



Agenda Item #2 SUB-002695-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2761 & 2765 College Street

Subdivision Name:

R.C. Washington Subdivision

Applicant / Agent:

John Friess, JWTC-Louisiana, LLC

Property Owners:

R.C. Washington

Current Zoning:

R-1, Single-Family Residential Urban District

Future Land Use:

Mixed Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create two (2) legal lots of record from two (2) metes-and-bounds parcels.

Considerations:

1. Subdivision proposal with eleven (11) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	7

R. C. WASHINGTON SUBDIVISION



APPLICATION NUMBER 2 DATE November 16, 2023



SITE HISTORY

The site is composed of Lots 7 and 8, and part of Lot 9, of Block 7 of the Strauss 1st Addition to Prichard Subdivision, the plat for which was recorded in Mobile County Probate Court in March 1920. In 1988, Lot 8 and part of Lot 9 were combined into Lot 2 of the James H. Kemp Subdivision, a two (2)-lot subdivision recorded in Probate Court in December 1988. Since that time, the lot line between Lot 7 of the Strauss 1st Addition to Prichard Subdivision and Lot 2 of the James H. Kemp Subdivision was shifted to the North, without Planning Commission approval of a revised subdivision plat.

The site has not been the subject of any Board of Zoning Adjustment cases.

STAFF COMMENTS

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 monument (set or found) at the south side of Golden Ave. ROW at each subdivision corner.
- C. Add Golden Avenue to the vicinity map.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #66) LOTS 1 and 2 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 – 1,500 sf AND LOT 2 – 2,500 sf.
- E. 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.
- F. 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.
- G. 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.
- 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. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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 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-sprinklered commercial buildings, within 600' of sprinklered 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 two (2) legal lots of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

The proposed lots have frontage along College Street and Golden Avenue, both minor streets with curb and gutter and 40-foot rights-of-way at this location. Adequate right-of-way is depicted along both streets on the preliminary plat and should be retained on the Final Plat, if approved.

Golden Avenue is a closed-end street that terminates at the subject site. As such, a turnaround is typically required to be provided, the right-of-way diameter for which is to be determined by the City Engineer, in compliance with the International Fire Code. However, the size of the proposed lots suggests that a turnaround may not be feasible at this time. If a turnaround is not required by the City Engineer, a waiver of Sections 6.B.3. and 6.B.9 of the Subdivision Regulations will be required for approval of the Final Plat.

It should be noted that College Street is labeled as "South College Street" on the preliminary plat. As such, if approved, the plat should be revised to correctly label College Street.

Lot 2, as proposed, exceeds the minimum size requirement of Article 2, Section 64-2-5.E. of the UDC for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Urban district, and is appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved; or provision of a table on the Final Plat with same information will suffice.

Lot 1, as proposed, does not meet the minimum 6,000 square-foot size requirement of Article 2, Section 64-2-5.E. of the UDC for lots in the R-1, Single-Family Residential Urban district. It also does not meet the minimum 50-foot width requirement of Section 6.C.2(b)(3) of the Subdivision Regulations for residential lots in the urban sub-district. Substandard lot sizes and lot widths are not uncommon within the vicinity of the subject site as it is located in an older part of the City. Lots across College Street vary in width from 20 to 40-feet wide, and areas ranging from 2,500 square feet to 5,000 square feet. Therefore, approval of the request may be in character with the surrounding neighborhood. If approved, waivers of Sections 6.C.2(a)(1) and 6.C.2(b)(3) will be required to allow the reduced lot size and lot width, respectively.

The size of Lot 1 is provided in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat.

If approved, Lot 1 would exceed the maximum 3.5 width-to-depth ratio of Section 6.C.3 of the Subdivision Regulations. Again, this does not appear to be uncommon within the surrounding area, but approval of the Final Plat will require a waiver of Section 6.C.3.

As mentioned, the proposed lots have frontage on two (2) streets, which is discouraged by Section 6.C.7 of the Subdivision Regulations. Considering the parcels in their existing configuration have double street frontage, a waiver of Section 6.C.7 may be appropriate; however, if approved, a note should be placed on the Final Plat stating each lot is denied access to Golden Avenue.

