



## Agenda Item # 2 SUB-002662-2023

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

2274 & 2278 Halls Mill Road

**Subdivision Name:**

Elliot's Place Subdivision

**Applicant / Agent:**

Kari Givens, Byrd Surveying, Inc.

**Property Owner:**

Brian G. Elliott, Jr.

**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 two (2) metes-and-bounds parcels.

**Commission Considerations:**

- Subdivision proposal with seven (7) conditions.

**Report Contents:**

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# ELLIOT'S PLACE SUBDIVISION



APPLICATION NUMBER 2 DATE November 2, 2023



## SITE HISTORY

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There have been no Planning Commission or Board of Zoning Adjustment cases associated with the site.

## 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 note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #82) 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 – 35,000 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](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 one (1) legal lot of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

The proposed lot has frontage along Halls Mill Road, a Minor Arterial street requiring a 70-foot right-of-way at this location. The preliminary plat depicts a 50-foot right-of-way; as such, if approved, the Final Plat should be revised to illustrate dedication sufficient to provide at least 35 feet from the centerline of Halls Mill Road.

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

The lot is developed with two (2) commercial warehouses, and it appears their combined gross floor area is less than 40,000 square feet. Such a use is permitted by right in the B-3 zoning district, but it should be noted that expansion of either building is limited to a combined gross floor area of 40,000 square feet. Furthermore, modifications to either building that contribute to an increase or decrease in the existing, total building footprint by 50% or more will require the site to fully comply with current regulations.

The 25-foot minimum front yard setback is illustrated along Halls Mill Road, but it should be noted that the additional right-of-way dedication will cause an awning on one of the existing buildings to encroach within this setback, creating a non-conforming condition. Future improvements to the building may require a smaller awning to comply with the 25-foot setback requirement; or, the applicant can request a Front Yard Setback Variance from the Board of Zoning Adjustment to allow a reduced front yard setback at that time. Nevertheless, if approved, the 25-foot front yard setback line along Halls Mill Road should be retained on the Final Plat, adjusted for dedication.

## SUBDIVISION CONSIDERATIONS

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### Standards of Review:

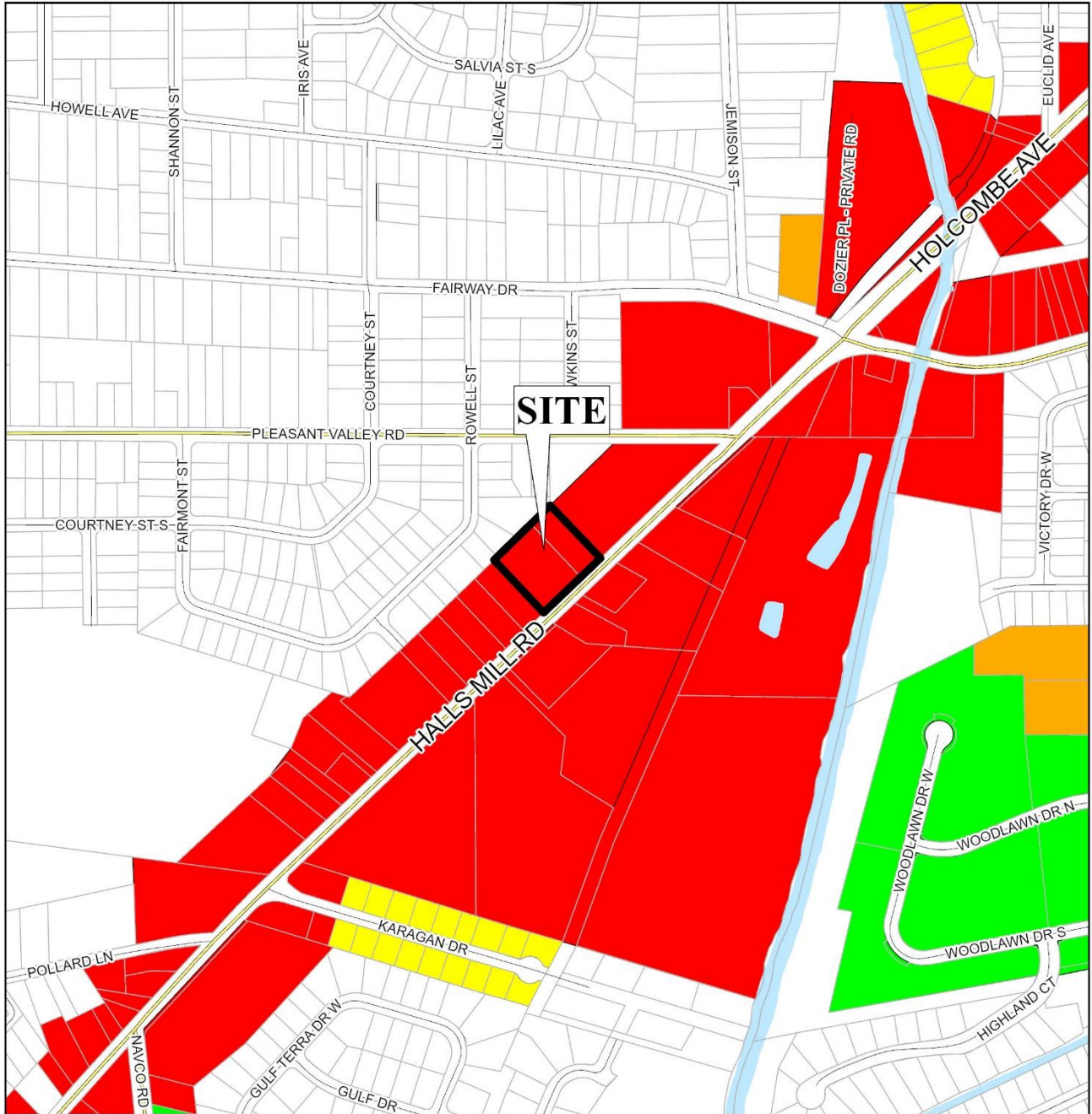
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

### Considerations:

Based on the preceding, if the Subdivision request is considered for approval, the following conditions should apply:

1. Revision of the plat to illustrate dedication sufficient to provide 35 feet from the centerline of Halls Mill Road;
2. Retention of the lot size labels in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback line along Halls Mill Road, adjusted for dedication;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and
7. Compliance with all Fire Department comments noted in this staff report.

