



Agenda Item # 5

SUB-002995-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

7335 Old Military Road

Subdivision Name:

Chassidy's Woods Subdivision

Applicant / Agent:

Saint Bayou, LLC (Joyce Zirlott, Agent)

Property Owner:

Saint Bayou, 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 two (2) legal lots of record from one (1) metes-and-bounds parcel.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions.

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CHASSIDY'S WOODS SUBDIVISION



APPLICATION NUMBER 5 DATE July 18, 2024



SITE HISTORY

There are no Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Remove the County Engineer's signature block from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- B. Remove the Mobile County Engineering Department note. This proposed subdivision is located within the city limits. The County Engineering Dept. no longer reviews/comments on subdivision plats within the municipal limits of the City of Mobile.
- C. Remove the Mobile County Commission meeting note. This subdivision is within the jurisdiction of the City of Mobile Planning Commission.
- D. 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.
- E. Show and label the POC and provide the tie between the POC and the POB.
- F. The written legal description does not seem to match the bearings and distances in the Plan view.
- G. Revise the spelling of "COMER" in the written legal description to "CORNER".
- H. There are two (2) different listings for a POINT OF BEGINNING in written legal description.
- I. Provide reference, on the map and the description, to a monumented corner.
- J. Provide and label the monument set or found at each subdivision corner.
- K. Add a graphic scale.
- L. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- M. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1 and 2 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 1 – NONE AND LOT 2 – NONE.

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 request is to create two (2) legal lots of record from one (1) metes-and-bounds parcel. The site is served by public water and sanitary sewer services.

Both proposed lots have frontage along Old Military Road, a minor street without curb and gutter requiring a 60-foot right-of-way width. The preliminary plat illustrates a non-compliant 50-foot right-of-way for Old Military Road. If approved, the Final Plat should be revised to illustrate compliant right-of-way and dedication sufficient to provide 30 feet from the centerline of Old Military Road, as was required in 2007 for a subdivision adjacent to the site.

Lots 1 and 2, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Suburban District. The size of each Lot, however, is not labeled in either square feet or acres, as required by Section 5.A.2(e)(4) of the Subdivision Regulations. If approved, the Final Plat should be revised to label the size of each Lot in both square feet and acres, adjusted for any required dedication; or provision of a table on the Final Plat with the same information, will suffice.

The survey does not depict a minimum front yard setback line for either Lot. A minimum 25-foot front yard setback is required along all frontages for both Lots, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Suburban sub-district. If approved, the Final Plat should be revised to illustrate a compliant setback along Old Military Road, adjusted for any required dedication.

Lot 2 exceeds the maximum width-to-depth ratio of 3.5 times allowed under the Subdivision Regulations. As such, if approved, a waiver of Section 6.C.3 would be necessary. Additionally, the survey depicts the proposed Lot 2 as an irregularly shaped lot. Per Section 6.C.1 of the Subdivision Regulations, the size, shape, and orientation of lots should be compatible and appropriate with the location of the subdivision and the type of development and use contemplated. It appears the parcel has been used in its current configuration for some time and large irregularly shaped properties are not uncommon in the vicinity. As such, if approved, a waiver of Section 6.C.1 may be appropriate.

SUBDIVISION CONSIDERATIONS

Standards of Review:

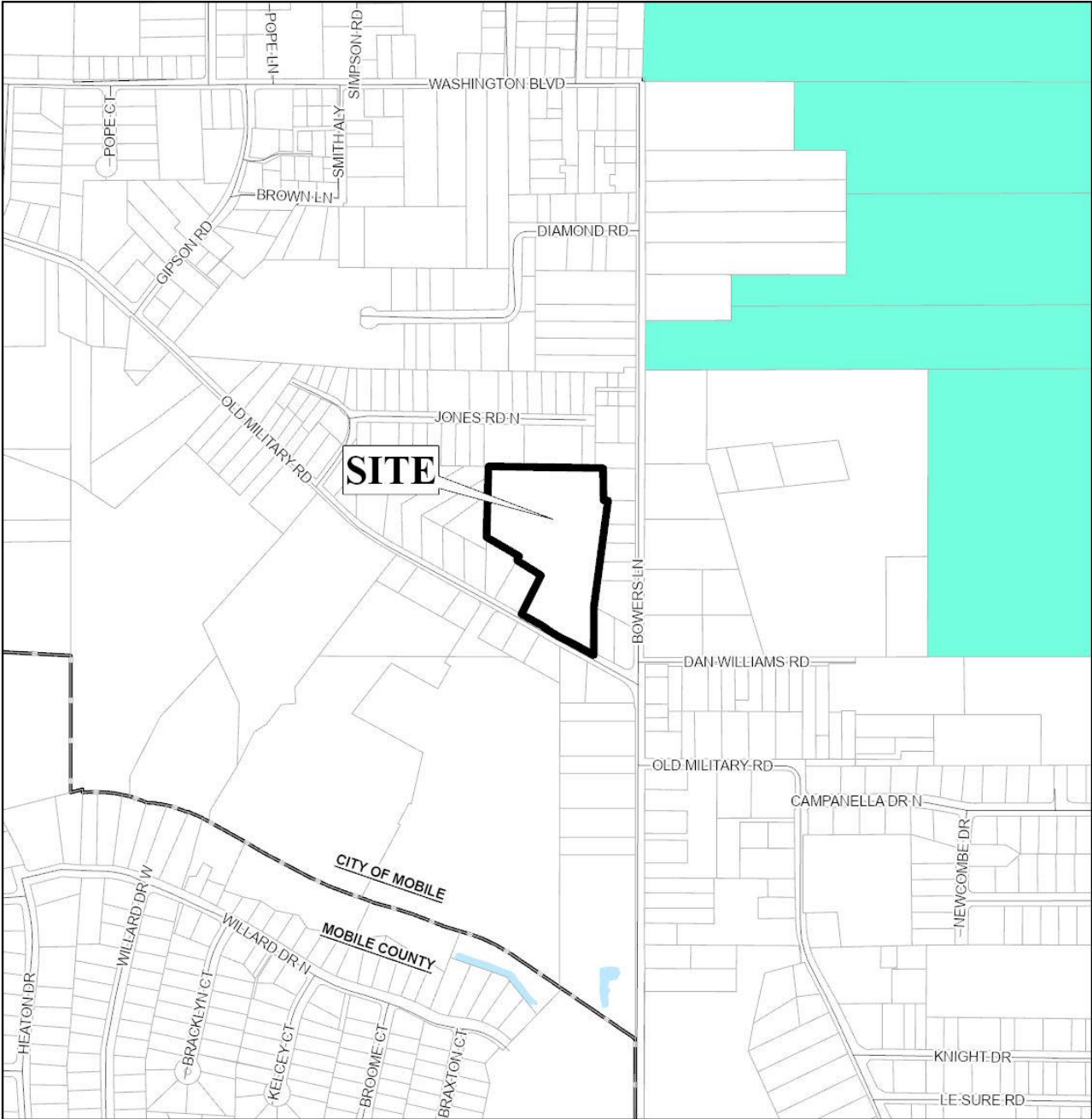
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, if the Subdivision request is considered for approval, a waiver from Section 6.C.1 and Section 6.C.3 will be required, and the following conditions should apply:

1. Provision of dedication sufficient to provide 30 feet from the centerline of Old Military Road if the existing right-of-way is not 60 feet in width;
2. Provision of a label with the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
3. Revision of the Final Plat to illustrate a minimum 25-foot front yard setback along Old Military Road, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Suburban sub-district, adjusted for any required dedication;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating all 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.

