

**SUBDIVISION &
PLANNING APPROVAL STAFF REPORT****Date: August 6, 2020**

<u>NAME</u>	Africatown Heritage House
<u>SUBDIVISION NAME</u>	Africatown Heritage House Subdivision
<u>LOCATION</u>	850 Edwards Street (Southwest corner of Wimbush Street and Whitley Street)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1 Lot / 6.9 \pm Acres
<u>CONTEMPLATED USE</u>	Subdivision Approval to create a legal lot of record and Planning Approval to allow a museum in an R-1, Single-Family Residential district.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	

Subdivision:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide the dimensions for the proposed subdivision boundary.
- B. Provide the name/address of the person/company that prepared the map.
- C. 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.
- D. Provide reference, on the map and the description, to a monumented corner.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Provide a vicinity map.
- G. Provide a written description for the subdivision boundary.
- H. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage.

- I. Show and label all flood zones. New maps went into effect on June 5, 2020.
- J. Show and label each and every Right-Of-Way and easement.
- K. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, and City Engineer.
- L. Provide the Surveyor's and Owner's (notarized) signatures.
- M. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #65) 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 – NONE.
- N. Add a note to the SUBDIVISION PLAT stating 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.
- O. Add a note to the Plat stating 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.
- P. 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.
- Q. Add a note to the plat stating that all 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.
- R. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- S. 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.
- T. 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.

Planning Approval:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.

3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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 (2012 International Fire Code).

REMARKS

The applicant is requesting Subdivision Approval to create a legal lot of record and Planning Approval to allow a museum in a R-1, Single-Family Residential district.

The site has been given a Parks and Open Space land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to parkland maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. Parks may include squares, playgrounds, playfields, gardens, greens, greenways and blueways, and other recreational areas and facilities that are accessible to the public. Open space may include any open piece of land, publicly or privately held, that is undeveloped (has no buildings or other built structures). This designation is not intended to identify public land acquisition or to prohibit the development potential of individual properties.

The designation applies to all existing and future parks and open space within the City, including both active and passive uses. Open space, including public access to water bodies, is generally consistent with all other land use categories, i.e., a park can be located within any other land use category, either incidental to a development or as part of a publicly-owned or publicly-sponsored local, community or regional park. Therefore, a Parks and Open Space designation is deemed consistent with all land use categories in the Future Land Use Map.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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.

The proposed lot fronts both Whitely Street and Wimbush Street, minor streets without curb and gutter. The preliminary plat does not illustrate the existing rights of way along these streets; therefore, the provision of adequate right-of-way to provide 30-feet from the centerline of Whitely Street and Wimbush Street should be shown on the final plat. Additionally, the provision of a 25-foot minimum building setback line should be illustrated from any required dedication. Further, as the site is located at a corner, the dedication of a corner radius should be required, if approved.

As proposed, the lot meets the minimum area and width requirements of the Subdivision Regulations. If approved, the lot size label in both square feet and acres should be placed on the Final Plat or a table should be furnished on the Final Plat providing the same information.

As a means of access management, a note containing the Traffic Engineering Comments should be placed on the Final Plat. Additionally, any easements on the subject property should be indicated and labeled on the Final Plat, with a note stating that no structures shall be constructed or placed within any easement, without the written consent of the easement owner.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is site plan specific; therefore *any* future changes to the approved site plan or to the approved scope of operations by current or future applicants must be submitted for Planning Approval.

The applicant provided the following narrative:

The proposed project includes a 5000 square foot manufactured building that will house the Clotilde Exhibit for the Africatown community. The structure shall be known as Africatown Heritage House. It will include a gable roof and porch with railings and a ramp. The development timetable is attached.

The proposed development is located behind the existing Robert L Hope Community Center and is across the street from the Mobile County Training Center site. The site plan illustrates the proposed 5,000 square foot museum building with driveway and 18 parking spaces. As the parking lot is across a minor residential street from existing residences, the parking should be screened from these residences with a three-foot-high evergreen hedge or privacy fence.

The site has sidewalks along both Whitley Street and Wimbush Street which are a part of a larger walking trail system for the community, thus no new sidewalk construction is required. As with any new development full compliance with landscaping and tree plantings would be required; however, it should be noted that the site has several trees along Whitley Street which could be claimed for credit towards tree planting requirements.

