



Agenda Item # 8

SUB-002891-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2208 Fairway Drive

Subdivision Name:

Dailey-Pollard Subdivision

Applicant / Agent:

Reginald Dailey

Property Owner:

Reginald Dailey

Current Zoning:

R-1, Single-Family Residential Urban 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) existing metes-and-bounds parcel.

Considerations:

1. Subdivision proposal with ten (10) conditions.

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DAILEY-POLLARD SUBDIVISION



APPLICATION NUMBER 8 DATE April 18, 2024



SITE HISTORY

The site was originally part of the Howells 3rd Subdivision, the plat for which was recorded in Mobile County Probate Court in August 1935. In 1993 the Planning Commission approved a two-lot subdivision of the site, the plat for which was recorded in February 1994. Since that time, development of the site has resulted in the addition of property lines without approval from the Planning Commission, such that the property is no longer in compliance with the recorded subdivision plat and has a metes-and-bounds legal description.

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

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 reference, on the map and the description, to a monumented corner.
- C. Provide a written description for the subdivision boundary.
- 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 1 will receive the 2,500 sf historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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. 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 parcels. The site is served by public water and sanitary sewer.

The site has frontage along Jemison Street, a minor street with curb and gutter requiring a 50-foot right-of-way, and Fairway Drive, a minor street without curb and gutter requiring a 60-foot right-of-way. The preliminary plat depicts both rights-of-way as "varies". As such, the Final Plat should be revised to accurately label the aforementioned rights-of-way and illustrate dedication sufficient to provide 30 feet from the centerline of Fairway Drive.

Proposed Lot 1 is a corner lot requiring at least a 25-foot corner radius where Jemison Street and Fairway Drive intersect, per Section 6.C.6. of the Subdivision Regulations. The preliminary plat does not depict a corner radius. Section 6.B.12. of the Subdivision Regulations allows a 20-foot corner radius, but anything less requires approval from the City Engineer. As such, the plat should be revised to provide dedication and illustrate at least a 25-foot corner radius at the intersection of Jemison Street and Fairway Drive. If a reduced corner radius is approved, approval from the City Engineer and a waiver of Section 6.C.6. will be required. Additionally, revision of the size and dimensions of Lot 1 should be adjusted for dedication on the Final Plat.

A 25-foot front yard setback is illustrated along all frontages on the preliminary plat, in compliance with Section 64-2-5.E. of the Unified Development Code (UDC) for lots in an R-1 suburban district; however, the lot is within an urban sub-district and only requires a 5-foot front yard setback. As such, the plat should be revised to illustrate a compliant 5-foot front setback along Fairway Drive and Jemison Street, if approved, subject to right of way dedication along Fairway Drive.

The proposed lot exceeds the minimum size requirement for lots served by public water and sanitary sewer in an R-1 urban district. If approved, the lot size should be retained on the Final Plat in both square feet and acres, adjusted for dedication; or a table should be furnished on the Final Plat providing the same information.

SUBDIVISION CONSIDERATIONS

Standards of Review:

