



Agenda Item # 9

SUB-003206-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

3511 River Oaks Drive

Subdivision Name:

Resubdivision of River Oaks Estates

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

David Carwie c/o DAT Holdings, LLC

Current Zoning:

R-1, Single-Family 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 eleven (11) legal lots of record from eleven (11) existing legal lots of record.

Commission Considerations:

- Subdivision proposal with eight (8) conditions.

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RESUBDIVISION OF RIVER OAKS ESTATES



APPLICATION NUMBER 9 DATE February 20, 2025



NTS

SITE HISTORY

The site went before the Planning Commission at its January 4, 2007 meeting for approval of River Oak Estates Subdivision. The plat was subsequently recorded in Mobile County Probate Court.

There are 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. Provide and label the monument set or found at each subdivision corner.
- C. Provide and label reference monuments as needed.
- D. Review and revise the written legal description for the line from the POC to the POB.
- E. Review and revise the written legal description to not include any existing public ROW.
- F. Provide a different line type or weight (i.e. thicker) that differentiates the proposed subdivision boundary from the other lines shown on the drawing.
- G. Label River Oaks Drive as existing public ROW, existing private ROW, as public ROW hereby dedicated to the City of Mobile, or as Private ROW.
- H. Label the boundary line between LOT 11 and the Common Area north of River Oaks Dr.
- I. Label each separate Common Area with a unique designator (i.e. 1, 2)
- J. Is the wetland delineation listed in NOTES #2 (left side of the PLAT) still valid?
- K. NOTES #3 (left side of the PLAT) – There are multiple Common Areas. Label each one with a unique identifier and update the note.
- 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. 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.
- N. Show and label each and every Right-Of-Way and easement.
- O. Provide a detail of the existing/proposed ROW at the intersection of Lipscomb Landing Road, Rochelle Lane and River Oaks Drive.
- P. Revise NOTES #7 (right side of the PLAT) – change “...EACH LOT WILL RECEIVE 2,500 SF CREDIT.” to “...EACH LOT WILL RECEIVE 1,000 SF CREDIT. Any additional impervious area will require stormwater detention.
- Q. 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 request is to reconfigure eleven (11) existing legal lots of record into eleven (11) new legal lots of record, to reduce the size of the previously recorded lots, and create a large common area where the site abuts a canal, to the South. The site is served by public water and sanitary sewer.

All lots front River Oaks Drive, a minor street with curb and gutter, which meets the required 50-foot right-of-way width per the preliminary plat. If approved, this right-of-way should be retained on the Final Plat.

The preliminary plat shows all lots exceeding the minimum size requirements for lots served by public utilities in the R-1, Single-Family Residential Suburban District. However, lot sizes are labeled only in acres rather than both acres and square feet, as required by Section 5.A.2(e)(4) of the Subdivision Regulations. If approved, lot sizes must be labeled in both square feet and acres on the Final Plat, either directly or within a table.

Each lot, with the exception of Lots 9 and 10, meet the minimum 60-foot width requirement per Section 6.C.2(b)(3) for residential lots in the Suburban sub-district. Lots 9 and 10 were previously recorded with substandard widths which may suggest a waiver of Section 6.C.2(b)(2) of the Subdivision Regulations is appropriate.

Front yard setbacks vary from 25 feet (Lot 1) to 55 feet (Lot 9), whereas only a 25-foot front setback is required per Article 2, Section 64-2-5.E. of the Unified Development Code (UDC). The applicant may retain these non-standard setbacks. However, if the plat is approved and recorded in Mobile County Probate Court, future development will be subject to the recorded setbacks rather than the UDC minimum. Therefore, at least a 25-foot front yard setback should be illustrated along each street where each lot is at least 60 feet wide, on the Final Plat.

The preliminary plat also illustrates multiple easements, with a note stating that no structures shall be built within any easement without the easement holder's permission. This note should be retained on the Final Plat if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

