

RICKARBY PLACE SUBDIVISION, BLOCK 5,
RESUBDIVISION OF LOT 1

Engineering Comments: **FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- 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. Provide and label the reference monument(s) set at the southwest corner for the SE corner.
- C. Provide a written description for the subdivision boundary.
- D. Dedicate the corner radius (15' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1A to the City of Mobile, and list the amount of dedicated acreage in square feet and acres.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #76) LOTS 1A and 1B will share the 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 1A – 1,400 sf and LOT 1B – 700 sf.
- F. Revise GENERAL NOTE #16 to read – “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. 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-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed two (2) lot, 0.2± acre subdivision located at the Northeast corner of Lesesne Street and Canal Street, within Council District 2. The applicant

states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application to create two (2) legal lots of record from one (1) existing lot of record.

The site has been given a Mixed Density Residential (MxDR) land use designation, per the Future Land Use Plan and Map adopted May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

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 Low Density Residential (LDR) areas, Mixed Density Residential (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.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation of the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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.

The proposed site has frontage on Canal Street and Lesesne Street, minor streets with curb-and-gutter requiring a minimum 50-foot right-of-way. The preliminary plat illustrates a complaint 60-foot right-of-way for both streets at this location; thus, no additional dedication is required. As on the preliminary plat, the right-of-way widths of Canal Street and Lesesne Street should be retained on the Final Plat, if approved. Dedication of the corner radius at Canal Street and Lesesne Street per Section V.D.6. of the Subdivision Regulations should be required.

The preliminary plat submitted does not illustrate a proposed 25-foot minimum building setback line along the street frontages, which is required by Section V.D.9 of the Subdivision Regulations.

If approved, the Final Plat should illustrate a 25-foot minimum building setback along all street frontages, adjusted for any dedication. It should be noted that both lots appear to have existing structures within the front setback. Any future construction on either lot must comply with setback requirements.

The proposed lots are approximately 5,000± square feet and 2,500± square feet. Both lots do not meet the minimum size requirements of the Subdivision Regulations. As proposed, the approval of the plat would require a waiver of Section V.D.2. of the Subdivision Regulations. It should be noted that the proposed lot sizes are less than those of nearby properties, with the smallest parcel in the area being located at the NW corner of Canal Street and Houston Street, at just over 6,000 ± square feet.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note should be required on the Final Plat stating these comments.

Finally, it should be noted that approval of the proposed Subdivision may require variance approvals to accommodate reduced setbacks that currently enjoy a legal non-conforming status.

Based on the preceding, this application is recommended for Denial for following reasons:

- 1) Proposed lot sizes are less than the minimum standards of Section V.D.2. of the Subdivision Regulations; and
- 2) The proposed lots would increase the nonconformity of the site with regard to Zoning Ordinance requirements as the lots would not comply with the minimum building area requirements for a R-1, single-family residential district.

