

## **DRIFTWOOD ACRES SUBDIVISION, BLOCK B, FIRST ADDITION, RESUBDIVISION OF LOTS 10A AND 10B**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- 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. Add a graphic scale.
- C. Show and label the BFE (Base Flood Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Remove the title "Surveyor's Certificate" located on the right side of the plat.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #88) LOTS 10-A and 10-B will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). The lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 10-A – 1,000 sf, LOT 10-B – 1,300 sf.
- 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](mailto: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-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The applicant is requesting Subdivision approval to create two (2) legal lots of record from one (1) existing legal lot of record.

The site has been given a Low Density Residential (LDR) land use designation, per the adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

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 semidetached, 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.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation of the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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.

The site was initially developed with the residence closer to Creekway Drive, which was severely damaged in Hurricane Katrina in 2005, and a FEMA trailer was placed on the property for a year. In 2009, two building permits were issued: the first, for the placement of a modular home (the existing structure further from Creekway Drive), and the second, for interior demolition and conversion of the original residence into a garage/workshop. It appears that while a permit was obtained to convert the initial residence, no work was done, and two residences have existed on-site since that time.

The current property owner purchased the property in its current configuration of one lot with two dwellings, and is attempting to correct the zoning issue inherited with the property by creating individual lots of record for each dwelling. A variance was approved by the Board of Zoning Adjustments at their August 1, 2022 meeting to allow reduced side yard setbacks where the newly proposed interior lot line is approximately 2.1'± from the existing structures. The variance was approved subject to the associated Subdivision application being approved by the Planning Commission.

The subject site consists of Lot 10, Block B, First Addition Driftwood Acres, which was recorded in Probate Court in 1958 as part of a 49-lot Subdivision.

The site has frontage on Pinehaven Drive and Creekway Drive, both minor streets without curb and gutter, and have an existing, compliant 60-foot right-of-way; therefore, no dedication should be required. As on the preliminary plat, the rights-of-way width of Pinehaven Drive and Creekway Drive should be retained on the Final Plat, if approved.

The preliminary plat submitted indicates a proposed 25-foot minimum building setback line along both frontages, and this should be retained on the Final Plat, if approved.

The proposed Lot 10-B exceeds the minimum size requirements of the Subdivision Regulations; however, the proposed Lot 10-A is approximately 475 square feet less than the minimum standard set forth in Section V.D.2. of the Subdivision Regulations. It should be noted that there do not appear to be any other sub-standard size lots in the area, however in this instance creating separate lots for the existing dwellings is preferred over the continuation of the existing zoning violation, therefore a waiver of Section V.D.2. of the Subdivision Regulations may be appropriate. If approved, the Final Plat should be revised to illustrate lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information.

The preliminary plat does not depict any existing easements on site. However, if any easements are present on the site, if approved, a note should be placed on the Final Plat stating that no structure is allowed in any easement, without the approval of the easement holder.

Regarding access management, a note should be placed on the Final Plat stating the Traffic Engineering comments, if approved.