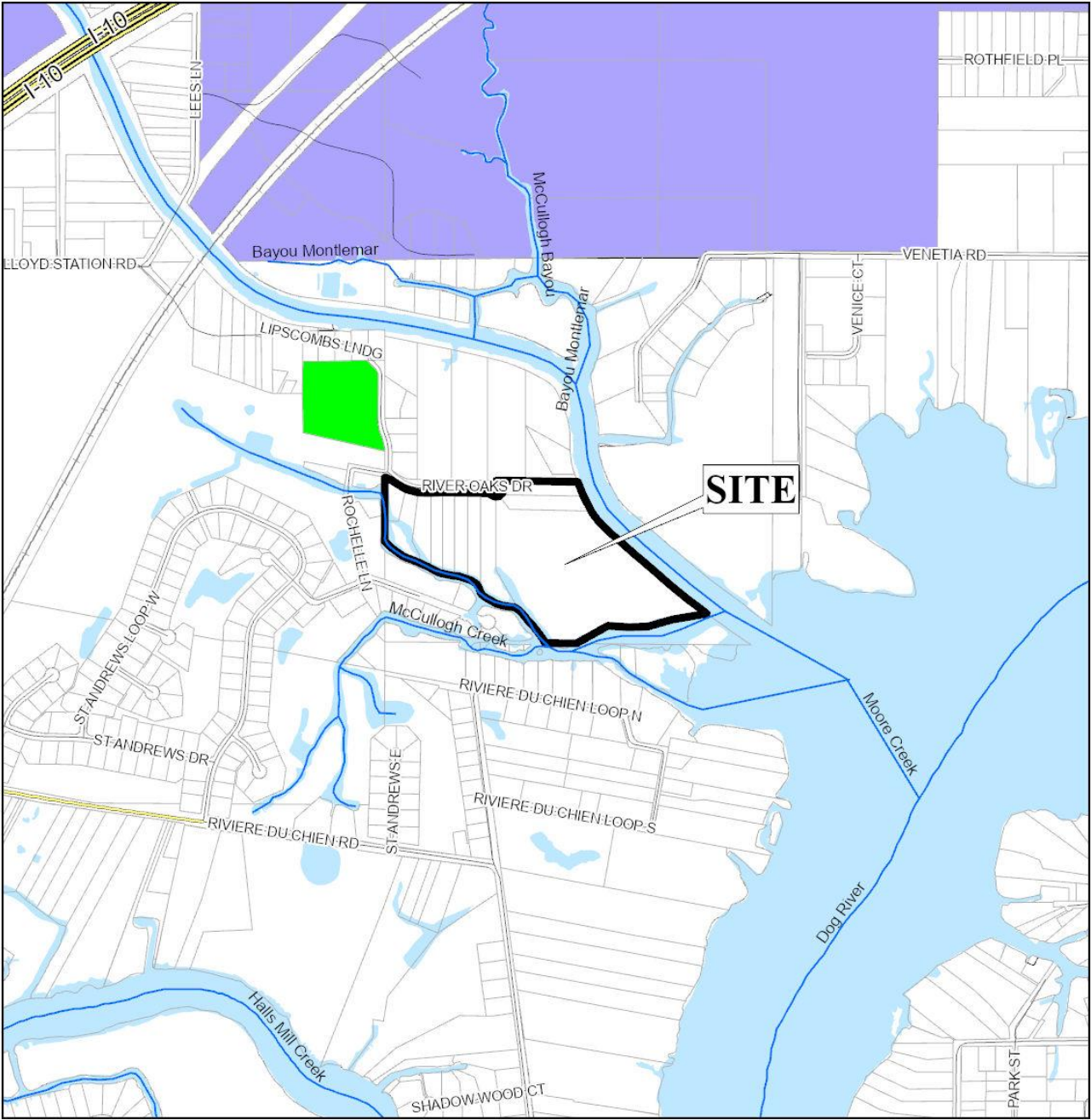
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval a waiver of Section 6.C.2(b)(2) of the Subdivision Regulations will be required and the following conditions could apply:

1. Retention of the compliant 50-foot right-of-way width for River Oaks Drive as illustrated on the preliminary plat;
2. Provision of a label for all proposed Lots to include the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along each street frontage, where each lot is at least 60 feet wide;
4. Retention of the note on the Final Plat stating that no structure shall be constructed within any easement without permission from the easement holder;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and
8. Compliance with all Fire Department comments noted in this staff report.

