



Agenda Item # 3

SUB-002496-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2451 Staples Road and 4020 Perch Point Drive

Subdivision Name:

West Yacht Basin Subdivision

Applicant / Agent:

Rowe Engineering & Surveying

Property Owner:

Mike West and Steven S. Sloan

Current Zoning:

R-1, Single-Family Residential Suburban

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 three (3) existing legal lots of record.

Commission Considerations:

- Subdivision proposal with eight (8) conditions.

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WEST YACHT BASIN SUBDIVISION



APPLICATION NUMBER 3 DATE July 20, 2023



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SITE HISTORY

The subject site consists of what were originally Lots 22, 23 and 24, First Addition to Dog River Park Subdivision, approved by the Planning Commission in 1948. Lot 24 of that subdivision remains intact as part of the application at hand. In 1976, Lot 22 was subdivided as part of Perch Point Subdivision.

In 2005, Lot 23, First Addition to Dog River Park Subdivision, and Lots 34 and 35, Perch Point Subdivision, were resubdivided as Perch Bend Subdivision, consisting of three (3) lots.

At the August 5, 2021 meeting, the Planning Commission approved West Yacht Basin Subdivision which consisted of the entire Lot 24, First Addition to Dog River Park Subdivision, and Lots 1 and 2, Perch Bend Subdivision. The plat for that subdivision was never signed and the subdivision expired.

There have been 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 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. Provide and label the monument set or found at each subdivision corner.
- C. At the NW corner of LOT B there needs to be a distance label (monument to corner) or show/label the monument set. The unmarked corner is shown to be at the water's edge.
- D. There are no monuments or reference monuments shown for the 34' +/- distance for LOT B. Also, need to provide a distance from the monument found and shown along to old lot 2 property line.
- E. Provide the distance from the "RECOV. ROD & CAP" along the south/east property line of lot 2.
- F. Show the entire "water's edge at time of survey" line on LOT B. The south end is not shown or is hidden by text.
- G. Show and label all flood zones. New maps went into effect on June 5, 2020.
- H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the 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 commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

The purpose of this application is to subdivide three (3) existing legal lots of record into two (2) legal lots of record. This application is the same as that approved by the Planning Commission at its August 5, 2021 meeting, as mentioned above.

The subject site has frontage on Staples Road and Perch Point Drive, both minor streets. Staples Road does not have curb and gutter, but has a compliant 80-foot right-of-way. Perch Point Drive has curb and gutter and a compliant 50-foot right-of-way; therefore, no dedication would be required along either street frontage. As on the preliminary plat, the Final Plat should retain the right-of-way width of both streets.

The preliminary plat illustrates a 25-foot minimum building setback line along Staples Road and Perch Point Drive, and this should be retained on the Final Plat, if approved.

The subject site is served by public water and sanitary sewer services, and the proposed lots exceed the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

Proposed Lot B would exceed the maximum width-to-depth ratio as recommended by Section 6.C.3. of the Subdivision Regulations. As the corresponding section of the previous Subdivision Regulations was waived for the similar 2021 approval, a subsequent waiver would seem in order.

The plat indicates a 20-foot sanitary sewer easement across the site. Therefore, a note should be required on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. A note should be placed on the Final Plat stating these comments.

SUBDIVISION CONSIDERATIONS

Standards of Review:

