



Agenda Item # 4 SUB-002987-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2223 River Forest Road

Subdivision Name:

River Forest Subdivision, Resubdivision of Lot 32

Applicant / Agent:

Robert Willett

Property Owner:

Robert Willett

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 two (2) legal lots of record from one (1) legal lot of record.

Commission Considerations:

- Subdivision proposal with seven (7) conditions.

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RIVER FOREST SUBDIVISION, RESUBDIVISION OF LOT 32



APPLICATION NUMBER 4 DATE July 18, 2024



NTS

SITE HISTORY

The site was originally part of the First Division of the McVoy Tract Subdivision, the plat for which was recorded in Mobile County Probate Court in July 1842. Resubdivision of the area resulted in the site being subdivided as Lot 32 of the River Forest Subdivision, the plat for which was recorded in June 1937.

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. Show and label the SE corner of the proposed LOT.
- C. Show and label reference monuments for any corners that cannot be set.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Show and label the BFE (Base Flood Elevation) on each lot that contains a V or VE flood zone designation.
- 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.

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 application is to create two (2) legal lots of record from one (1) legal lot of record. The site is served by public water and sanitary sewer.

The site has frontage on River Forest Road, a minor street without curb and gutter requiring a 60-foot right-of-way width. The preliminary plat depicts an 80-foot right-of-way width at this location, making additional dedication unnecessary. This information should be retained on the Final Plat, if approved.

River Forest Road is incorrectly labeled as River Forest Drive on the preliminary plat. If approved, revision of the Final Plat to correctly label River Forest Road should be required.

The lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an R-1 Suburban district and are appropriately labeled in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; or placement of a table on the Final Plat with the same information will suffice.

The proposed lots do not comply with the maximum width-to-depth ratio for newly platted lots. Section 6.C.3. of the Subdivision Regulations limits the maximum depth of lots to no more than 3.5 times their width at the front setback. Long, narrow lots are not uncommon along Dog River, and previous subdivision of the site into lots that also did not meet this requirement may suggest that a waiver of Section 6.C.3. would be appropriate.

Proposed Lot 1 may be considered a "flag lot," with a 59'±-wide "pole" providing access to River Forest Road. Such lot designs are discouraged by Section 6.C.9.(b) of the Subdivision Regulations unless similarly shaped lots are common within the vicinity of the subject site, or where unusual circumstances exist. Flag lots are not uncommon within the vicinity of the subject site; therefore, a waiver of Section 6.C.9.(b) may be appropriate.

Proposed Lot 2 meets the minimum 60-foot width requirement of Section 6.C.2(b)(2) for residential lots located within the suburban sub-district.

No front yard setback is illustrated on either proposed lot. If approved, revision of the Final Plat to illustrate a 25-foot front yard setback along River Forest Road where each lot is at least 60 feet in width should be required, in compliance with Section 64-2-5.E. of the Unified Development Code (UDC) for lots in the R-1 Suburban district.

The site is within the Peninsula Overlay District. As such, development or redevelopment of each lot is subject to the provisions of Article 12 of the UDC.

SUBDIVISION CONSIDERATIONS

Standards of Review:

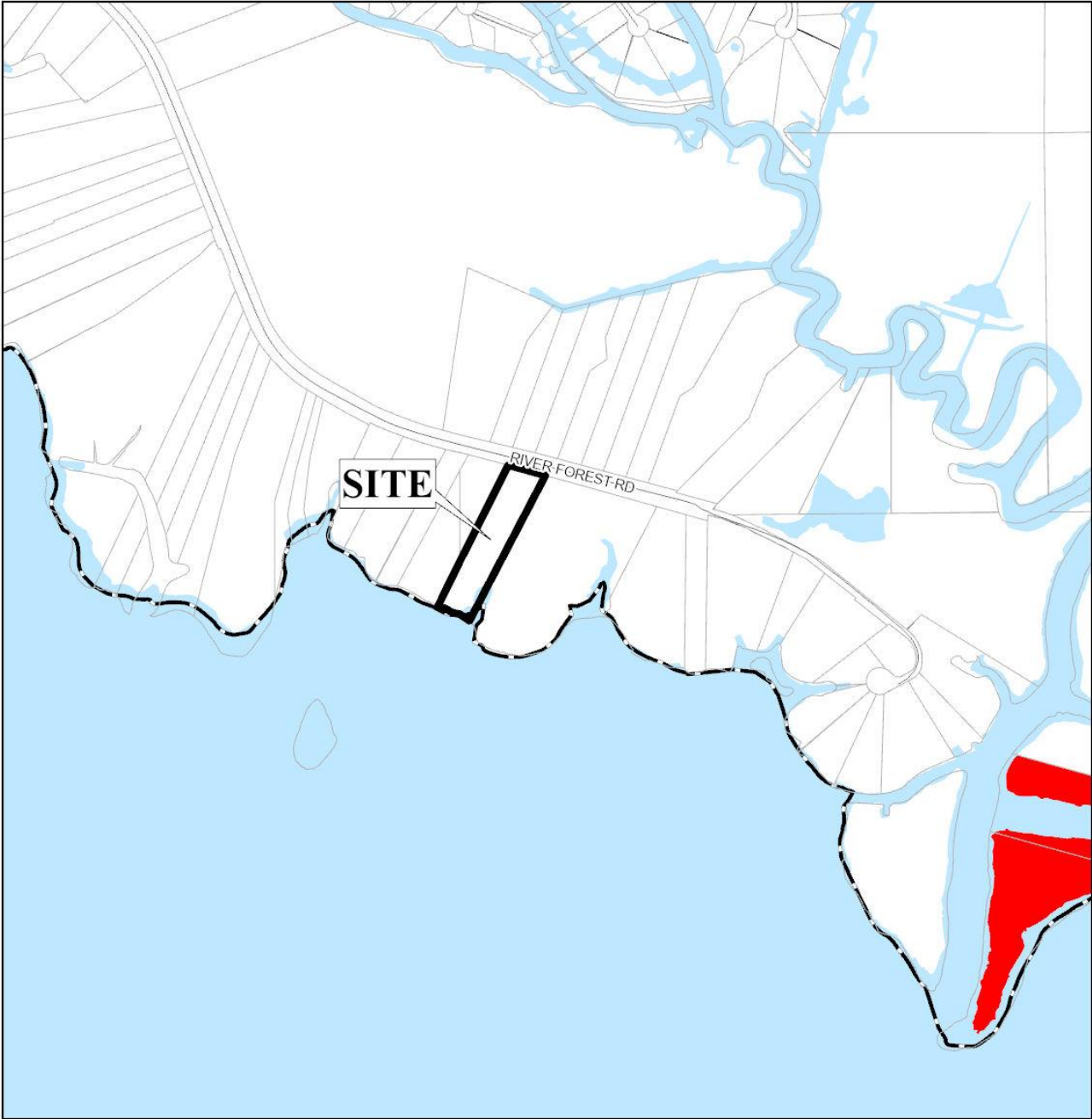
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval, a waiver of Sections 6.C.3. and 6.C.9.(b) of the Subdivision Regulations will be required, and the following conditions should apply:

1. Revision of the plat to correctly label River Forest Road;
2. Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Revision of the plat to illustrate the required 25-foot front yard setback along River Forest Road where each lot is at least 60 feet in width;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and
7. Compliance with all Fire Department comments noted in this staff report.