A 25-foot front yard setback is illustrated along College Street, but only a 5-foot front yard setback is required for lots in the R-1, Single-Family Residential Urban District, per Article 2 Section 64-2-5.E. of the Unified Development Code (UDC). The applicant may retain the 25-foot setback, but if approved and the plat recorded in Mobile County Probate Court depicts a 25-foot front yard setback, future development of the properties will be subject to a front yard setback that is greater than what is required by the UDC. As such, at least a 5-foot front yard setback should be illustrated along College Street on the Final Plat, if approved.

No front yard setback is illustrated along Golden Avenue; therefore, if approved, at least a 5-foot front yard setback should be illustrated along Golden Avenue on the Final Plat, in compliance with Article 2, Section 64-2-5.E. of the UDC.

Lot 2 is developed with a single-family dwelling, and there are no plans to redevelop the property at this time.

Recent aerial photos depict a structure on proposed Lot 1, but in a conversation with staff, the applicant stated that it has been demolished. Staff finds no permit documenting demolition of the structure; therefore, an after-the-fact Demolition Permit may be required, prior to the approval of any permits to redevelop the property.

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:

Based on the preceding, and with waivers of Sections 6.B.3, 6.B.9, 6.C.2(a)(1), 6.C.2(b)(3), 6.C.3, and 6.C.7, if the Subdivision request is considered for approval, the following conditions could apply:

1. Retention of the right-of-way widths as illustrated on the preliminary plat;
2. Revision of the Final Plat to correctly label "College Street";
3. Retention of the lot sizes in both square feet and acre on the Final Plat, or provision of a table on the Final Plat with the same information;

4. Placement of a note on the Final Plat stating each lot is denied access to Golden Avenue;
5. Retention of at least a 5-foot front yard setback line along College Street, in compliance with Section 64-2-5.E. of the Unified Development Code;
6. Revision of the Final Plat to illustrate at least a 5-foot front yard setback along Golden Avenue;
7. Acquisition of an after-the-fact Demolition Permit for the structure on Lot 1 prior to the approval of any development permits;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

