



Agenda Item # 13

SUB-002959-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4125 Moffett Road

Subdivision Name:

Moffett-Wolf Ridge Subdivision

Applicant / Agent:

Louis & Marsha Naman

Property Owner:

Louis & Marsha Naman

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Mixed Commercial Corridor

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 four (4) existing legal lots of record.

Commission Considerations:

- Subdivision proposal with eight (8) conditions.

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MOFFETT-WOLF RIDGE SUBDIVISION



APPLICATION NUMBER 13 DATE June 20, 2024



SITE HISTORY

The subject site has been before both the Planning Commission and Board of Zoning Adjustment several times since 1962, for Subdivisions, Planning Approvals, Planned Unit Developments, Rezoning, Variances, and a Sidewalk Waiver. The existing lot configuration was approved by the Planning Commission as the Louis T. Naman Subdivision at the August 16, 2001 meeting, and was recorded in Probate Court. The most recent application for the site was an Administrative Planned Unit Development between the existing Lots 3 & 4 of the Louis T. Naman Subdivision to accommodate a storage yard for a tow truck business in 2012.

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 NOTE #13 to read "As shown on the 1984 aerial photos LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 55,000 sf."
- C. 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:

Moffett Road is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and 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-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 four (4) existing legal lots of record. The site is served by public water and sanitary sewer services.

The site has frontages along Moffett Road and Wolf Ridge Road. This portion of Wolf Ridge Road is a minor street with curb and gutter, and has an existing 40-foot right-of-way. Section 6.B.9. of the Subdivision Regulations typically requires streets with curb and gutters to have a right-of-way of 50-feet; however, the Planning Commission has waived the dedication requirement for this property in 2001 and in 2006 when the site was the subject of a Subdivision application. Review of the Picardy Estates Subdivision plat to the South of the subject site, recorded in 1963, shows that the 40-foot wide portion of Wolf Ridge Road was to be a "service road" for the proposed adjacent 100-foot wide Wolf Ridge Road Extension, a part of the Major Street Plan that has since been removed. Therefore, a waiver of Section 6.B.9. may be appropriate. Moffett Road is a major street on the Major Street Plan, and is depicted as having an existing compliant right-of-way of 100-feet, making no dedication necessary.

The lot, as proposed, exceeds the minimum size requirements for lots served by public water and sanitary sewer in a B-3 Suburban district, and is appropriately labeled in square feet and acres on the preliminary plat. This information should be provided on the Final Plat, if approved; or provision of a table on the Final Plat with the same information will suffice.

A 25-foot front yard setback is illustrated along both street frontages, as required by Section 64-2-14.E. of the Unified Development Code (UDC) for lots in the B-3 Suburban District, and should be retained on the Final Plat, if approved.

As the site had previously received Planned Unit Development approvals to allow shared access across multiple lots, the altering of property lines would typically require a Major Modification to a Previously Approved Planned Unit Development. However, the applicant has informed staff that the subject site is to be completely cleared and redeveloped, making a Major Modification unnecessary. However, if approved, demolition permits should be obtained for the removal of the existing structures prior to the signing of the Final Plat.

It should be noted that when the site went through the rezoning process in 2006, the adopted rezoning amendment placed several conditions on the site that would apply to any future redevelopment. Those conditions are as follows:

- 1) compliance with Engineering comments (No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. All increase in impervious area since the implementation of the COM Stormwater Ordinance must be accounted for and be brought into detention compliance. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.);
- 2) compliance with 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 (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 40" Live Oak Tree located on the West side of Lot 1, the 54" Live Oak Tree located on the North side of Lot 2, the 54" Live Oak Tree located on the West side of Lot 3, and the 60" Live Oak Tree located on the North side of Lot 3. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);

- 3) provision of a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residentially zoned property, including retention of the landscaped buffer, as shown on the subdivision plat;
- 4) that upon redevelopment, the site be limited to a maximum of four curb cuts to Moffett Road, and a single curb cut to Wolf Ridge Road, with size, location, and design subject to Traffic Engineering approval; and
- 5) full compliance with all municipal codes and ordinances, including landscaping, tree planting, parking, and buffering, as soon as practicable.

Should the applicant wish to change any of these conditions, a new zoning application will be required.

