



Agenda Item # 15

SUB-002929-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

3254 Old Carline Street

Subdivision Name:

Ingate Place Subdivision, Resubdivision of Lot 11 and Part of Lots 9 & 10

Applicant / Agent:

Patrick Seay, Persons Services Group

Property Owner:

Amberosine Reid

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 two (2) legal lots of record from one (1) metes-and-bounds parcel.

Commission Considerations:

1. Subdivision proposal with eight (8) conditions.

Report Contents:

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

INGATE PLACE SUBDIVISION, RESUBDIVISION OF LOT 11 AND PART OF LOTS 9 & 10



APPLICATION NUMBER 15 DATE June 20, 2024



NTS

SITE HISTORY

The site was originally part of the Ingate Place Subdivision, the plat for which was recorded in 1903. 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 a portion of the property with a new single-family dwelling, thus requiring full compliance with current regulations, including the Subdivision Regulations.

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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1 and 2 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 – 1,700 sf AND LOT 2 – NONE.
- 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 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 two (2) legal lots of record from one (1) metes-and-bounds parcel. The site is served by public water and sanitary sewer services.

Proposed Lot 1 has frontage along Old Carline Street, a minor street without curb and gutter requiring a 60-foot right-of-way width. The preliminary plat depicts a 50-foot right-of-way at this location, which is substandard; however, subdivision of property to the West in 2018, at the Northeast corner of Furr Street and Old Carline Street, was approved with a 50-foot right-of-way along Old Carline Street. As such, retention of the 50-foot right-of-way width may be appropriate. A waiver of Section 6.B.9 of the Subdivision Regulations will be required for approval of the request.

The plat incorrectly labels Old Carline Street as "Carline Street." If approved, revision of the plat to correctly label Old Carline Street should be required.

Proposed Lot 2 has frontage along Ingate Street, a minor street with curb and gutter requiring a 50-foot right-of-way width. The preliminary plat depicts sufficient right-of-way at this location making additional dedication unnecessary.

The plat incorrectly labels Ingate Street as "Ingate Road." If approved, revision of the plat to correctly label Ingate Street should be required.

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, and are labeled in both square feet and acres on the preliminary plat, as required by Section 5.A.2(e)(4) of the Subdivision Regulations. If approved, this information should be retained on the Final Plat; or provision of a table on the Final Plat with the same information will suffice.

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

A 25-foot front yard setback is illustrated along both street frontages, 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 properties 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 Old Carline Street and Ingate Street on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

