



Agenda Item # 6 SUB-002991-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

810 Wildwood Drive & 4056 Hillcrest Lane West

Subdivision Name:

Vivian’s Homes Subdivision

Applicant:

Vivian Nguyen

Property Owner:

Vivian’s Homes, 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 four (4) legal lots of record from two (2) existing metes-and-bounds parcels.

Commission Considerations:

1. Subdivision proposal with eleven (11) conditions.

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VIVIAN'S HOMES SUBDIVISION



APPLICATION NUMBER 6 DATE July 18, 2024



SITE HISTORY

In 1969, a previous owner sold 15 feet of street frontage along Hillcrest Lane West (formerly Pansy Lane) to the City of Mobile for additional right-of-way.

In 1971, the site was granted a Use Variance to allow an antique and gift shop.

The site has never been before the Planning Commission.

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. Revise the spelling of “COMER” in the written legal description to “CORNER”.
- C. Review and revise the plan and the written legal description to correct the discrepancy between Wildwood Roosevelt Avenue and Roosevelt Street.
- D. Review and revise the plan and the written legal description to correct the discrepancy between Hillcrest Ln. W. and Pansy Lane.
- E. Dedicate the corner radius (25’ minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage (square feet and acre).
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (#23/78) LOTS 1, 2, 3, and 4 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 – 1,300 sf, LOT 2 – 1,000 sf, LOT 3 – 2,900 sf, and LOT 4 – 1,800 sf.
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. 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-sprinklered commercial buildings, within 600' of sprinklered 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 four (4) legal lots of record from two (2) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

The site has frontage on Hillcrest Lane West and Wildwood Drive, both minor streets. Hillcrest Lane West has curb and gutter with a compliant 50-foot right-of-way; therefore, no dedication would be required along the Hillcrest Lane West frontage. If approved, the right-of-way width of Hillcrest Lane West should be retained on the Final Plat. Wildwood Drive does not have curb and gutter and would require a 60-foot right-of-way. However, the Pace Subdivision and Hillcrest Lane Subdivision, both from 1985, only required a 50-foot right-of-way. Thus, dedication to provide 25 feet from the centerline of Wildwood Lane should be required if the right-of-way is less than 50 feet. If approved, the plat should be revised to indicate the right-of-way width of Wildwood Lane after any required dedication. A 25-foot radius curve should be dedicated at the intersection of Hillcrest Lane West and Wildwood Lane per Section 6.C.6 of the Subdivision Regulations.

The preliminary plat indicates a 25-foot minimum building setback line along both street frontages, and this should be retained on the Final Plat, if approved, adjusted for any required dedication. If approved, the plat should be revised to remove the 5-foot side yard and rear yard setback lines. The lot size labels in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information.

As proposed, Lot 4 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.

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 Section 6.C.3. of the Subdivision Regulations, the following conditions could apply:

1. Retention of the right-of-way width of Hillcrest Lane West on the Final Plat;
2. Dedication to provide 25 feet from the centerline of Wildwood Drive, if the existing right-of-way is less than 50 feet;
3. Revision of the plat to label the minimum right-of-way width of Wildwood Drive after any required dedication;
4. Dedication to provide a 25-foot radius curve at the intersection of Hillcrest Lane West and Wildwood Drive;
5. Retention of the 25-foot minimum building setback line along both street frontages on the Final Plat, adjusted to be measured from any required dedication;
6. Revision of the plat to remove the 5-foot side yard and rear yard setback lines on the Final Plat;
7. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
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.