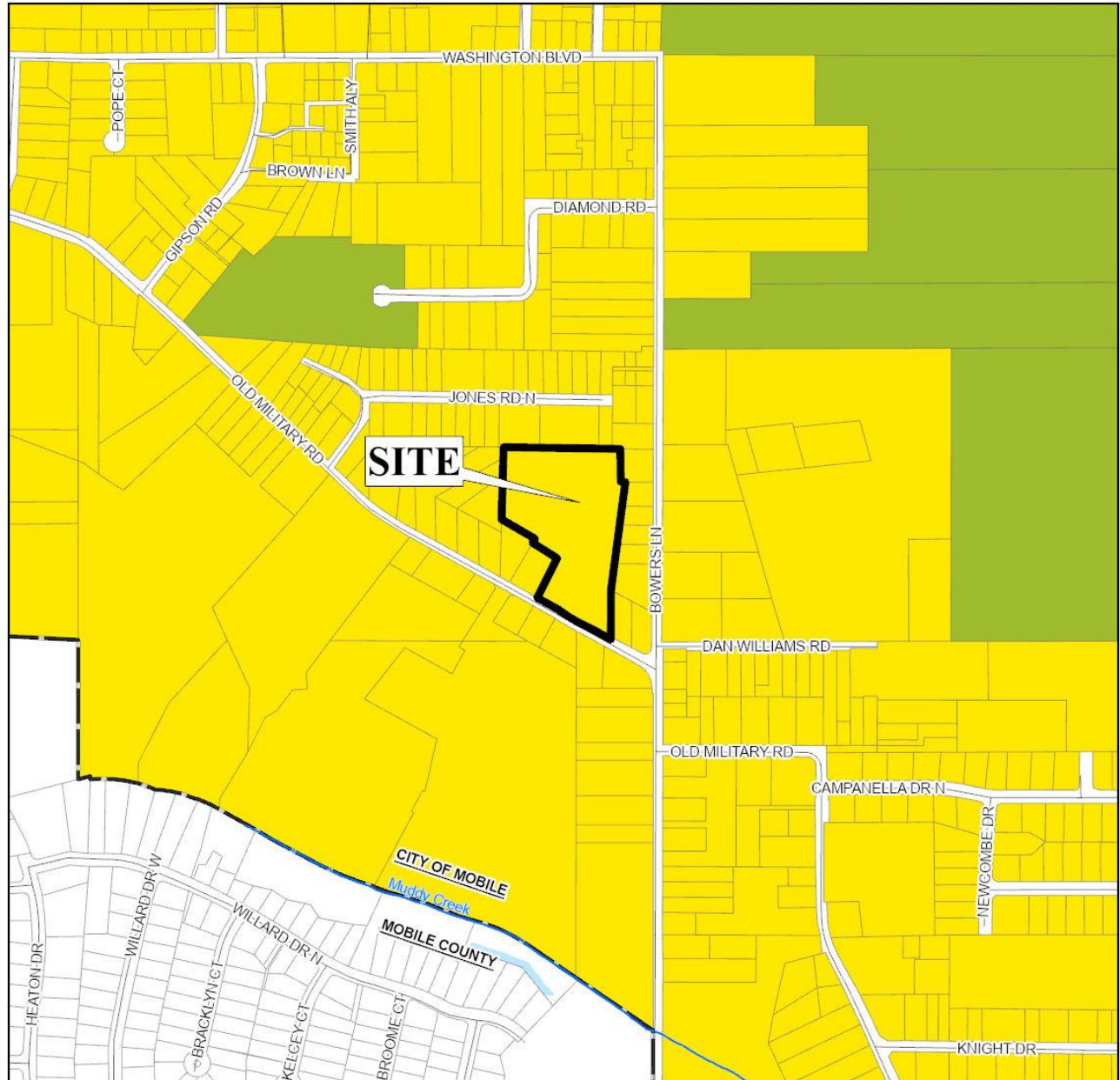
LOCATOR ZONING MAP



APPLICATION NUMBER	5	DATE	July 18, 2024
APPLICANT	Chassidy's Woods Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE July 18, 2024