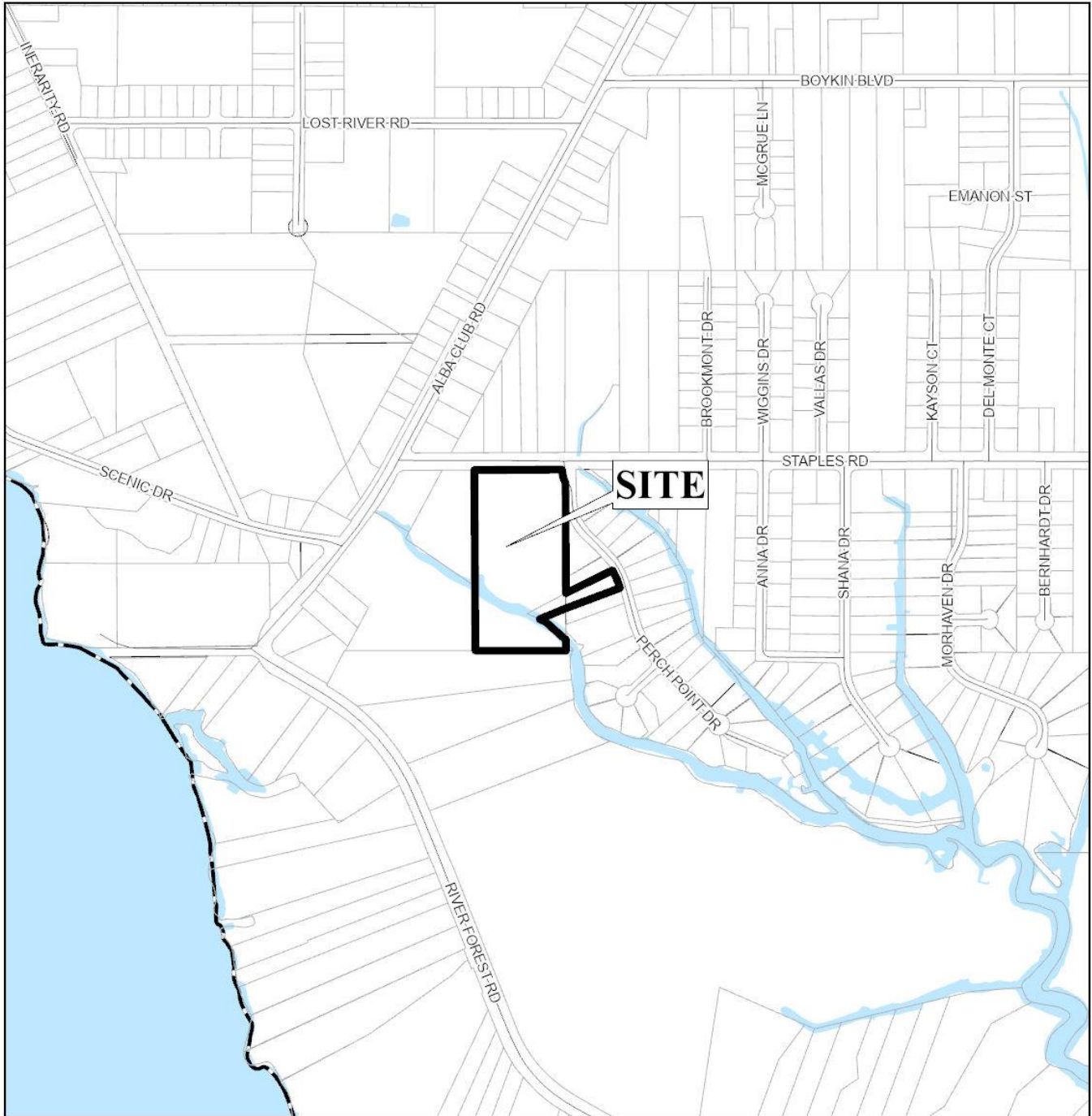
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, with a waiver of Section 6.C.3. of the Subdivision Regulations, if the Subdivision request is considered for approval, the following conditions should apply:

1. Retention of the right-of-way width of Staples Road and Perch Point Drive on the Final Plat;
2. Retention of the 25-foot minimum building setback line along Staples Road and Perch Point Drive on the Final Plat;
3. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of 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 3 DATE July 20, 2023

