



Agenda Item #: 4 SUB-002746-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2558 & 2560 Hillcrest Road

Subdivision Name:

Cottage Hill Heights Subdivision, Resubdivision of Lots 1 & 2

Applicant / Agent:

Hoan Nguyen / Brett Orrell Polysurveying, Agent

Property Owner:

Hoan Nguyen

Current Zoning:

R-2, Two-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 three (3) legal lots of record from two (2) existing metes-and-bounds parcels.

Commission Considerations:

- Subdivision proposal with eight (8) conditions.

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COTTAGE HILL HEIGHTS SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 4 DATE December 21, 2023



SITE HISTORY

The subject site was first brought before the Planning Commission at its August 16, 1994 meeting, where the Commission denied a Zoning Change request to rezone 2558 Hillcrest Road from R-1, Single-Family Residential District to B-1, Buffer-Business District. A similar Zoning Change request was made two months later by different applicants on October 31, 1994 to rezone 2554, 2558, and 2560 Hillcrest Rd from R-1 to B-1. This request was likewise denied by the Planning Commission.

At its December 21, 2000 meeting the Planning Commission approved requests for Subdivision (SUB), Planned Unit Development (PUD), and Zoning Change (ZON) to rezone the subject site from R-1 to R-2, Two-Family Residential District and allow a 16-lot residential subdivision with a private street and reduced building setbacks. However, development never began and the SUB and PUD approvals were allowed to expire. Rezoning of the site to R-2 was adopted by the City Council at its March 20, 2001 meeting.

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):

- 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. According to the 1984 aerial photo (FLIGHT 19 - #79) LOTS 1-3 will share the 6,000 sf historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). The applicant will need to propose how the 6,000 sf of credit will be assigned to each LOT and then coordinate with the Engineering Dept. (ATTN: G. Davis).
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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 three (3) legal lots of record from two (2) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lots 1, 2, and 3 all have frontage on Hillcrest Road, a Major street on the Major Street Plan equipped with curb and gutter requiring a 100-foot right-of-way. The preliminary Plat illustrates a compliant right-of-way width which, if approved, should be retained on the Final Plat.

The proposed lots exceed the minimum size requirements of Article 2, Section 64-2-6 of the UDC for lots in an R-2, Two-Family Residential Suburban District and are appropriately labeled in square feet and acres. If approved, this information should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The proposed lots are approximately seven (7) times longer than they are wide, and as such, exceed the maximum width-to-depth ratio of 3.5 times set by the Subdivision Regulations. This is not a common lot design within the surrounding neighborhood; however, with the exception of one lot to the South, which also doesn't comply with Section 6.C.3., these are the only residentially zoned lots on the West side of Hillcrest Road that also face Hillcrest Road, thus a waiver of Section 6.C.3. of the Subdivision Regulations may be appropriate.

The Preliminary Plat illustrates a 40-foot front yard setback along Hillcrest Road, 5-foot side yard setbacks, and a 20-foot rear yard setback for all three (3) lots. However, per Article 2 Section 64-2-6 of the UDC only a 25-foot front yard setback, 5-foot side yard setback, and 8-foot rear yard setbacks are required for lots in an R-2, Two-Family Residential Suburban District. Additionally, per Section 6.C.8. of the Subdivision Regulations only a front yard setback is required to be illustrated on a Final Plat. The applicant may retain the setbacks as illustrated, but if approved and the plat recorded in the Mobile County Probate Court depicts the setbacks as illustrated, future development of the properties will be subject to setbacks greater than what are required by the UDC. As such, at

least a 25-foot front yard setback should be illustrated along Hillcrest Road, and no side or rear setbacks should be illustrated on the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