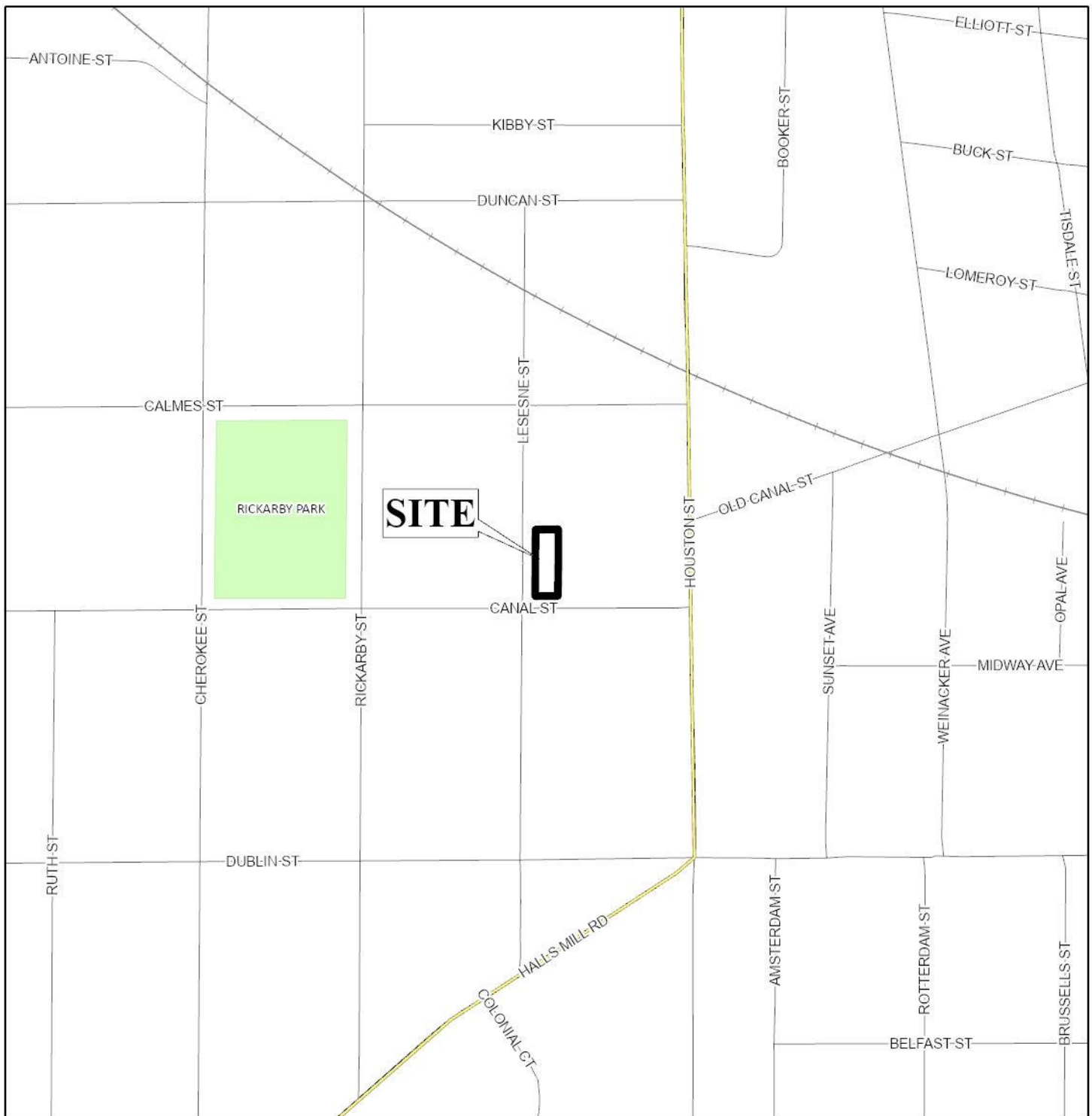
Revised for the November 17th meeting:

This application was heldover from the October 20th meeting to allow the applicant time to provide staff with the deed history of the site prior to 1962. No additional information was requested or provided, therefore the previous recommendation remains.

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- 1) *Proposed lot sizes are less than the minimum standards of Section V.D.2. of the Subdivision Regulations; and*
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LOCATOR MAP