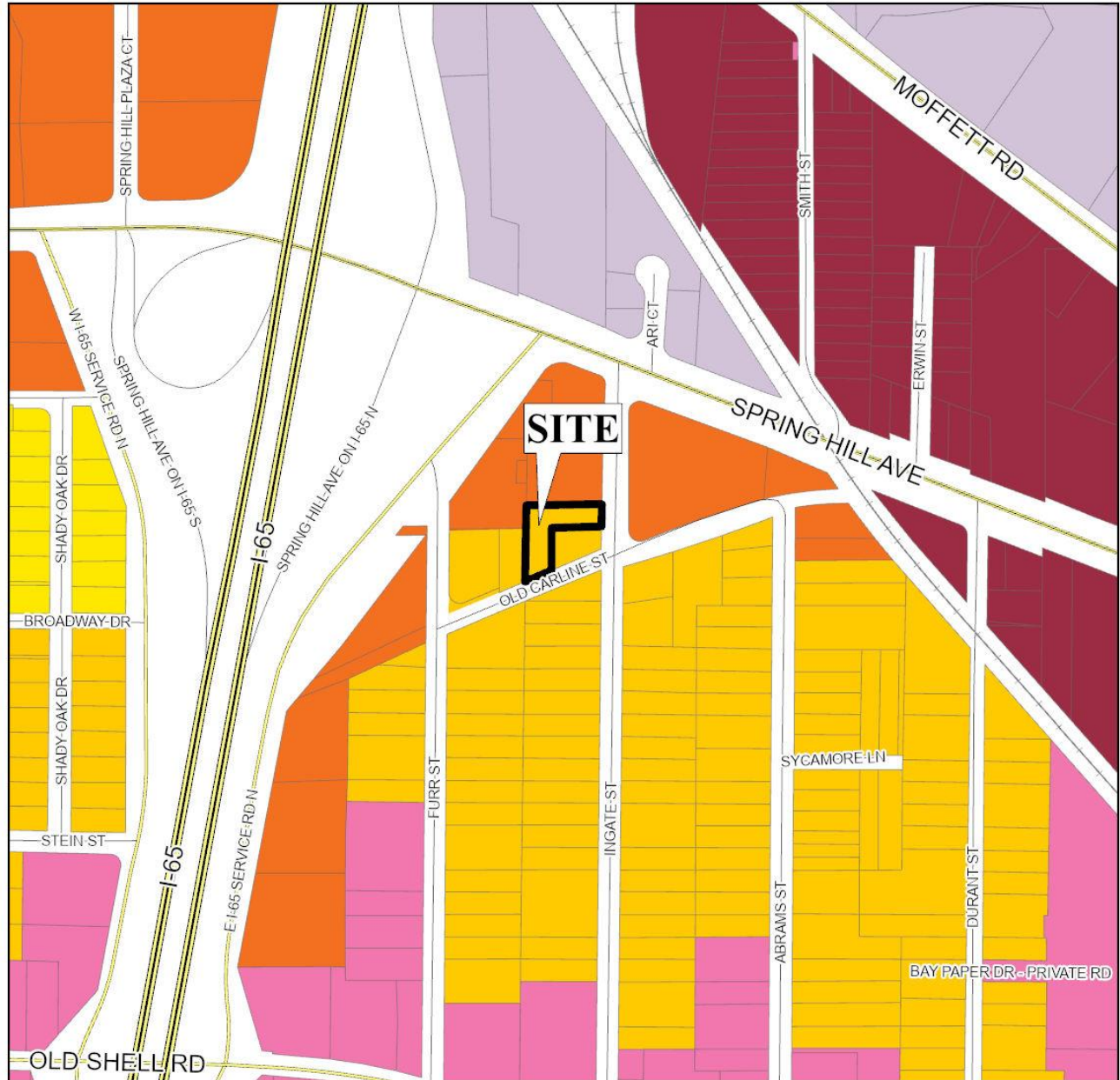
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 Sections 6.B.2 will be required and the following conditions could apply:

1. Retention of the 50-foot rights-of-way along Old Carline Street and Ingate Street;
2. Revision of the Final Plat to correctly label Old Carline Street and Ingate Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
4. Retention of at least a five (5)-foot front yard setback along Old Carline Street and Ingate Street, as required by Section 64-2-5.E of the Unified Development Code;
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.

