



Agenda Item # 2

SUB-003202-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2289 Egret Crossing

Subdivision Name:

Resubdivision of and Addition to Lot 7, Heron Landing
Unit One

Applicant:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Map Mobile I LLC

Current Zoning:

R-1, Single-Family Residential Suburban 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 legal lot of record and one (1) existing metes-and-bounds parcel.

Commission Considerations:

1. Subdivision proposal with twelve (12) conditions.

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RESUBDIVISION OF AND ADDITION TO LOT 7, HERON LANDING, UNIT ONE



APPLICATION NUMBER 2 DATE February 20, 2025



SITE HISTORY

The small portion of the subject site along Doyle Street was originally a part of Lot 7, Faye Place Subdivision, approved by the Planning Commission in April 1949.

What is now Lot 7, Heron Landing Subdivision, Unit One, was originally a part of Burgess Pointe Subdivision (3 lots), approved by the Commission in October 2002.

In July 2006, the Commission approved Heron Landing Subdivision (20 lots), but that approval expired.

In January 2008, the Commission again approved Heron Landing Subdivision (20 lots), and 18 of the lots were recorded as Heron Landing Unit One, which included the subject site.

The site has not had any other applications before the Planning Commission, and it has never been before the Board of Zoning Adjustment.

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 and label the monument set or found at each subdivision corner.
- C. Provide reference monuments as needed.
- D. Provide a written description for the proposed subdivision boundary.
- E. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- F. Clarify and label the "...WEST 55' OF LOT 7 FAYE PLACE."
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate.
- I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 7-A 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 7-A – 500 SF.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.

- O. 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:

The shown lot will be limited to only one driveway access. 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-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) existing legal lot of record and one (1) metes-and-bounds parcel. The site is served by public water and sanitary sewer services.

It should be noted that, as previously mentioned, the metes-and-bounds parcel was originally a portion of Lot 7, Faye Place Subdivision, approved in 1949. Since then, Lot 7 has subsequently been parceled-off into three (3) parcels without any subdivision applications or approvals. Normally, Lot 7 of Faye Place Subdivision would be required to be included in the current subdivision application. However, as it appears that the ownership of the parcels has changed hands several times since the recording of Faye Place Subdivision, inclusion of Lot 7 in the current application would be impracticable.

The site has frontage on cul-de-sacs associated with Egret Crossing and Doyle Street. The Egret Crossing cul-de-sac has a current radius of 50 feet, and requires a 60-foot radius. Therefore, if approved, dedication would be required to provide a 60-foot radius within the Egret Crossing cul-de-sac. The Doyle Street cul-de-sac has a current 36-foot radius and also requires a 60-foot diameter. Therefore, if approved, dedication would be required to provide a 60-foot radius within the Doyle Street cul-de-sac. The curve data table should be revised to provide all data after any required dedication.

Double frontage lots are discouraged by Section 6.C.7. of the Subdivision Regulations. If approved, a waiver of 6.C.7. will be required, and access should be limited to one (1) street frontage.

The preliminary plat illustrates the 25-foot minimum building setback line from Egret Crossing where the lot is at least 25 feet wide, and this should be retained on the Final Plat, if approved. The plat should be revised to illustrate a 25-foot minimum building setback line off the Doyle Street cul-de-sac as blocked-out within the main part of the lot where the “finger” intersects. The lot size label in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

As proposed, Lot 7-A would exceed the depth-to width ratio of Section 6.C.3. of the Subdivision Regulations and would require a waiver of that section, if approved.

The preliminary plat illustrates various drainage, sanitary sewer, and ingress and egress easements within the site. These should be retained on the Final Plat, if approved, and a note should be furnished on the Final Plat stating that no structure shall be constructed or placed within any easement without the permission of the easement holder.

