



**Agenda Item #: 2**  
**SUB-002506-2023**

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

[\*\*Applicant Materials for Consideration\*\*](#)

**DETAILS**

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**Location:**

500 St. Louis Street

**Subdivision Name (as applicable):**

LDN & Partners, LLC Subdivision

**Applicant / Agent (as applicable):**

William Lawler, Lawler and Company

**Property Owner:**

LDN & Partners, LLC

**Current Zoning:**

SD-WH, Special-District Warehousing

**Proposed Zoning (as applicable):**

Not Applicable

**Future Land Use:**

Downtown

**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:

- Subdivision approval to create one (1) legal lot of record from three (3) existing metes-and-bounds parcels.

**Commission Considerations:**

1. Subdivision proposal with ten (10) conditions

**Report Contents:**

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# LDN & PARTNERS, LLC SUBDIVISION



APPLICATION NUMBER 2 DATE June 15, 2023



NTS

## SITE HISTORY

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The site is a metes-and-bounds parcel. There is no history of other proposed Planning Commission cases associated with this site. This site was recently before the Board of Zoning Adjustment at its June 5, 2023 meeting, where it was granted variances to allow a new building addition to be setback from the front property line along St. Louis Street 18-feet 4 inches (18'4"), rather than the standard maximum setback of 10-feet. The Board also approved the building addition to have a ground floor story height of 10-feet tall, rather than the standard 14-foot tall minimum.

## 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. Show and label the POB for LOT 1.
- C. Show and label all flood zones. New maps went into effect on June 5, 2020.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 11.
- E. Text located in the cross hatched areas are illegible. The text may need to be moved or written within a text box.
- F. The distance label for the eastern property line of LOT 1 is illegible.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) 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 – 25,000 sf.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- M. 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:**

Placement of a note on the Final Plat stating the 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 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 purpose of this request is to create one (1) legal lot of record from three (3) metes-and-bounds parcels.

The site is within the Downtown Development District (DDD), which has additional site and property standards found within Appendix A of the Unified Development Code (UDC). Thus, DDD requirements will be included as part of the subdivision review.

The proposed site has frontage on St. Louis Street, a major collector street with curb-and-gutter and an "A" street in the Downtown Development District; and North Lawrence Street, a minor street with curb-and-gutter, and a "B" street in the Downtown Development District. St. Louis Street has an existing compliant 60-foot right-of-way; therefore, no dedication would be required along these two streets. North Lawrence Street has a 40-foot right-of-way, and normally, dedication to provide 25 feet from the centerline would be required; however, as the building at the Northwest corner of St. Louis Street and North Lawrence Street is developed at the right-of-way line, dedication would not be feasible. Furthermore, the Cedar & Saint Subdivision to the South, and the Wheeler Building Subdivision to the North were approved by the Planning Commission with no dedication along North Lawrence Street, therefore a waiver of Section 6.B.9. of the Subdivision Regulations may be appropriate. The right-of-way widths of street should be retained on the Final Plat, if approved.

There are no minimum and maximum property width requirements for a SD-WH Sub-district, as per Section 9.A.2., Appendix A. Proposed Lot 1 meets the minimum size requirements of the Subdivision Regulations

Per UDC, Appendix A DDD, Section 9, Table A-9.1 Site Configuration, the SD-WH, Special District-Warehousing Sub-District allows a ten-foot maximum setback along the primary street frontage, with unrestricted setbacks on all other street frontages if fire rating requirements are met. The preliminary plat does not illustrate setback requirements. It should be noted that St. Louis Street is an "A" street according to the Downtown Development District Regulating Plan – Street Hierarchy and should therefore be designated as the site's primary frontage per UDC Appendix A, Section 9.A.1.(a).

The lot size information should be retained in square feet and acres on the Final Plat, if approved.

Due to the site's location in the Downtown Development District, review by the Consolidated Review Committee, or CRC, is required. The current request was initially reviewed by the CRC on May 12, 2023. Future modifications to the site or proposed signage will require additional reviews by the CRC. The site is not within a local, historic district.

As per Unified Development Code, Appendix A, Section 9.C.3.(c)(2), the driveway width is limited to 25 feet within the frontage. A note should be required on the Final Plat stating such. As per Unified Development Code, Appendix A, Section 9.C.3.(e)(3), a maximum of one curb cut per street frontage is allowed. A note should be required on the Final Plat stating such. If approved, a note stating Traffic Engineering comments should be placed on the Final Plat.