RECOMMENDATION

Subdivision: Based upon the preceding, staff recommends the plat for Tentative Approval subject to the following conditions:

- 1) Dedication of adequate rights-of-way along both Whitley and Wimbush Streets to provide 30-feet from the centerline of each street;
- 2) Provision of the required 25-foot building setback line from any required dedication;
- 3) Dedication of an adequate corner radius at the intersection of Whitley and Wimbush Streets;
- 4) the provision of the lot size label in both square feet and acres or a table providing the same on the Final Plat;
- 5) Compliance with the Engineering Comments (A. *Provide the dimensions for the proposed subdivision boundary.* B. *Provide the name/address of the person/company that prepared the map.* C. *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. D. Provide reference, on the map and the description, to a monumented corner. E. Provide and label the monument set or found at each subdivision corner. F. Provide a vicinity map. G. Provide a written description for the subdivision boundary. H. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. I. Show and label all flood zones. New maps went into effect on June 5, 2020. J. Show and label each and every Right-Of-Way and easement. K. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's and Owner's (notarized) signatures. M. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #65) 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 – NONE. N. Add a note to the SUBDIVISION PLAT stating 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. O. Add a note to the Plat stating 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. P. 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. Q. Add a note to the plat stating that all 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. R. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. S. 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. T. 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.

- 6) 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. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);
- 7) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit); and

- 8) Compliance with 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).*)

Planning Approval: Staff recommends the following Findings of Fact for Approval:

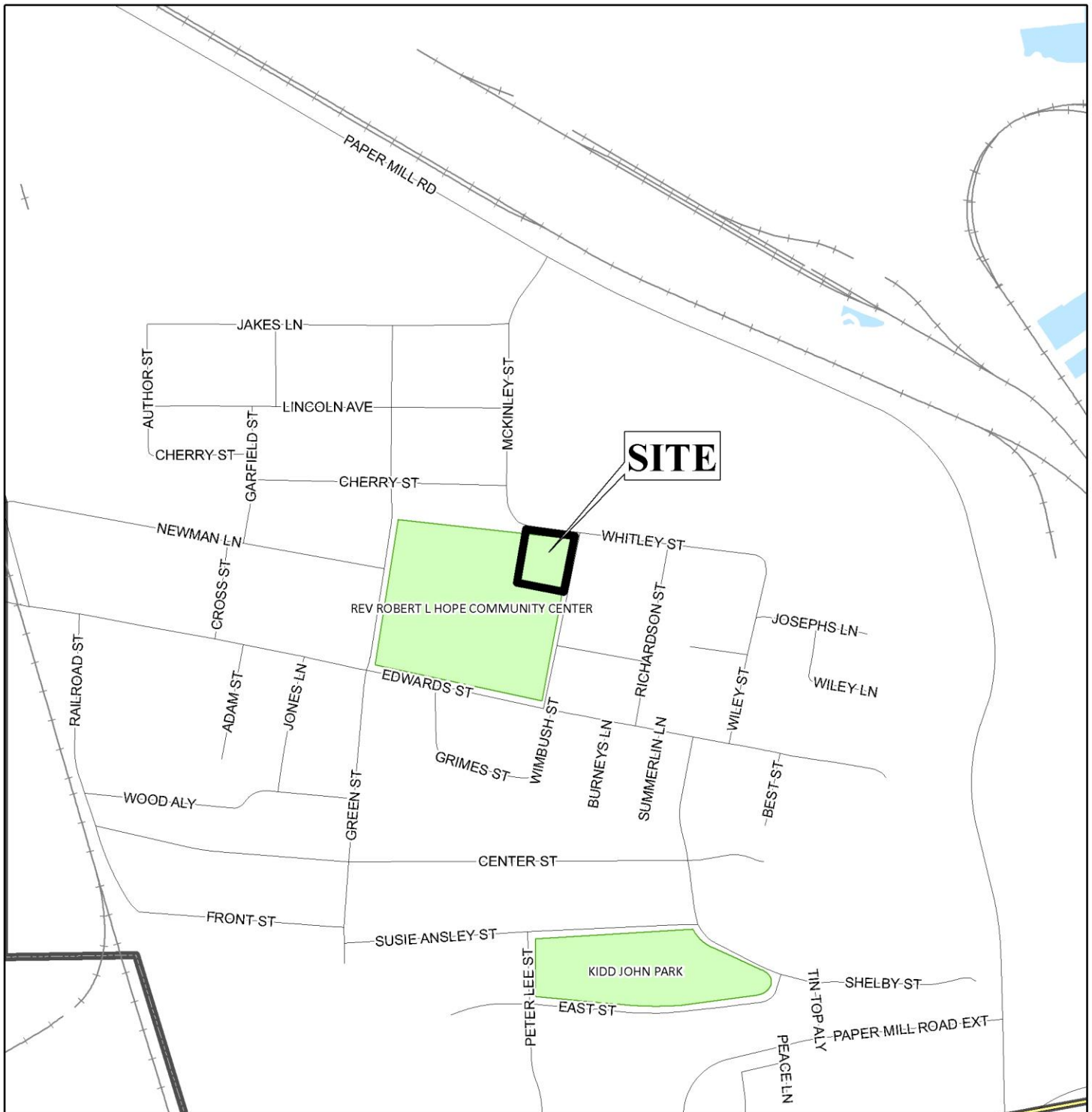
- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those services are already in place;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, as it is smaller in scale than the community center located to the south; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as the use is compatible with adjoining community center and near-by training center.