SUBDIVISION CONSIDERATIONS

Standards of Review:

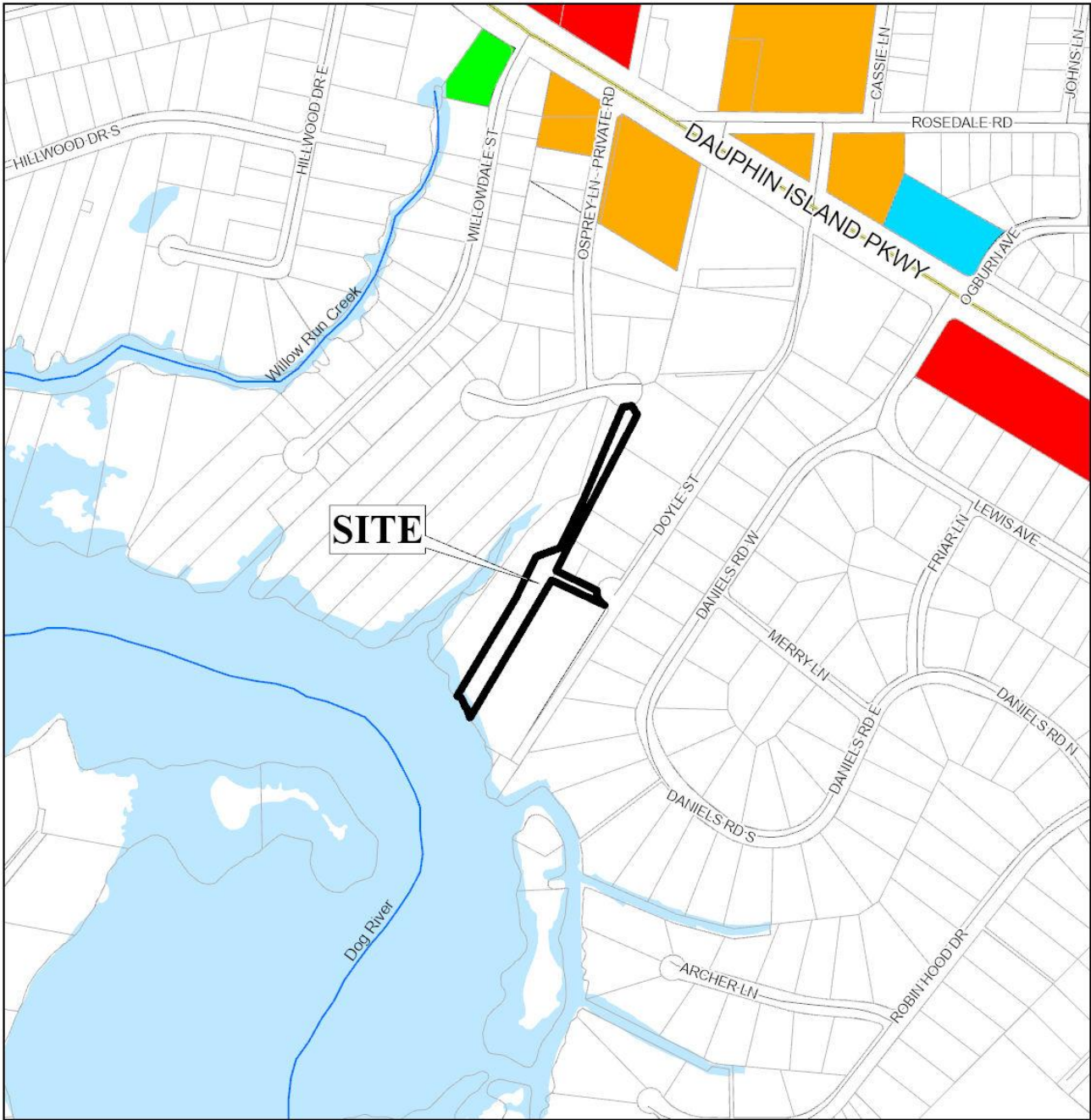
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, and with a waiver of Sections 6.C.3. and 6.C.7. of the Subdivision Regulations, the following conditions could apply:

1. Dedication to provide a 60-foot radius within the Egret Crossing cul-de-sac;
2. Dedication to provide a 60-foot radius within the Doyle Street cul-de-sac;
3. Revision of the curve data table to provide all data after any required dedication;
4. Placement of a note on the Final Plat stating that access is limited to one street frontage;
5. Retention of the 25-foot minimum building setback line from Egret Crossing where the lot is at least 60 feet wide;
6. Revision of the plat to illustrate the 25-foot minimum building setback line off the Doyle Street cul-de-sac as blocked-out within the main part of the lot where the “finger” intersects;
7. Retention of the lot size label in both square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
8. 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;
9. Compliance with all Engineering comments noted in this staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report; and,
12. Compliance with all Fire Department comments noted in this staff report.

