



Agenda Item #: 2 - EXTENSION SUB-001961-2022

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4161 Halls Mill Road

Subdivision Name (as applicable):

Ramshead Subdivision

Applicant / Agent (as applicable):

Ramshead, LLC, Mason Head, Agent

Property Owner:

Ramshead, LLC

Current Zoning:

I-1, Light Industry

Proposed Zoning (as applicable):

Not Applicable

Future Land Use:

Low Density Residential, Parks and Open Space, and
Light Industry

Applicable Codes, Policies, and Plans:

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

Schedule for Development (as applicable):

- Not Applicable

Proposal:

The following is a summary of the proposal:

- One-year extension of Subdivision approval to create three (3) legal lots of record from seven (7) metes-and-bounds parcels.

Commission Considerations:

One-year extension of previous approval.

Report Contents:

Page

Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	4
Exhibits	6

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial sites and wetlands.

APPLICATION NUMBER 2 DATE May 4, 2023

APPLICANT Ramshead Subdivision

REQUEST Subdivision



SITE HISTORY

The subject site was before the Commission at its March 17, 2022 meeting for Subdivision and Rezoning approvals. The proposed Rezoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-2, Heavy Industry District, was approved as I-1, Light Industry District. The Rezoning process is complete, and therefore, the entire site is of one zoning classification. The site consists of vacant land.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

No comments.

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 commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

The applicant is requesting a one-year extension of approval of the subdivision and states the following as reasoning:

Client wants to defer signing subdivision plat at this time for potential sale of property.

There have been no changes in conditions in the surrounding area that would affect the Subdivision as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

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:

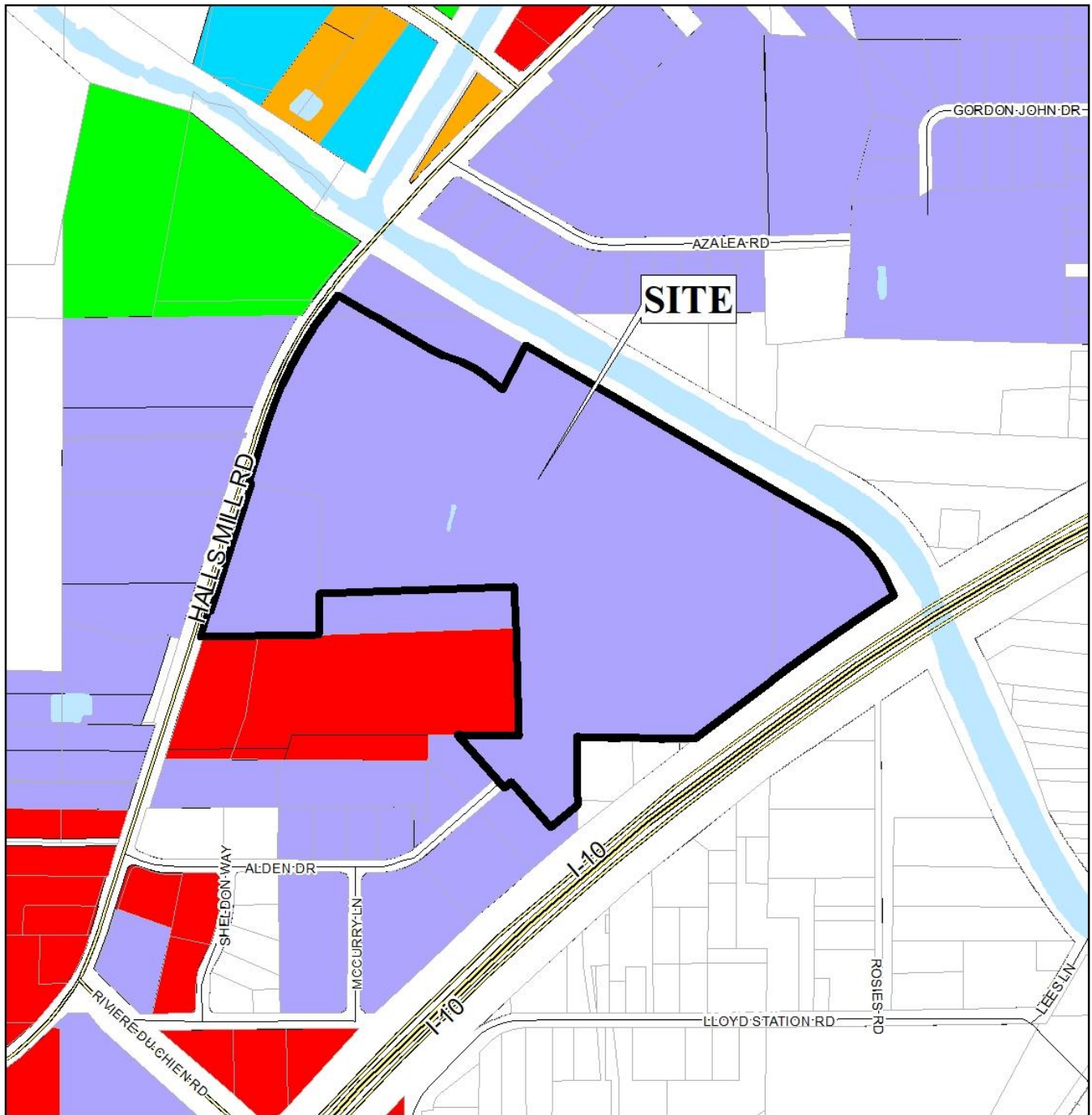
If the Planning Commission considers approving the extension request, the previous conditions of approval should still apply:

- 1) Either vacation of the unnamed road, or provision of a 50-foot setback from the unnamed road;
- 2) Retention of the lot sizes in square feet and acres;
- 3) retention of the 25-foot minimum building setback lines along Halls Mill Road and Interstate 10;
- 4) Full compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Check the original file for the plat. There appears to be three (3) "seams" running vertical that has made some of the text and line work illegible. B. 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. C. Provide a written description for the subdivision boundary. D. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Show and label each and every Right-Of-Way and easement. The 15' wide ROW along the UNNAMED ROAD should not be shown as part of LOT 3. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #86) the proposed LOTS 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 – NONE, LOT 2 – NONE, & LOT 3 – 20,000 sf. H. 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. I. 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. J. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 5) Placement of a note on the Final Plat stating 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 Section 64-6 of the City's Zoning Ordinance.);*
- 6) Compliance with the 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.); and

- 7) *Compliance with the Fire 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.).*

LOCATOR ZONING MAP



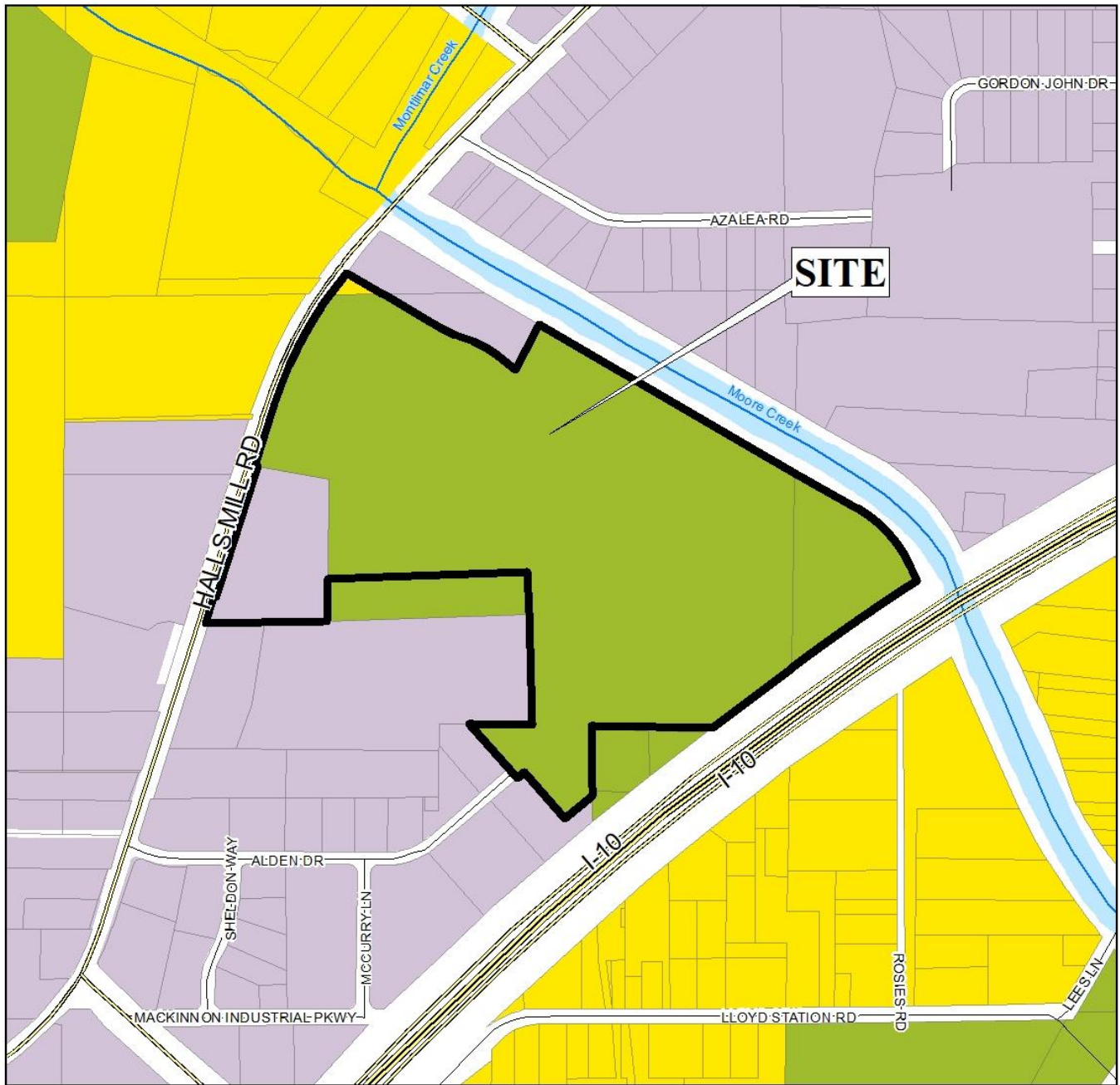
APPLICATION NUMBER 2 DATE May 4, 2023

APPLICANT Ramshead Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE May 4, 2023

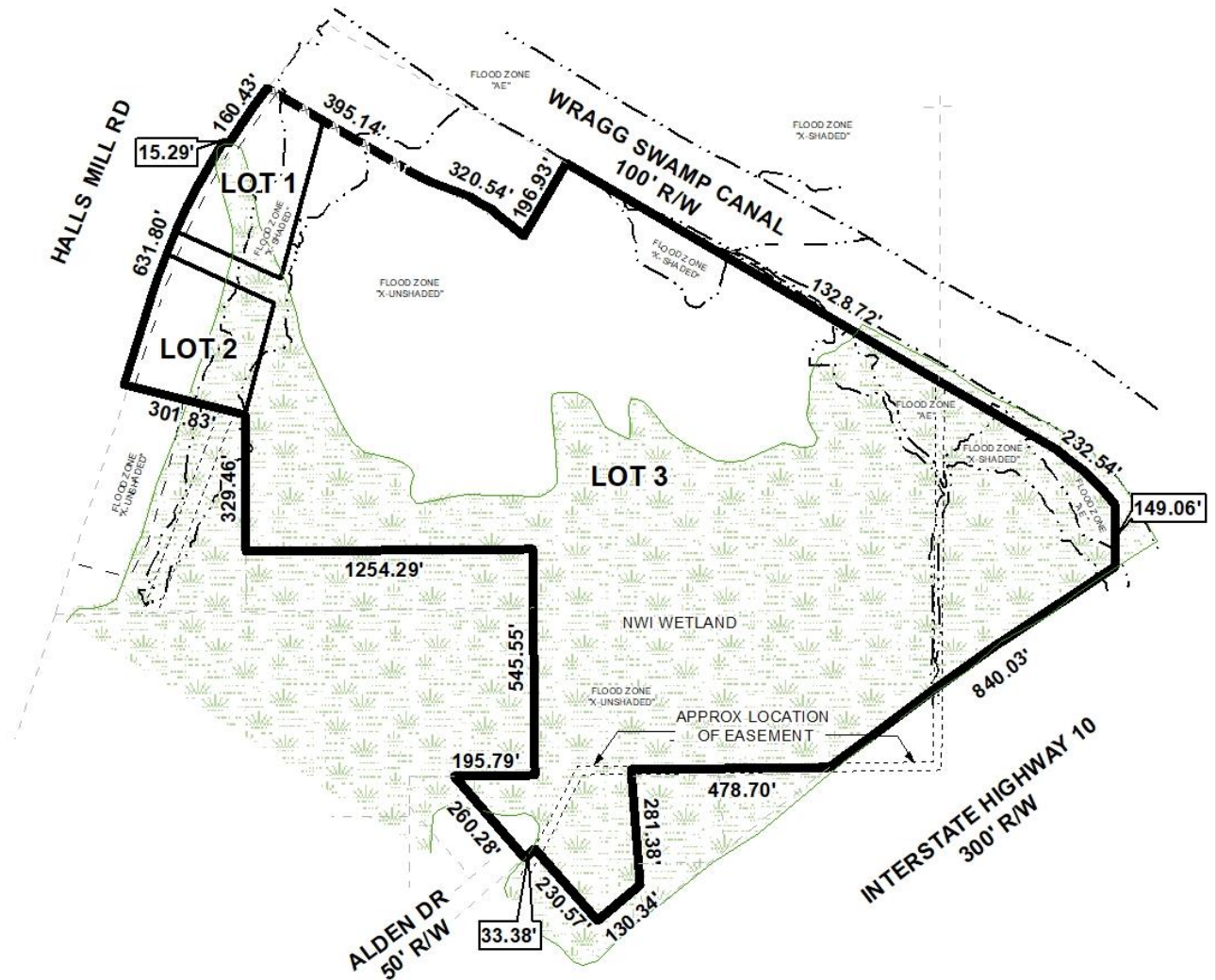
APPLICANT Ramshead Subdivision

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 | |



SITE PLAN



The site plan illustrates proposed lots and right of way easement.

APPLICATION NUMBER 2 DATE May 4, 2023
 APPLICANT Ramshead Subdivision
 REQUEST Subdivision