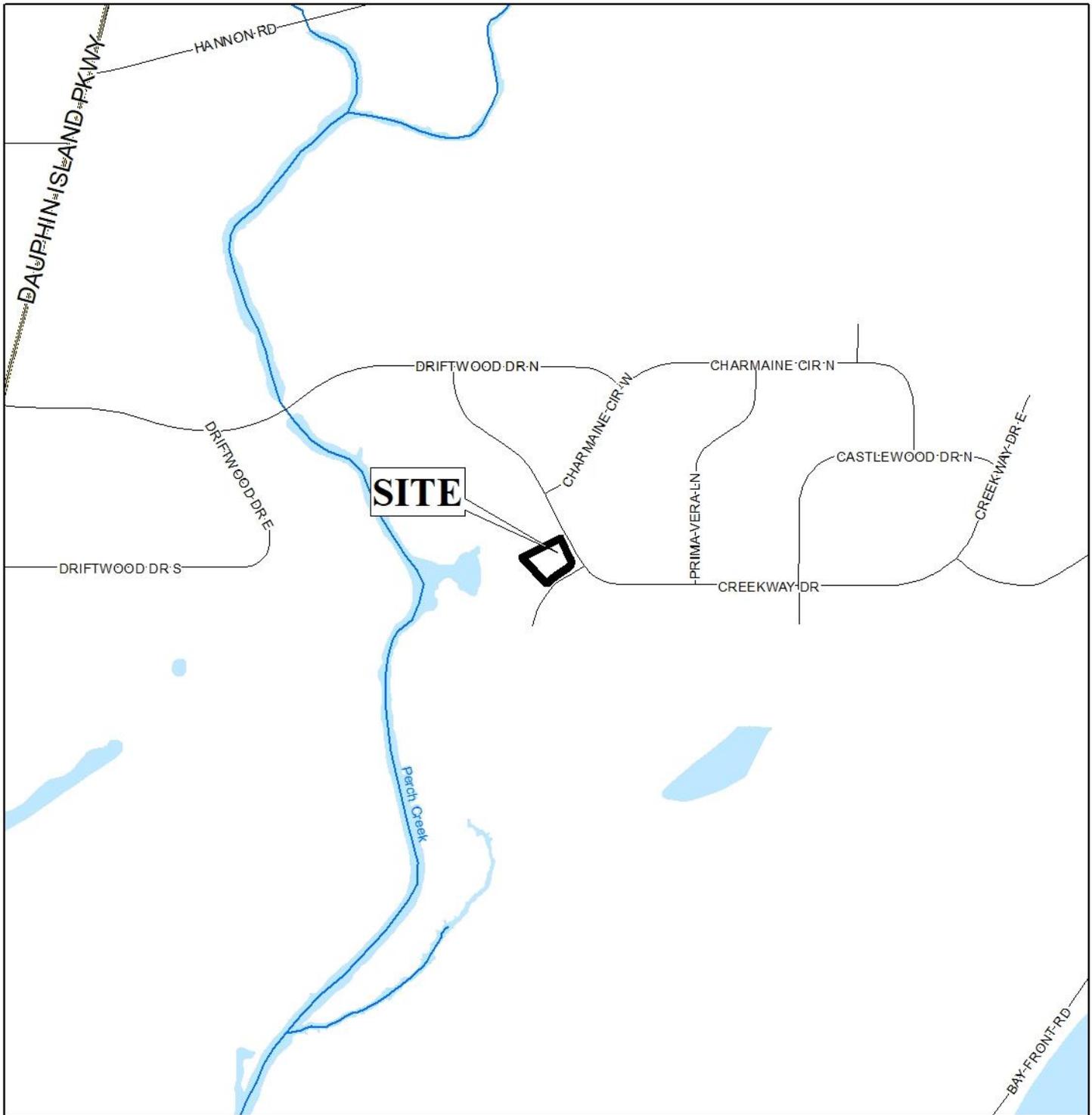
Based upon the preceding, with a waiver of Section V.D.2. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following:

- 1) retention of the right-of-way width of Pinehaven Drive and Creekway Drive on the Final Plat;
- 2) retention of the 25-foot minimum building setback lines along Pinehaven Drive and Creekway Drive on the Final Plat;
- 3) retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no structure is allowed in any easement, without the approval of the easement holder, if applicable;
- 5) compliance with the Engineering comments: (FINAL PLAT COMMENTS *(should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer)*): 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. Add a graphic scale. C. Show and label the BFE (Base Flood Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Remove the title "Surveyor's Certificate" located on the right side of the plat. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #88) LOTS 10-A and 10-B will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). The lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 10-A – 1,000 sf, LOT 10-B – 1,300 sf. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.);
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 7) compliance with the 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.); and*

- 8) *compliance with the Fire-Rescue Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.)*

