



Agenda Item # 5 SUB-002910-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

6960 Moffett Road

Subdivision Name:

Chavers Oaks Subdivision

Applicant / Agent:

Glen Angus, GTA Ventures, LLC

Property Owner:

William S. Chavers

Current Zoning:

R-1, Single-Family Residential Suburban District & LB-2, Limited Neighborhood Business 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 45 legal lots of record from two (2) metes-and-bounds parcels.

Commission Considerations:

- Subdivision proposal with eleven (11) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	6
Exhibits	7

CHAVERS OAKS SUBDIVISION



APPLICATION NUMBER 5 DATE May 16, 2024



NTS

SITE HISTORY

The site was annexed into Mobile City limits in 2023 as part of the King's Branch Annexation. A portion of the site was rezoned to LB-2, Limited Neighborhood Business Suburban District, as part of the rezoning associated with the annexation, and the remainder of the site retained its R-1, Single-Family Residential Suburban District classification.

There are no previous 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. 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 reference on the map to a monumented corner.
- C. Label the POC and POB.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide legible bearings and distances in the plan view of the subdivision boundary.
- F. Provide a legend.
- G. Add street names to the vicinity map.
- H. Add/Correct the spelling of the street names in the vicinity map.
- I. Provide a bolder solid line for the exterior of the proposed subdivision. Make sure that the written bearings and distances are clear and legible.
- J. Label the proposed Chavers Oaks Dr. as either PRIVATE or PUBLIC.
- K. Label the existing MOFFETT ROAD ROW and ROW width.
- L. Label all separate COMMON AREAS and provide a unique designation for each (i.e. 1, 2, 3)
- M. Provide a table of "PROPOSED WEIGHTED RUNOFF COEFFICIENT (Cw)" for each LOT.
- N. 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.
- O. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- P. 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.
- Q. Show and label each and every Right-Of-Way and easement.
- R. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER".
- S. The proposed subdivision receives drainage from Moffett Rd. and will require a drainage easement.
- T. Add a note that the proposed roadway and stormwater improvements shall be complete and approved prior to issuing any residential construction permits.
- U. As shown on the 1984 aerial photo the proposed subdivision 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) in the amount of 14,000 sf.
- V. 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.

- W. 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.
- X. 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. Sidewalk shall be constructed in front of any Common Area during the construction of the subdivision infrastructure.
- Y. 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.
- Z. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- AA. The proposed private road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City.
- BB. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- CC. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- DD. 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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 a 45-lot public street subdivision from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

Access to the proposed subdivision is from Moffett Road, an ALDOT-maintained, Principal Arterial road requiring a 100-foot right-of-way at this location. No right-of-way is depicted on the preliminary plat; therefore, revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road should be required, if approved. The right-of-way should also be labeled on the revised plat, if approved.

Moffett Road is not labeled on the preliminary plat. If approved, Moffett Road should be labeled on the Final Plat.

One (1) closed-end street is proposed for public dedication within the subdivision, labeled as Chavers Oaks Drive, which is depicted with a 50-foot wide right-of-way and is compatible with Section 6.B.9. of the Subdivision Regulations for streets equipped with curb and gutter.

A turnaround is illustrated where Chavers Oaks Drive is proposed to end, in compliance with Section 6.B.3. of the Subdivision Regulations, but its diameter is not provided. For a closed-end street the right-of-way diameter is determined by the City Engineer and must comply with the most recently adopted International Fire Code (IFC). If approved, the plat should be revised to depict the right-of-way diameter of the turnaround, as approved by the Traffic Engineer, City Engineer, and the Fire Department to comply with the IFC.

Two (2) common areas are illustrated where the proposed Chavers Oaks Drive will intersect with Moffett Road, both of which are depicted with 25-foot corner radii, as required by Section 6.C.6. of the Subdivision Regulations. Each 25-foot corner radius should be retained on the Final Plat, if approved.

As proposed, each of the lots will meet the minimum size requirement for lots served by public water and sanitary sewer in the R-1 and LB-2 Suburban districts. The sizes of each lot are labeled in square feet on the preliminary plat, but not in acres, as required by Section 5.A.2.(e)(4) of the Subdivision Regulations. If approved, the size of each lot should be provided in both square feet and acres on the Final Plat; or provision of a table on the Final Plat with the same information may suffice.

Each of the lots will also meet the minimum width requirement of Section 6.C.2(b)(2) of the Subdivision Regulations for residential lots located within an area designated as Suburban in the Unified Development Code.