R. C. WASHINGTON SUBDIVISION

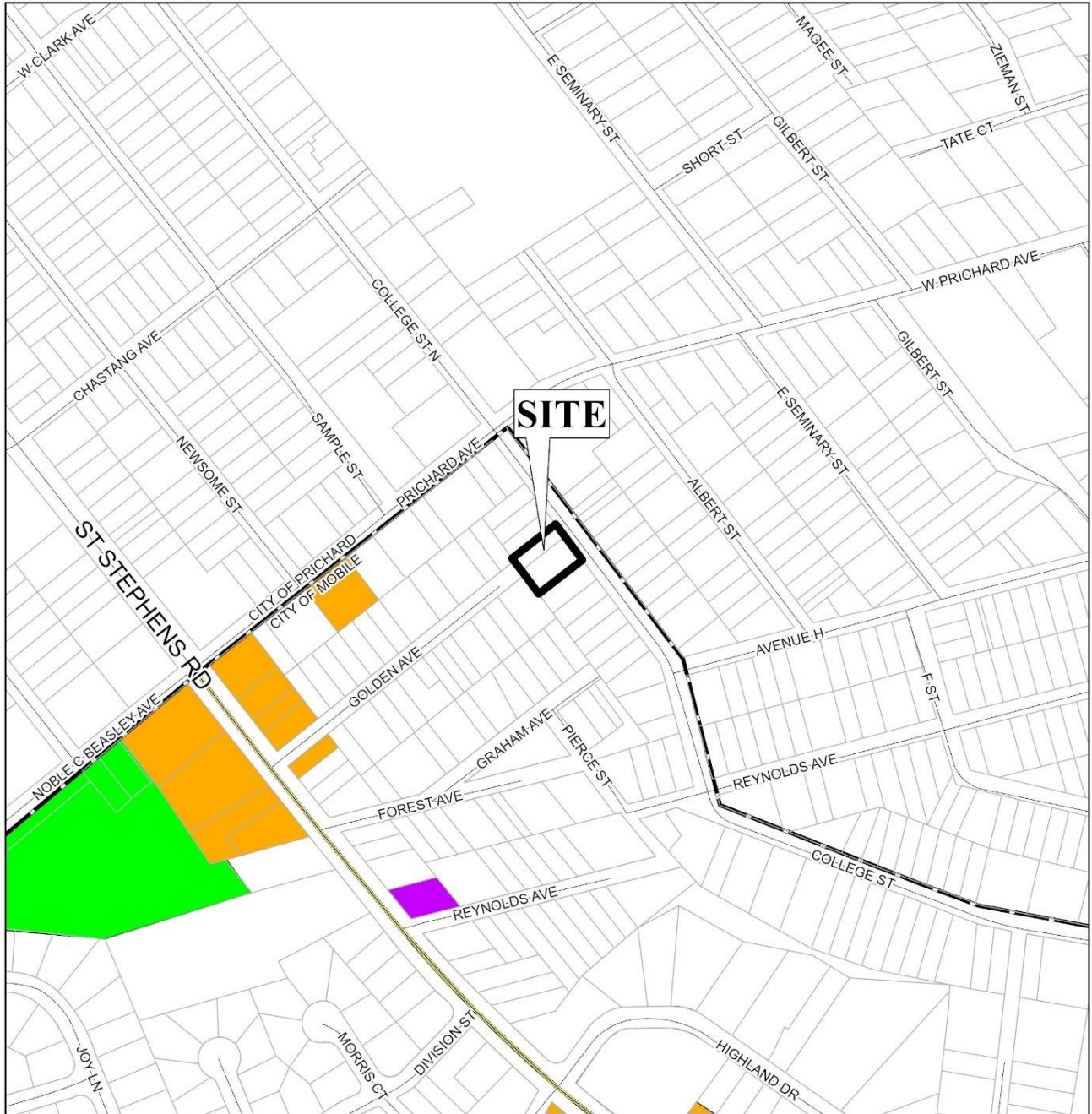


APPLICATION NUMBER 2 DATE November 16, 2023

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	