# LOCATOR MAP



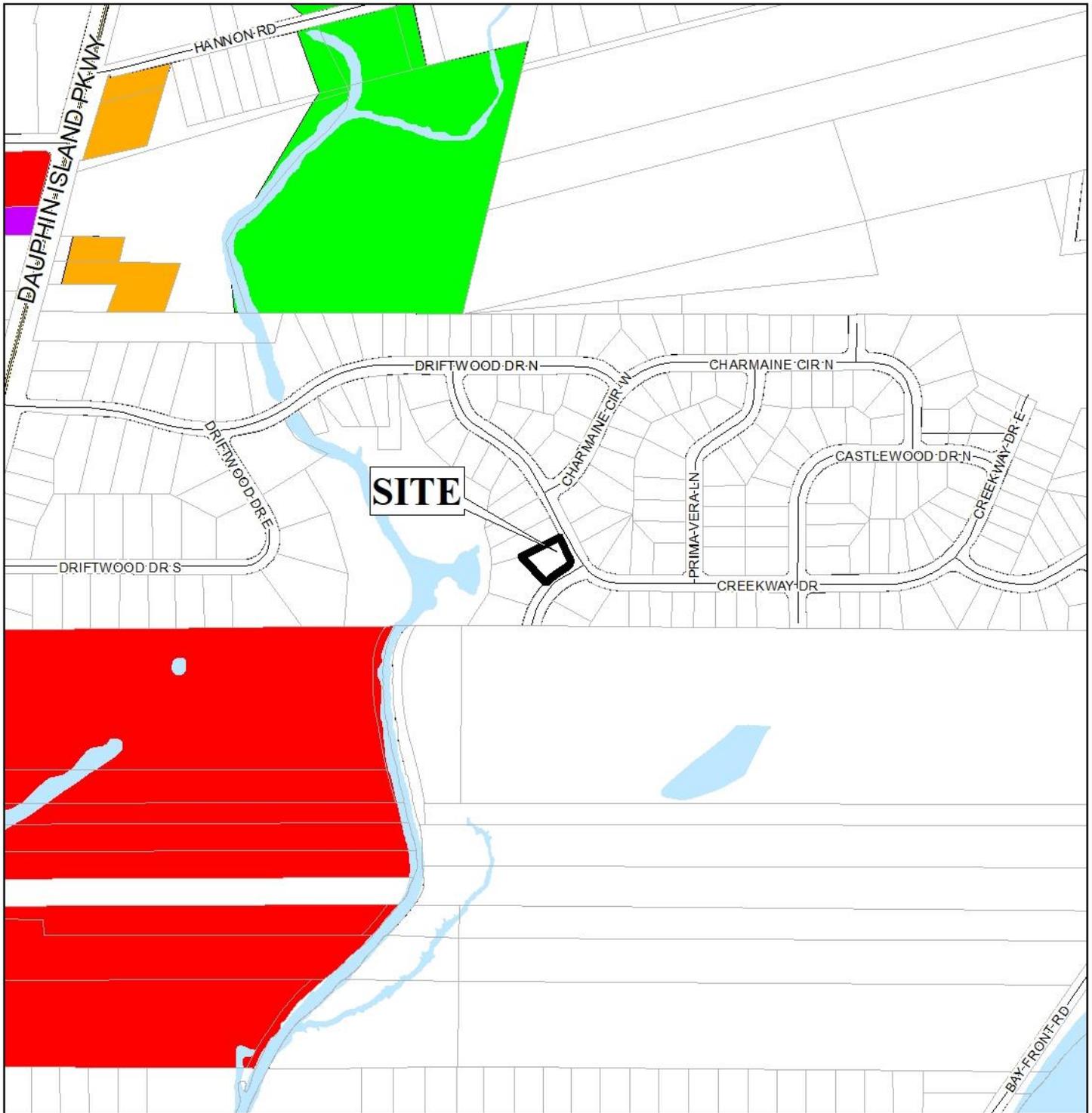
APPLICATION NUMBER 2 DATE August 18, 2022

APPLICANT Driftwood Acres Subdivision, Bluck B, First Addition, Resubdivision of Lots 10A and 10B