The approval should be subject to the following conditions:

- 1) The screening of the parking lot from the residential development across Wimbush Street via a three-foot high evergreen hedge or privacy fence;
- 2) Full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 3) Compliance with the Engineering Comments (*1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2.A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. The Owner/Developer is responsible for acquiring all of*

- the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters);*
- 4) Compliance with the Traffic Engineering Comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
 - 5) Compliance 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit); and*
 - 6) Full compliance with 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).*

LOCATOR MAP



APPLICATION NUMBER 6 DATE August 6, 2020

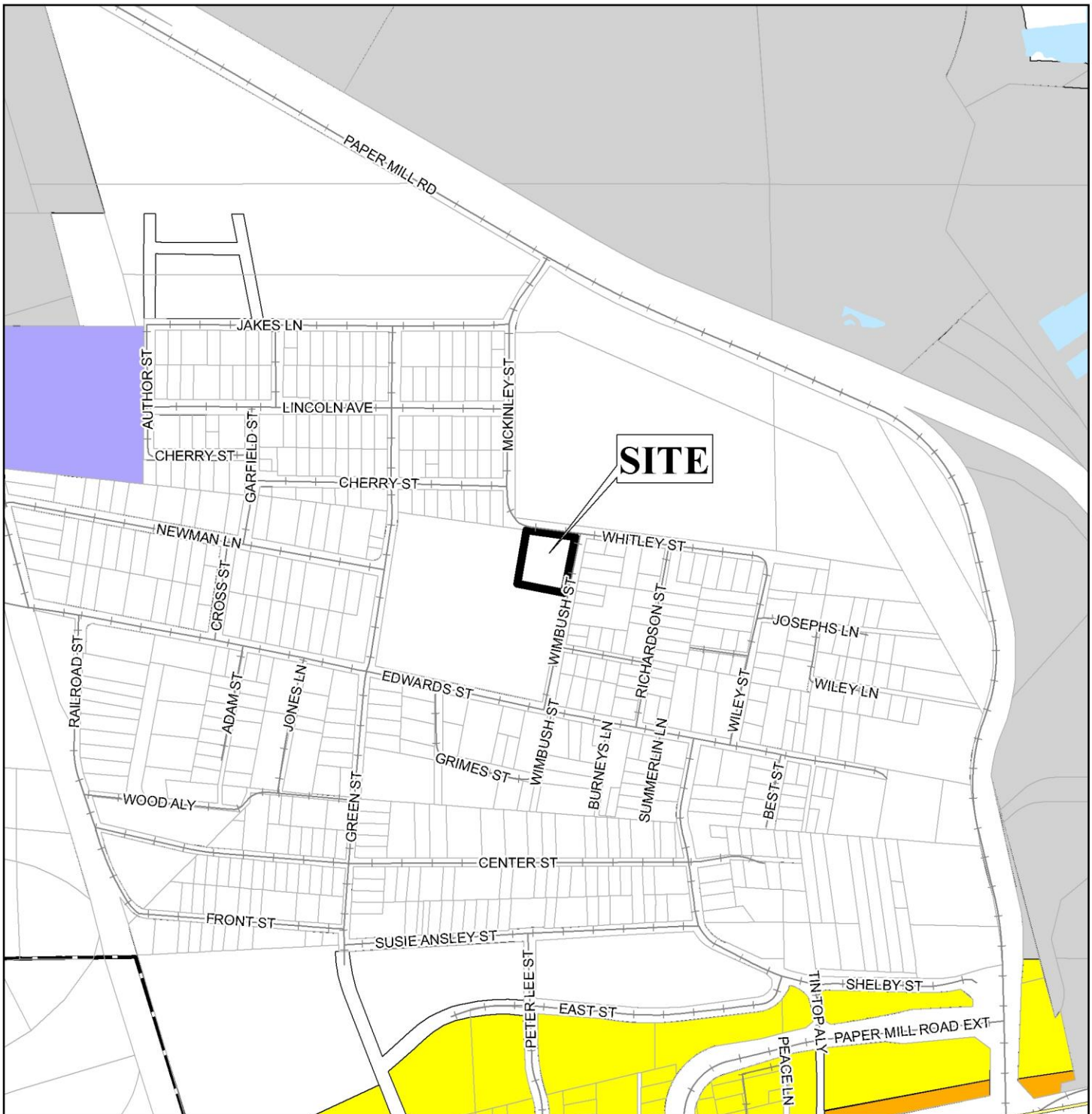
APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval



NTS

LOCATOR ZONING MAP



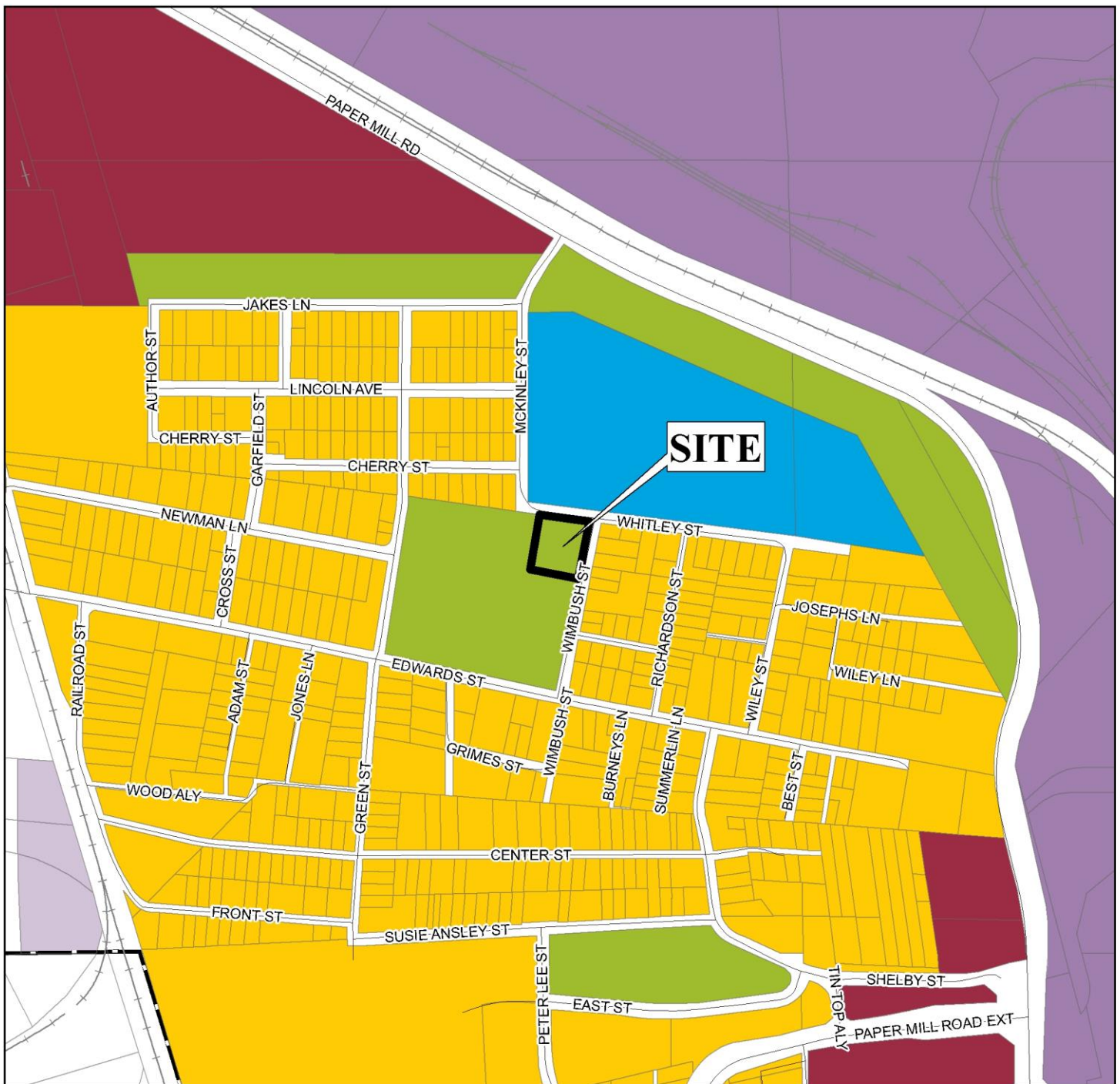
APPLICATION NUMBER 6 DATE August 6, 2020

APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE August 6, 2020

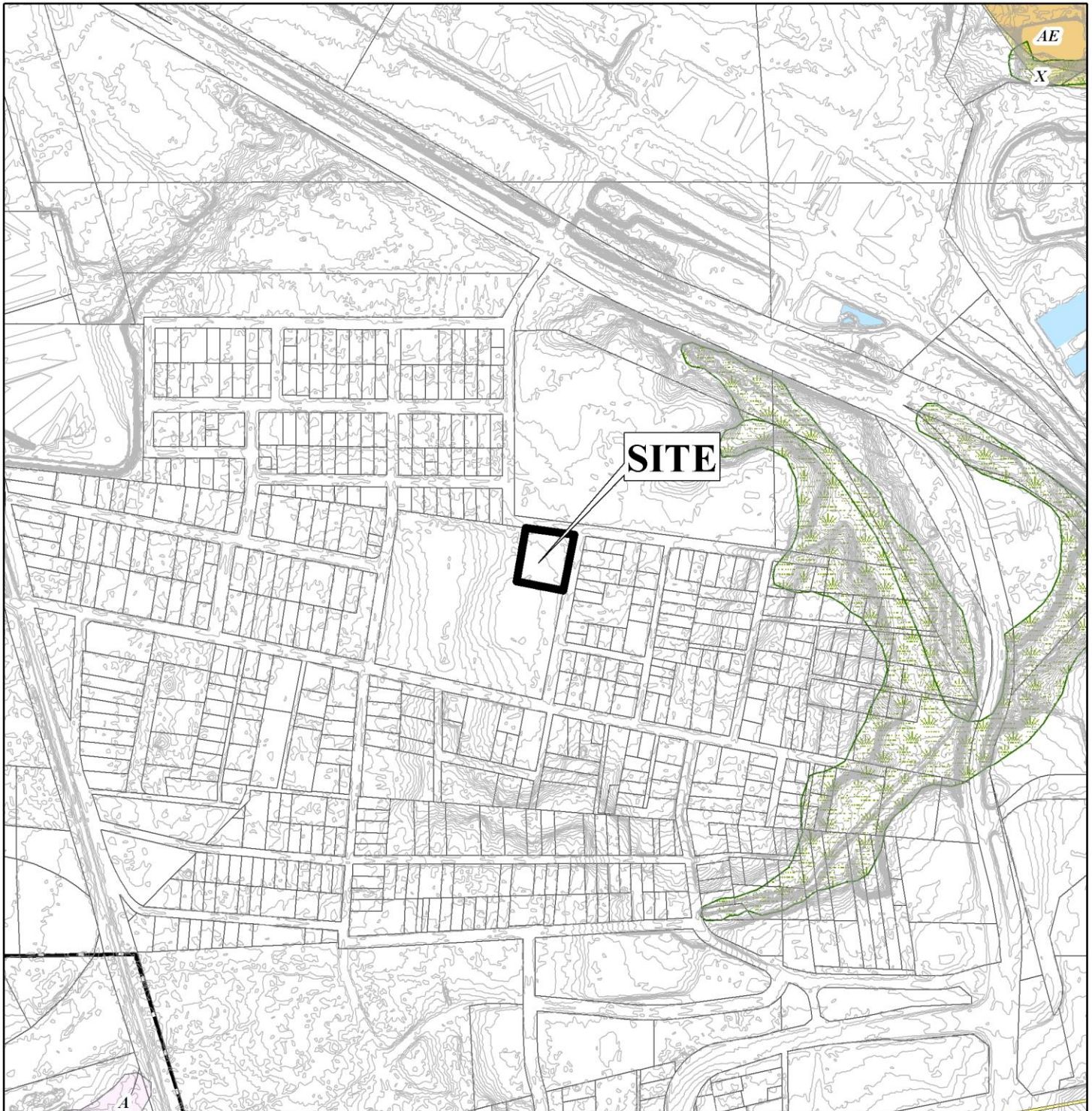
APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval

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	



ENVIRONMENTAL LOCATOR MAP



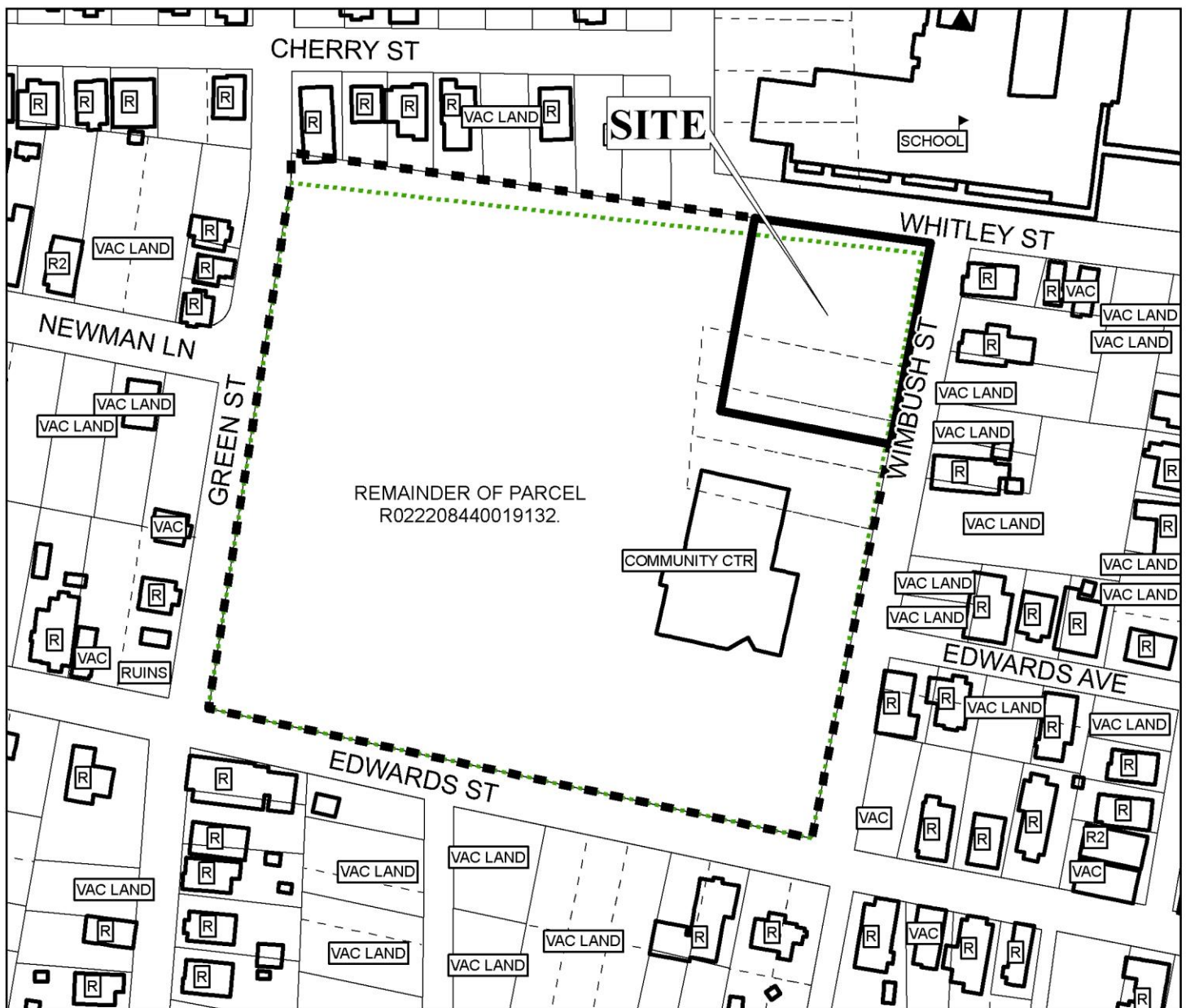
APPLICATION NUMBER 6 DATE August 6, 2020

APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant land and residential units.