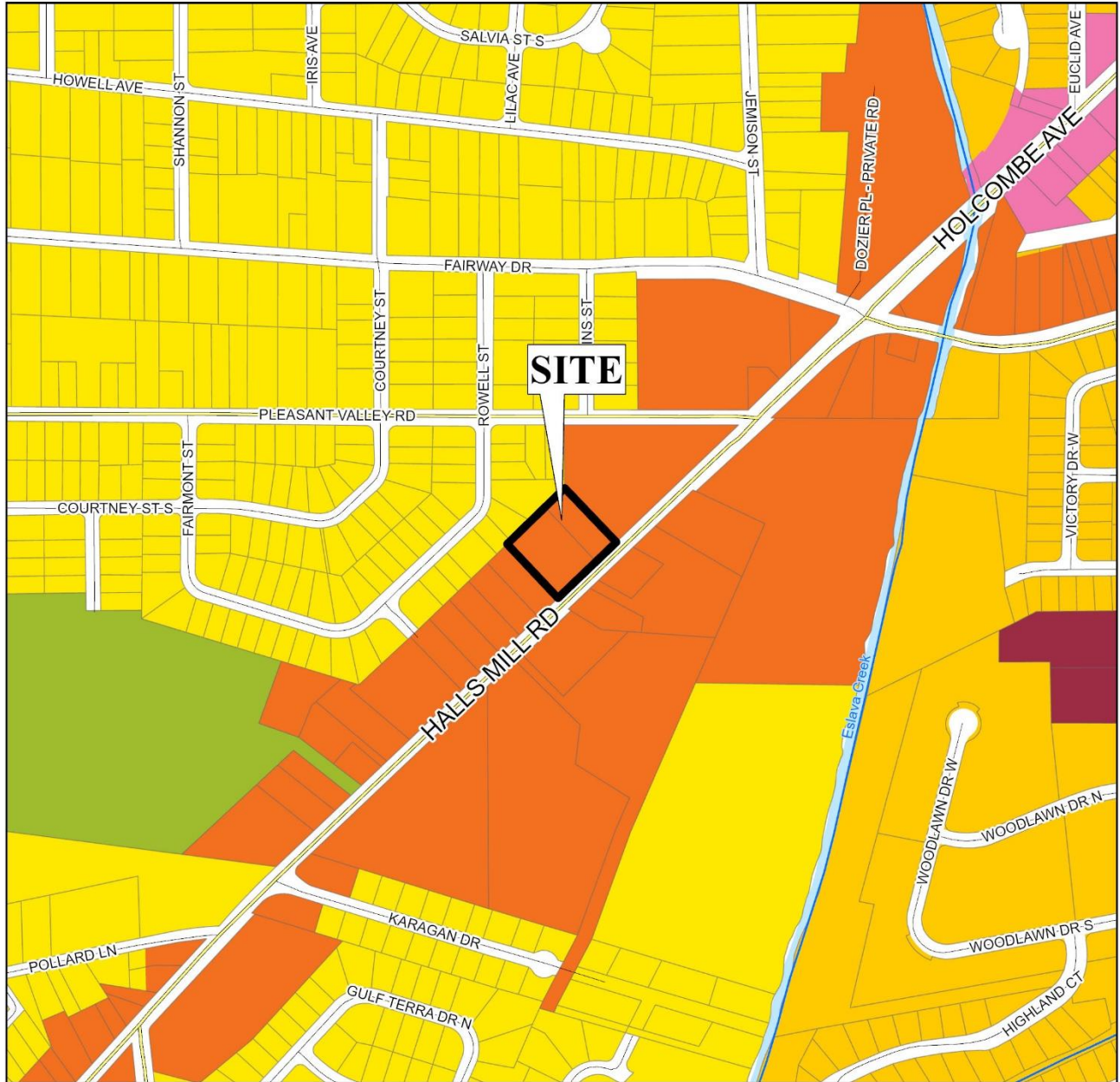
# LOCATOR ZONING MAP



APPLICATION NUMBER	2	DATE	November 2, 2023
APPLICANT	Elliot's Place Subdivision		
REQUEST	Subdivision		



