



## Agenda Item #: 2 SUB-002702-2023

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

3977 Dawson Drive

**Subdivision Name:**

Morris Landing Subdivision

**Applicant / Agent:**

Jackie Morris

**Property Owner:**

Jackie Morris

**Current Zoning:**

R-1, Single-Family Residential Suburban District

**Future Land Use:**

Low Density Residential

**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 one (1) metes and bounds parcel.

**Considerations:**

1. Subdivision proposal with eight (8) conditions;

**Report Contents:**

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# MORRIS LANDING SUBDIVISION



APPLICATION NUMBER 2 DATE December 7, 2023



## SITE HISTORY

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The site was annexed into Mobile City limits in 1993.

At its meeting on October 5, 2006, the Planning Commission denied the requests for Subdivision and Planned Unit Development approvals. The proposed Subdivision did not comply with the “Land Subject to Flooding” provisions included in Section V.A.3. of the Subdivision Regulations.

There have been no other Planning Commission or Board of Zoning Adjustment applications 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. 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.
- 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](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 request is to create one (1) legal lot of record from one (1) metes and bounds parcel. The site is served by public water and sanitary sewer.

The site has frontage on Dawson Drive, a minor street without curb and gutter, requiring a 60-foot right-of-way. The Preliminary Plat depicts a 50-foot right-of-way; therefore, dedication sufficient to provide 30 feet from the centerline of Dawson Drive should be required. It should be noted that dedication of right-of-way would increase the degree of noncompliance by further reducing the lot size.

A 25-foot front yard setback is illustrated along Dawson Drive, in compliance with Section 64-2.5.E. of the Unified Development Code. Due to the dedication of additional right-of-way, the front setback would shift, and as such, should be adjusted to accommodate required dedication, if approved.

The Preliminary Plat depicts a lot size of 5,305± square feet which does not meet the minimum 7,200 square-foot size requirement of Article 2, Section 64-2.5.E. of the Unified Development Code for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Suburban District. The lot size is provided in square feet and acres on the Preliminary Plat. If approved, this information should be retained on the Final Plat, adjusted for dedication; or a table should be furnished on the Final Plat providing the same information, adjusted for dedication.

Lots along Dawson Drive vary in areas ranging from 5,564 square feet to 47,800 square feet. As proposed, with dedication, the lot would be further reduced in size from the 5,305± square feet being proposed, well below any other lot along Dawson Drive. If approved, a waiver of Section 6.C.2.(a)(1) will be required to allow the reduced lot size.

The Preliminary Plat does not illustrate any easements, however, if approved, a note should be required on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder.