APPLICATION NUMBER 6 DATE August 6, 2020

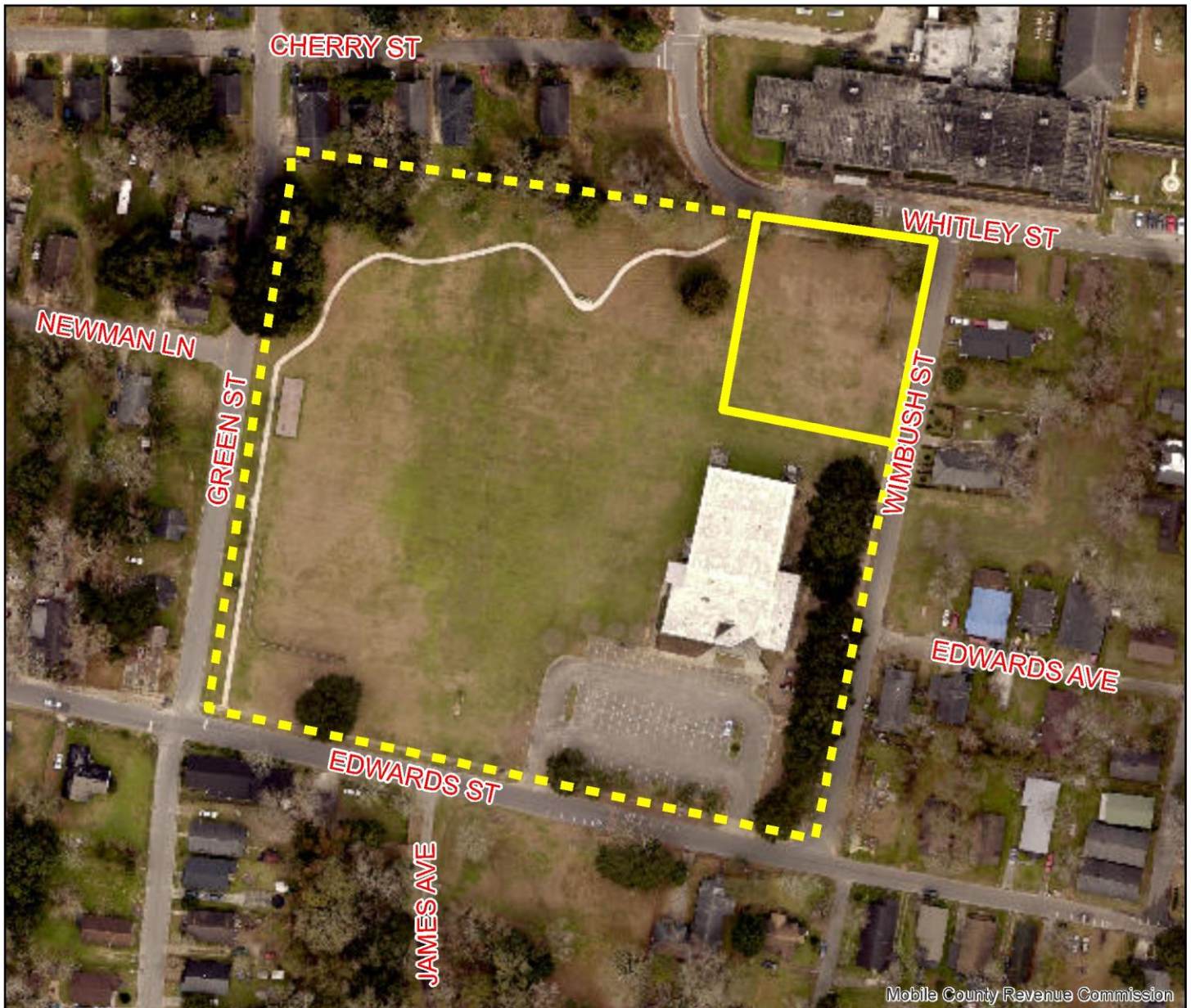
APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval

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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by vacant land and residential units.