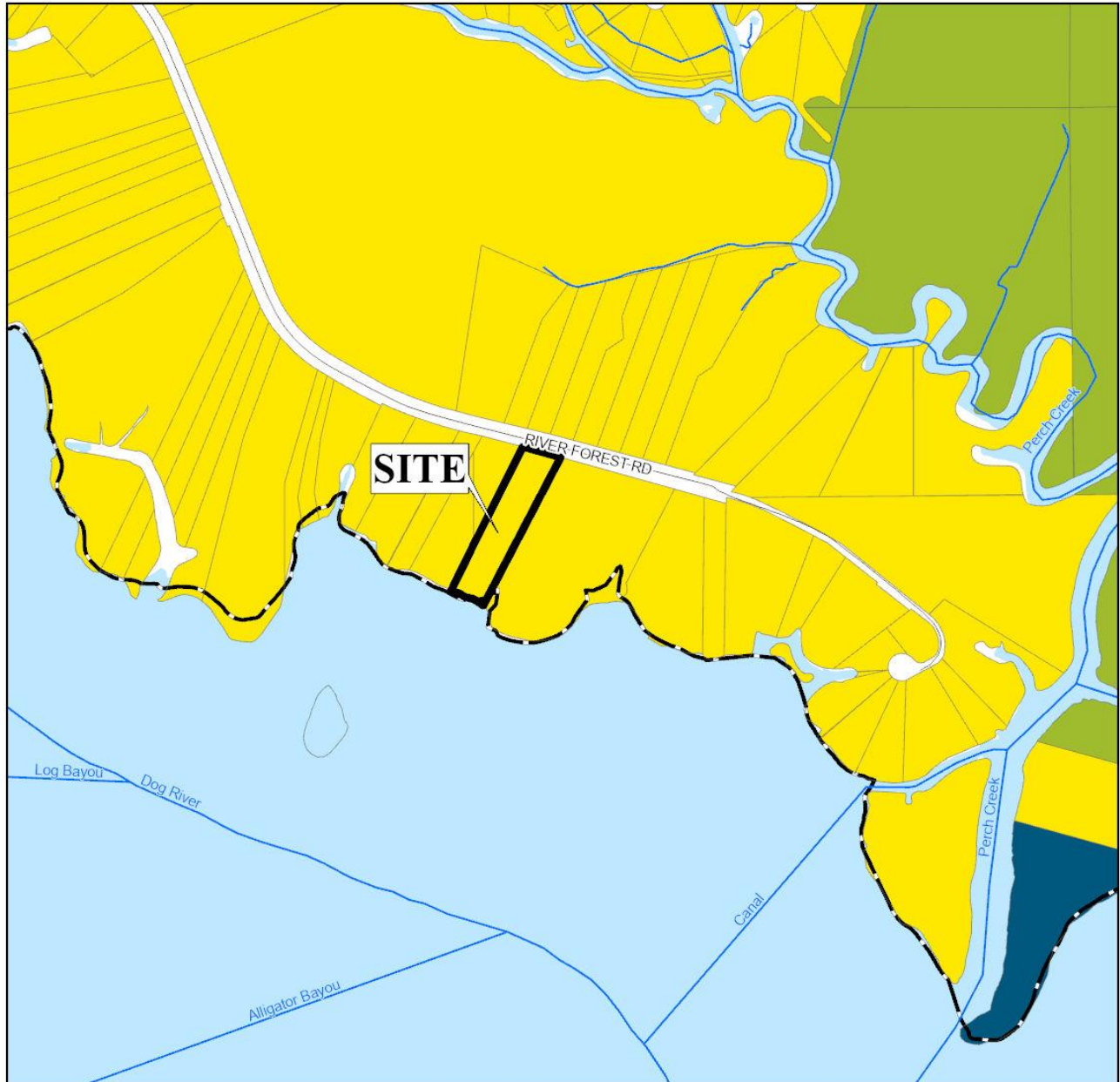
LOCATOR ZONING MAP



APPLICATION NUMBER <u>4</u> DATE <u>July 18, 2024</u>
APPLICANT <u>River Forest Subdivision, Resubdivision of Lot 32</u>
REQUEST <u>Subdivision</u>