## **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.

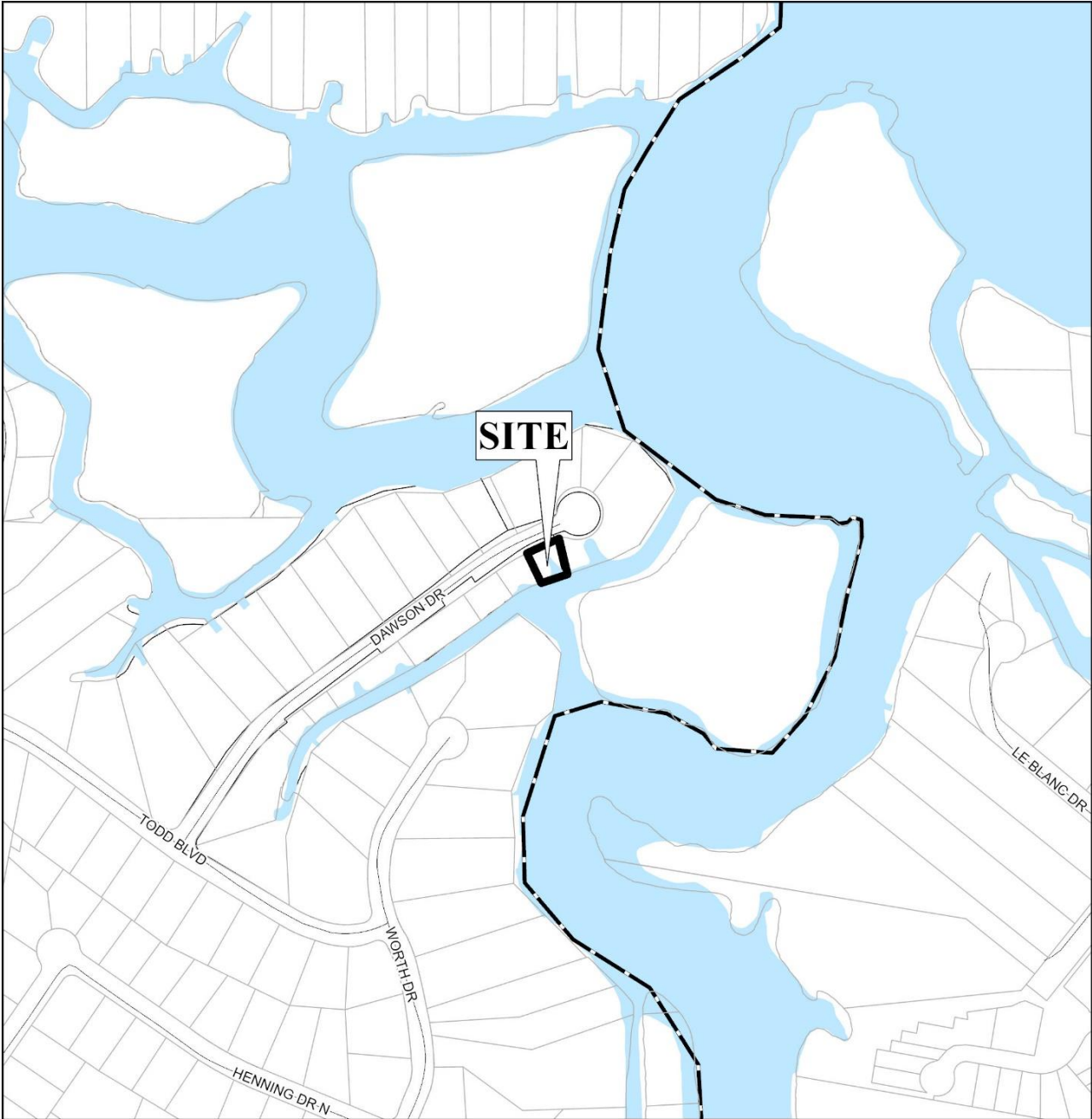
### **Considerations:**

Based on the preceding, and with a waiver of Section 6.C.2.(a)(1) of the Subdivision Regulations, if the Planning Commission considers approving the Subdivision request, the following conditions should apply:

1. Revision of the Final Plat to depict dedication sufficient to provide 30 feet from the centerline of Dawson Drive;
2. Retention of the setback as shown on the preliminary plat, adjusted for dedication;
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, adjusted for dedication;
4. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
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.



