Place Subdivision  
 REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE July 18, 2024

APPLICANT Woodcock 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       |                    |



# WOODCOCK PLACE SUBDIVISION

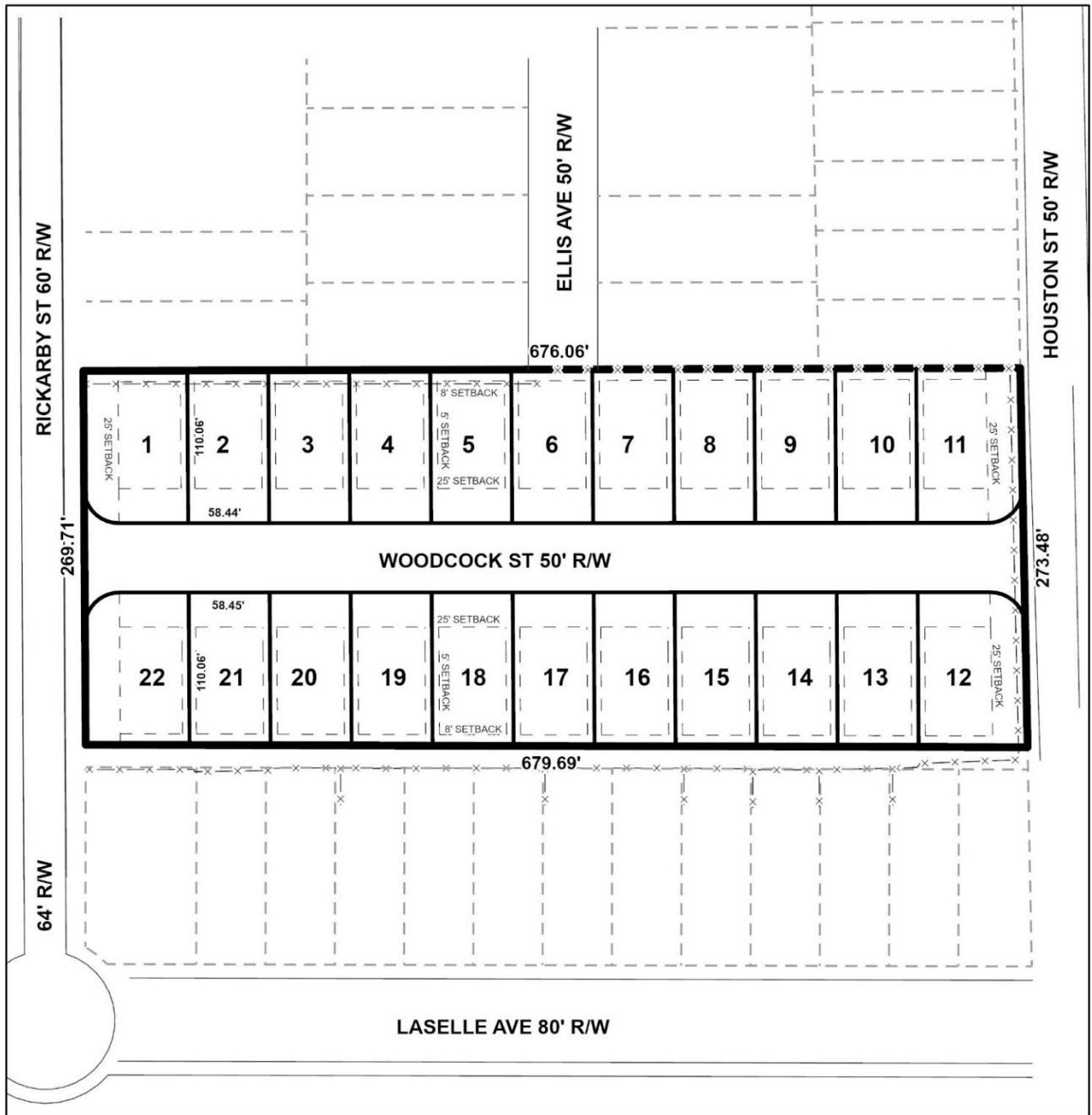



APPLICATION NUMBER 7 DATE July 18, 2024





# DETAIL SITE PLAN



APPLICATION NUMBER <u>7</u> DATE <u>July 18, 2024</u>	
APPLICANT <u>Woodcock Place Subdivision</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)

# Institutional Land Use (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

**Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.**