## SUBDIVISION CONSIDERATIONS

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### Standards of Review:

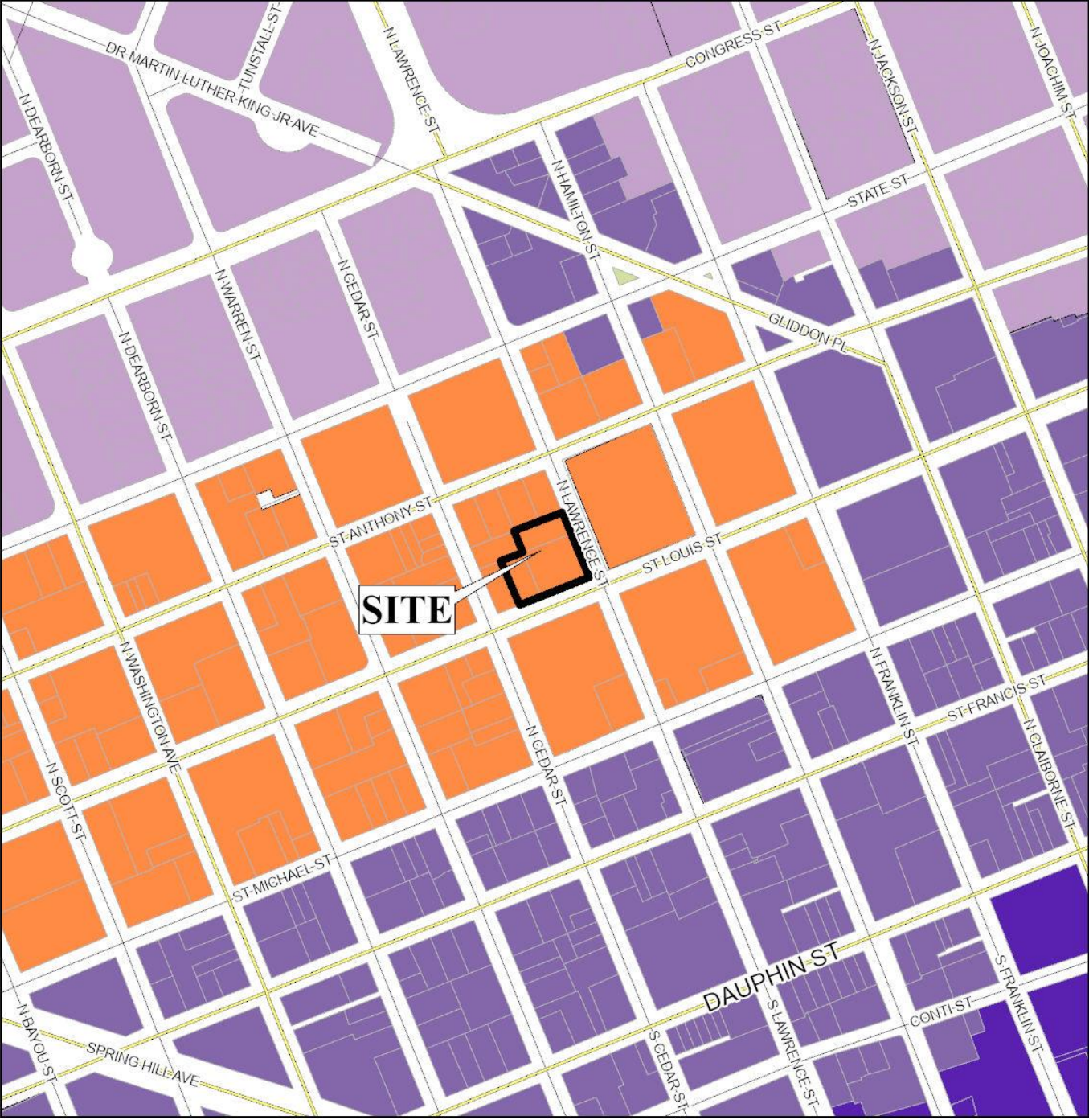
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

### Considerations:

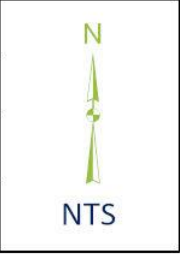
If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Waiver of Section 6.B.9. of the Subdivision Regulations, retention of all right-of-way widths as depicted on the preliminary plat;
2. Illustration of the minimum and maximum setbacks allowed along the primary "A" Street frontage and secondary "B" Street frontage on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Placement of a note on the Final Plat stating that St. Louis Street is the site's primary frontage;
5. Placement of a note on the Final Plat stating that the driveway width is limited to 25 feet within the frontage;
6. Placement of a note on the Final Plat stating that the lot is limited to one curb cut per street frontage;
7. Compliance with all 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