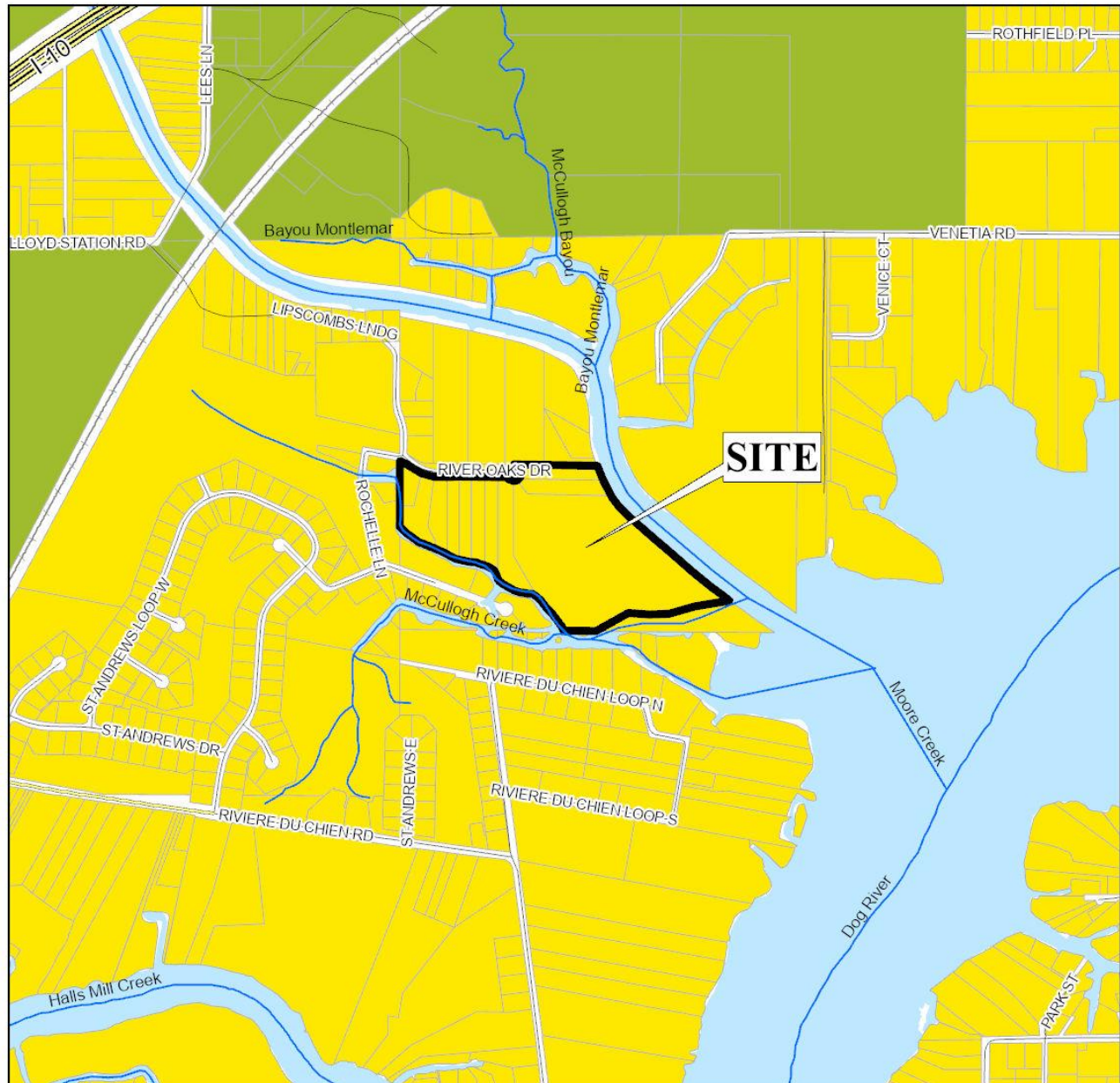
LOCATOR ZONING MAP



APPLICATION NUMBER 9 DATE February 20, 2025
APPLICANT Resubdivision of River Oaks Estates
REQUEST Subdivision