REQUEST Subdivision



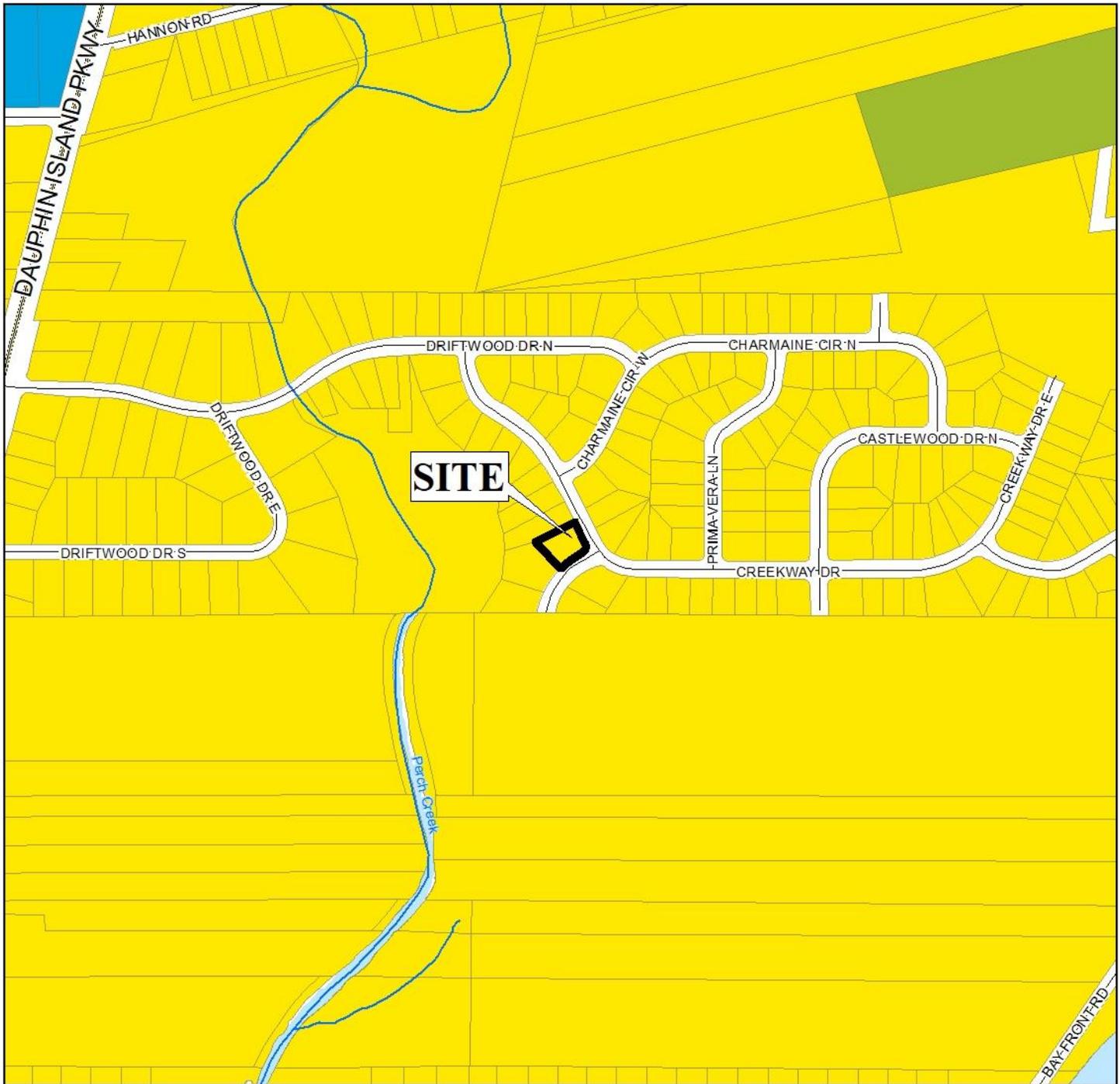
# LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE August 18, 2022  
APPLICANT Driftwood Acres Subdivision, Bluck B, First Addition, Resubdivision of Lots 10A and 10B  
REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE August 18, 2022

