

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT, &
ZONING AMENDMENT STAFF REPORT****Date: June 16, 2022**

<u>NAME</u>	Florida Street Flats
<u>SUBDIVISION NAME</u>	Florida Street Flats Subdivision
<u>LOCATION</u>	16, 18, 20, and 22 South Florida Street (West side of South Florida Street, 325'± South of Dauphin Street).
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District and B-1, Buffer Business District
<u>PROPOSED ZONING</u>	R-3, Multi-Family Residential District
<u>AREA OF PROPERTY</u>	5 Lots / 0.7 ± Acres
<u>CONTEMPLATED USE</u>	<p>Subdivision approval to create five (5) legal lots of record from one metes-and-bounds parcel; Planned Unit Development Approval to allow shared access and parking between multiple building sites; and Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District to R-3, Multi-Family Residential District.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None provided
<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 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. Add a graphic scale.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate.
- E. Provide a private drainage easement for the detention pond outfall pipe located on LOT 5 and approved under the Land Disturbance Permit ENG-085448-2021 (16 S. Florida St.) that was issued 5-11-22.
- F. Provide an easement or Common Area for the Detention Pond system that is being constructed under the Land Disturbance Permit ENG-085448-2021 (16 S. Florida St.) that was issued 5-11-22.
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. 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.

Planned Unit Development:

1. Due to the proposed subdivision, the existing City Addresses may need to be assigned a different 911 address. Please contact the Engineering Department (Anthony Morris 208-6216, or Steve Smith 208-7135) to discuss the options.
2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. 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).
 - b. 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.

- c. 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.
- d. 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.
- e. 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.
- f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Rezoning:

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 required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site plan does not reflect any accessible parking or where a dumpster would be located on site. It also appears as if the driveway to the rear will not maintain a 24' width. Improvements in the right of way cannot extend beyond the extension of the property line without written consent from the adjacent property owner. In similar cases where maneuvering in the right-of-way as been required, a right-of-way use agreement has also been required. The backing in the right-of-way that exists can mostly be done outside the travel lane with minimal impacts to traffic on S Florida St. The increase of units does not warrant the need for a traffic impact study.

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 (2012 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.

REMARKS

The applicant is requesting Subdivision approval to create five (5) legal lots of record from one metes-and-bounds parcel; Planned Unit Development Approval to allow shared access and parking between multiple building sites; and Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District to R-3, Multi-Family Residential District.

The site has been given a Traditional Center (TC) 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 land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-

rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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.

In regards to the proposed Subdivision application, the applicant states:

THE CURRENT OWNER/APPLICANT PURCHASED THIS PROPERTY WITH THE EXISTING FOUR BUILDINGS (EIGHT APARTMENTS) AND HAS BEEN RENOVATING THEM TO CURRENT LIVING STANDARDS. HE IS PROPOSING THIS SUBDIVISION TO MAKE IT EASIER TO OBTAIN LONG-TERM FINANCING ON EACH BUILDING AND TO CREATE LOT 5 FOR THE FUTURE CONSTRUCTION OF A FOUR-UNIT APARTMENT BUILDING.

SUB-STANDARD LOTS ARE COMMON IN THIS AREA, SO WE WILL NOT BE SETTING A PRECEDENT WITH THIS SUBDIVISION.

The site fronts South Florida Street, a minor street without curb and gutter, and therefore should have a right-of-way width of 60-feet. The preliminary plat illustrates an existing right-of-way width of 50-feet, making dedication necessary to provide 30-feet from the centerline, if approved.

The proposed lot sizes are provided in square feet and acres, and only proposed Lot 5 meets the minimum lot area standards. The other proposed lots range in size from 3,128 square feet to 3,498 square feet. It should be noted that the required dedication along South Florida Street will result in the lots being slightly smaller than currently depicted, if approved. While lots this size are not common in the surrounding area, the lots are proposed in their configuration to accommodate existing structures. It should be noted that if the proposed Subdivision were reconfigured as four lots, instead of five, that only one lot would exceed minimum size standards for lot area, and all would still have less than 60-feet in street frontage. If the application at hand is approved, a waiver of Section V.D.2. of the Subdivision Regulations will be required.

The proposed Lot 5 is a flag lot, with a 25-foot wide, by 88-foot long “pole” connecting it to South Florida Street. While not typical in the area, there is an existing parcel in a similar configuration immediately adjacent to the subject site. It should be noted that the adjacent site is a metes-and-bounds parcel, and has not been approved by the Planning Commission. If the application at hand is approved, a waiver of Section V.D.1. of the Subdivision Regulations will be required.

