

**AMENDMENT TO REGULATING PLAN
& SUBDIVISION STAFF REPORT****Date: December 15, 2016****NAME**

Gulf States Engineering- Mathew C. Roberts, PLS

SUBDIVISION NAME

Precision Engineering Subdivision

LOCATION400 St. Louis Street
(Area bounded by St. Louis Street, North Hamilton Street,
North Franklin Street, and St. Anthony Street.)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

SD-WH and T-5.1

PROPOSED ZONING

SD-WH

AREA OF PROPERTY

1 Lot/ 1.3 Acres

CONTEMPLATED USE

Subdivision to create 1 legal lot of record from 6 metes-and-bounds parcels, and an amendment to the regulating plan to change the regulating sub-districts from SD-WH and T-5.1 to SD-WH to eliminate split zoning.

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.**REASON FOR
REZONING**

Applicant is requesting rezoning of the site to eliminate split zoning.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately.

**ENGINEERING
COMMENTS****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. Provide the recording data for the vacated ROW.

- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Revise the year listed in the NOTARY PUBLIC and APPROVAL signature blocks.
- F. Revise the signature block from "CITY ENGINEERING DEPARTMENT" to "CITY ENGINEER".
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Revise NOTE #11 to read "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. Remove NOTE #14. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to one curb cut per street frontage, unless and waiver is obtained from the Board of Adjustment. Any onsite parking provided, including ADA handicap spaces, shall 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).

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 1 legal lot of record from 6 metes-and-bounds parcels, and an amendment to the regulating plan to change the regulating sub-districts from SD-WH and T-5.1 to SD-WH to eliminate split zoning.

The site is located within the Downtown Development District, and appeared before the Consolidated Review Committee in October 2016, where approvals were granted for the site layout and materials. The site currently has three existing buildings, of which, one will be removed while the other two will be completely restored per guidelines by the National Park Service Historic Preservation Guidelines. The applicant plans to turn the restored buildings into engineering offices.

The site is bounded to the North by both T-5.1 and SD-WH sub-districts, to the East by T-5.1 sub-districts, and to the West and South by SD-WH sub-districts.

As previously mentioned, the site is within the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, the review of lot criteria will be primarily based upon the DDD requirements. Where necessary, certain sections of the Subdivision Regulations may require a waiver in order to allow for the DDD requirements.

As stated in Section 64-3.I.4.(d)1), of the Zoning Ordinance, adjustments to the transect sub-district and special district boundaries are limited to the following:

- I. Increases to the next higher transect sub-district provided the lot is adjacent to a lot of the higher transect sub-district for which the increase is requested. Adjustments to transect sub-districts require approval by the Planning Commission and City Council.
- II. Reconciliations of transect sub-district require approval by the Planning Commission and City Council.
- III. Modifications of boundaries resulting in a change from SD-WH to an adjacent mapped transect sub-district require approval by the Planning Commission and City Council.

The entire site is depicted as “Downtown” Development Area, per the recently adopted Map for Mobile Plan. The intent of the Downtown Development Area is to allow for:

- Infill development that complements the existing character and enhances the pedestrian-friendly urban environment;
- Fewer surface parking lots - more structured parking;
- Increased streetscaping, including improved sidewalks, street furniture and lighting along corridors;
- Greater mix of uses - retail, restaurant, office, residential.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification. The development does appear to incorporate some Map for Mobile characteristics such as the new sidewalks around the entire block as well as new on street parking.

The site plan depicts a total of 69 parking spaces on site; however staff can only identify 68 on-site parking spaces. The site plan should be revised to depict the correct labeling of the number of on-site parking spaces.

If the amendment to the regulating plan is approved, the site as proposed will be within the SD-WH Sub-District. This district has no required minimum front yard setback or minimum lot size requirement; therefore, it would seem appropriate to waive Sections V.D.2. and V.D.9. of the Subdivision.

The proposed lot, which is an entire city block, is approximately 206 x 276 feet. The site has frontage along three “B Streets,” and along one “A street”, all of which have curb and gutter and

a compliant right-of-way; therefore no dedication is required. The setback requirements for a lot in a SD-WH district allow a 0' minimum building setback for the side, rear, and secondary street frontage. The primary street frontage setback for the primary building ranges from a minimum 0' to a maximum allowed setback of 10'. Any new construction of the site must be in compliance with Section 64-3.I. of the Zoning Ordinance, and depict the minimum and maximum setback requirements.

As a means of access management, the site should be limited to one curb-cut per frontages with a maximum width of 25' per curb-cut, as defined by Section 64-3.I.11(c) of the Zoning Ordinance and Traffic Engineering, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The lot size is labeled in square feet and acres. If approved, the lot size in square feet and acres should be retained on the Final Plat, or the furnishing of a table providing the same information will be required.