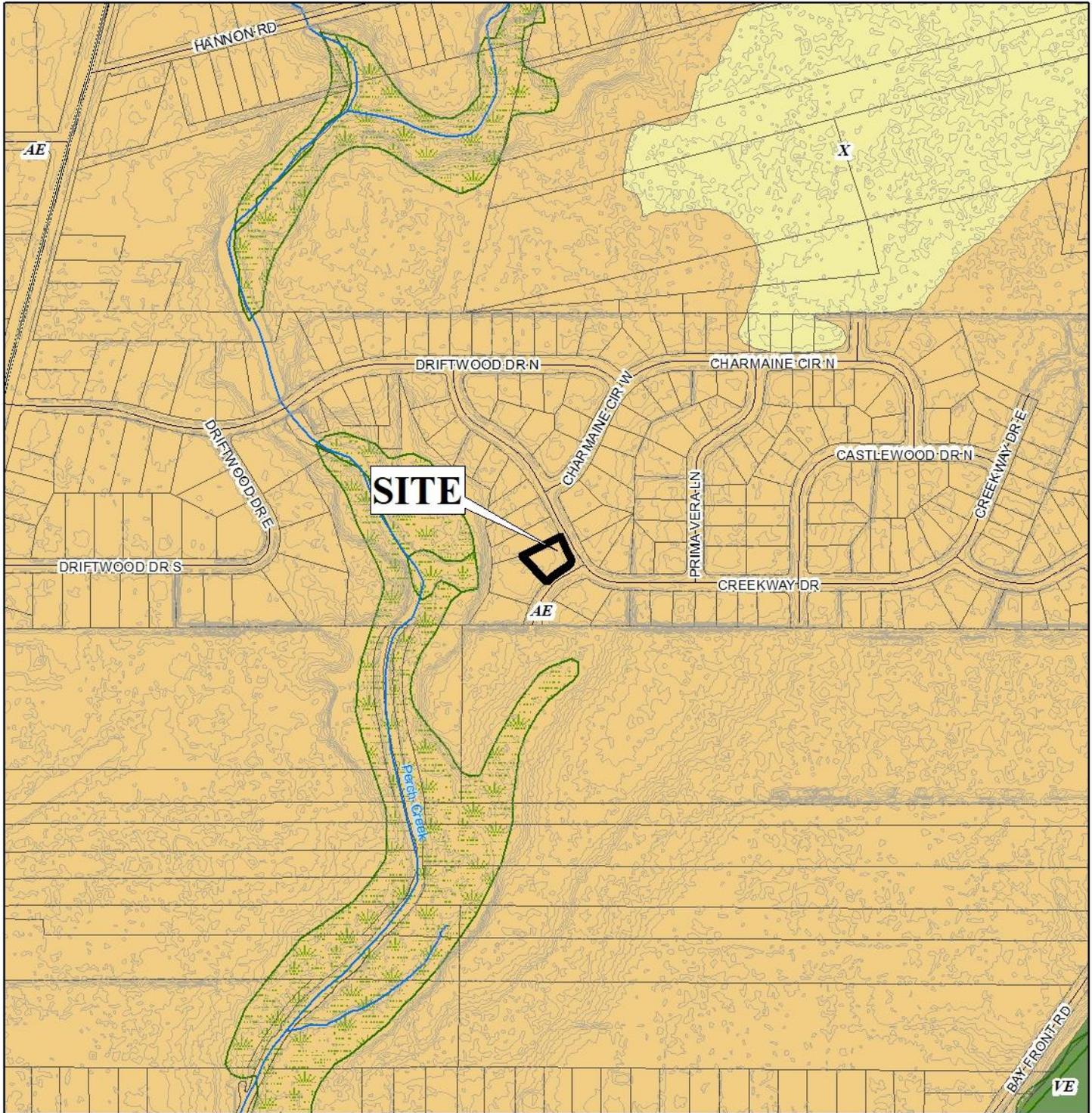
APPLICANT Driftwood Acres Subdivision, Bluck B, First Addition, Resubdivision of Lots 10A and 10B

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       |                    |