It should be noted that the preliminary plat does depict the 25-foot minimum building setback for all proposed lots, with the setback for proposed Lot 5 depicted where it exceeds 60-foot wide. If approved, the Final Plat should retain the 25-foot minimum building setback line, adjusted for dedication.

Regarding access management, a note should be placed on the Final Plat stating Traffic Engineering comments, if approved.

PUD review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and, that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and, to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

It is very important to note that PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The site plan submitted depicts the four existing duplexes with an associated parking area in the front of the structures, as well as a new four-plex and associated parking on the proposed Lot 5, for a total of 12 dwelling units proposed on 29,127 square feet of property. The Zoning Ordinance density allowances for R-3 properties (proposed zoning district for subject site) would allow for a maximum of 14 dwelling units. Twelve dwelling units require a minimum of 18 parking spaces, and a total of 25 are depicted on the site plan. It should be noted that the no handicap accessible parking spaces are illustrated, therefore the number of parking spaces may be reduced; the applicant should insure that the minimum amount of parking required is provided. Furthermore, a compliant photometric site plan will be required at the time of permitting, if approved.

The applicant states:

THIS APPLICATION IS NECESSARY TO ADDRESS SEVERAL ISSUES SHOWN ON THE COMPANION APPLICATIONS FOR THIS PROPERTY (SUBDIVISION AND REZONING).

1. MANUEVERING AREA WITHIN THE RIGHT OF WAY: THE EXISTING PARKING AREA IN FRONT OF THE APARTMENTS HAS FUNCTIONED WITHOUT PROBLEMS FOR THE PAST 47 YEARS AND ADDITIONAL PARKING AT THE REAR OF THE APARTMENTS IS PROPOSED.

2. SHARED ACCESS AND PARKING: THE EXISTING PARKING HAS NOT BEEN AN ISSUE AND THE PROPOSED DRIVE AND PARKING SHOWN ON LOT 5 MEETS THE CITY STANDARD.

3. ALL TRAFFIC FROM THIS DEVELOPMENT ENTERS FLORIDA STREET WHICH IS A MAIN THOROUGHFARE FOR NORTH-SOUTH TRAFFIC AND SHOULD NOT HAVE AN EFFECT ON THE RESIDENTIAL NEIGHBORHOODS IN THE AREA.

With the PUD application, the applicant is requesting the Planning Commission to allow some non-conforming aspects of the development be allowed. The applicant wishes for the existing parking and maneuvering area along South Florida Street to remain in its current configuration. While the existing parking area may have existed in its current configuration for a significant amount of time, there is sufficient room on the property for the entire parking area to be relocated behind the existing four structures, if no new construction is allowed.

The proposed site plan depicts compliant landscaped area to be provided for the development, but does not include tree planting calculations. As this will be the first development of the proposed Lot 5, it should be brought into full compliance with all Zoning Ordinance requirements, including, tree planting and landscape area. It should be noted that the Zoning Ordinance typically requires frontage trees to be planted within the front 25-foot setback of a development; however, the site's front landscape area is largely behind the setback line. It is therefore recommended that, if approved, the site be required to provide frontage tree plantings, to be planted in front landscape area (between the building and street), and coordinated with staff.

It should also be noted that there is not dumpster on the site plan, nor is there a note stating that curb side pickup will be utilized. If approved, either a dumpster with a compliant enclosure and sanitary sewer connection must be depicted, or a note should be placed on the site plan stating that curb side pickup will be utilized.

The site is bounded by non-conforming commercially developed, R-1, Single-Family Residential property to the West and South; B-1, Buffer Business District commercially developed property to the North; and commercially developed B-1, Buffer Business District to the East.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established

public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The B-1, Buffer Business District portion of the site was rezoned from R-1, Single-Family Residential District is 1982, with the following conditions:

- 1) Compliance with the City's flood ordinance #65-045; and
- 2) That adequate provision for the increased traffic be made by the reservation of 15 feet additional right-of-way for the widening of Florida Street, a Planned Major Street.

In regards to the proposed rezoning, the applicant states:

CURRENTLY THIS PROPERTY IS ZONED B-1 AND R-1 AND HAS BEEN USED AS R-3 MULTI-FAMILY FOR MORE THAN 47 YEARS. THIS REZONING REQUEST IS NECESSARY BECAUSE OF AN ERROR IN THE ZONING DISTRICTS (ITEM A). DUE TO THE LONG R-3 USE OF THE PROPERTY, THIS REZONING REQUEST SHOULD NOT HAVE AN EFFECT ON THE SURROUNDING NEIGHBORHOOD.