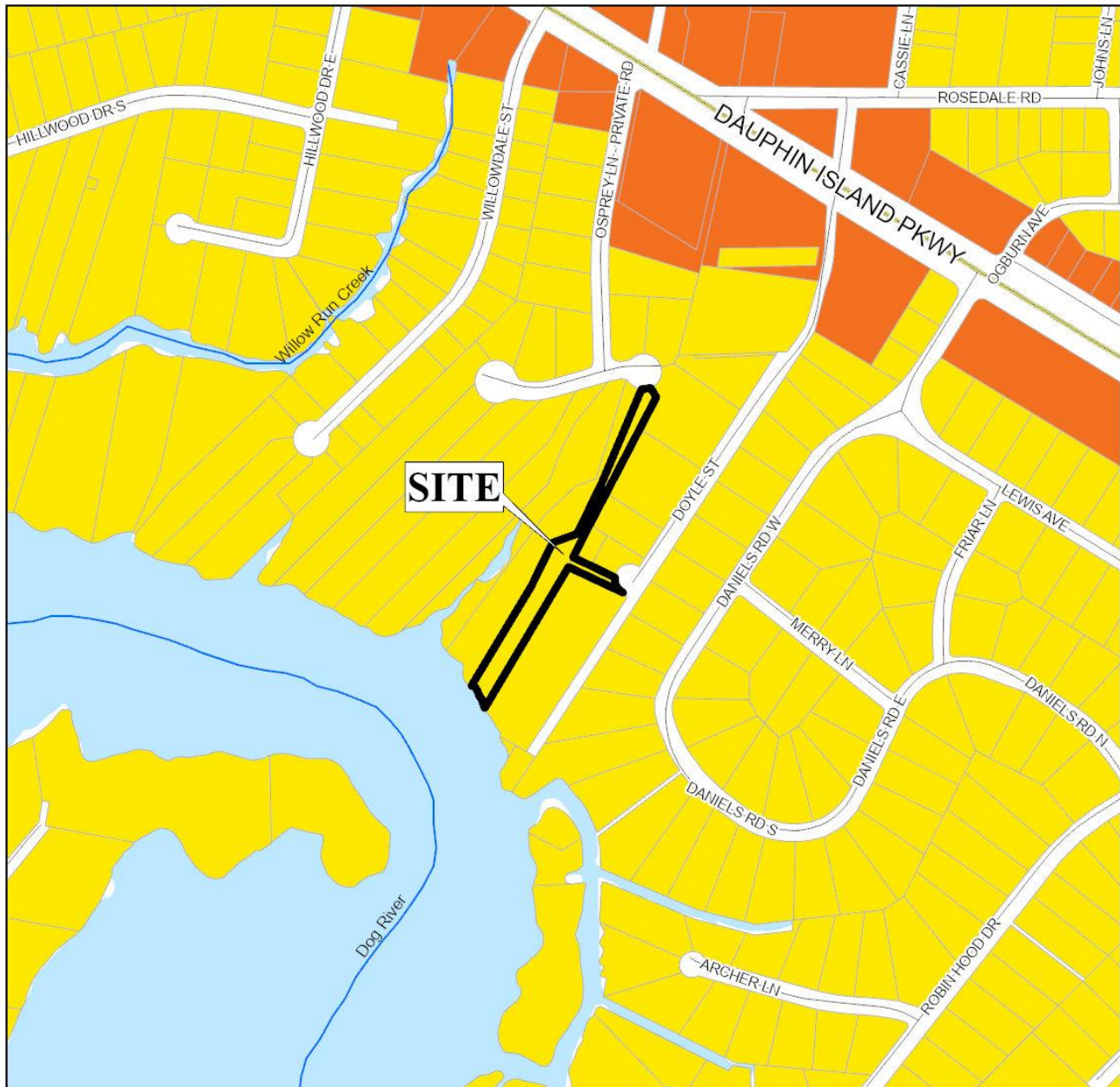
LOCATOR ZONING MAP



APPLICATION NUMBER	2	DATE	February 20, 2025
APPLICANT	Resubdivision of and Addition to Lot 7, Heron Landing, Unit One		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE February 20, 2025