FLUM LOCATOR MAP



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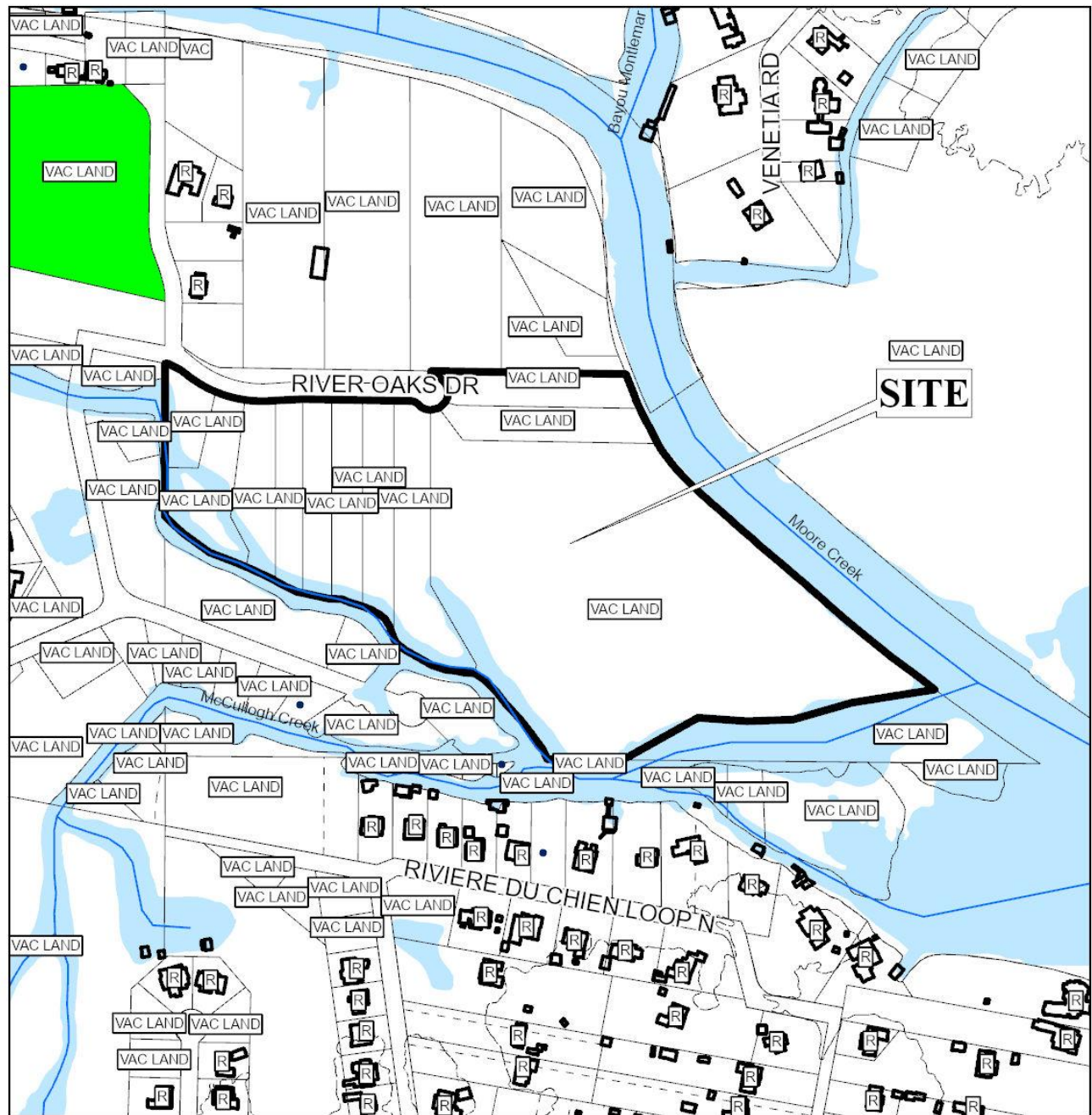
APPLICANT Resubdivision of River Oaks Estates