It appears there are multiple common areas proposed, but they are not labeled as such and their sizes are not provided on the preliminary plat. If approved, revision of the plat to label each common area and to provide their sizes in both square feet and acres should be required, in compliance with Section 5.A.2.(f) of the Subdivision Regulations.

No front yard setbacks are illustrated on the preliminary plat. Section 6.C.8. of the Subdivision Regulations requires the minimum front yard setbacks of the underlying zoning district and sub-district to be illustrated along all streets adjoining the subdivision. As such, revision of the plat should be required to illustrate a 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60 feet wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Sections 64-2-5.E. and 64-2-12.E. of the Unified Development Code.

If approved, the subdivision would result in one (1) more lots of record being split-zoned R-1 and LB-2. As such, the request for Subdivision Approval will be contingent on rezoning the property. As such, the Final Plat cannot be recorded until the entire site is rezoned to R-1, Single-Family Residential Suburban District.

SUBDIVISION CONSIDERATIONS

Standards of Review:

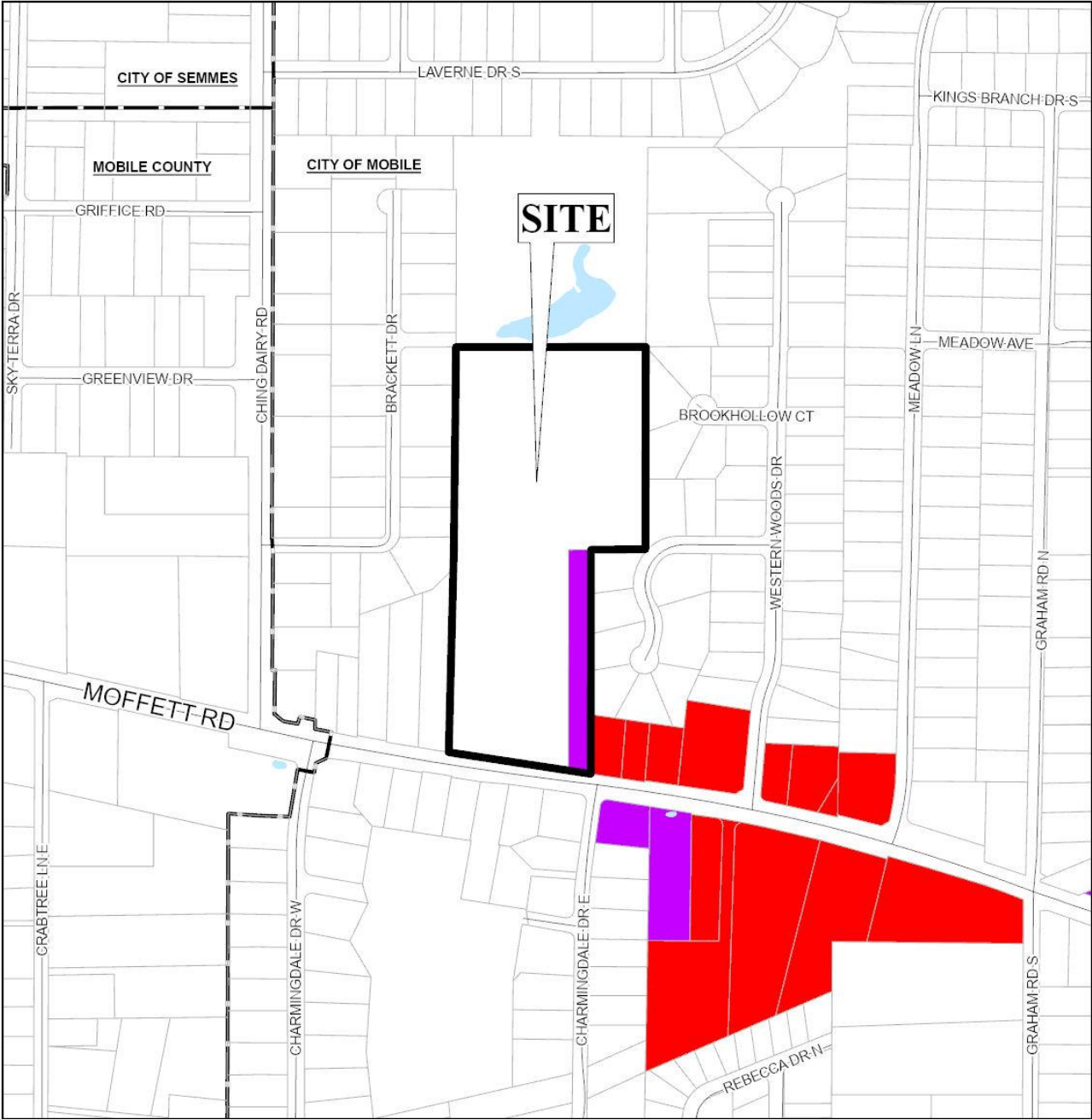
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Revision of the plat to label Moffett Road;
2. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road;
3. Revision of the plat to depict an adequate turnaround diameter where the proposed street will terminate, with the design approved by the Traffic Engineer, City Engineer, and the Fire Department;
4. Retention of the 25-foot corner radii where the proposed Chavers Oaks Drive will intersect with Moffett Road, in compliance with Section 6.C.6. of the Subdivision Regulations;
5. Revision of the plat to provide the size of each lot and common area in both square feet and acres, in compliance with Sections 5.A.2.(e)(4) and 5.A.2.(f) of the Subdivision Regulations, or provision of a table on the Final Plat with the same information;
6. Revision of the plat to illustrate the 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60-feet wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Sections 64-2-5.E. and 64-2-12.E. of the UDC;
7. Completion of the rezoning process to bring the entire site under one (1) zoning classification;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