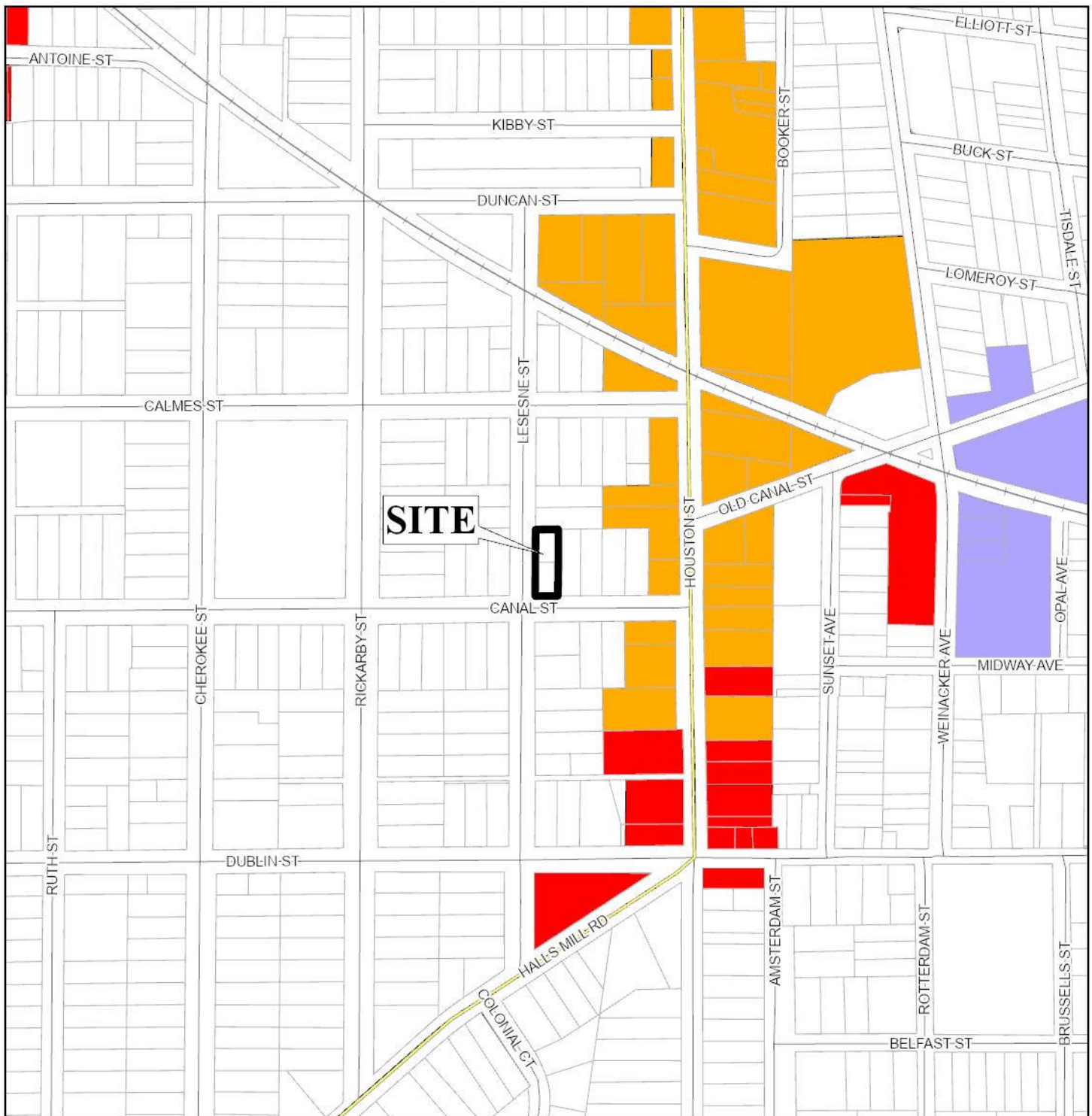
APPLICATION NUMBER 1 DATE November 17, 2022