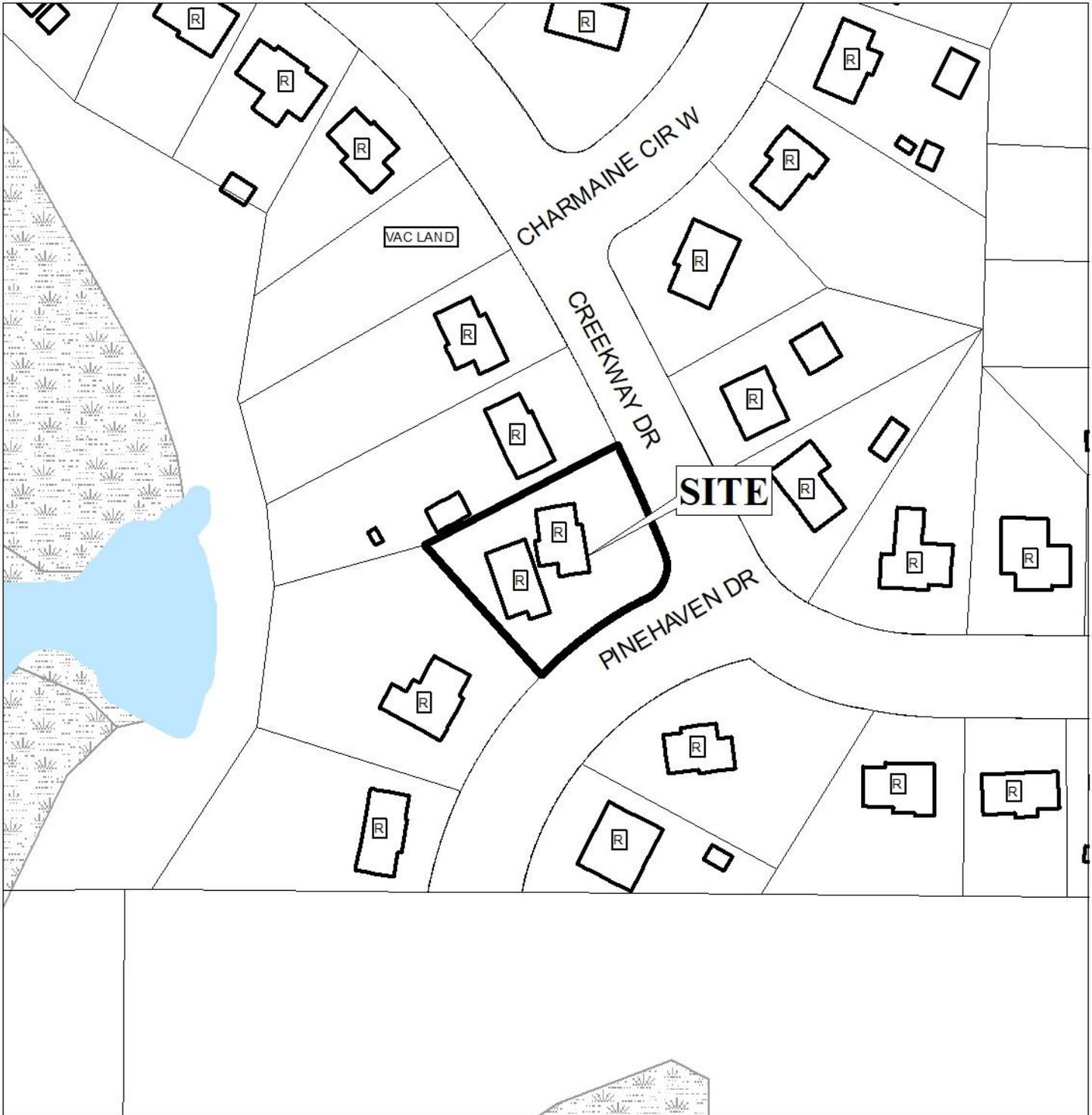
# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE August 18, 2022  
APPLICANT Driftwood Acres Subdivision, Bluck B, First Addition, Resubdivision of Lots 10A and 10B  
REQUEST Subdivision