# FLUM LOCATOR MAP

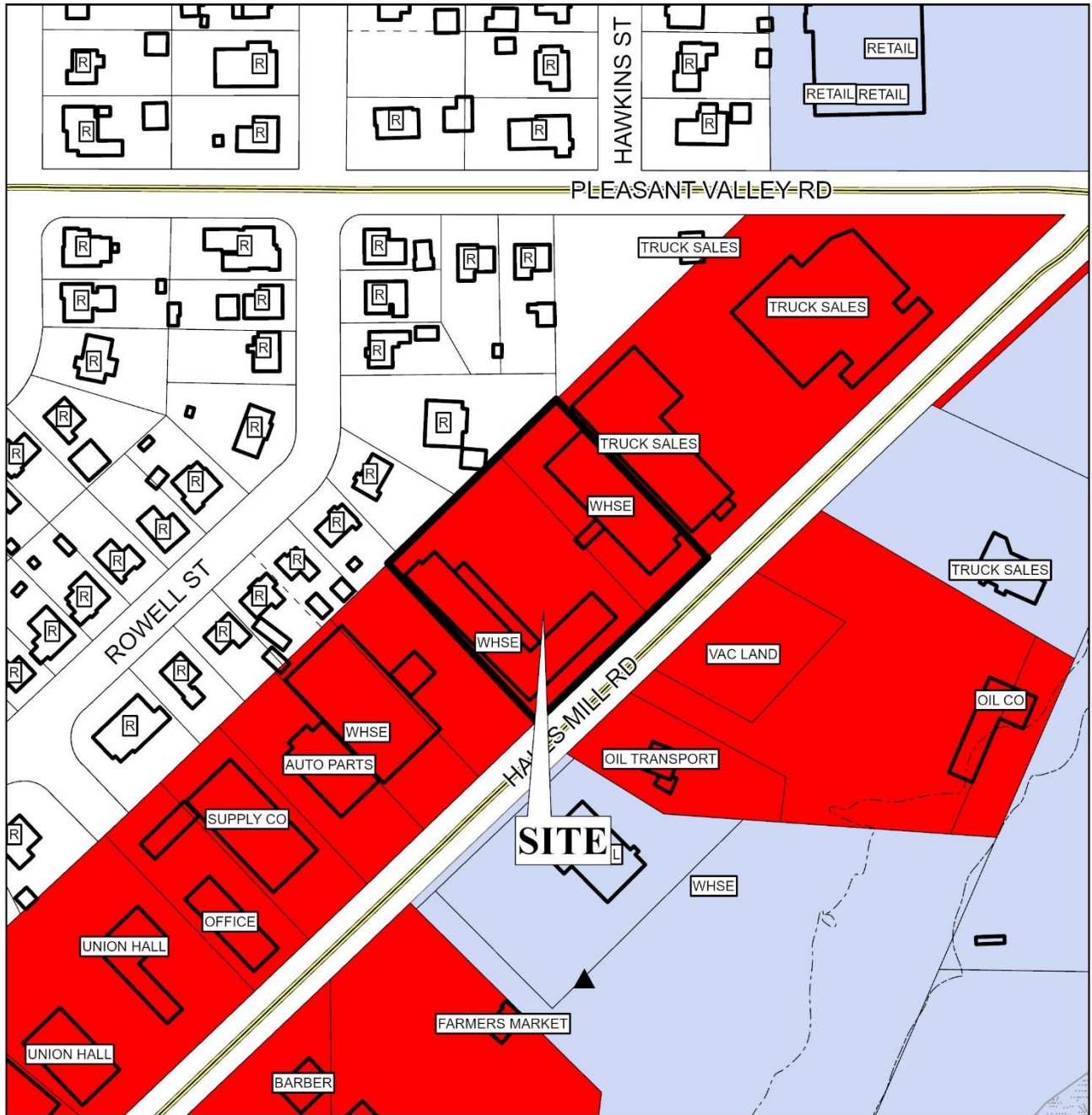


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- |                           |                                   |                     |                    |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential   | 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       |                    |