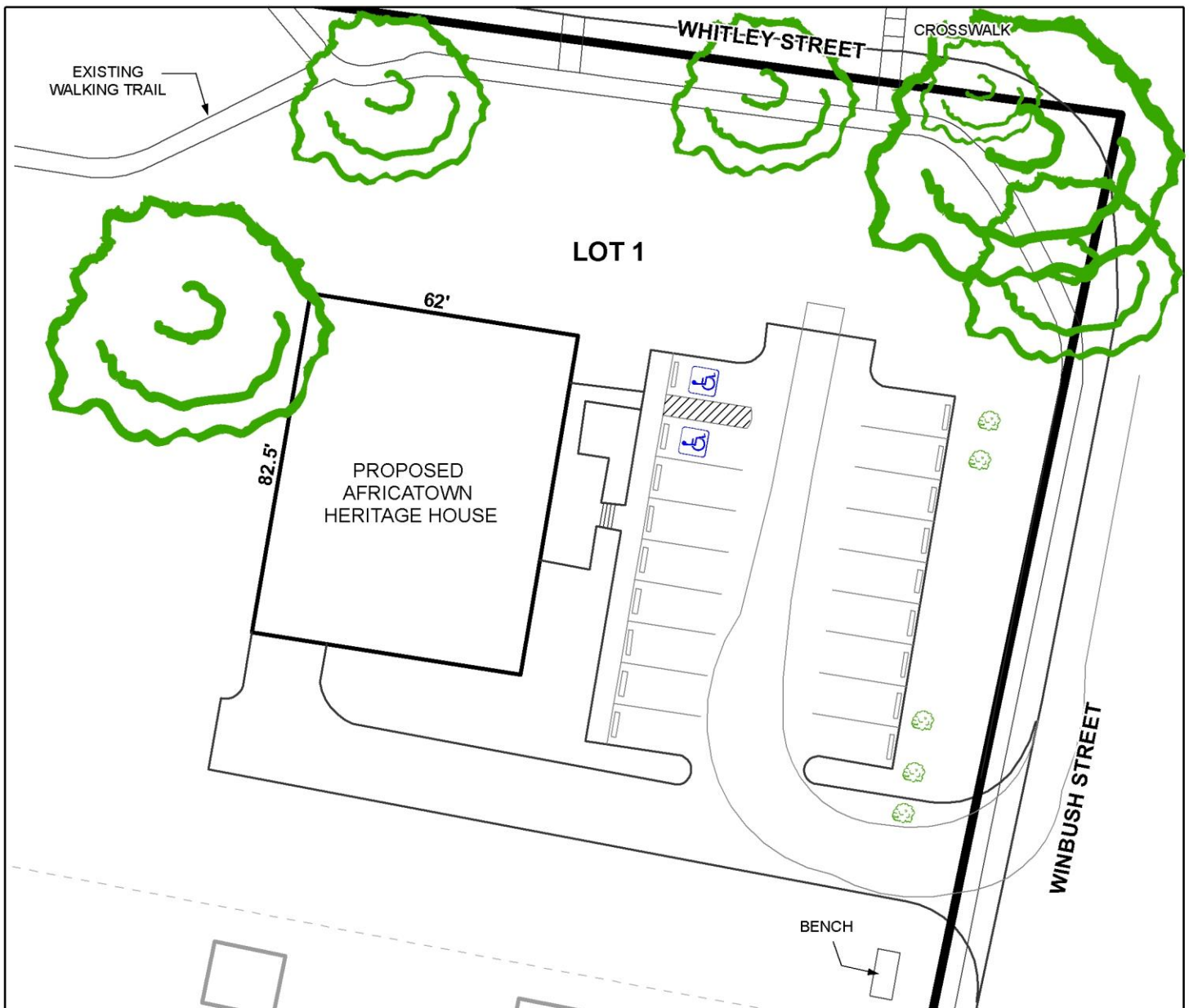
APPLICATION NUMBER 6 DATE August 6, 2020

APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval



SITE PLAN



The site plan illustrates proposed building and parking lots.

APPLICATION NUMBER 6 DATE August 3, 2020

APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE August 6, 2020

APPLICANT Africatown Heritage House Subdivision

REQUEST Subdivision, Planning Approval