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE July 18, 2024

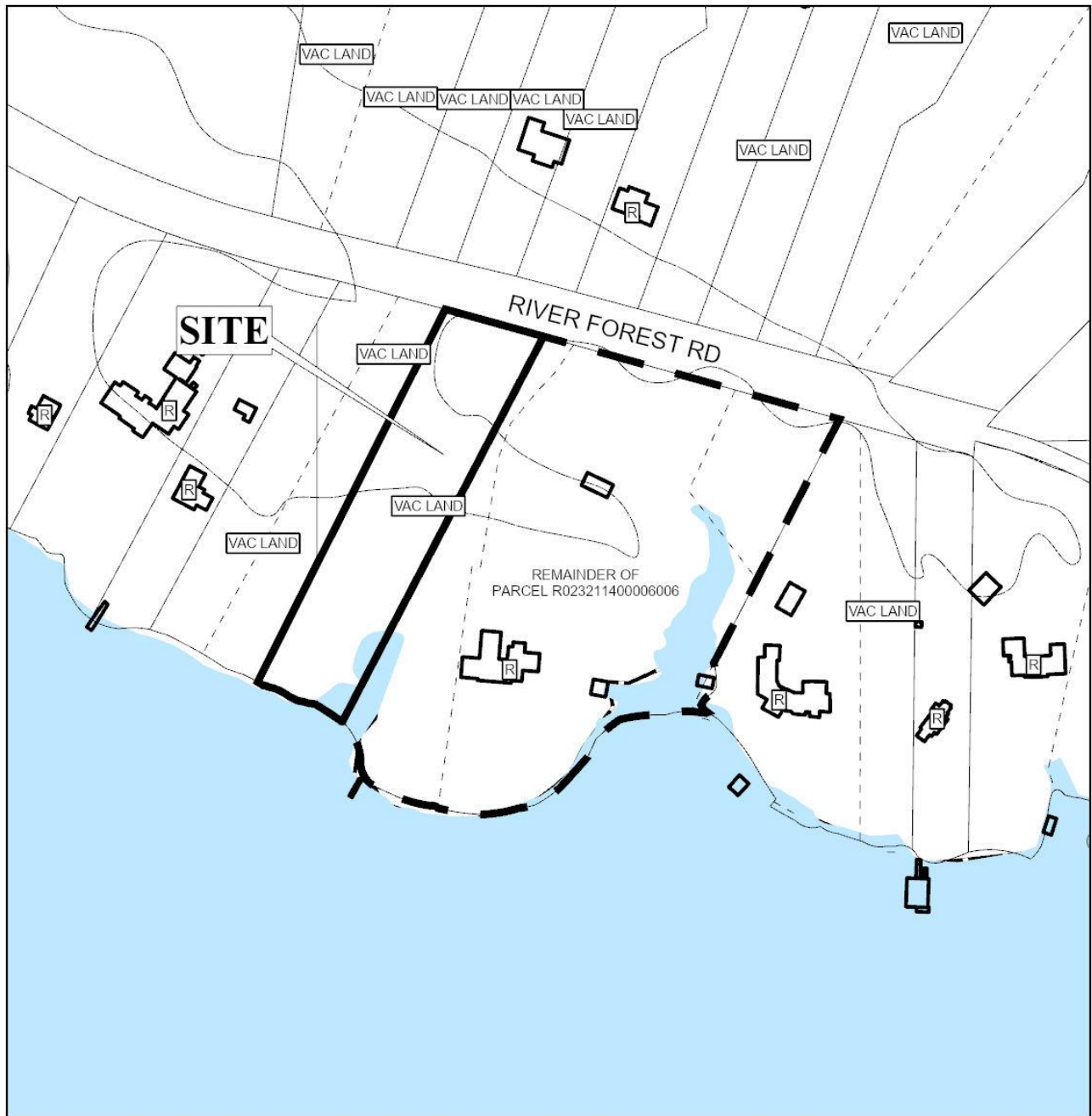
APPLICANT River Forest Subdivision, Resubdivision of Lot 32