# ELLIOT'S PLACE SUBDIVISION

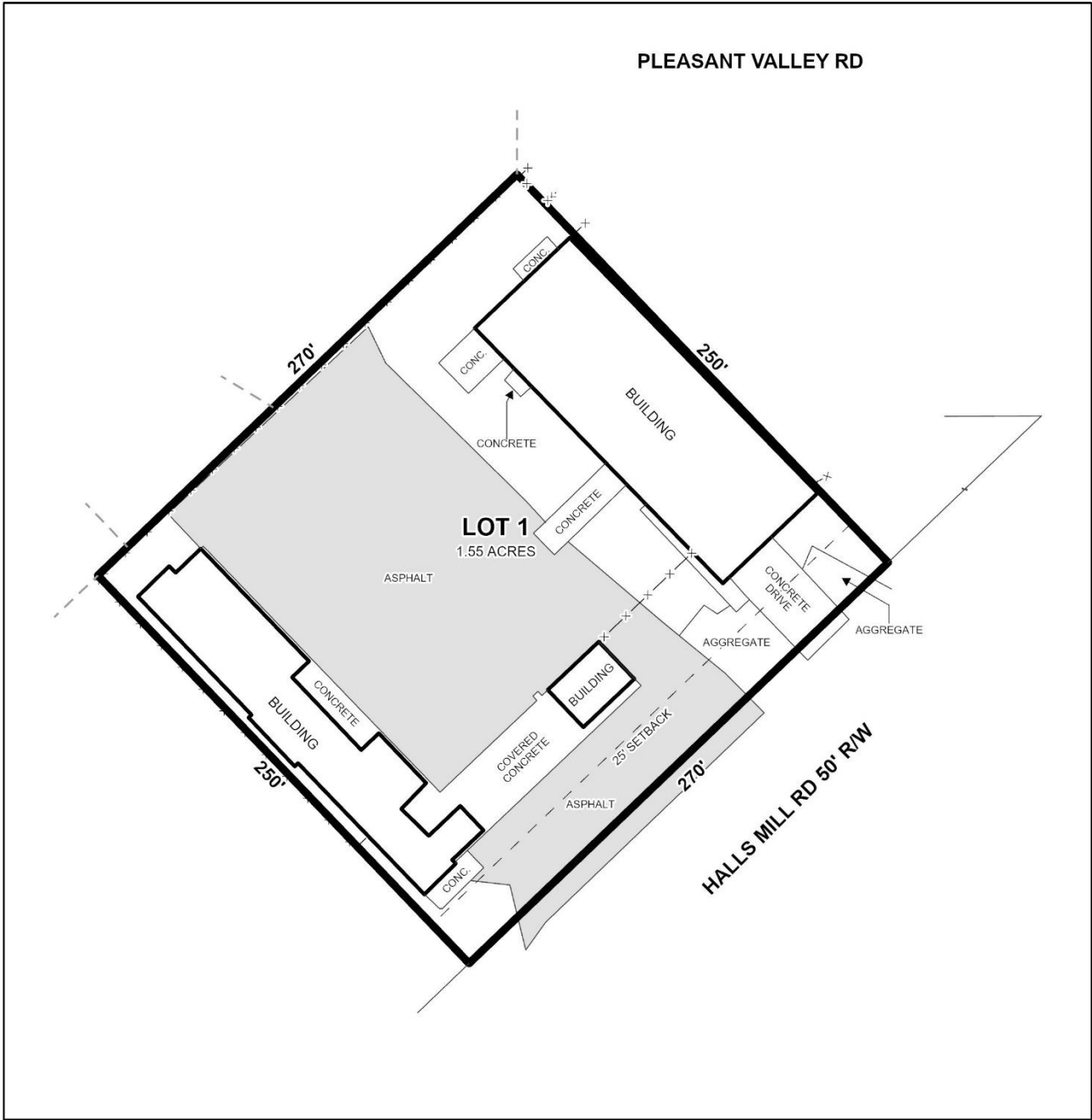


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<span style="color: cyan;">■</span> R-A	<span style="color: green;">■</span> R-3	<span style="color: blue;">■</span> B-1	<span style="color: orange;">■</span> B-2	<span style="color: darkblue;">■</span> B-5	<span style="color: lightblue;">■</span> ML	<span style="color: gray;">■</span> I-2	<span style="color: lightgreen;">■</span> OPEN	<span style="color: pink;">■</span> T-3	<span style="color: purple;">■</span> T-5.2
<span style="color: white;">■</span> R-1	<span style="color: magenta;">■</span> R-B	<span style="color: brown;">■</span> T-B	<span style="color: red;">■</span> B-3	<span style="color: gold;">■</span> CW	<span style="color: teal;">■</span> MH	<span style="color: darkgreen;">■</span> PD	<span style="color: peachpuff;">■</span> SD	<span style="color: lavender;">■</span> T-4	<span style="color: darkpurple;">■</span> T-6
<span style="color: yellow;">■</span> R-2	<span style="color: peachpuff;">■</span> H-B	<span style="color: purple;">■</span> LB-2	<span style="color: brown;">■</span> B-4	<span style="color: lightblue;">■</span> MM	<span style="color: lightpurple;">■</span> I-1	<span style="color: yellow;">■</span> MUN	<span style="color: orange;">■</span> SD-WH	<span style="color: darkpurple;">■</span> T-5.1	



# DETAIL SITE PLAN



APPLICATION NUMBER <u>2</u>	DATE <u>November 2, 2023</u>
APPLICANT <u>Elliot's 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)

## 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.