In regards to tree planting and landscaping, the site's frontage type is a "Shopfront" thus no tree plant and landscaping is required. However, with the exception of St. Louis, the other street fronts have on-site parking for the building which must meet the screening requirements of Section 64-3.I.11.(b)(3).

A dumpster with enclosure is shown on the N Hamilton Street frontage. It appears that servicing will require the use of the right-of-way: such is not allowed by Section 64-3.I.12.(b)(2), and will require a variance approval to be allowed as proposed. Additionally, the curb-cut for the dumpster and the abutting fire parking spaces along N Hamilton Street exceed the 25' width limit, thus either a variance will be required or the site should be redesigned to comply with the Zoning Ordinance requirements.

RECOMMENDATION

Subdivision: With waivers of Sections V.D 2. and V.D.9. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) placement of a note on the Final Plat stating the site should be limited to one curb-cut per frontages not to exceed 25' in width per curb-cut as defined by Section 64-3.I.11(c) of the Zoning Ordinance and Traffic Engineering, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards."
- 3) 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. Provide the recording data for the vacated ROW. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Revise the year listed in the NOTARY PUBLIC and APPROVAL signature blocks. F. Revise the signature block from "CITY ENGINEERING DEPARTMENT" to "CITY ENGINEER". G .Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic*

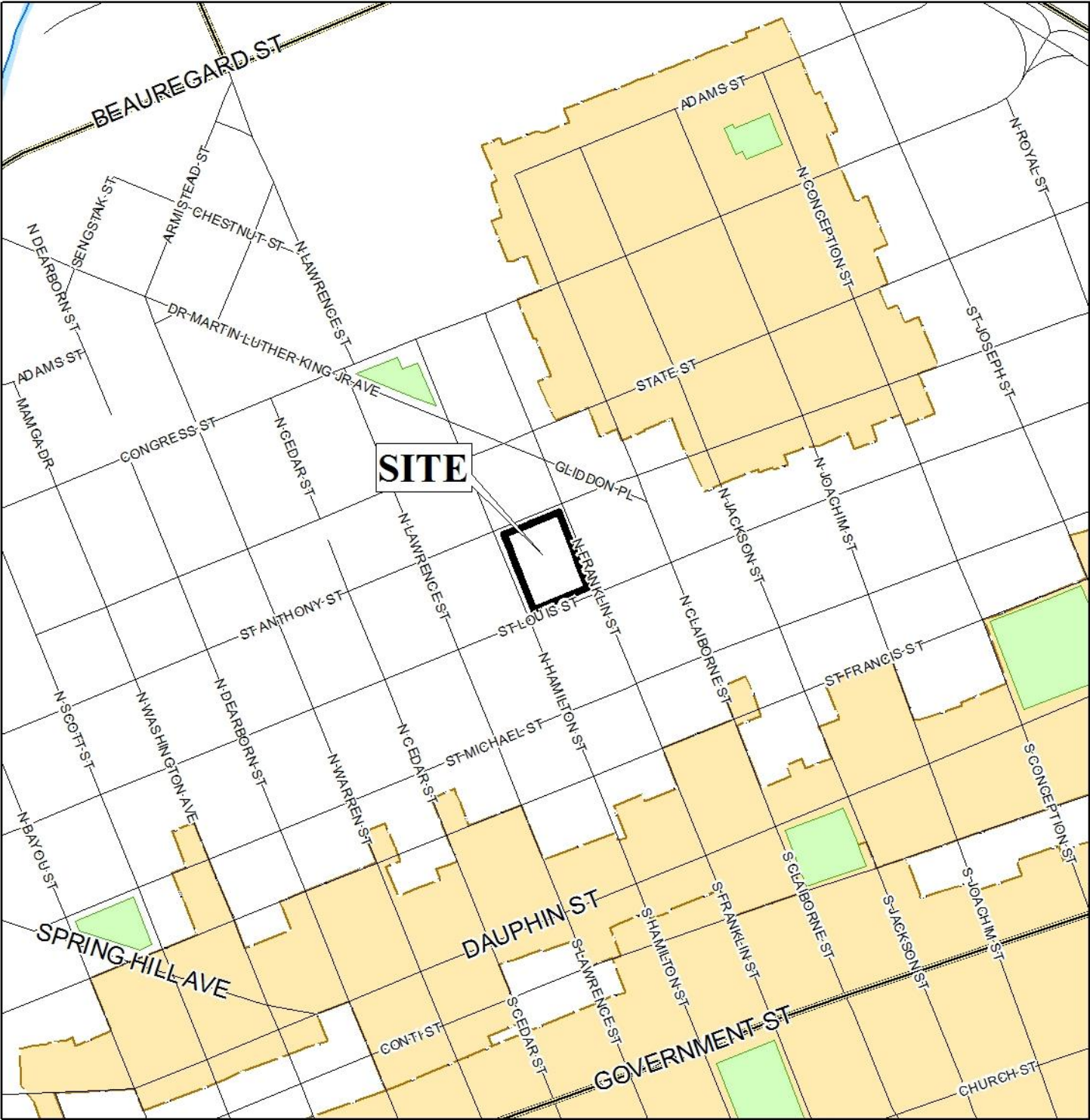
Engineering signatures. **H.** Revise NOTE #11 to read "Sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved". **I.** Remove NOTE #14. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. **J.** Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. **K.** After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