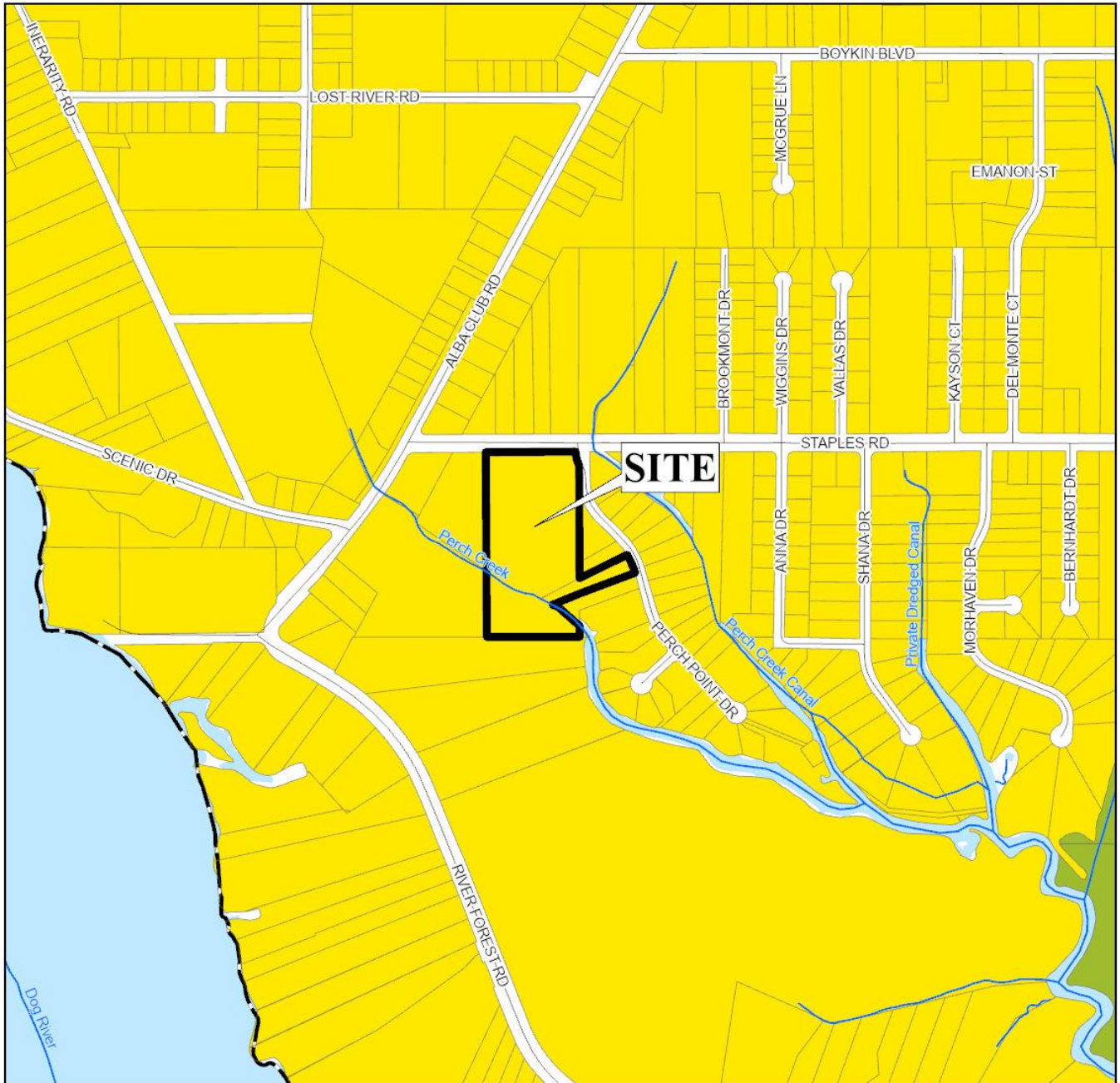
APPLICANT West Yacht Basin Subdivision

REQUEST Subdivision



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FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE July 20, 2023