APPLICANT Rickarby Place Subdivision, Block 5, Resubdivision of Lot 1

REQUEST Subdivision



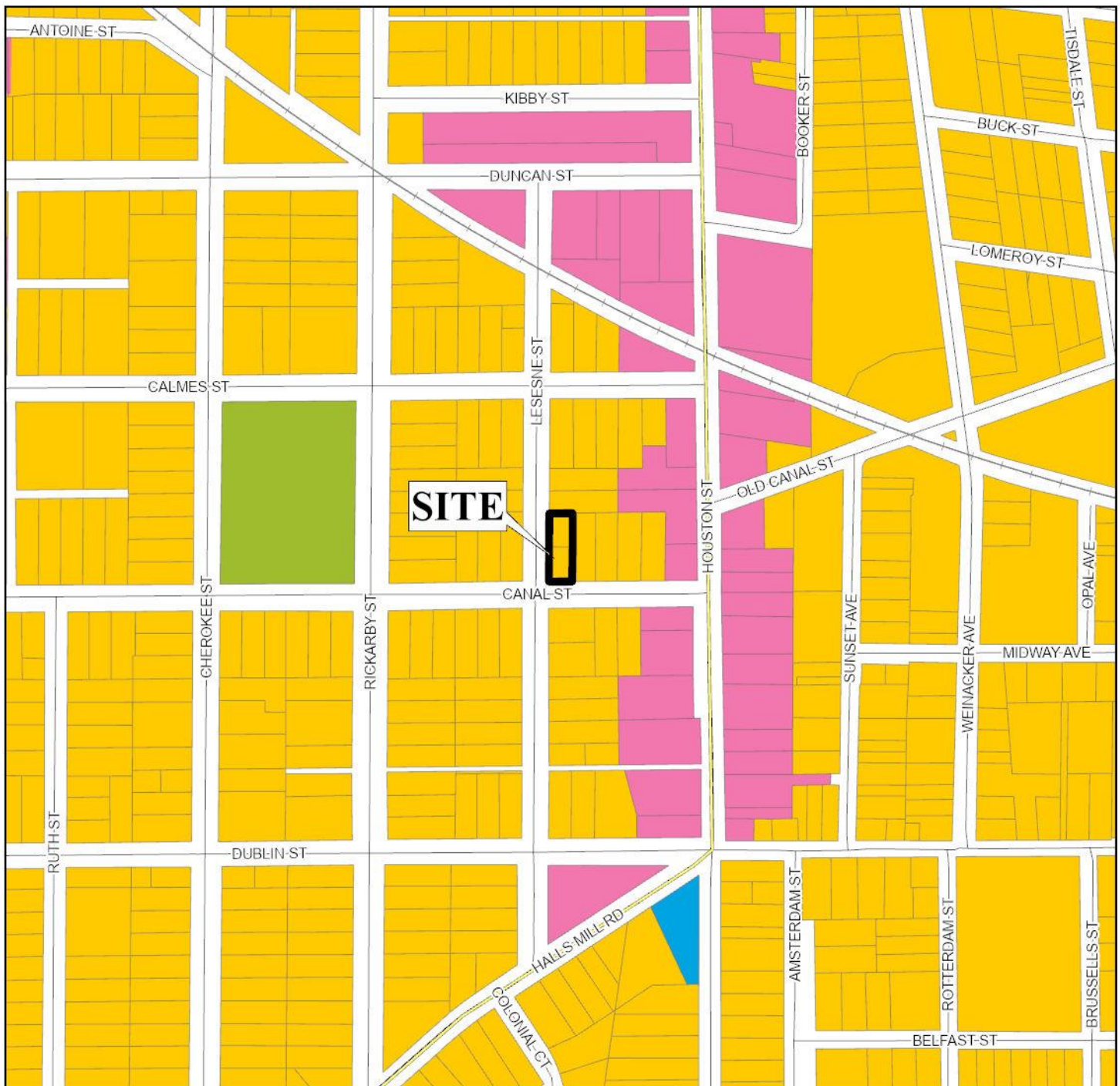
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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Layer2