Section 64-9.A.2.a. of the Zoning Ordinance states that a newly proposed R-3 district should contain at least four (4) acres of land, or be adjacent to an existing B-1 district. As the subject site abuts an existing B-1 district, it is exempt from the size provision.

The subdivision request if approved, would result in the proposed Lot 5 being split-zoned R-1 and B-1, making rezoning the property necessary and desirable.

Finally, the proposal to divide the property into five (5) lots, four (4) of which would be substantially substandard in size is not the preferred option for staff, and the applicant has not provided a compelling reason for the proposed lot sizes for the Subdivision. It is recommended that the Planning Commission and the applicant consider one overall lot, with the PUD addressing multiple buildings on a single site.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval as a one-lot Subdivision, subject to the following:

- 1) either depiction of an existing compliant right-of-way along South Florida Street, or dedication to provide 30-feet to the centerline;
- 2) provision of the lot size(s) in square feet and acres, adjusted for any dedication;
- 3) full compliance with Engineering comments: (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): 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. Add a graphic

- scale. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate. E. Provide a private drainage easement for the detention pond outfall pipe located on LOT 5 and approved under the Land Disturbance Permit ENG-085448-2021 (16 S. Florida St.) that was issued 5-11-22. F. Provide an easement or Common Area for the Detention Pond system that is being constructed under the Land Disturbance Permit ENG-085448-2021 (16 S. Florida St.) that was issued 5-11-22. G. 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. H. 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. I. 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. J. 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. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. 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.);*
- 4) *placement of a note on the Final Plat stating 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 Section 64-6 of the City's Zoning Ordinance. Site plan does not reflect any accessible parking or where a dumpster would be located on site. It also appears as if the driveway to the rear will not maintain a 24' width. Improvements in the right of way cannot extend beyond the extension of the property line without written consent from the adjacent property owner. In similar cases where maneuvering in the right-of-way as been required, a right-of-way use agreement has also been required. The backing in the right-of-way that exists can mostly be done outside the travel lane with minimal impacts to traffic on S Florida St. The increase of units does not warrant the need for a traffic impact study.);*
 - 5) *compliance with 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.);*
 - 6) *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). 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.); and*
 - 7) *full compliance with all municipal codes and ordinances.*

Planned Unit Development: Staff recommends the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow expansion of an existing multi-family development;
- b. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because flexible parking, maneuvering, and tree plantings will be accommodated;
- c. the proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because the proposed project will result in infill development;
- d. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because new tree plantings will be required on the site, where there are none currently;
- e. the proposal promotes the objective of Open space (*to encourage the provision of common open space through efficient site design*), because the amount of open area and landscaped area exceeds Zoning Ordinance requirements;
- f. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because services already exist in the area.

Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) either depiction of an existing compliant right-of-way along South Florida Street, or dedication to provide 30-feet to the centerline;
- 2) provision of the lot size(s) in square feet and acres, adjusted for any dedication;
- 3) provision of a compliant photometric site plan at the time of permitting;
- 4) revision of the site plan to either depict a dumpster with a compliant enclosure and sanitary sewer connection, or a note should be placed on the site plan stating that curb side pickup will be utilized;
- 5) full compliance with Engineering comments: (1. *Due to the proposed subdivision, the existing City Addresses may need to be assigned a different 911 address. Please contact the Engineering Department (Anthony Morris 208-6216, or Steve Smith 208-7135) to discuss the options.* 2. **ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:** a. *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).* b. *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.* c. *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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) *placement of a note on the Final Plat stating 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 Section 64-6 of the City's Zoning Ordinance. Site plan does not reflect any accessible parking or where a dumpster would be located on site. It also appears as if the driveway to the rear will not maintain a 24' width. Improvements in the right of way cannot extend beyond the extension of the property line without written consent from the adjacent property owner. In similar cases where maneuvering in the right-of-way as been required, a right-of-way use agreement has also been required. The backing in the right-of-way that exists can mostly be done outside the travel lane with minimal impacts to traffic on S Florida St. The increase of units does not warrant the need for a traffic impact study.);*
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- 9) *full compliance with all municipal codes and ordinances.*

Rezoning: Based on the preceding, this application is recommended for Approval for the following reason:

- 1) there is a manifest error in the Ordinance; and
- 2) the subdivision of land into building sites makes reclassification of the land necessary and desirable