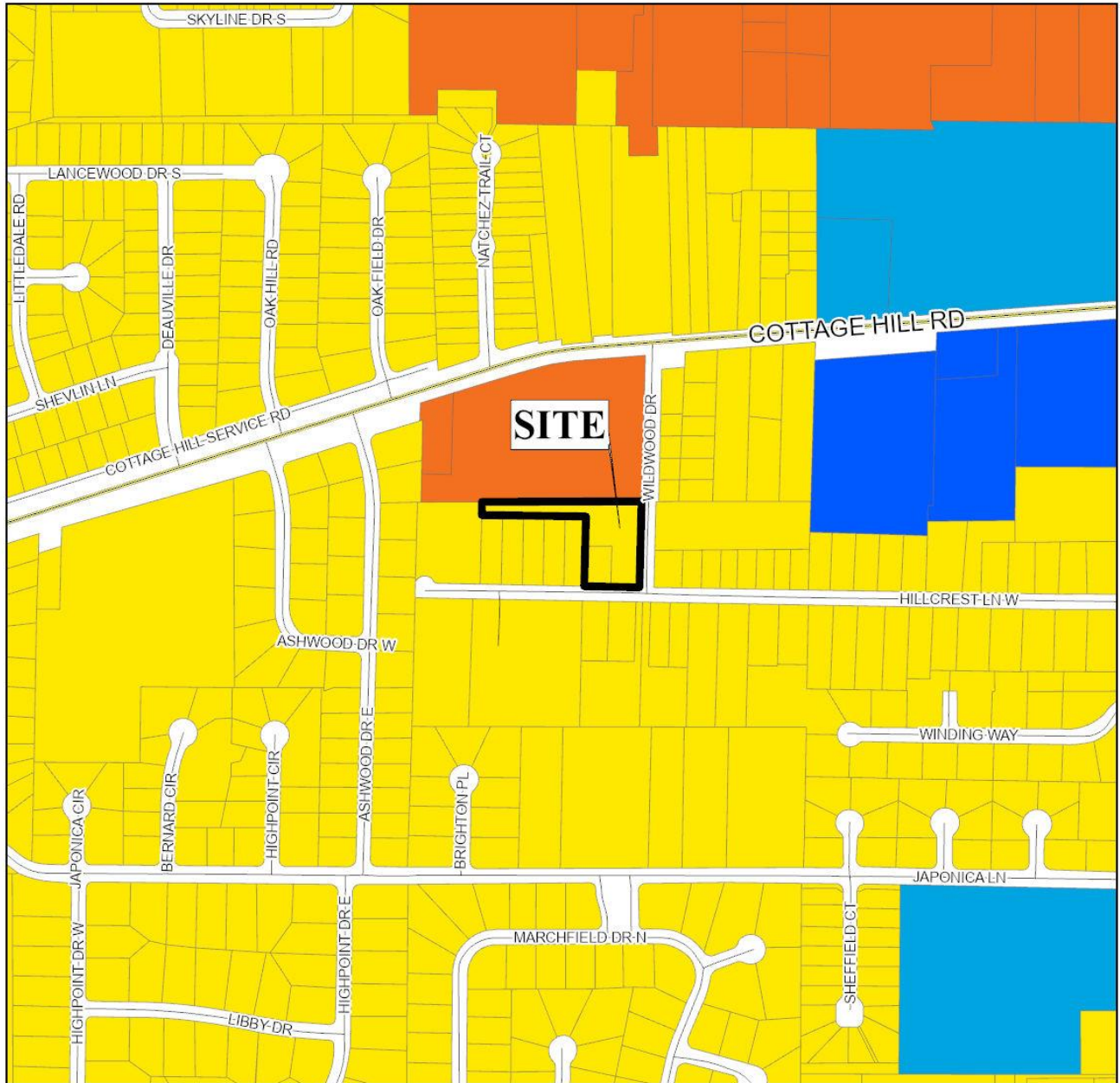
LOCATOR ZONING MAP



APPLICATION NUMBER <u> 6 </u>	DATE <u> July 18, 2024 </u>
APPLICANT <u> Vivian's Homes Subdivision </u>	
REQUEST <u> Subdivision </u>	



FLUM LOCATOR MAP



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<ul style="list-style-type: none"> Low Density Residential Mixed Density Residential Downtown District Center 	<ul style="list-style-type: none"> Neighborhood Center - Traditional Neighborhood Center - Suburban Traditional Corridor Mixed Commercial Corridor 	<ul style="list-style-type: none"> Downtown Waterfront Light Industry Heavy Industry Institutional 	<ul style="list-style-type: none"> Parks & Open Space Water Dependent