FLUM LOCATOR MAP



APPLICATION NUMBER 15 DATE June 20, 2024

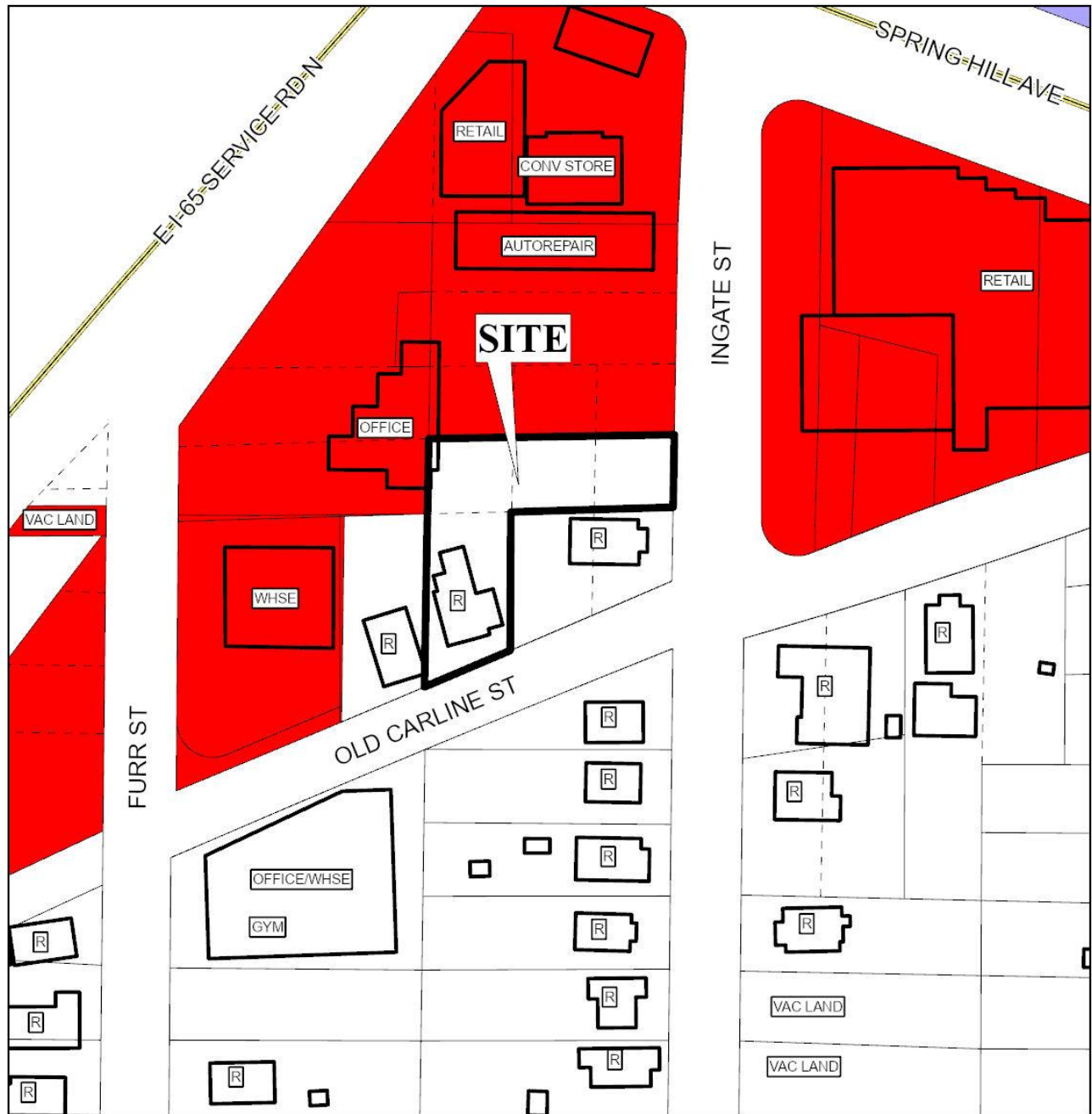
APPLICANT Ingate Place Subdivision, Resubdivision of Lot 11 and Part of Lots 9 & 10

REQUEST Subdivision

- | | | | |
|---|---|---|--|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| District Center | Traditional Corridor | Heavy Industry | |
| | Mixed Commercial Corridor | Institutional | |