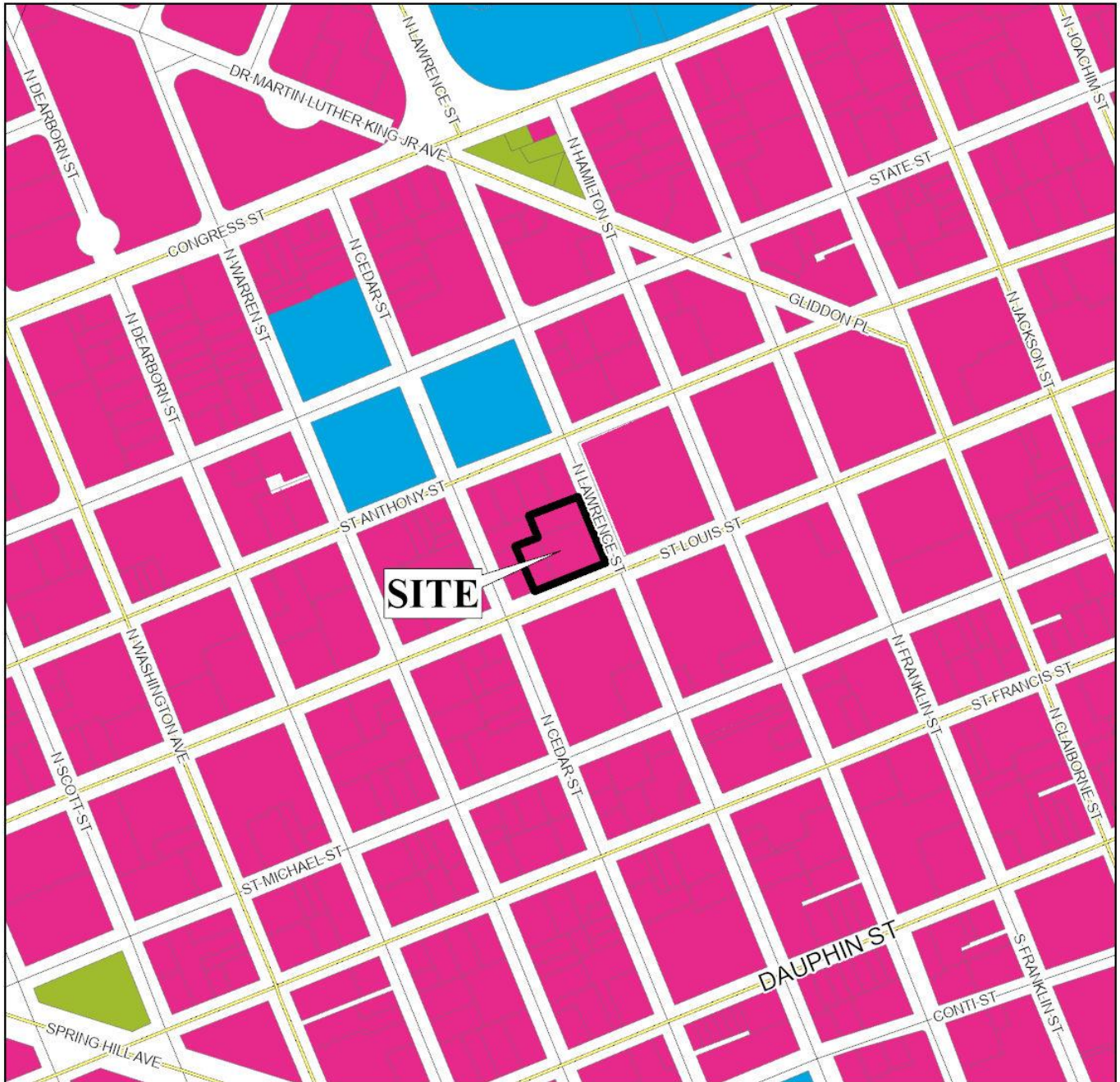


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REQUEST	Subdivision		





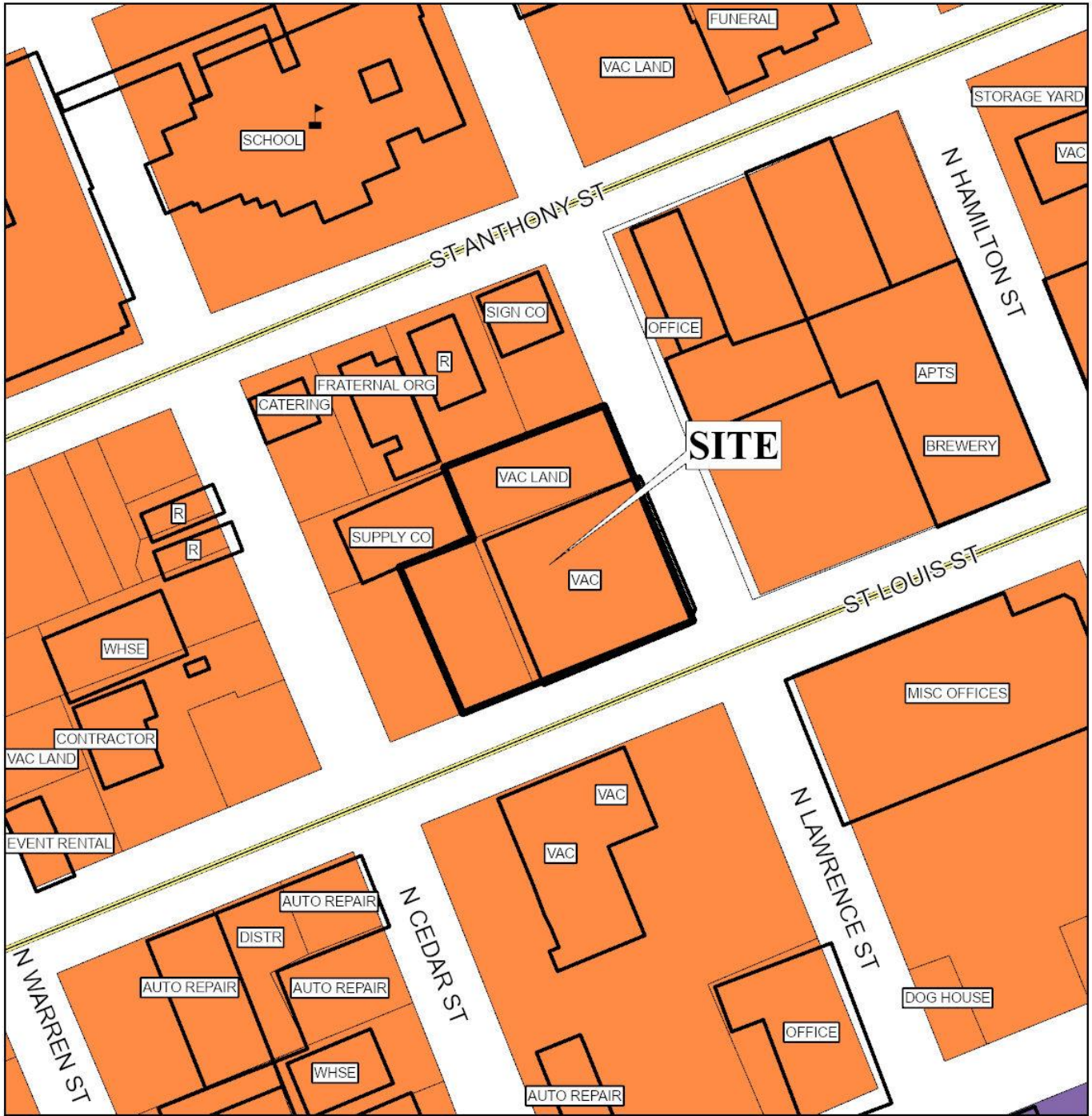
# FLUM LOCATOR MAP



APPLICATION NUMBER	2	DATE	June 15, 2023																
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<table style="width: 100%; font-size: small;"> <tr> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span> Neighborhood Center - Traditional</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Downtown Waterfront</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Parks &amp; Open Space</td> </tr> <tr> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black;"></span> Neighborhood Center - Suburban</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> Light Industry</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent</td> </tr> <tr> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black;"></span> Downtown</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: lightpink; border: 1px solid black;"></span> Traditional Corridor</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black;"></span> Heavy Industry</td> <td></td> </tr> <tr> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> District Center</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor</td> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: cyan; border: 1px solid black;"></span> Institutional</td> <td></td> </tr> </table>	<span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential	<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span> Neighborhood Center - Traditional	<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Downtown Waterfront	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Parks & Open Space	<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential	<span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black;"></span> Neighborhood Center - Suburban	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> Light Industry	<span style="display: inline-block; width: 10px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent	<span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black;"></span> Downtown	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightpink; border: 1px solid black;"></span> Traditional Corridor	<span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black;"></span> Heavy Industry		<span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> District Center	<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor	<span style="display: inline-block; width: 10px; height: 10px; background-color: cyan; border: 1px solid black;"></span> Institutional		 NTS		
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# LDN & PARTNERS, LLC SUBDIVISION



