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:

Based on the preceding, and with a waiver of Section 6.B.9. of the Subdivision Regulations, if the Subdivision request is considered for approval, the following conditions should apply:

1. Either obtain demolition permits for all existing structures prior to the signing of the Final Plat, or submit an application for a Major Modification of a Previously Approved Planned Unit Development;
2. Retention of the existing right-of-way along Moffett Road and Wolf Ridge Road;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the 25-foot minimum front yard setback along both Moffett Road and Wolf Ridge Road on the Final Plat;
5. Compliance with the 2006 rezoning amendment conditions, until and unless the property is rezoned;
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.

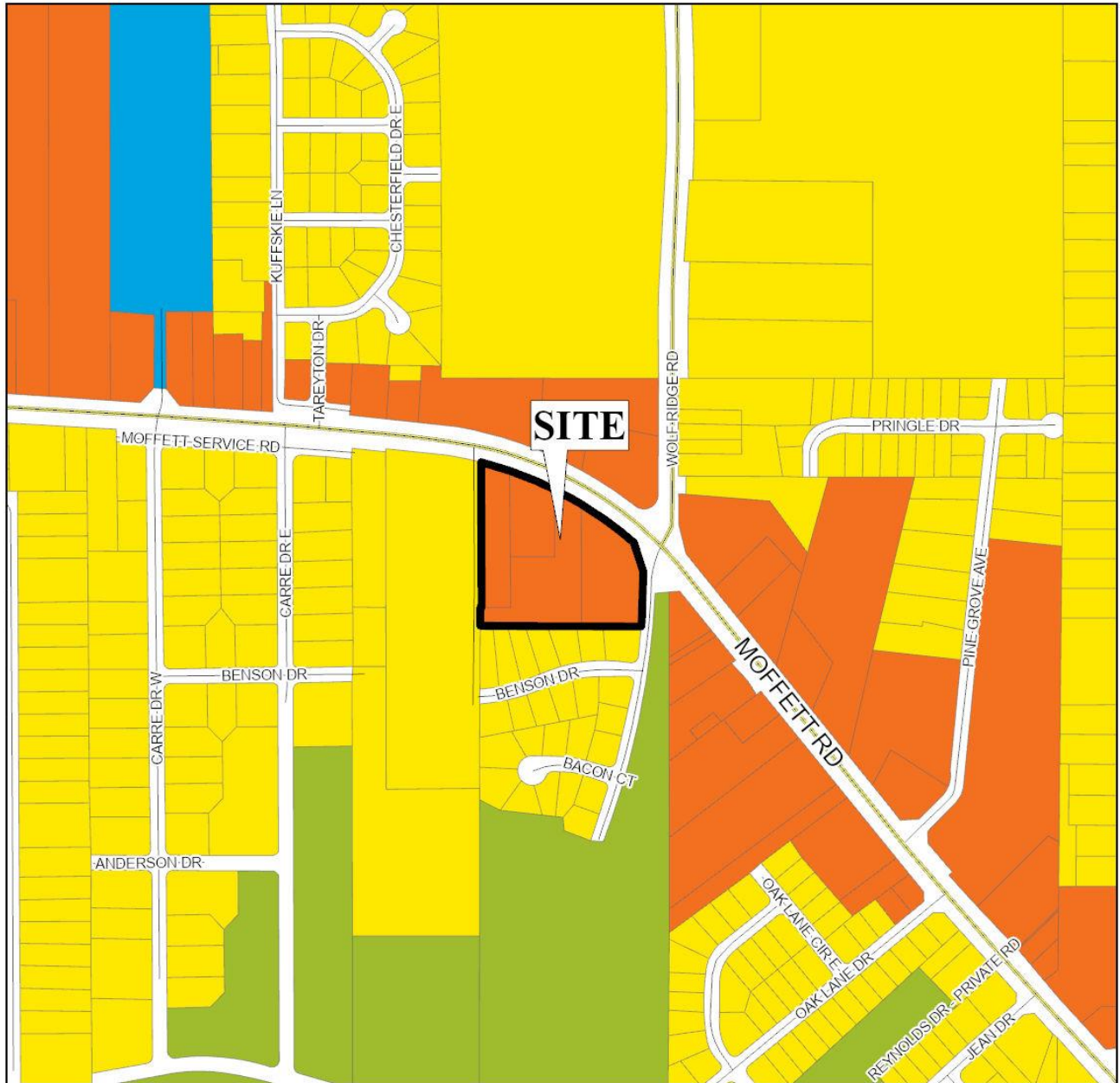
LOCATOR ZONING MAP



APPLICATION NUMBER	13	DATE	June 20, 2024
APPLICANT	Moffett-Wolf Ridge Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE June 20, 2024