INGATE PLACE SUBDIVISION, RESUBDIVISION OF LOT 11 AND PART OF LOTS 9 & 10

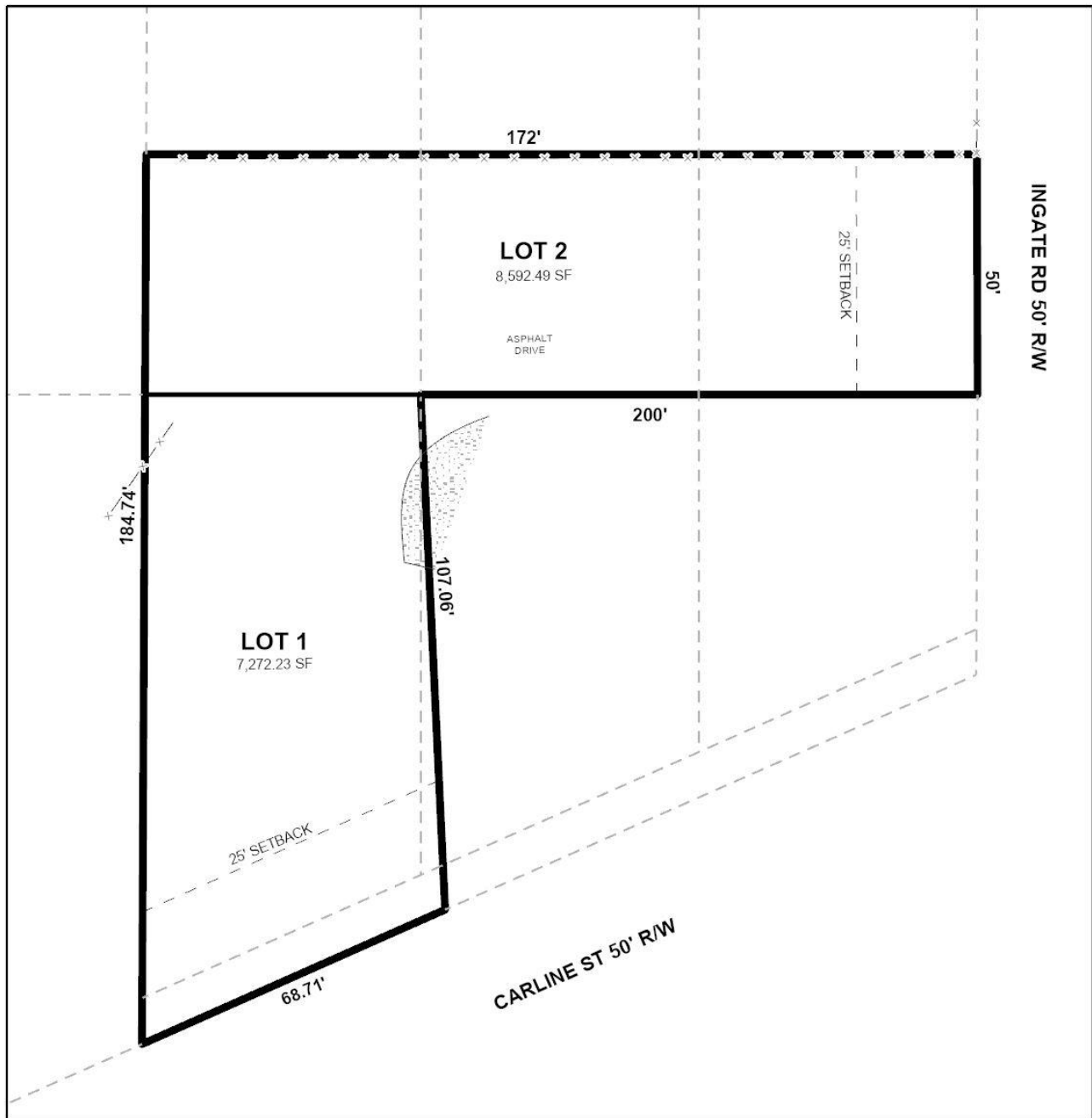


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- | | | | | | | | | | |
|---|---|--|---|---|---|---|---|---|---|
| R-A | R-3 | B-1 | B-2 | B-5 | ML | I-2 | OPEN | T-3 | T-5.2 |
| R-1 | R-B | T-B | B-3 | CW | MH | PD | SD | T-4 | T-6 |
| R-2 | H-B | LB-2 | B-4 | MM | I-1 | MUN | SD-WH | T-5.1 | |



DETAIL SITE PLAN



APPLICATION NUMBER <u>15</u>	DATE <u>June 20, 2024</u>	 NTS
APPLICANT <u>Ingate Place Subdivision, Resubdivision of Lot 11 and Part of Lots 9 & 10</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 (WDWURU)
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.