APPLICANT Resubdivision of and Addition to Lot 7, Heron Landing, Unit One

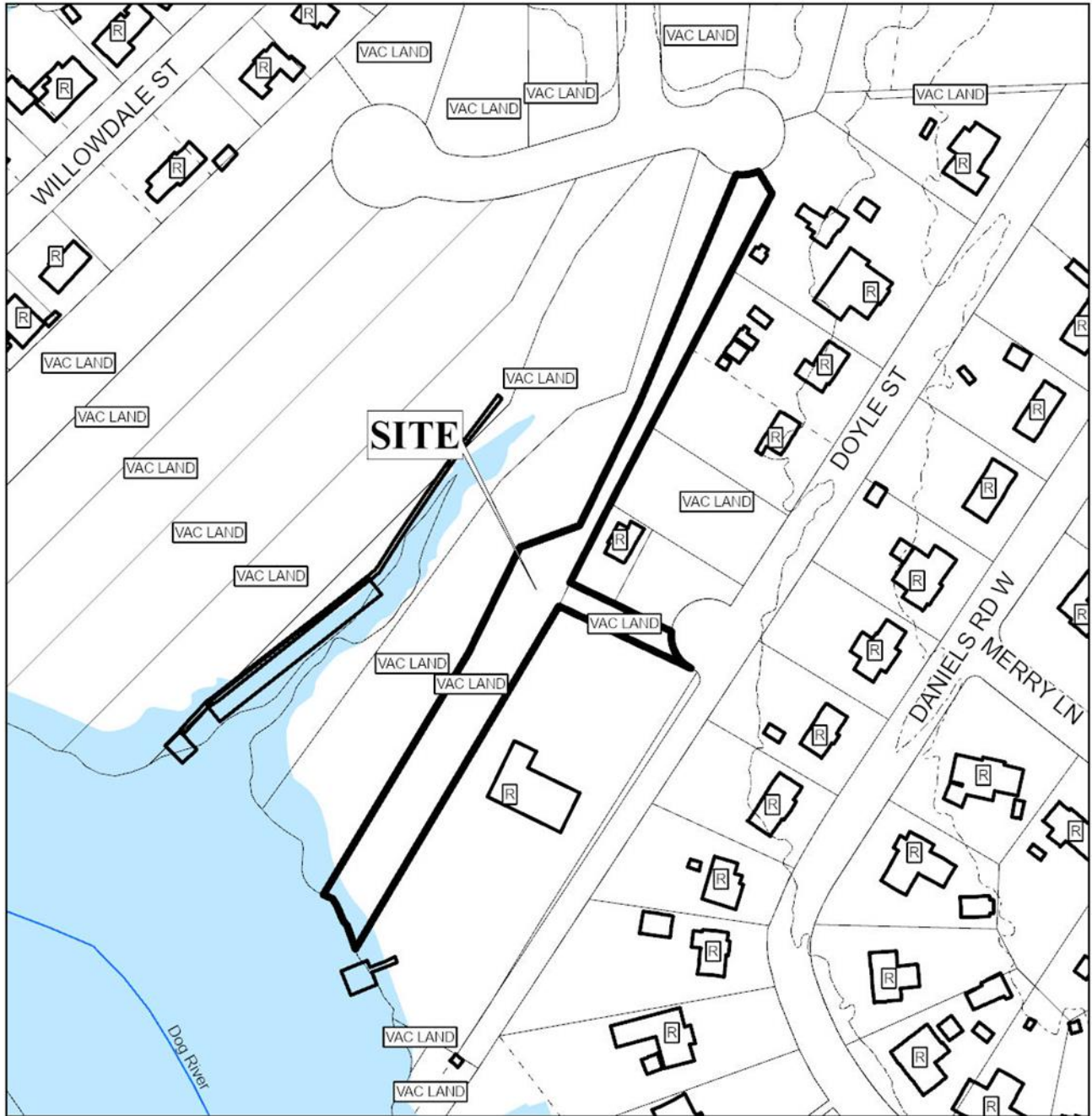
REQUEST Subdivision

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| 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 | |