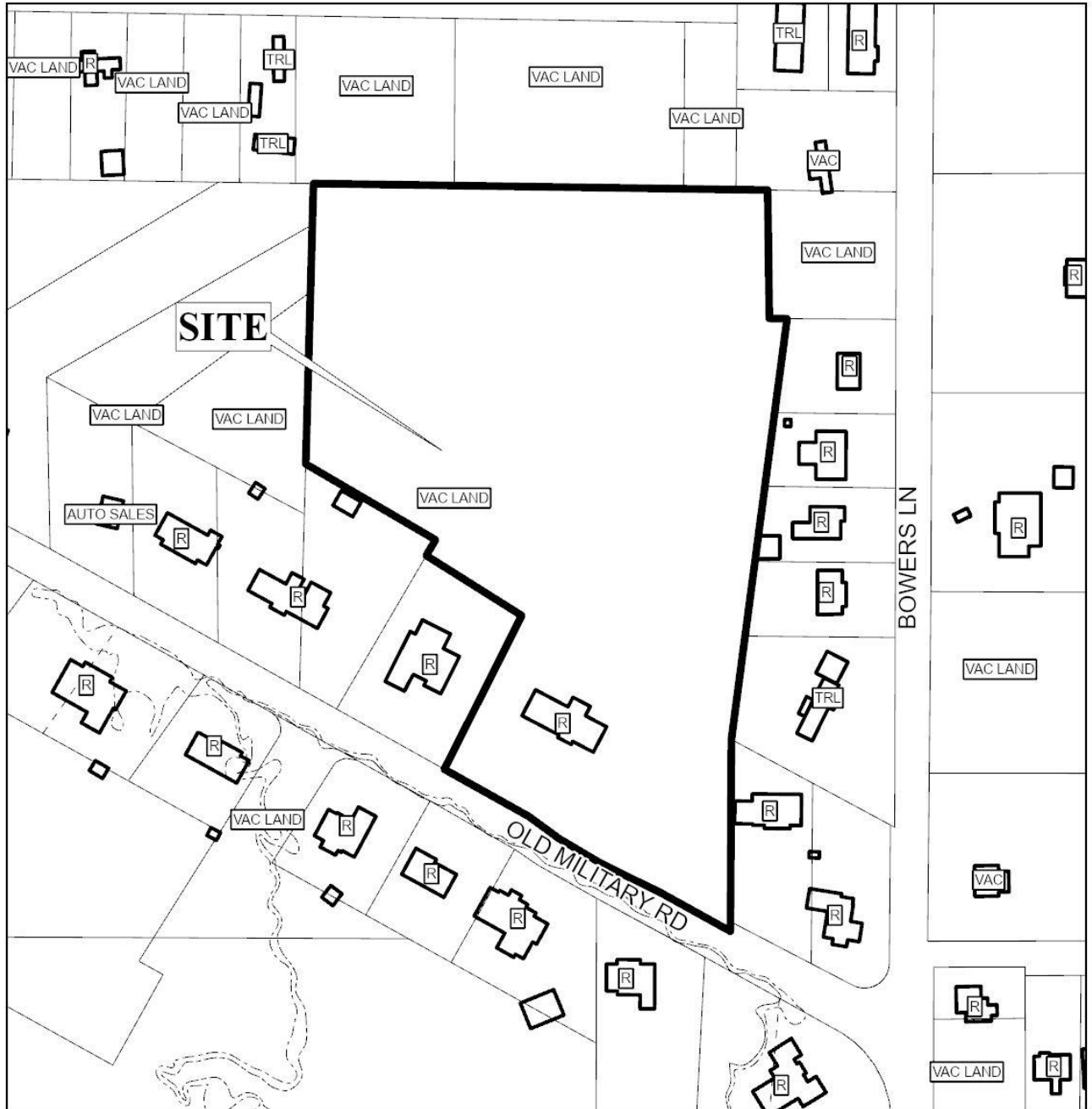
APPLICANT Chassidy's Woods Subdivision

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 | |



CHASSIDY'S WOODS SUBDIVISION

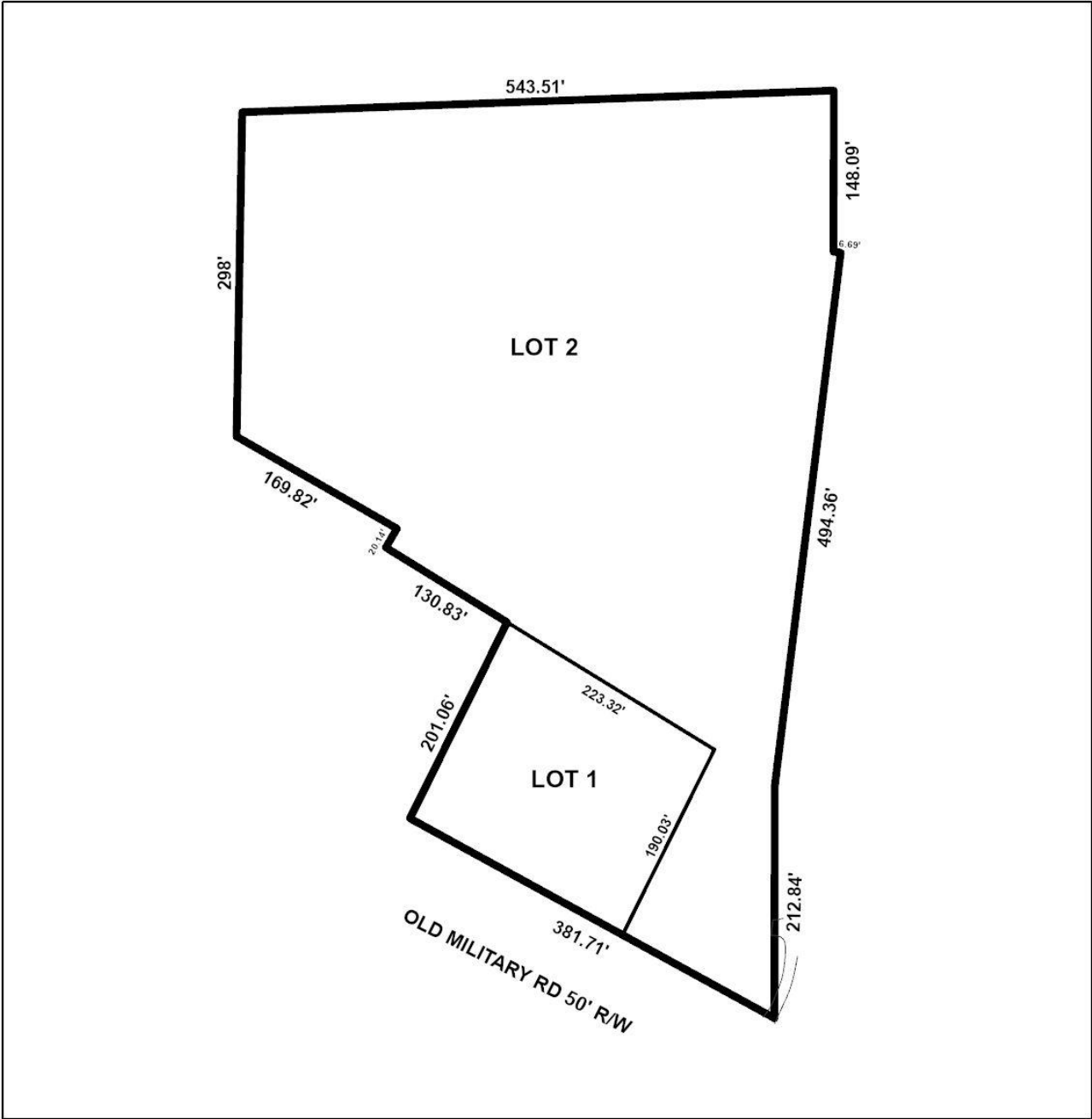


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>5</u>	DATE <u>July 18, 2024</u>
APPLICANT <u>Chassidy's Woods Subdivision</u>	
REQUEST <u>Subdivision</u>	

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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														
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.