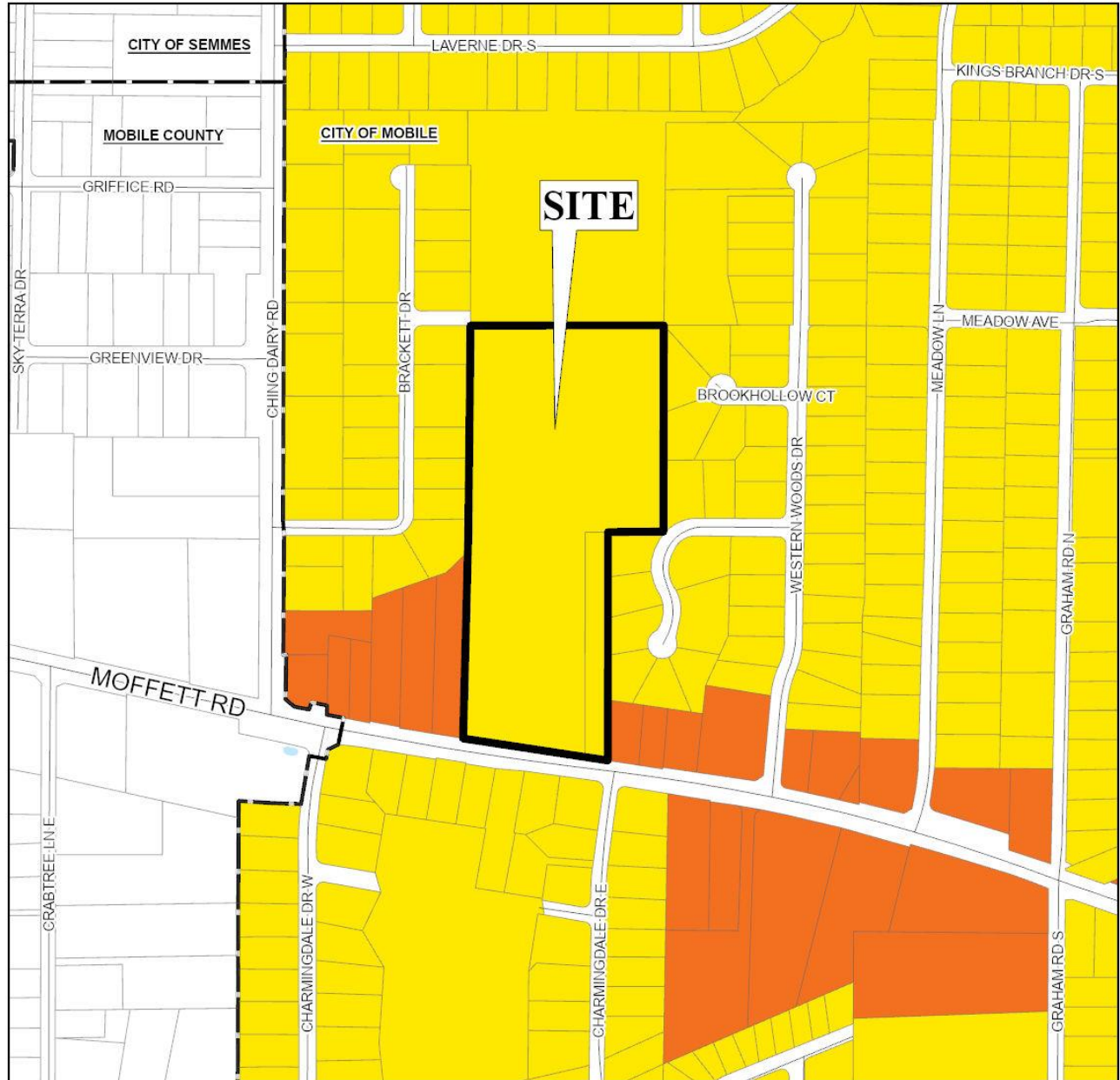
LOCATOR ZONING MAP



APPLICATION NUMBER	5	DATE	May 16, 2024
APPLICANT	Chavers Oaks Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE May 16, 2024