- 4) compliance with Traffic Engineering comments: "Site is limited to one curb cut per street frontage, unless and waiver is obtained from the Board of Adjustment. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";
- 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 (State Act 2015-116 and City Code Chapters 57 and 64)."; and
- 6) compliance with Fire 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)".

Amendment to Regulating Plan: Based upon the preceding, this application is recommended for approval based on the following conditions:

- 1) completion of the Subdivision process;
- 2) compliance with Traffic Engineering comments: "Site is limited to one curb cut per street frontage, unless and waiver is obtained from the Board of Adjustment. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";
- 3) 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 (State Act 2015-116 and City Code Chapters 57 and 64).";
- 4) compliance with Fire 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)"; and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 15 DATE December 15, 2016

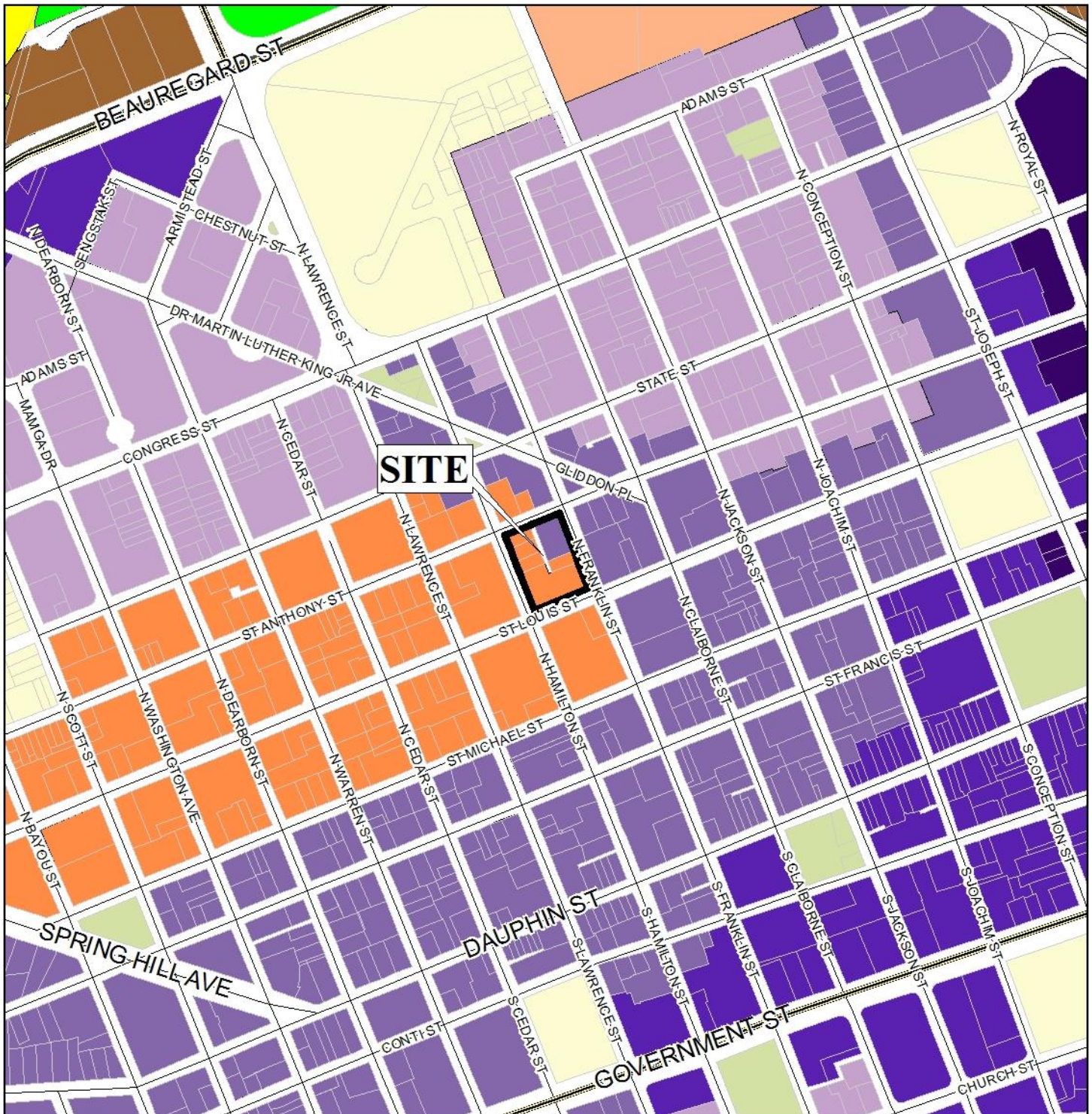
APPLICANT Precision Engineering Subdivision

REQUEST Subdivision, Rezoning from SD-WH and T-5.1 to SD-WH



NTS

LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the north and commercial units to the south and west.