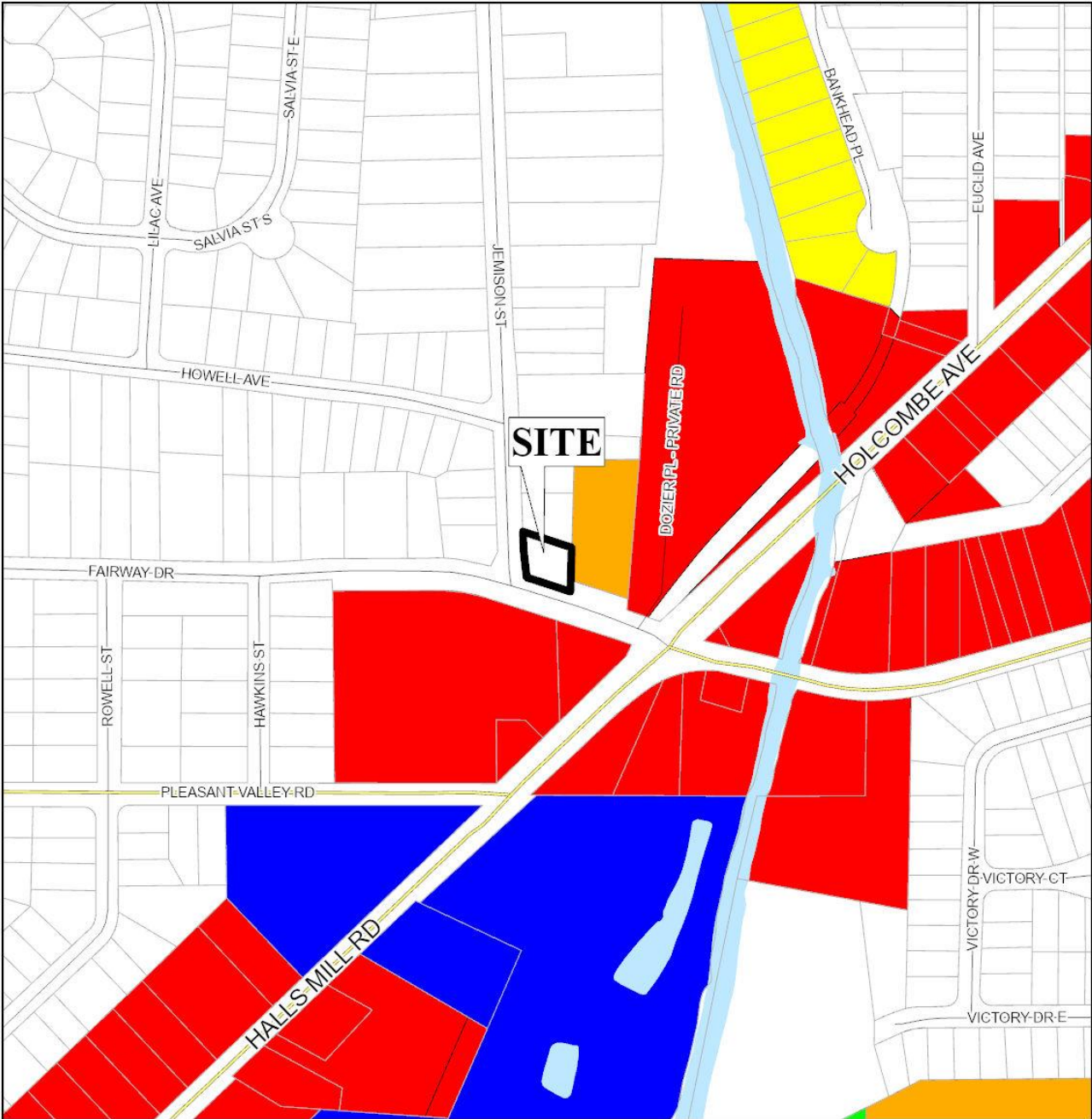
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

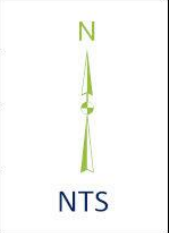
If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Dedication sufficient to provide 30 feet from the centerline of Fairway Drive;
2. Revision of the Final Plat to accurately label the rights-of-way of Jemison Street;
3. Dedication sufficient to provide a 25-foot corner radius at the intersection of Jemison Street and Fairway Drive, in compliance with Section 6.C.6. of the Subdivision Regulations;
4. Retention of the lot size in both square feet and acres, adjusted for dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Revision of the Final Plat to illustrate a 5-foot front setback along Fairway Drive and Jemison Street on the Final Plat;
6. 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;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