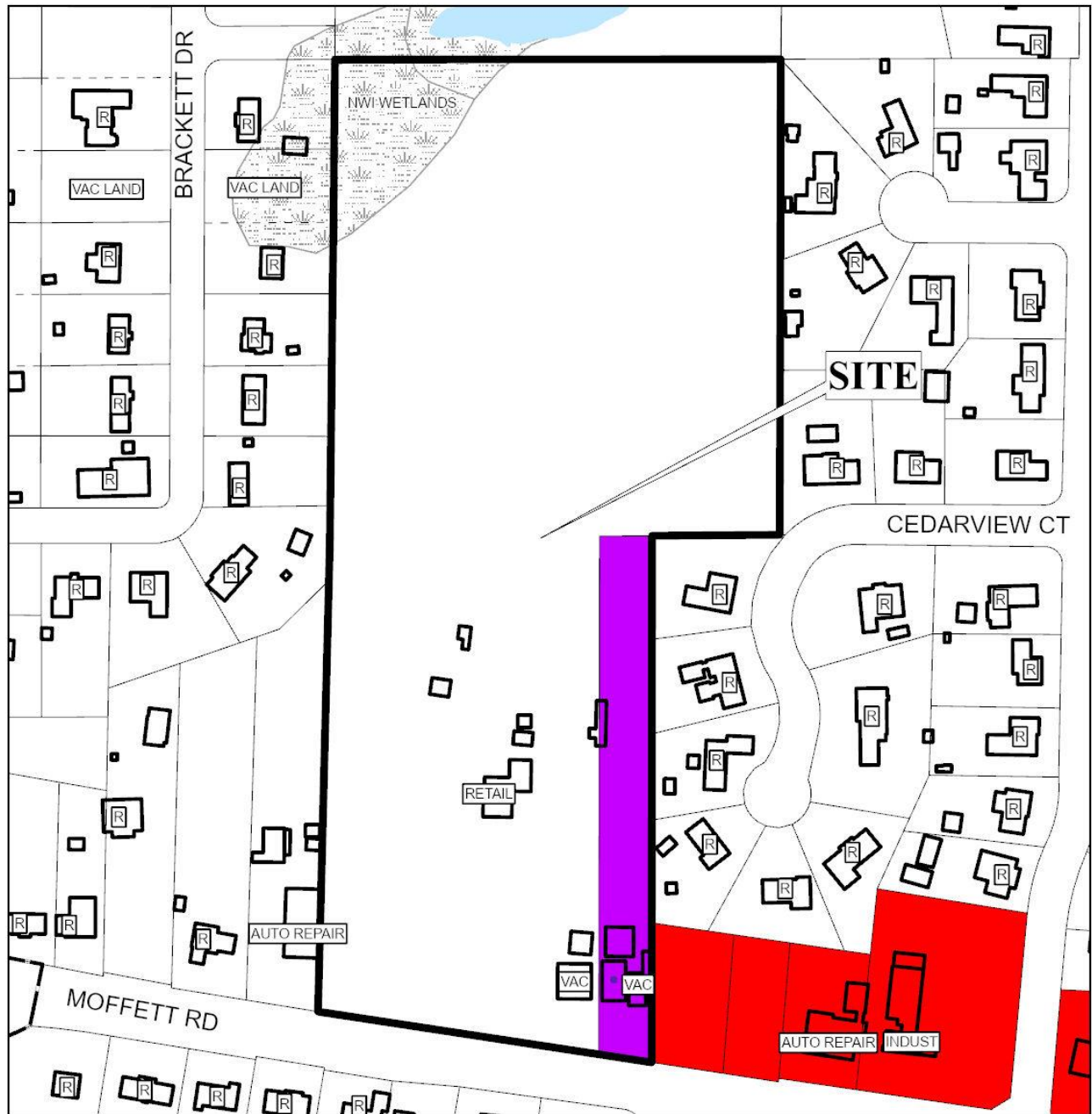
APPLICANT Chavers Oaks Subdivision

REQUEST Subdivision

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



CHAVERS OAKS SUBDIVISION

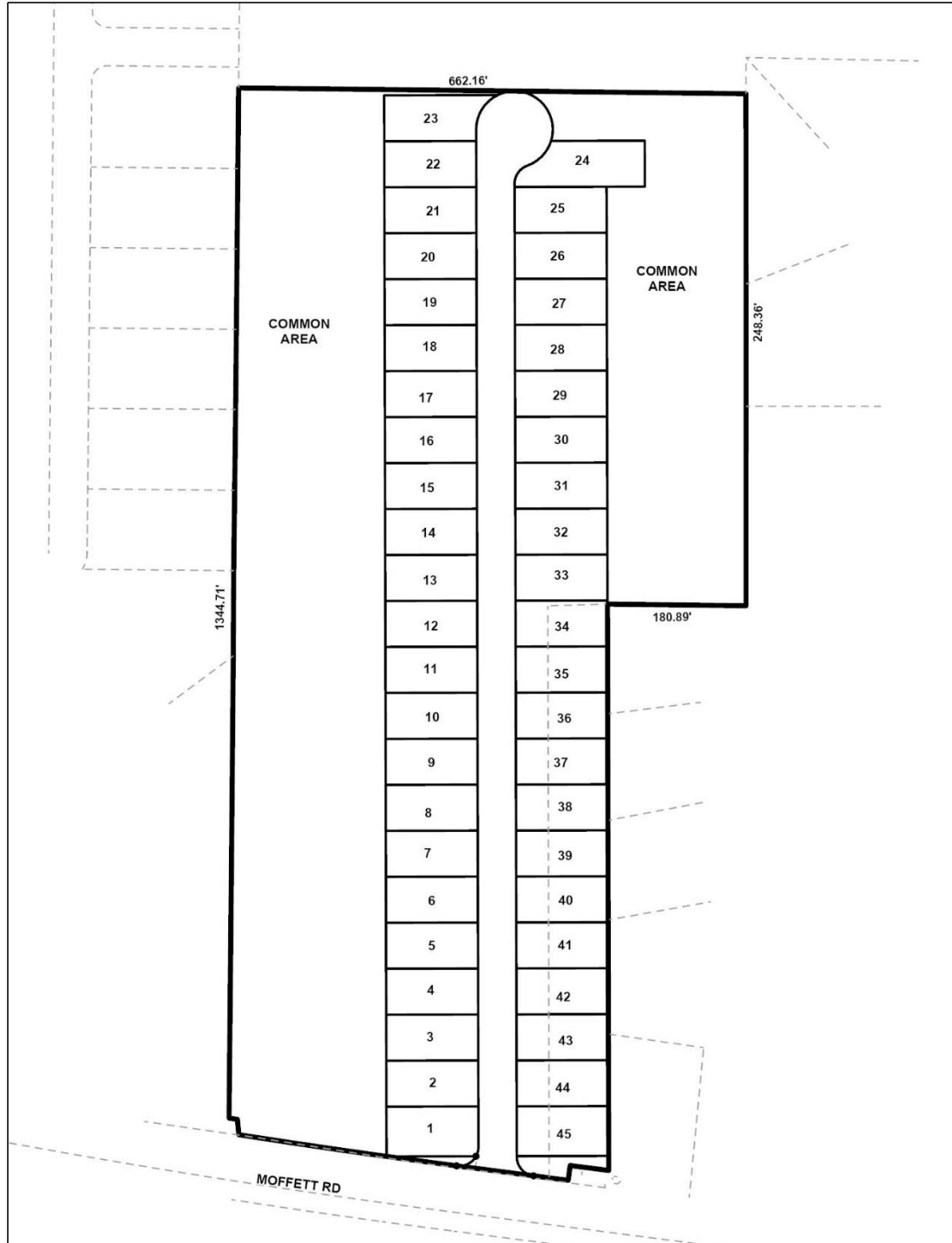


APPLICATION NUMBER 5 DATE May 16, 2024


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



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REQUEST	Subdivision		



NTS

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.