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	



RESUBDIVISION OF RIVER OAKS ESTATES

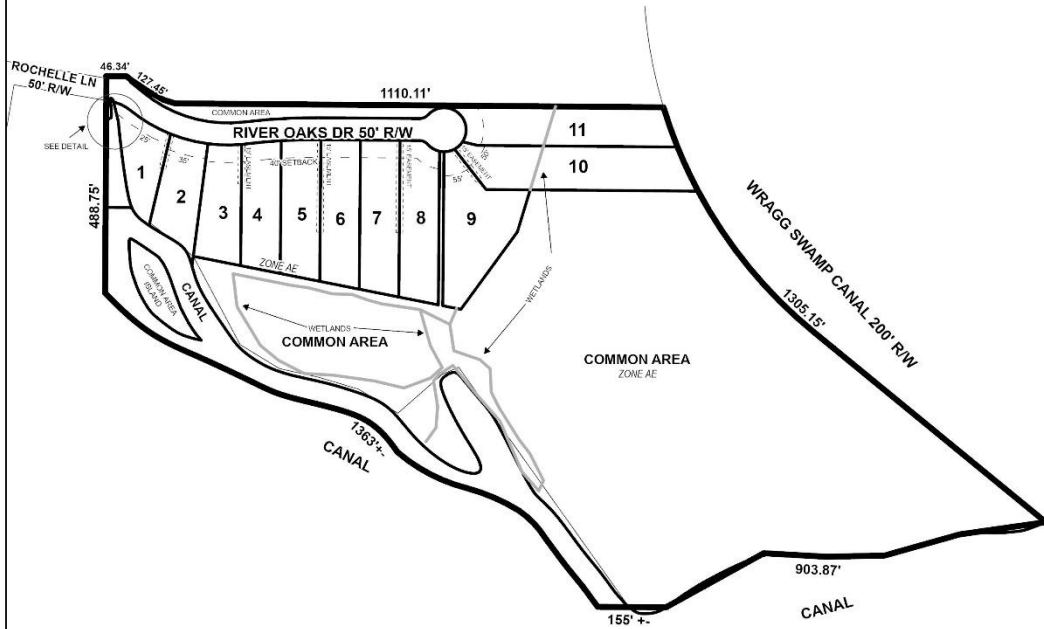


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



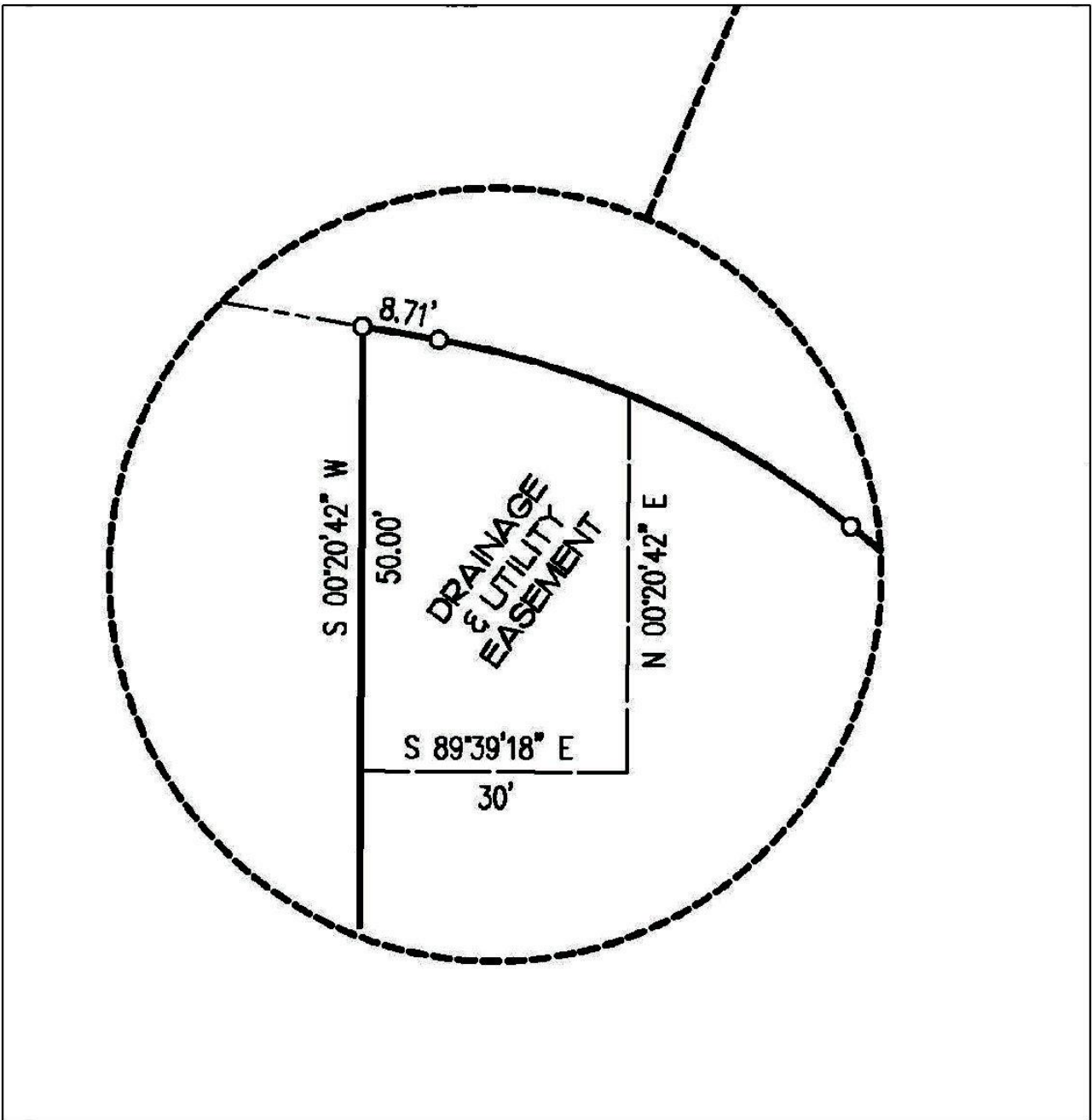
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DETAIL SITE PLAN



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APPLICANT Resubdivision of River Oaks Estates

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 (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.