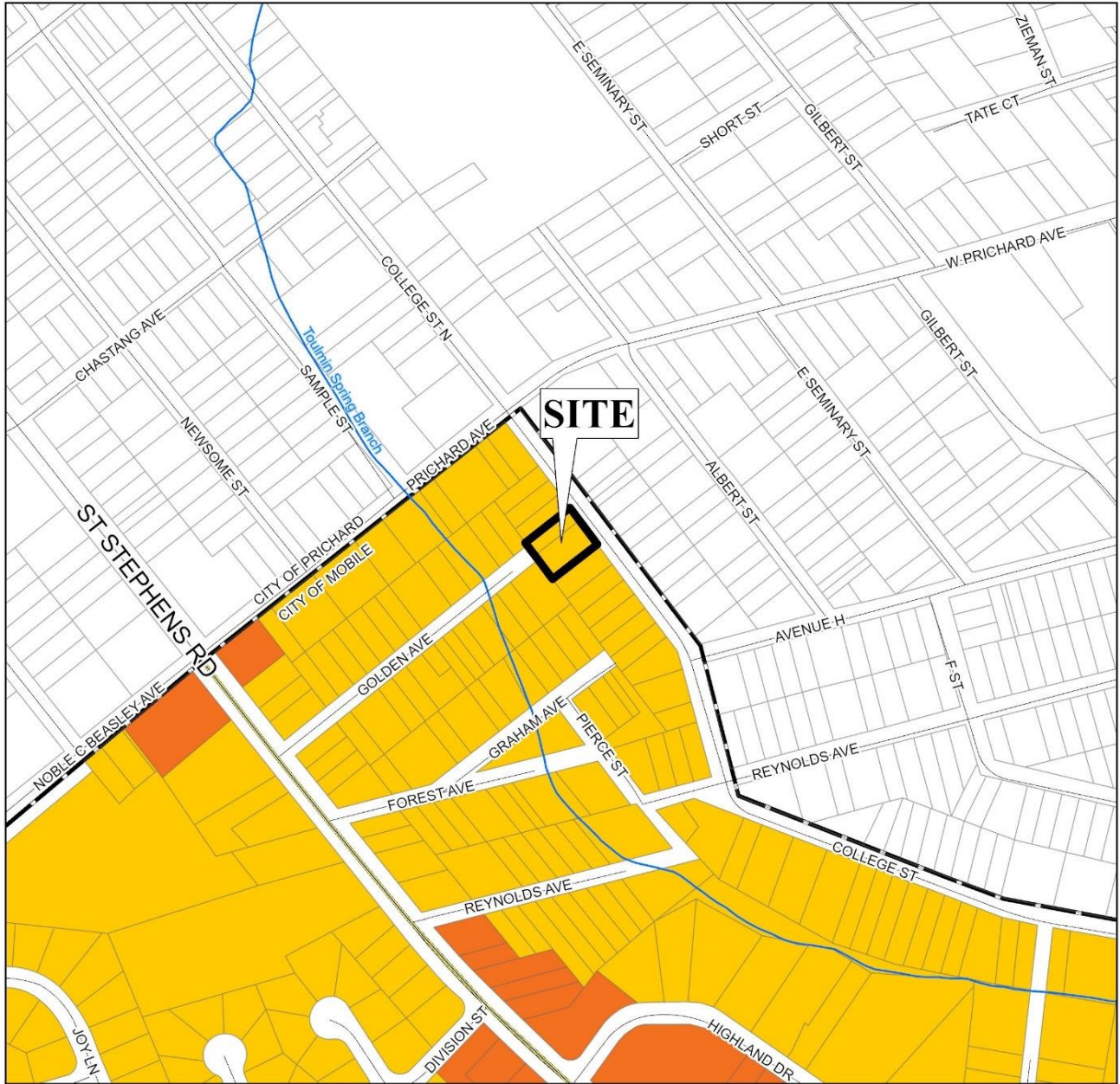
LOCATOR ZONING MAP



APPLICATION NUMBER <u>2</u>	DATE <u>November 16, 2023</u>
APPLICANT <u>R.C. Washington Subdivision</u>	
REQUEST <u>Subdivision</u>	