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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

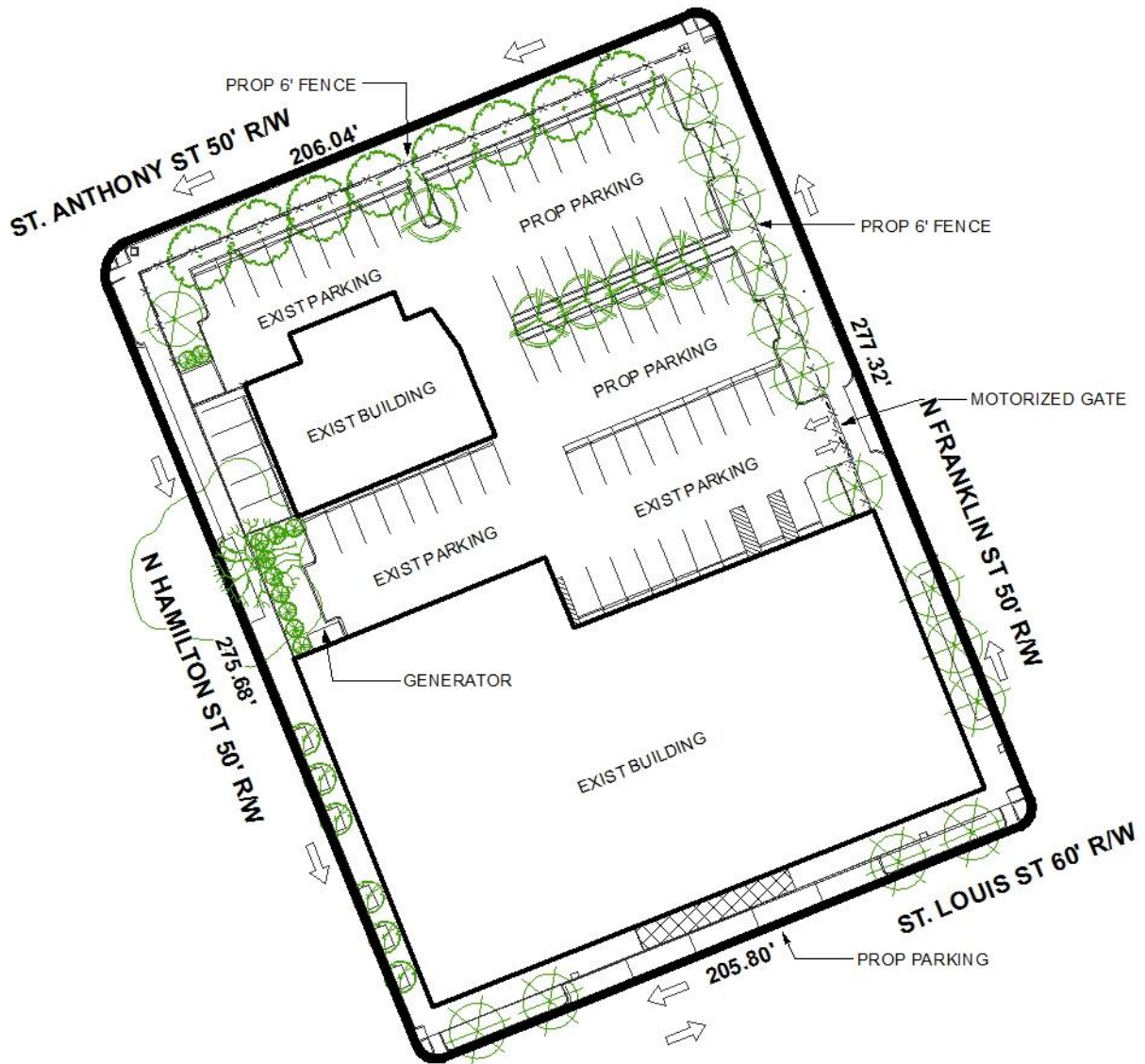


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SITE PLAN



The site plan illustrates the existing buildings, existing parking, proposed fence, proposed gate, and proposed parking.

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