Low Density Residential
Mixed Density Residential

Downtown

District Center

Neighborhood Center - Traditional

Neighborhood Center - Suburban

Traditional Corridor

Mixed Commercial Corridor

Downtown Waterfront

Light Industry

Heavy Industry

Institutional

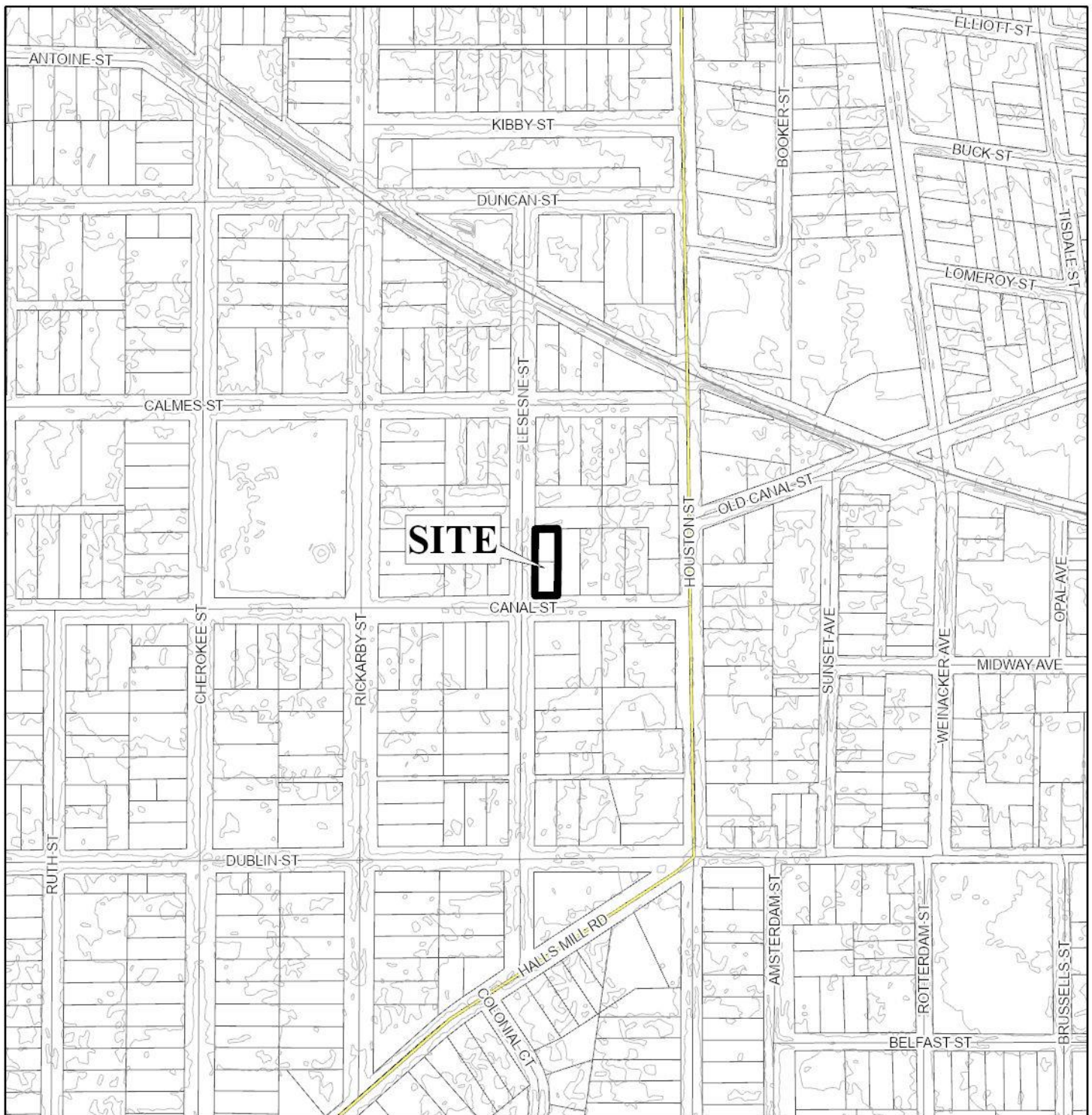
Parks & Open Space

Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



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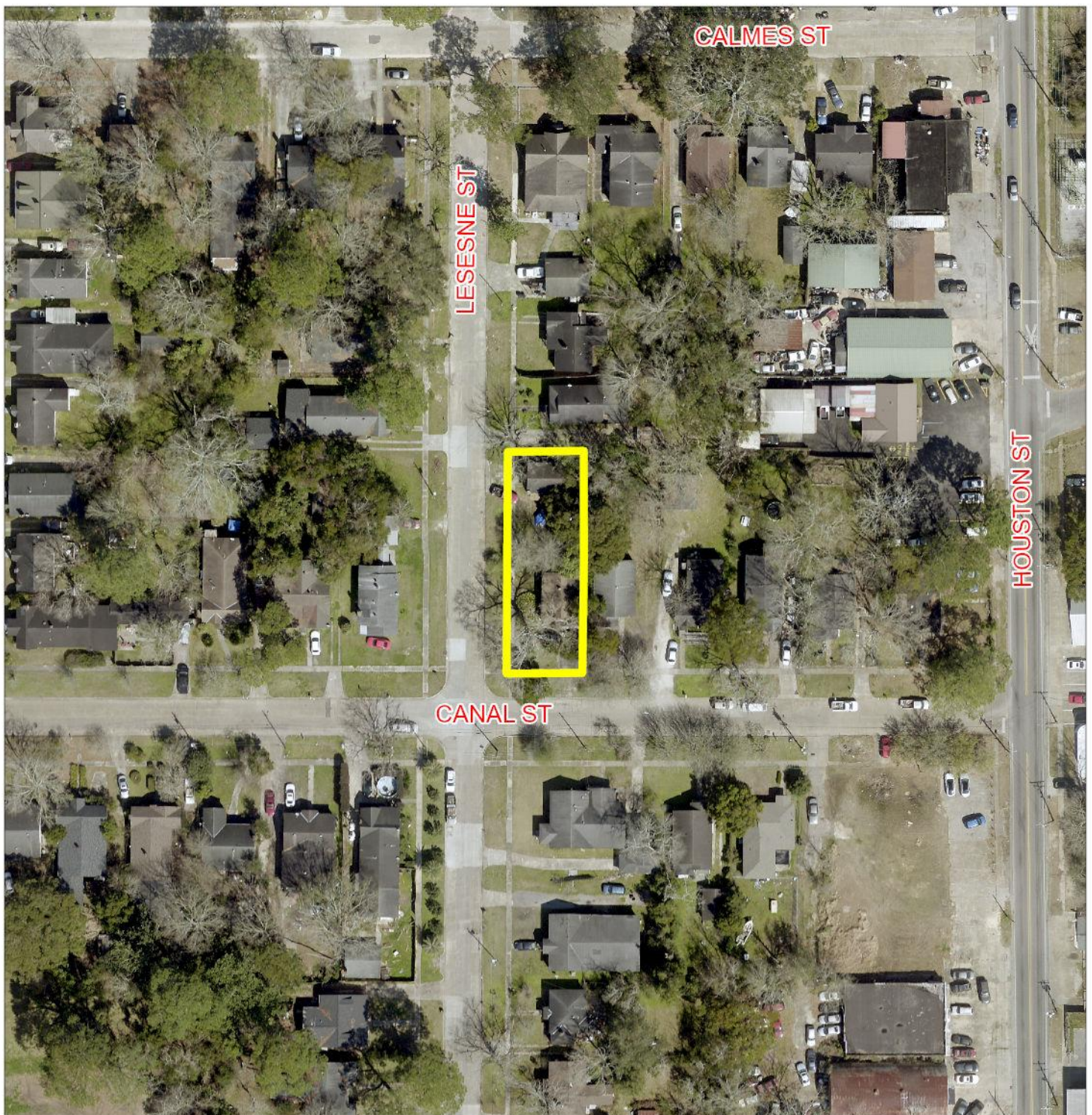