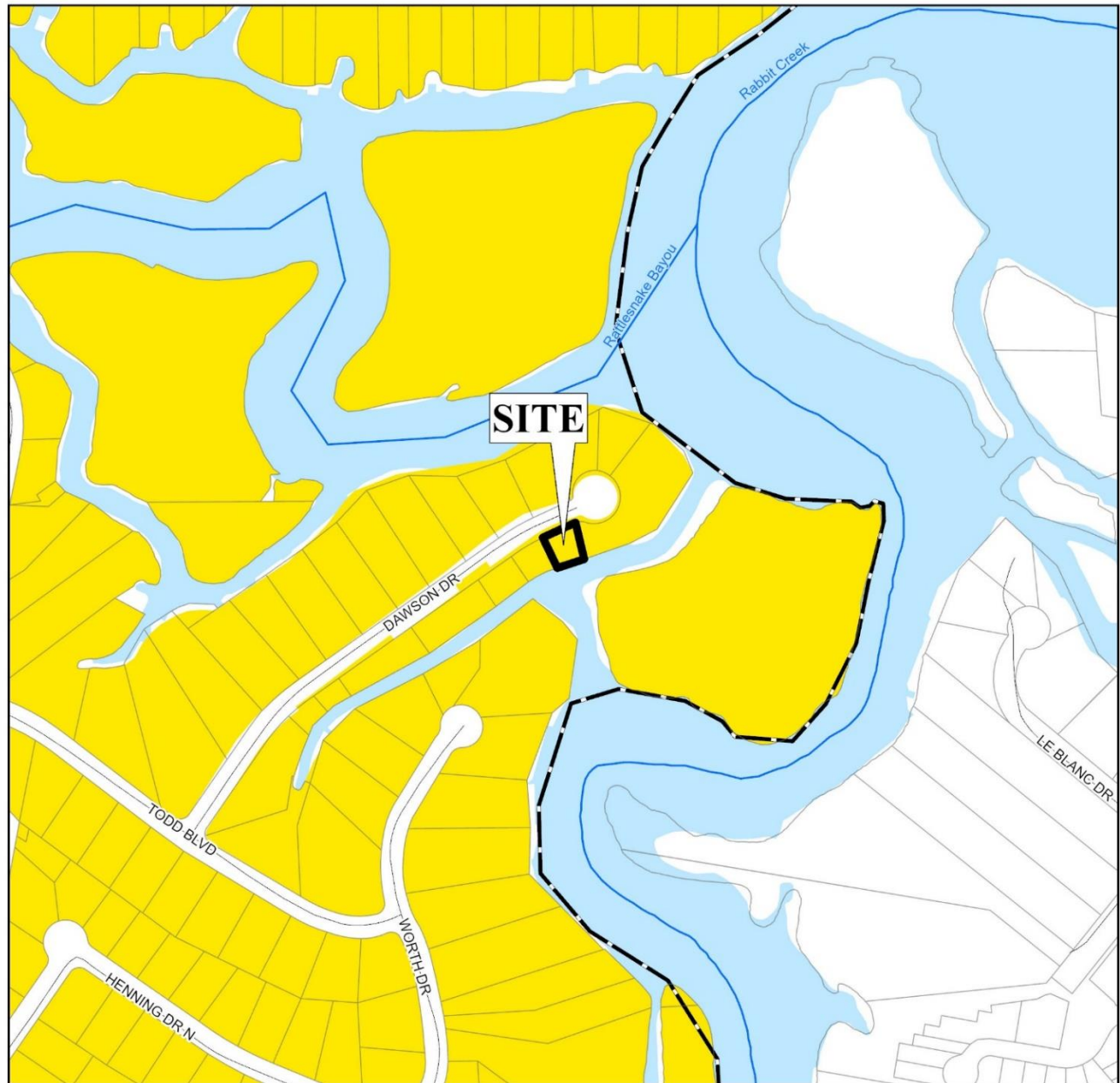
# LOCATOR ZONING MAP



APPLICATION NUMBER	<u>2</u>	DATE	<u>December 7, 2023</u>
APPLICANT	<u>Morris Landing Subdivision</u>		
REQUEST	<u>Subdivision</u>		



# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE December 7, 2023

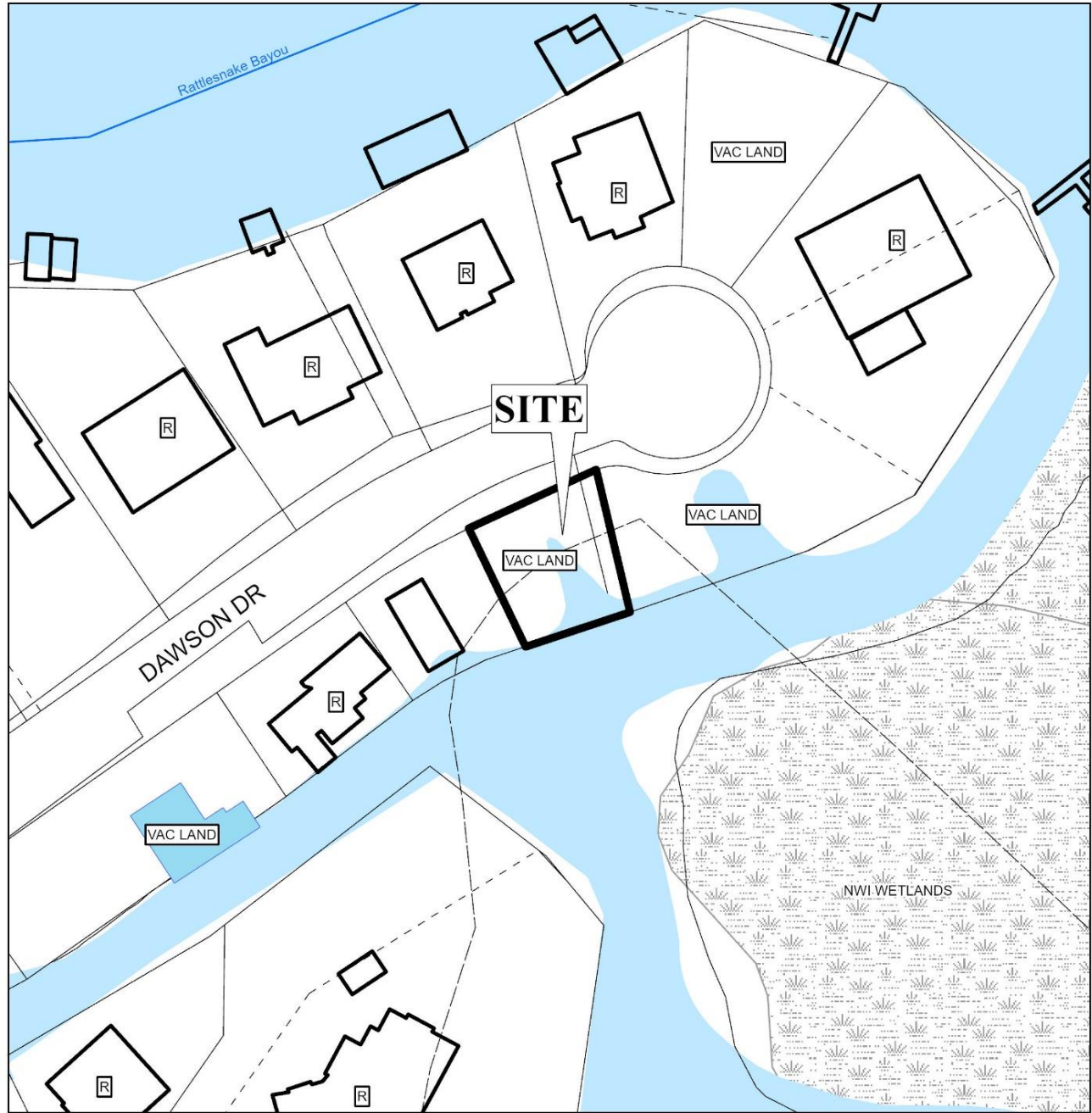
APPLICANT Morris Landing Subdivision

REQUEST Subdivision

- |   |   |  |  |
|---|---|--|--|
| <span style="color: yellow;">■</span> Low Density Residential   | <span style="color: maroon;">■</span> Neighborhood Center - Traditional | <span style="color: brown;">■</span> Downtown Waterfront | <span style="color: lightgreen;">■</span> Parks & Open Space |
| <span style="color: orange;">■</span> Mixed Density Residential | <span style="color: blue;">■</span> Neighborhood Center - Suburban      | <span style="color: lightgrey;">■</span> Light Industry  | <span style="color: darkblue;">■</span> Water Dependent      |
| <span style="color: magenta;">■</span> Downtown                 | <span style="color: pink;">■</span> Traditional Corridor                | <span style="color: purple;">■</span> Heavy Industry     |  |
| <span style="color: red;">■</span> District Center              | <span style="color: orange;">■</span> Mixed Commercial Corridor         | <span style="color: cyan;">■</span> Institutional        |  |