NTS

RESUBDIVISION OF AND ADDITION TO LOT 7, HERON LANDING, UNIT ONE

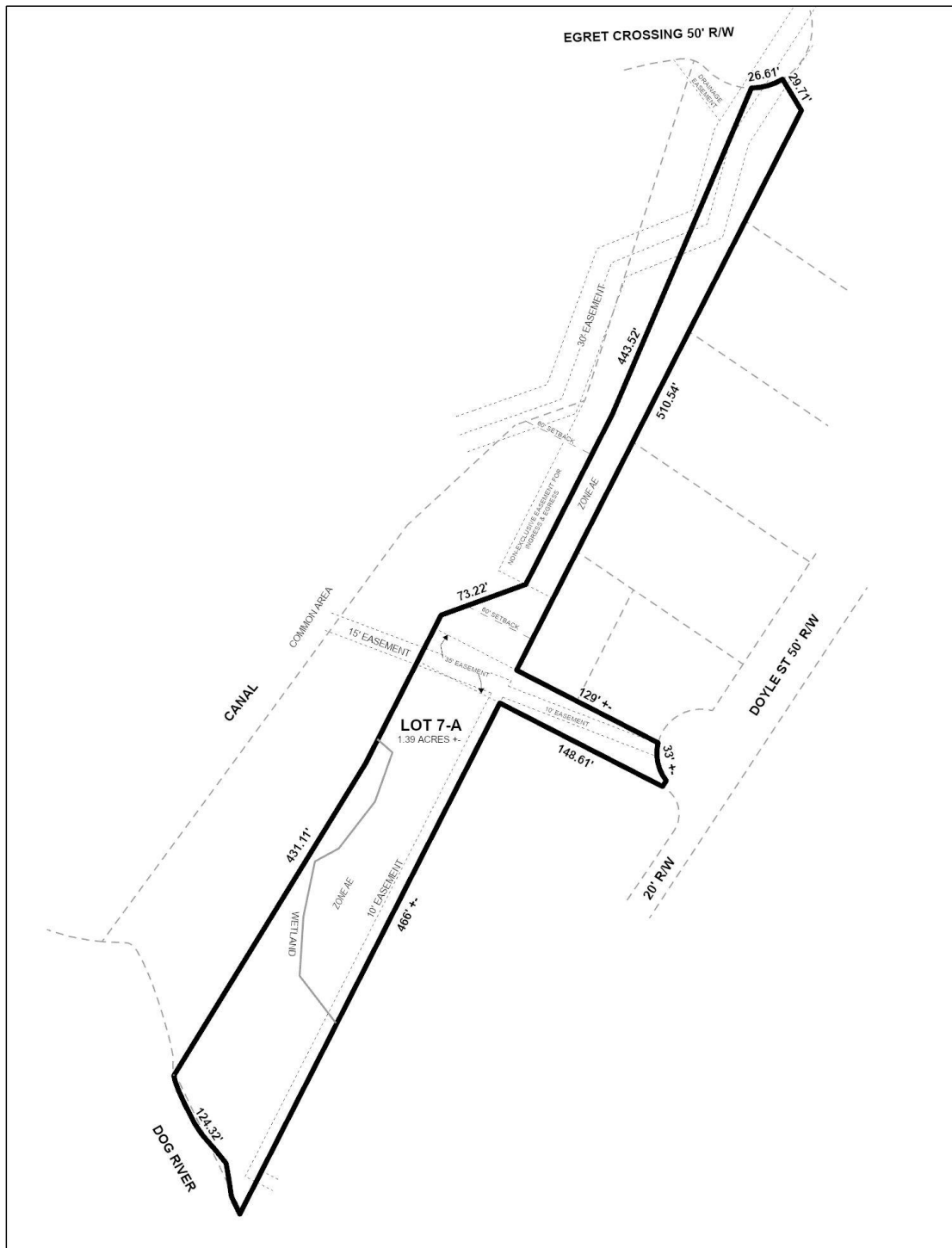


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE February 20, 2025

APPLICANT Resubdivision of and Addition to Lot 7, Heron Landing, Unit One

REQUEST _____ Subdivision _____



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 (WDWU)
RESIDENTIAL - AG	R-A													□		
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

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.