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



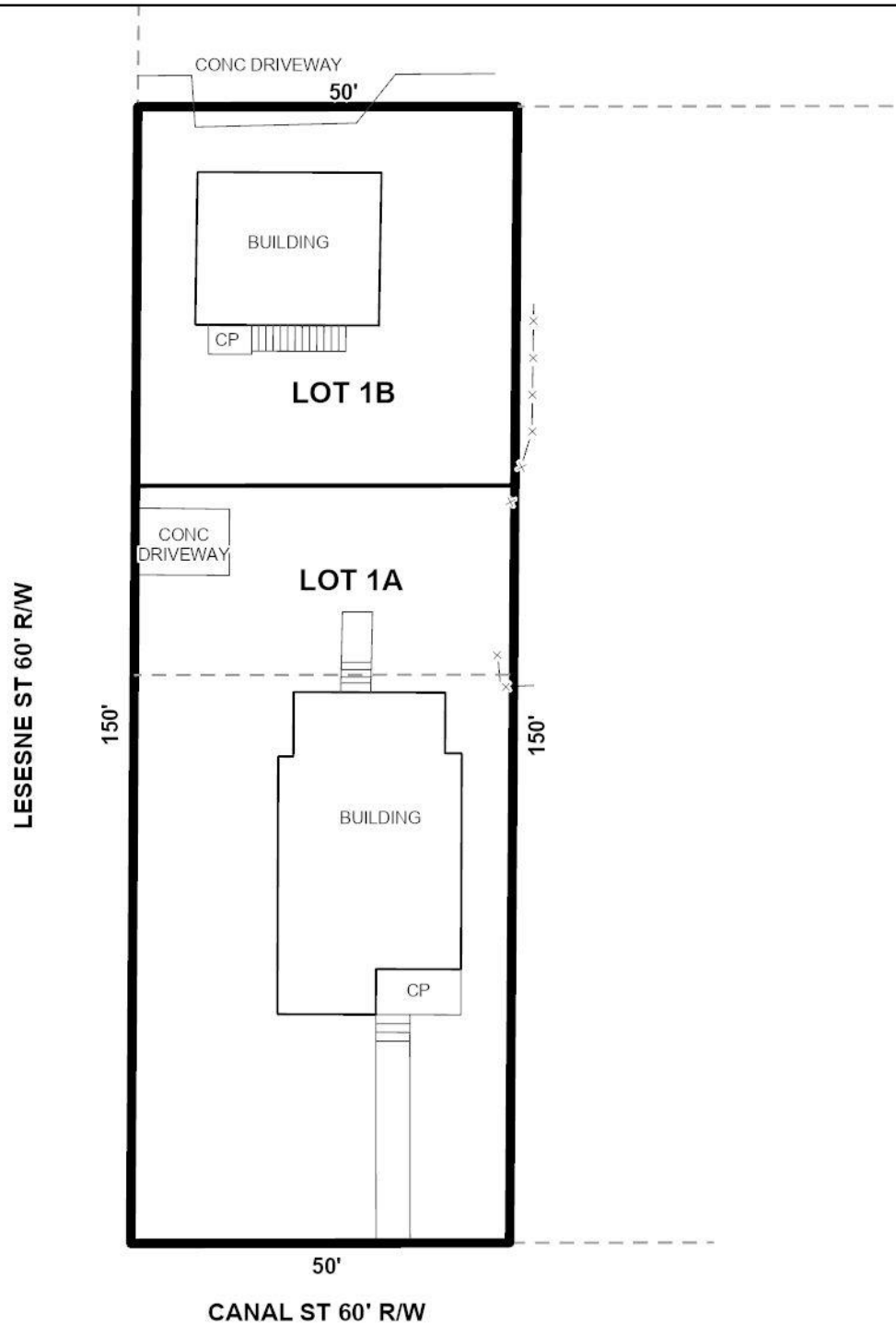
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DETAIL SITE PLAN



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