APPLICANT West Yacht Basin Subdivision

REQUEST Subdivision

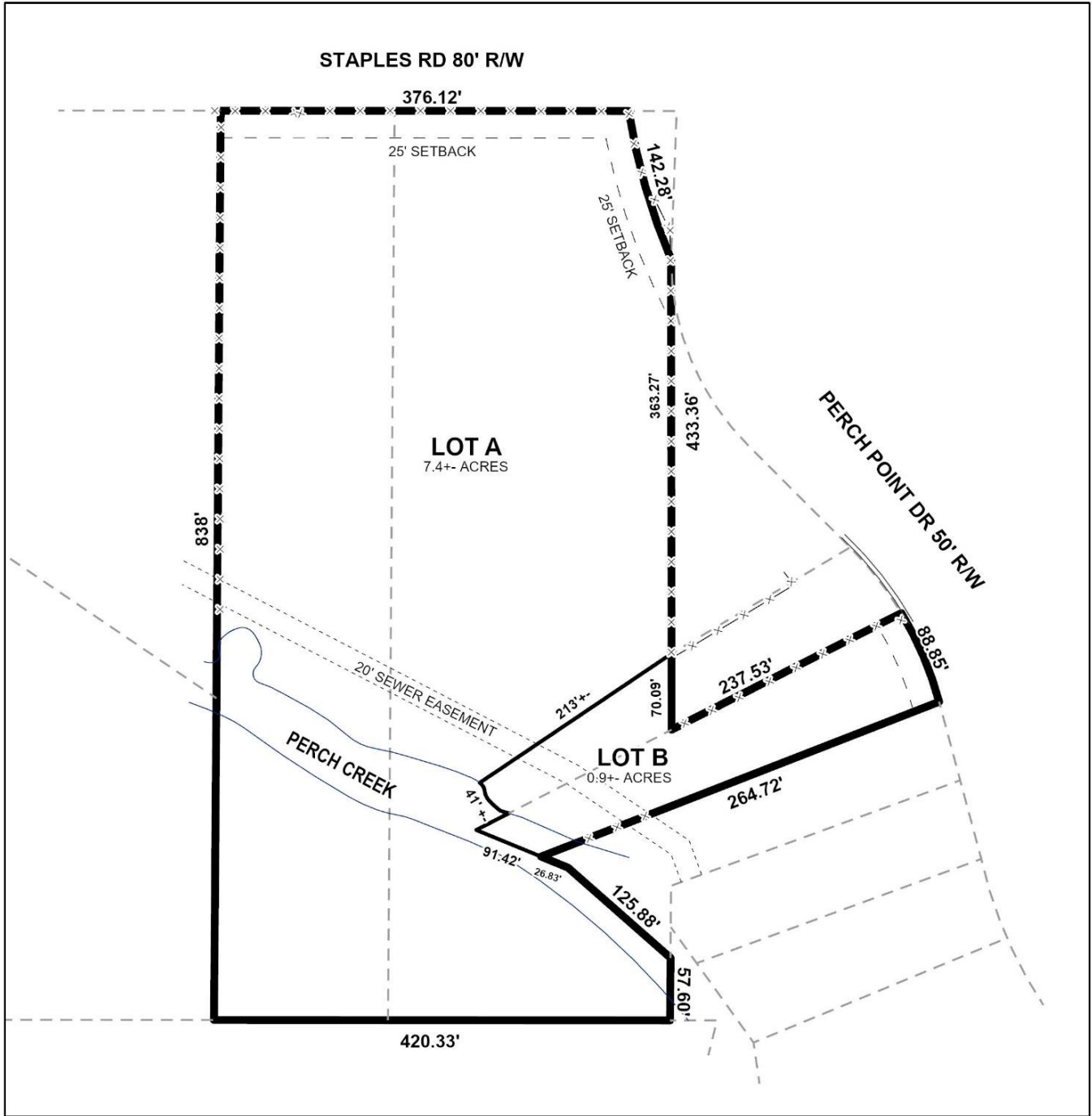
Layer2


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



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DETAIL SITE PLAN



APPLICATION NUMBER	3	DATE	July 20, 2023	
APPLICANT	West Yacht Basin Subdivision			
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.