# DRIFTWOOD ACRES SUBDIVISION, BLUCK B, FIRST ADDITION, RESUBDIVISION OF LOTS 10A AND 10B



APPLICATION NUMBER 2 DATE August 18, 2022

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



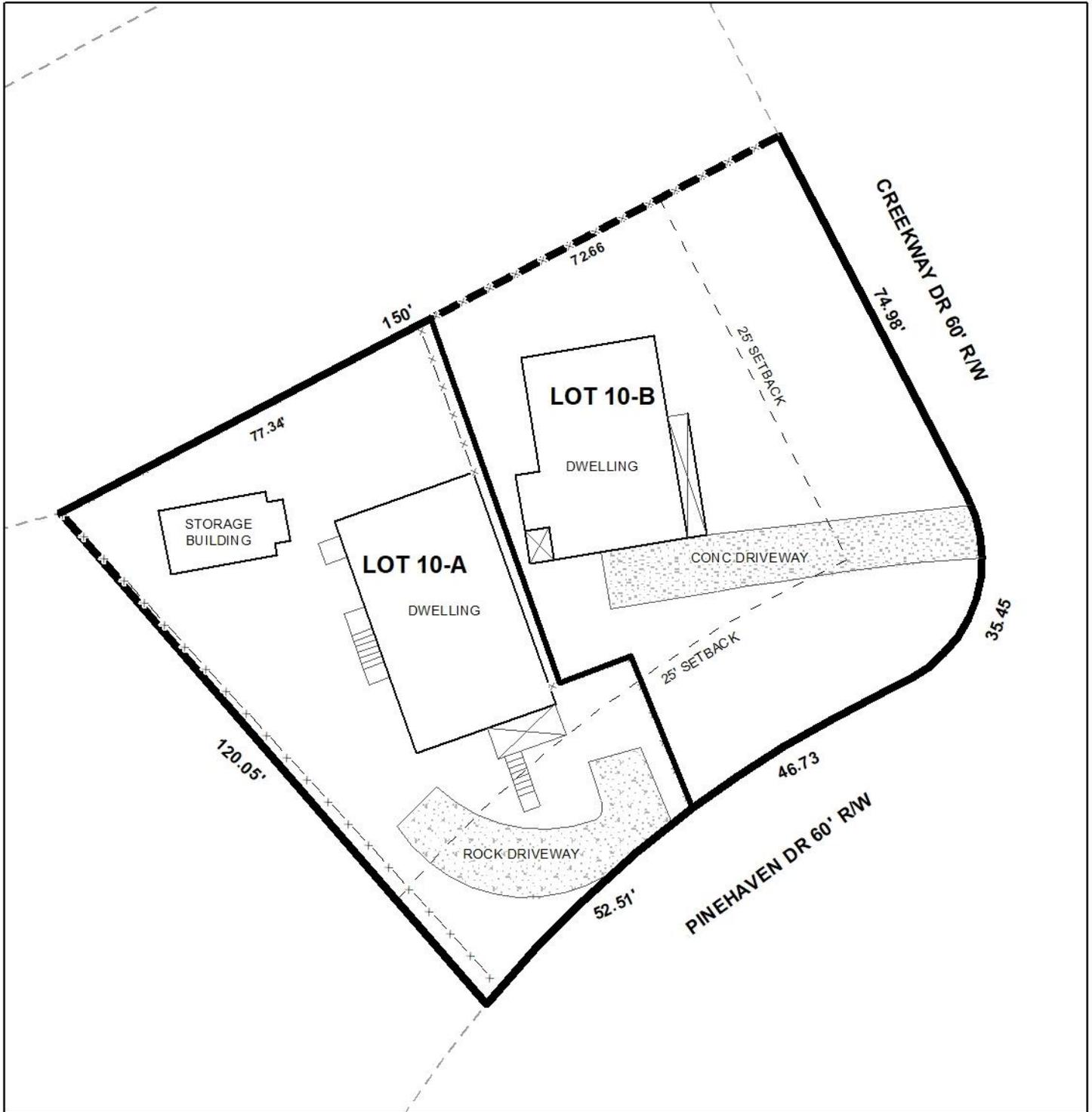
**DRIFTWOOD ACRES SUBDIVISION, BLUCK B, FIRST  
ADDITION, RESUBDIVISION OF LOTS 10A AND 10B**



APPLICATION NUMBER 2 DATE August 18, 2022



# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE August 18, 2022  
APPLICANT Driftwood Acres Subdivision, Block B, First Addition, Resubdivision of Lots 10A and 10B  
REQUEST Subdivision