The rezoning should be subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



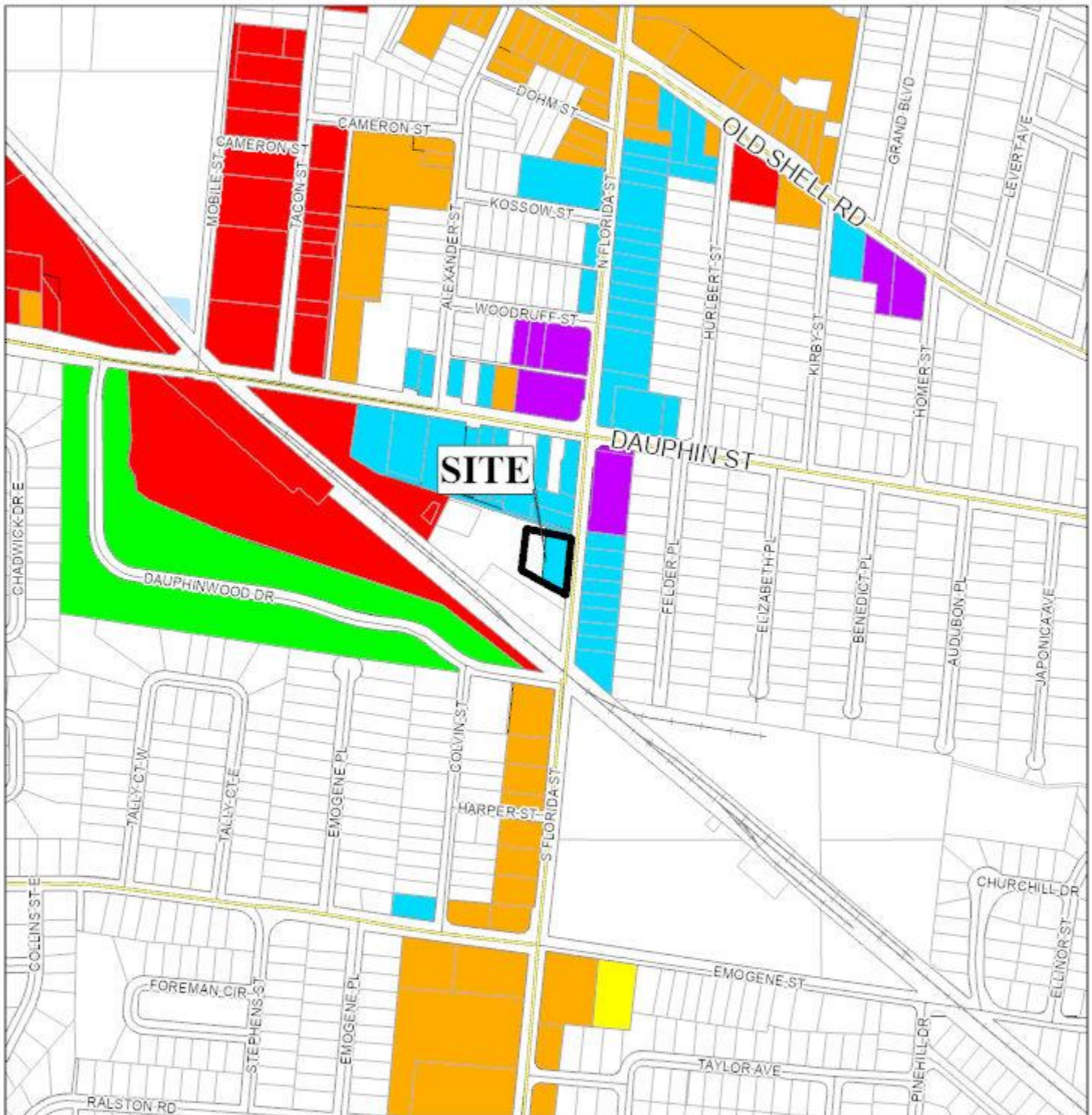
APPLICATION NUMBER 8 DATE June 16, 2022

APPLICANT Florida Street Flats Subdivision

REQUEST Subdivision, PUD, Rezoning



LOCATOR ZONING MAP



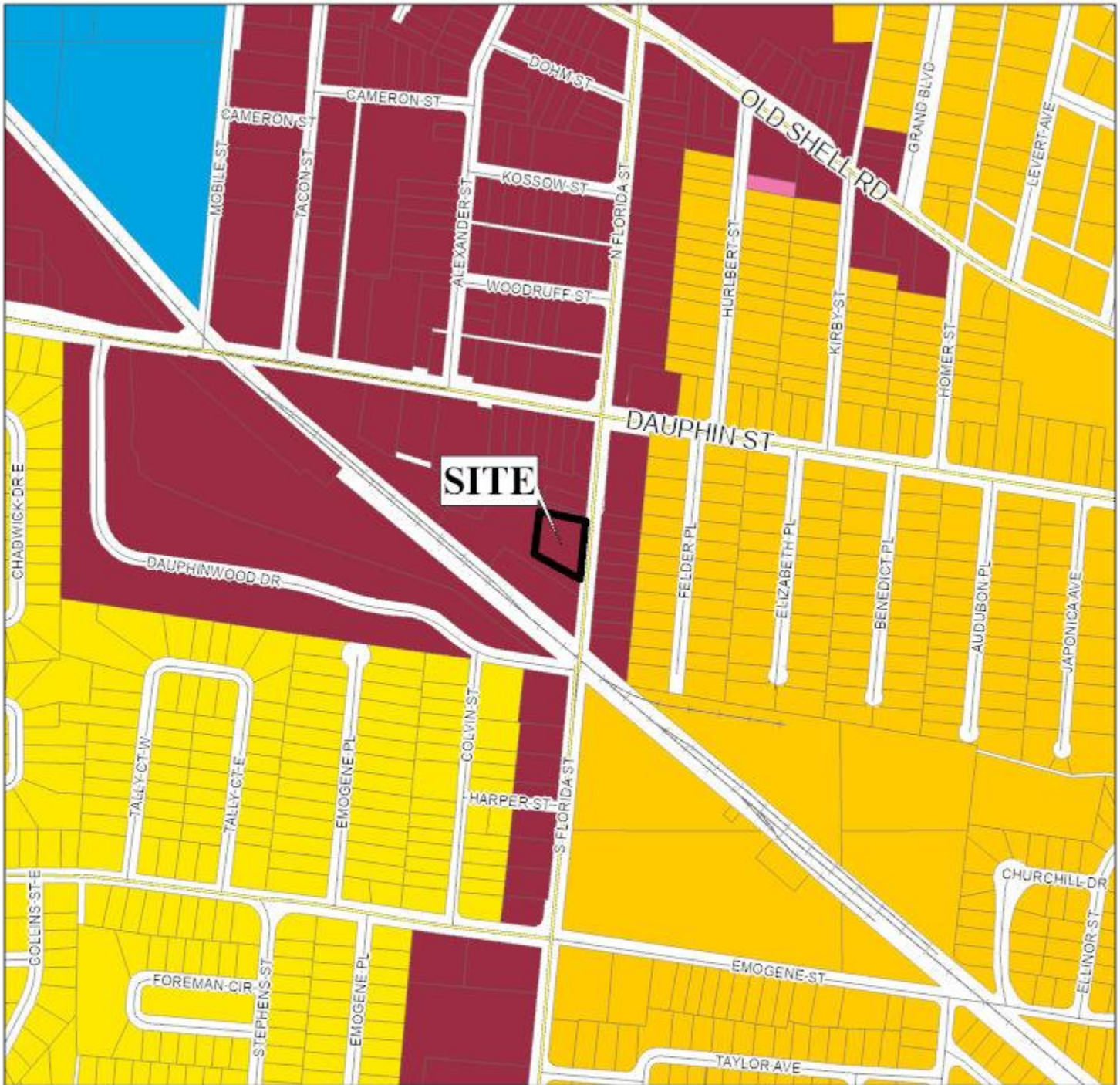
APPLICATION NUMBER 8 DATE June 16, 2022

APPLICANT Florida Street Flats Subdivision

REQUEST Subdivision, PUD, Rezoning



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE June 16, 2022

APPLICANT Florida Street Flats Subdivision

REQUEST Subdivision, PUD, Rezoning

Layer2

Downtown	Traditional Corridor	Heavy Industry
Low Density Residential	Mixed Commercial Corridor	Institutional
Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Neighborhood Center - Suburban	Light Industry	Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 8 DATE June 16, 2022

APPLICANT Florida Street Flats Subdivision

REQUEST Subdivision, PUD, Rezoning



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial units.

APPLICATION NUMBER 8 DATE June 16, 2022

APPLICANT Florida Street Flats Subdivision

REQUEST Subdivision, PUD, Rezoning

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

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



This site is surrounded by commercial units.

APPLICATION NUMBER 8 DATE June 16, 2022

APPLICANT Florida Street Flats Subdivision

REQUEST Subdivision, PUD, Rezoning



NTS

SITE PLAN



This site illustrates the existing buildings, proposed building and parking.

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