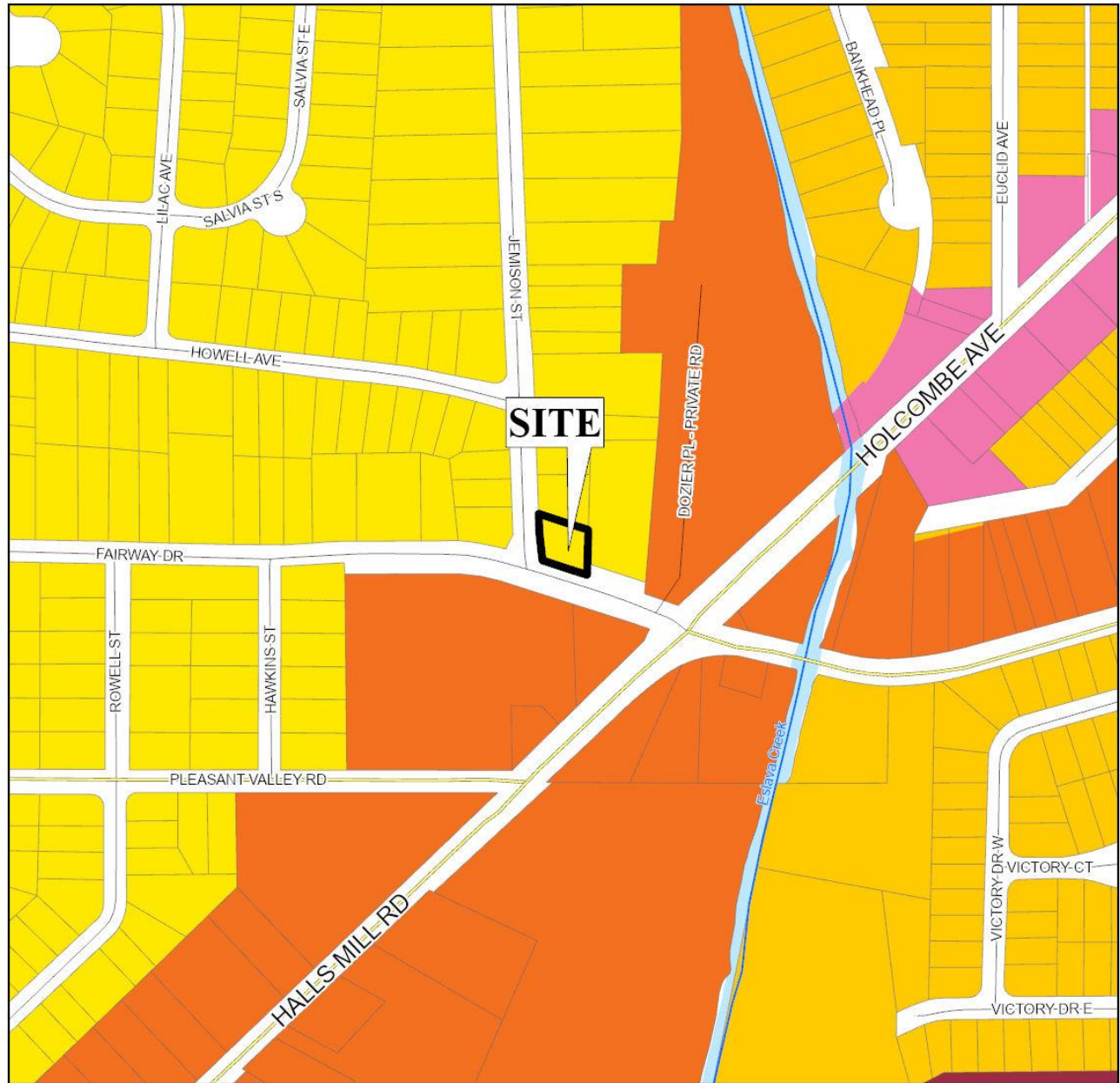
LOCATOR ZONING MAP



APPLICATION NUMBER	8	DATE	April 18, 2024
APPLICANT	Dailey-Pollard Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE April 18, 2024