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE November 16, 2023

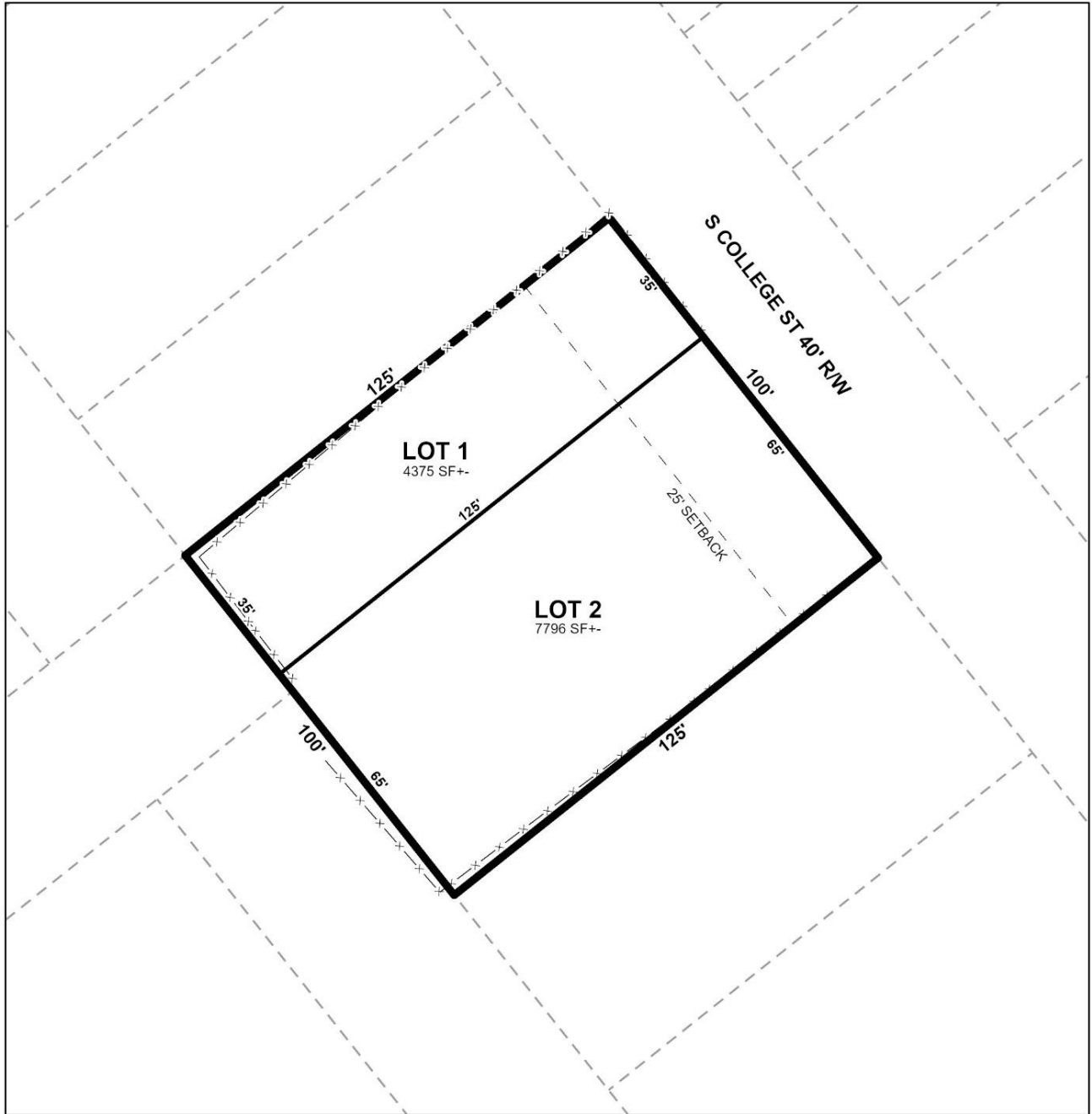
APPLICANT R.C. Washington Subdivision

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



APPLICATION NUMBER <u>2</u>	DATE <u>November 16, 2023</u>
APPLICANT <u>R.C. Washington 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 checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input type="checkbox"/>		
TWO-FAMILY RESIDENCE	R-2	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
MULTIPLE-FAMILY	R-3	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	
RESIDENTIAL-BUSINESS	R-B		<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
TRANSITIONAL-BUSINESS	T-B		<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input type="checkbox"/>		
HISTORIC BUSINESS	H-B			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input type="checkbox"/>		
VILLAGE CENTER	TCD					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input type="checkbox"/>		
NEIGH. CENTER	TCD					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input type="checkbox"/>		
NEIGH. GENERAL	TCD					<input checked="" type="checkbox"/>							<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-6			<input checked="" type="checkbox"/>									<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-5.1			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>					<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-5.2			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-4			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>					<input type="checkbox"/>		
DOWNTOWN DEV. DDD	T-3			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input type="checkbox"/>		
DOWNTOWN DEV. DDD	SD-WH									<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
DOWNTOWN DEV. DD	SD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
BUFFER BUSINESS	B-1		<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
NEIGH. BUSINESS	B-2		<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
LIMITED BUSINESS	LB-2		<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
COMMUNITY BUSINESS	B-3				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
GEN. BUSINESS	B-4			<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OFFICE-DISTRIBUTION	B-5								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
LIGHT INDUSTRY	I-1									<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAVY INDUSTRY	I-2										<input checked="" type="checkbox"/>		<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)

MIXED DENSITY RESIDENTIAL (MxDR)

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 LDR areas, 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.