# MORRIS LANDING SUBDIVISION



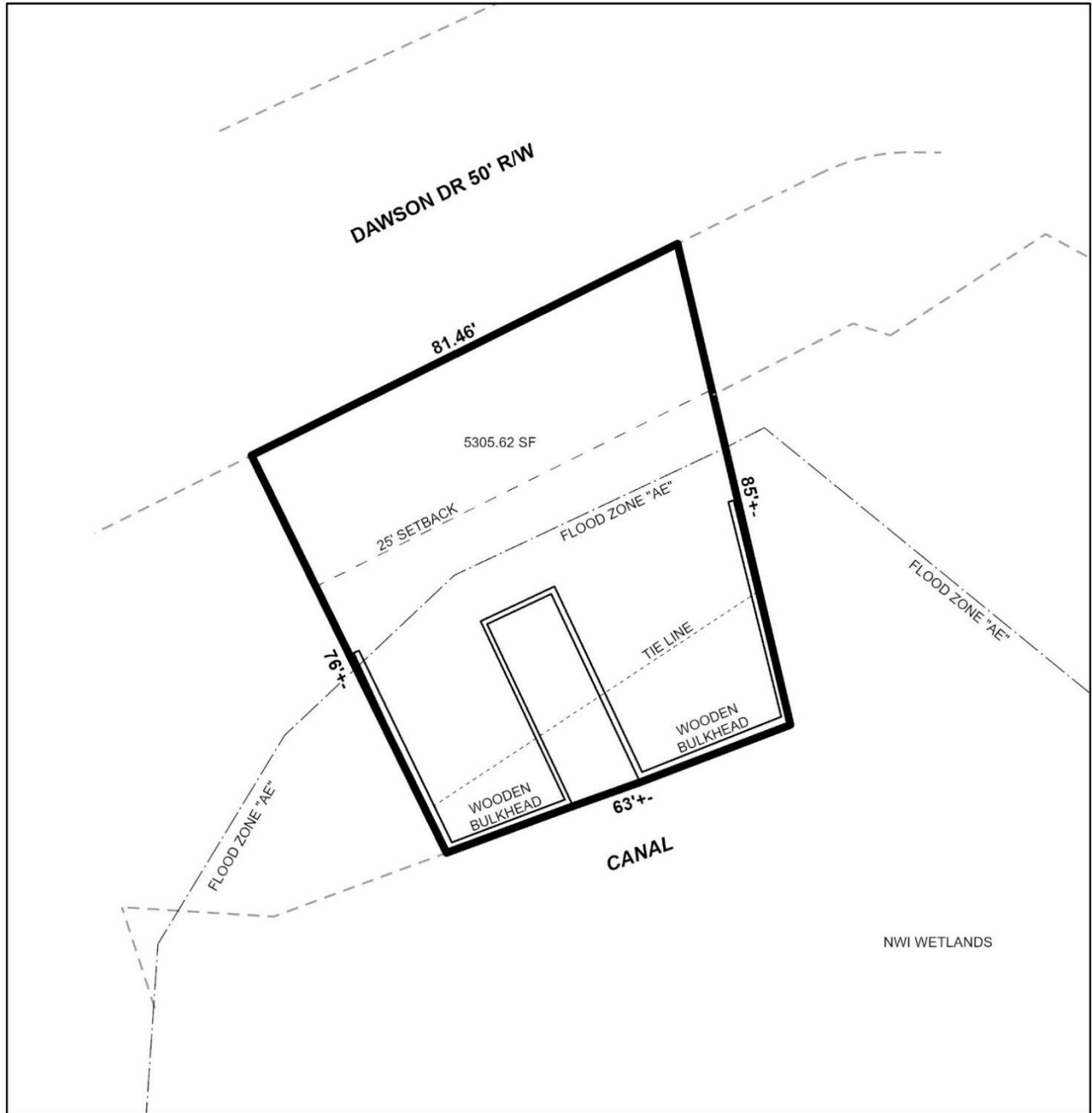
APPLICATION NUMBER 2 DATE December 7, 2023


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	





# SITE PLAN



APPLICATION NUMBER <u>2</u> DATE <u>December 7, 2023</u>	
APPLICANT <u>Morris Landing 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 (WDWURU)
RESIDENTIAL - AG	R-A												<input type="checkbox"/>		
ONE-FAMILY RESIDENCE	R-1	■				■		■					<input type="checkbox"/>		
TWO-FAMILY RESIDENCE	R-2	■				■		■					<input type="checkbox"/>	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						<input type="checkbox"/>	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					<input type="checkbox"/>	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					<input type="checkbox"/>		
HISTORIC BUSINESS	H-B			■		■		■					<input type="checkbox"/>		
VILLAGE CENTER	TCD					■	■						<input type="checkbox"/>		
NEIGH. CENTER	TCD					■	■						<input type="checkbox"/>		
NEIGH. GENERAL	TCD					■							<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-6			■									<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-5.1			■		■		<input type="checkbox"/>					<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-5.2			■		■							<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-4			■		■		<input type="checkbox"/>					<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-3			■		■							<input type="checkbox"/>		
DOWNTOWN DEV. DDD	SD-WH									○	○		<input type="checkbox"/>		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		<input type="checkbox"/>		
BUFFER BUSINESS	B-1		<input type="checkbox"/>			<input type="checkbox"/>	■	■	■				<input type="checkbox"/>	○	
NEIGH. BUSINESS	B-2		○			<input type="checkbox"/>	■	■	■				<input type="checkbox"/>	○	
LIMITED BUSINESS	LB-2		○			<input type="checkbox"/>	■	■	■				<input type="checkbox"/>	○	
COMMUNITY BUSINESS	B-3				■				■			○	<input type="checkbox"/>	○	
GEN. BUSINESS	B-4			■					■			○	<input type="checkbox"/>	○	
OFFICE-DISTRIBUTION	B-5								■	■			<input type="checkbox"/>	<input type="checkbox"/>	
LIGHT INDUSTRY	I-1									■			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAVY INDUSTRY	I-2										■		<input type="checkbox"/>		<input type="checkbox"/>

**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)

# Residential Land Use



## LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.