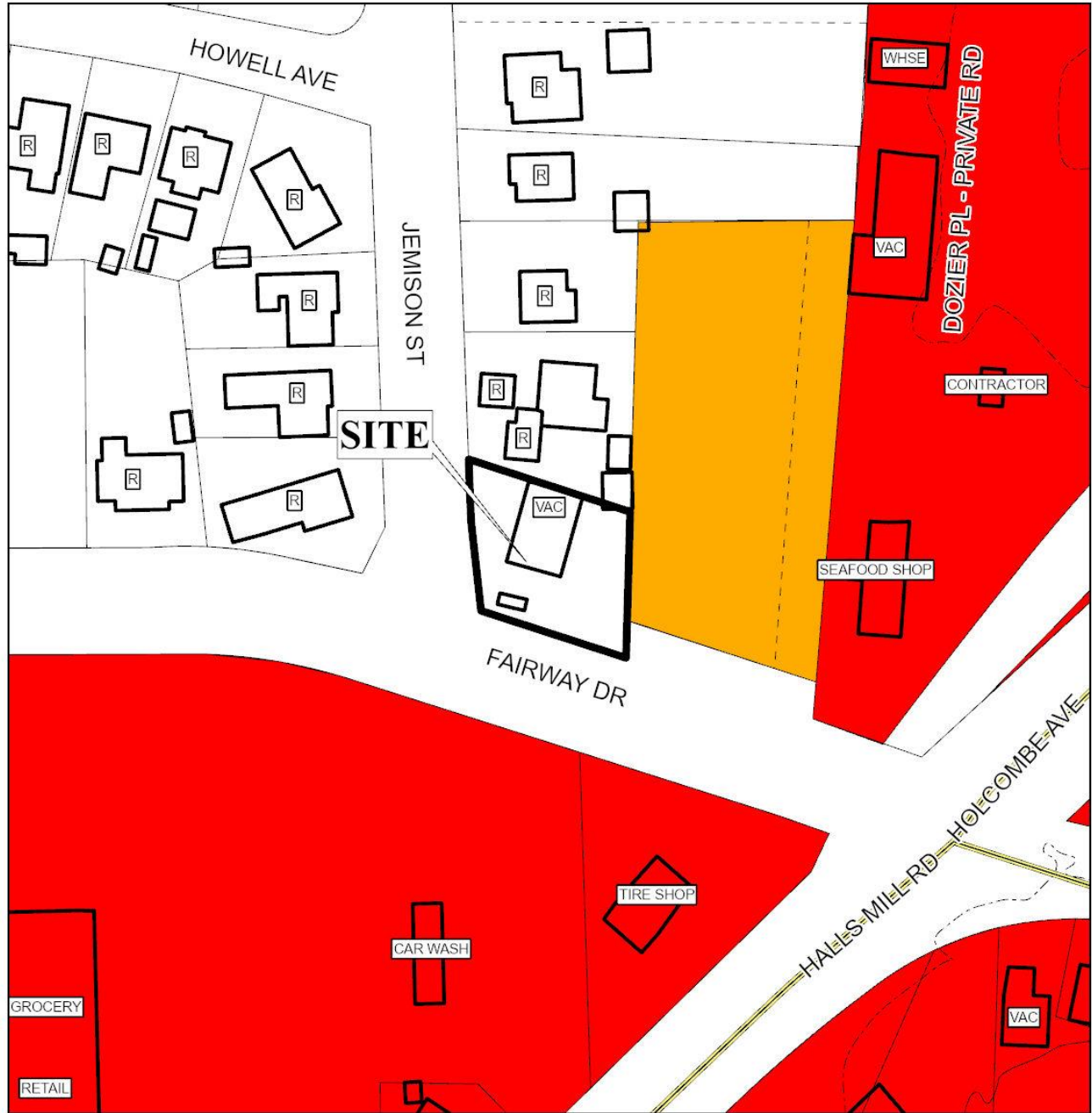
APPLICANT Dailey-Pollard Subdivision

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 | |



DAILEY-POLLARD SUBDIVISION

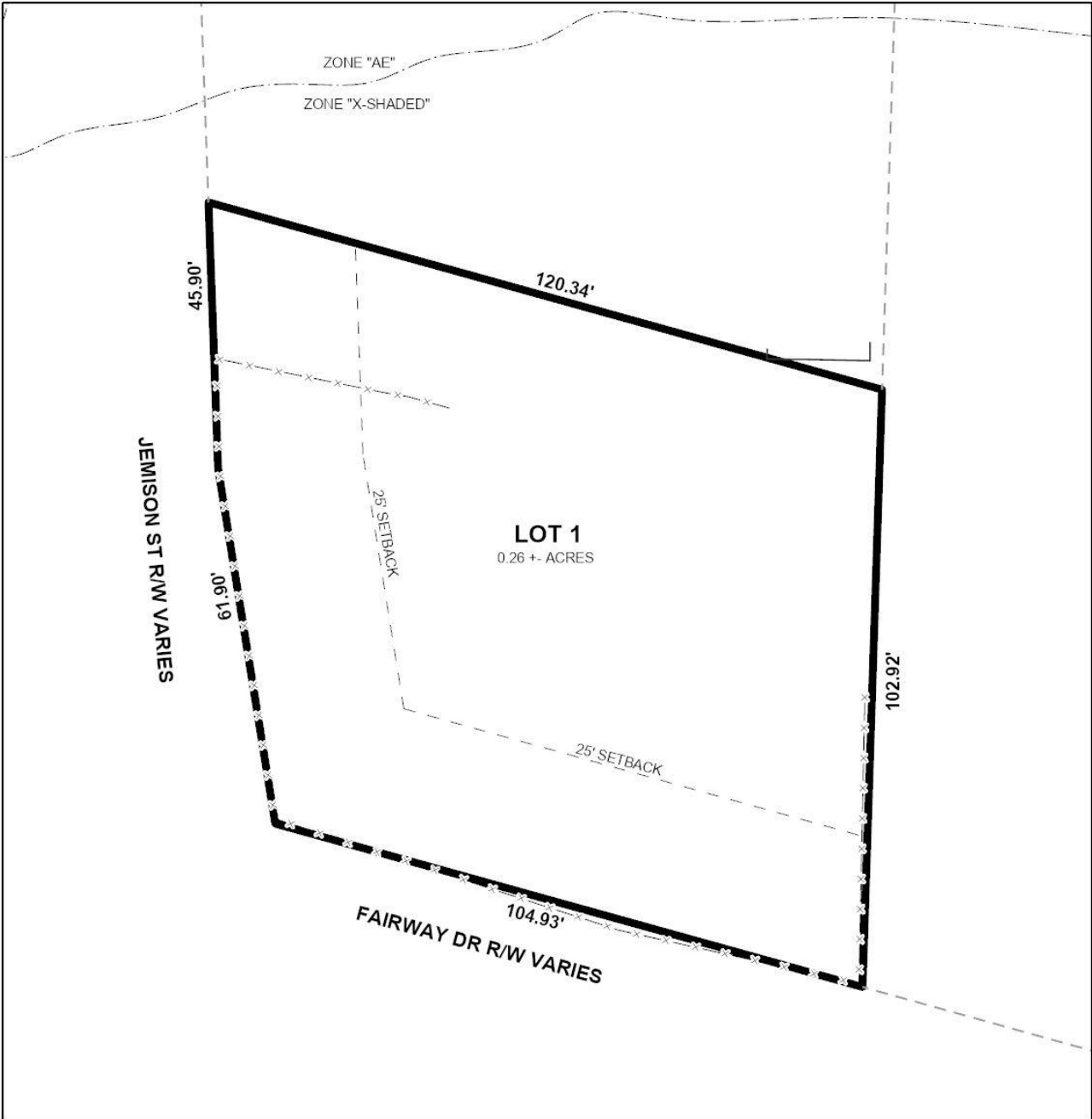



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■ R-A	■ R-3	■ B-1	■ B-2	■ B-5	■ ML	■ I-2	■ OPEN	■ T-3	■ T-5.2
■ R-1	■ R-B	■ T-B	■ B-3	■ CW	■ MH	■ PD	■ SD	■ T-4	■ T-6
■ R-2	■ H-B	■ LB-2	■ B-4	■ MM	■ I-1	■ MUN	■ SD-WH	■ T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>8</u> DATE <u>April 18, 2024</u>	 NTS
APPLICANT <u>Dailey-Pollard 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.