APPLICANT Moffett-Wolf Ridge 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 | |



MOFFETT-WOLF RIDGE SUBDIVISION

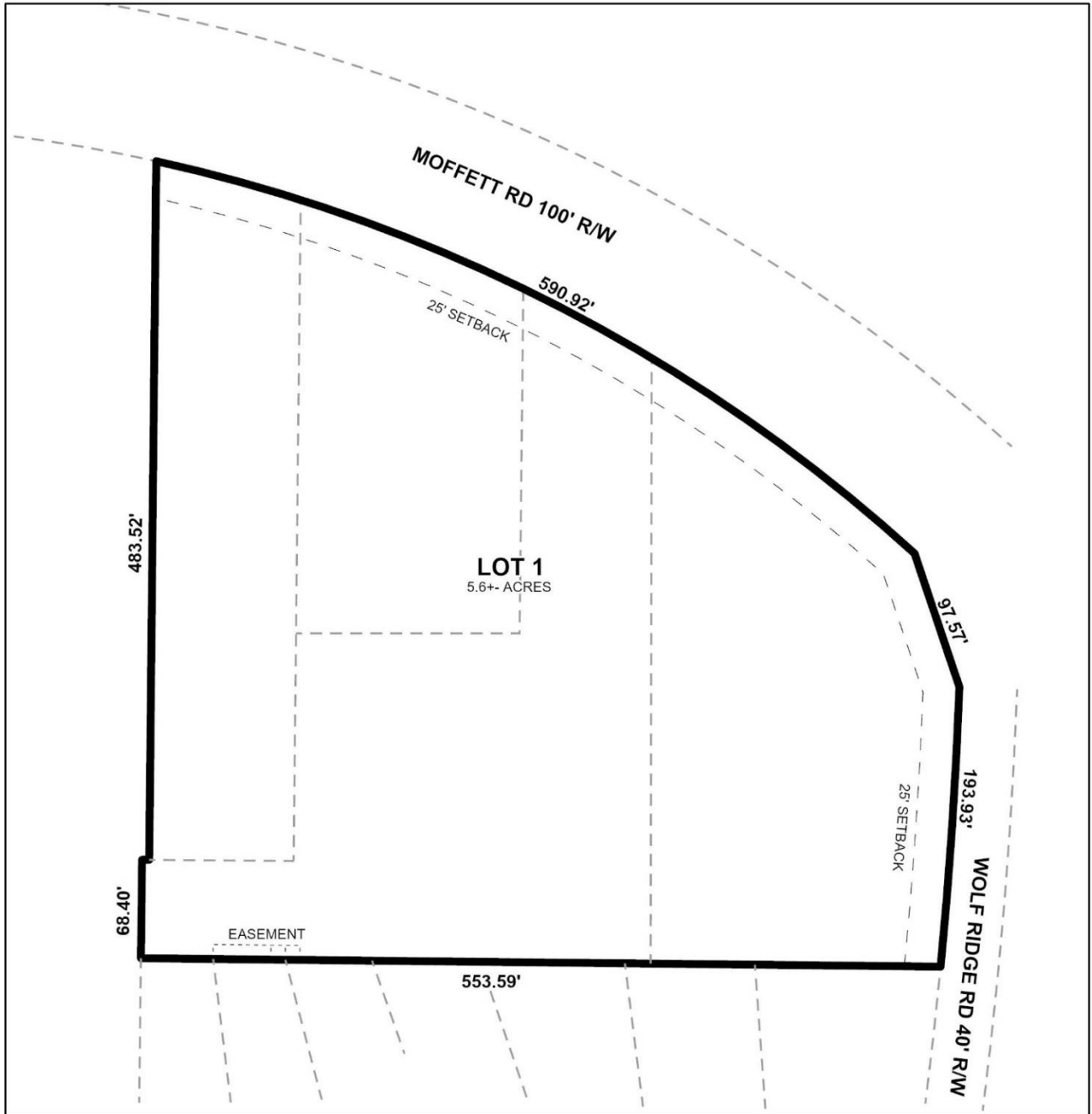


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>13</u>	DATE <u>June 20, 2024</u>
APPLICANT <u>Moffett-Wolf Ridge 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)



MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.