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 | |



RIVER FOREST SUBDIVISION, RESUBDIVISION OF LOT 32

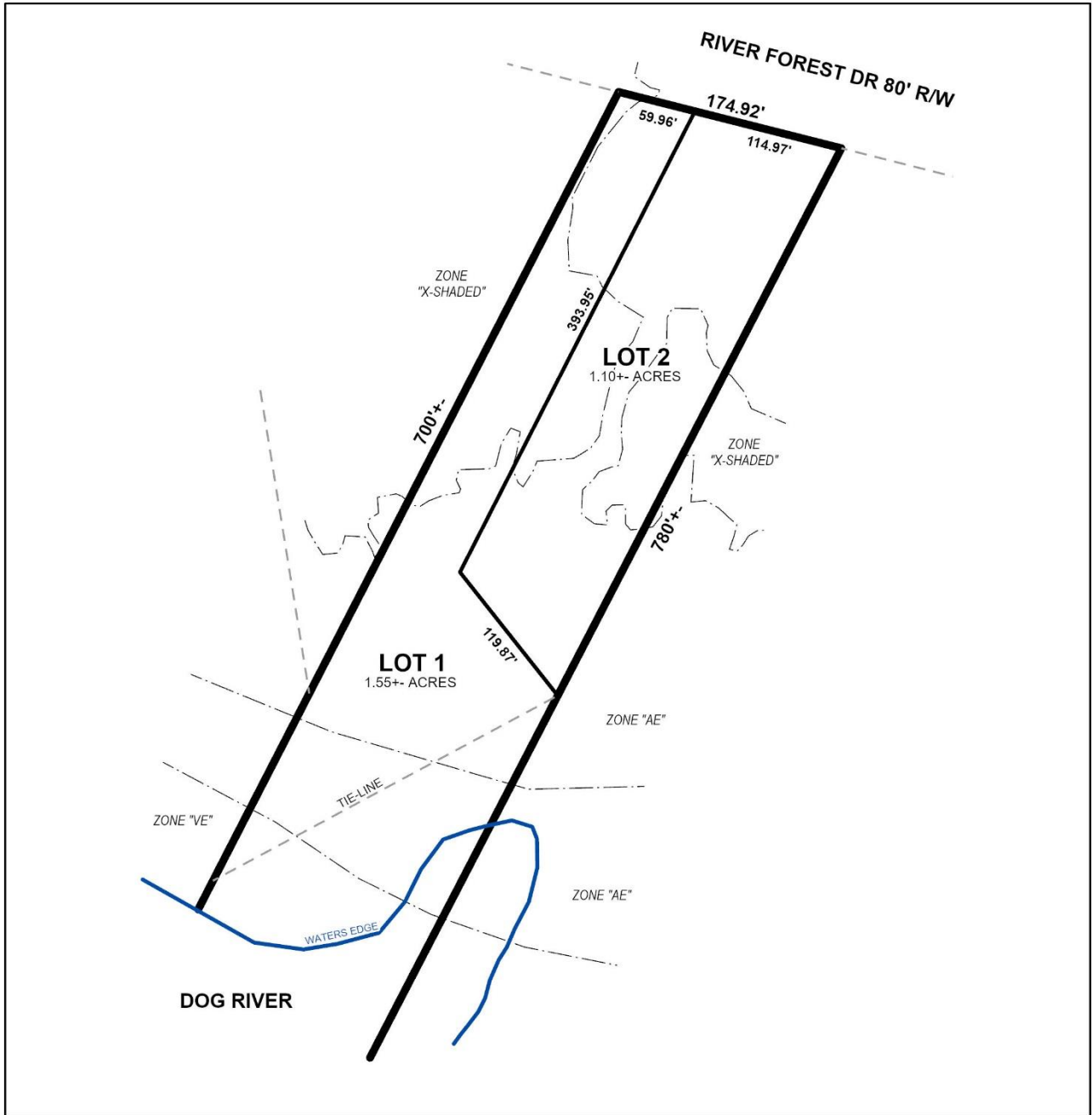


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>4</u>	DATE <u>July 18, 2024</u>
APPLICANT <u>River Forest Subdivision, Resubdivision of Lot 32</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 (WDWRU)
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)

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.