VIVIAN'S HOMES SUBDIVISION

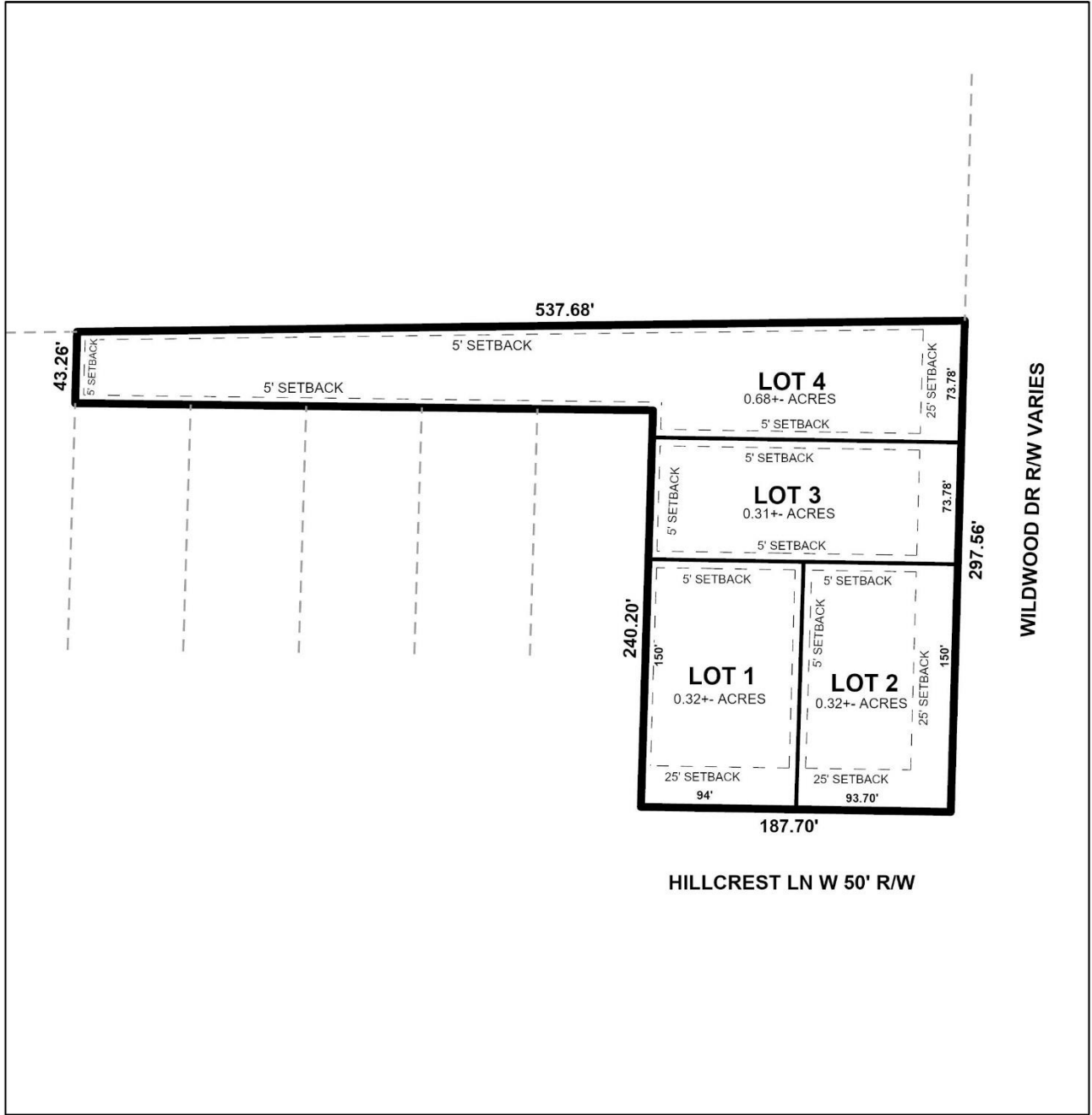



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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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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)

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.