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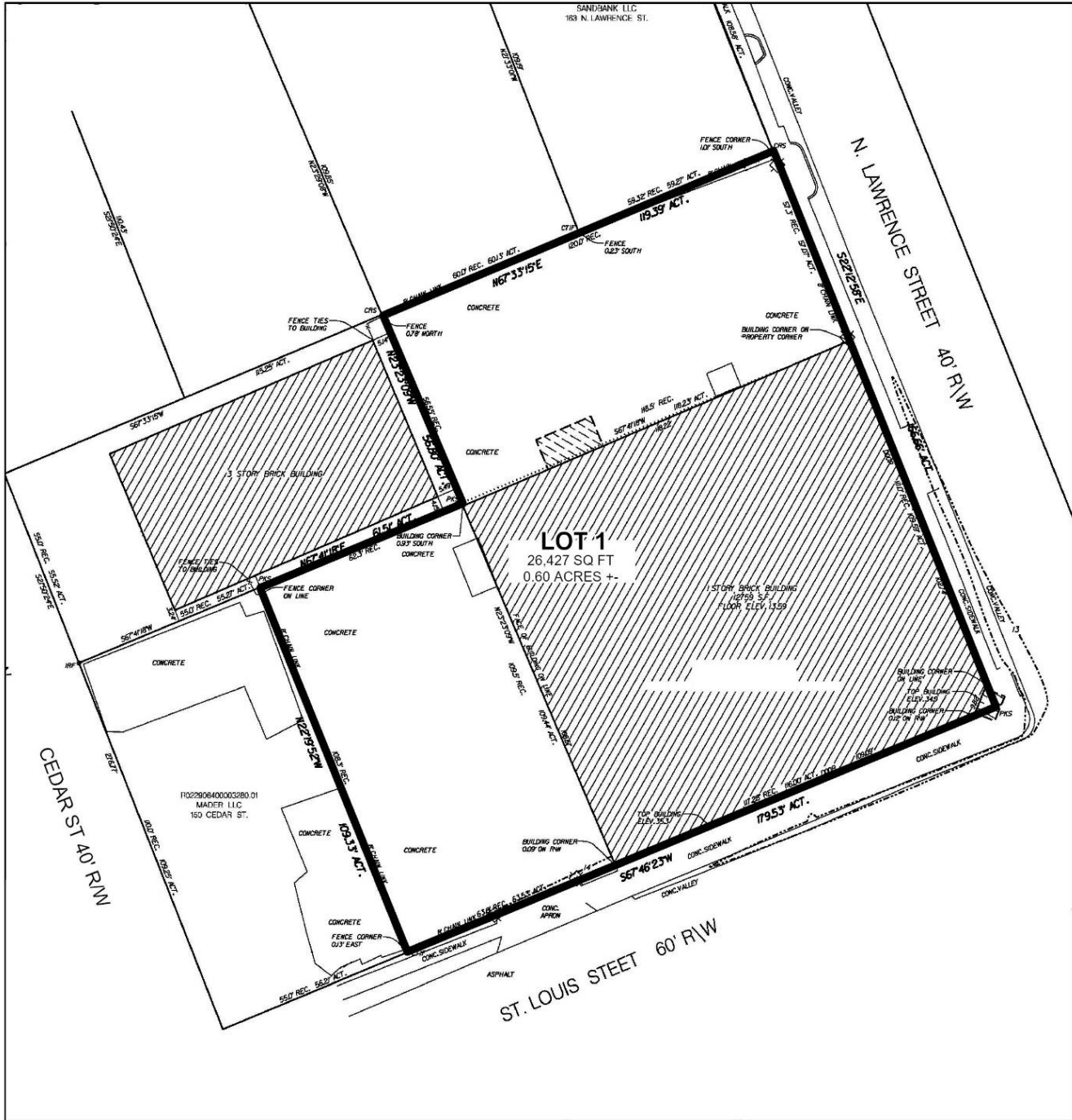
 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



NTS



# DETAIL SITE PLAN



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REQUEST	Subdivision		



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 (WDWUR)
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)



## DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the city's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7-active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