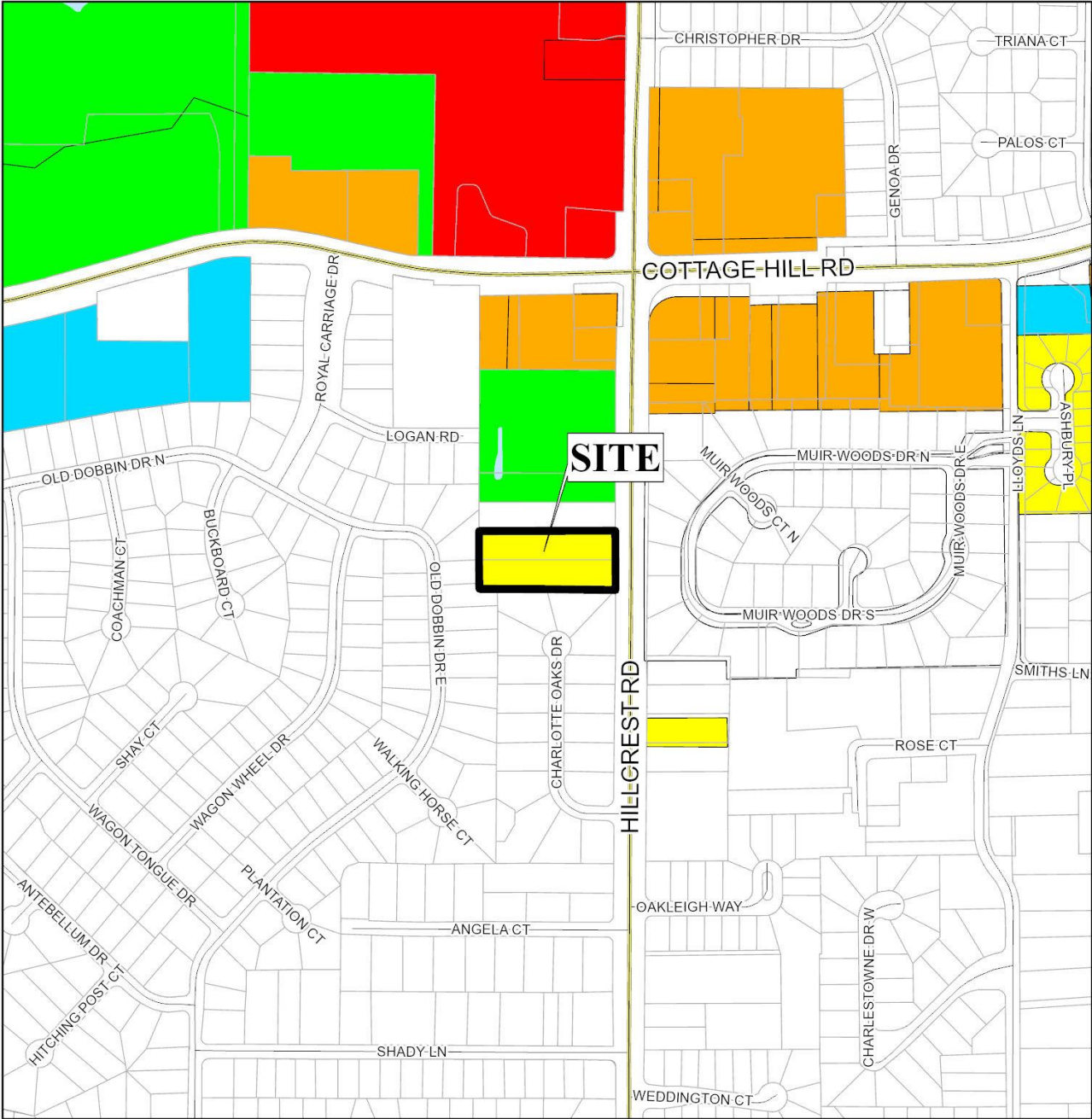
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, and 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 at least a 25-foot front yard setback along Hillcrest Road;
2. Removal of side or rear setbacks from the Final Plat;
3. Retention of a 100-foot right-of-way for Hillcrest Road on the Final Plat;
4. Retention of the Final Plat to depict lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
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.

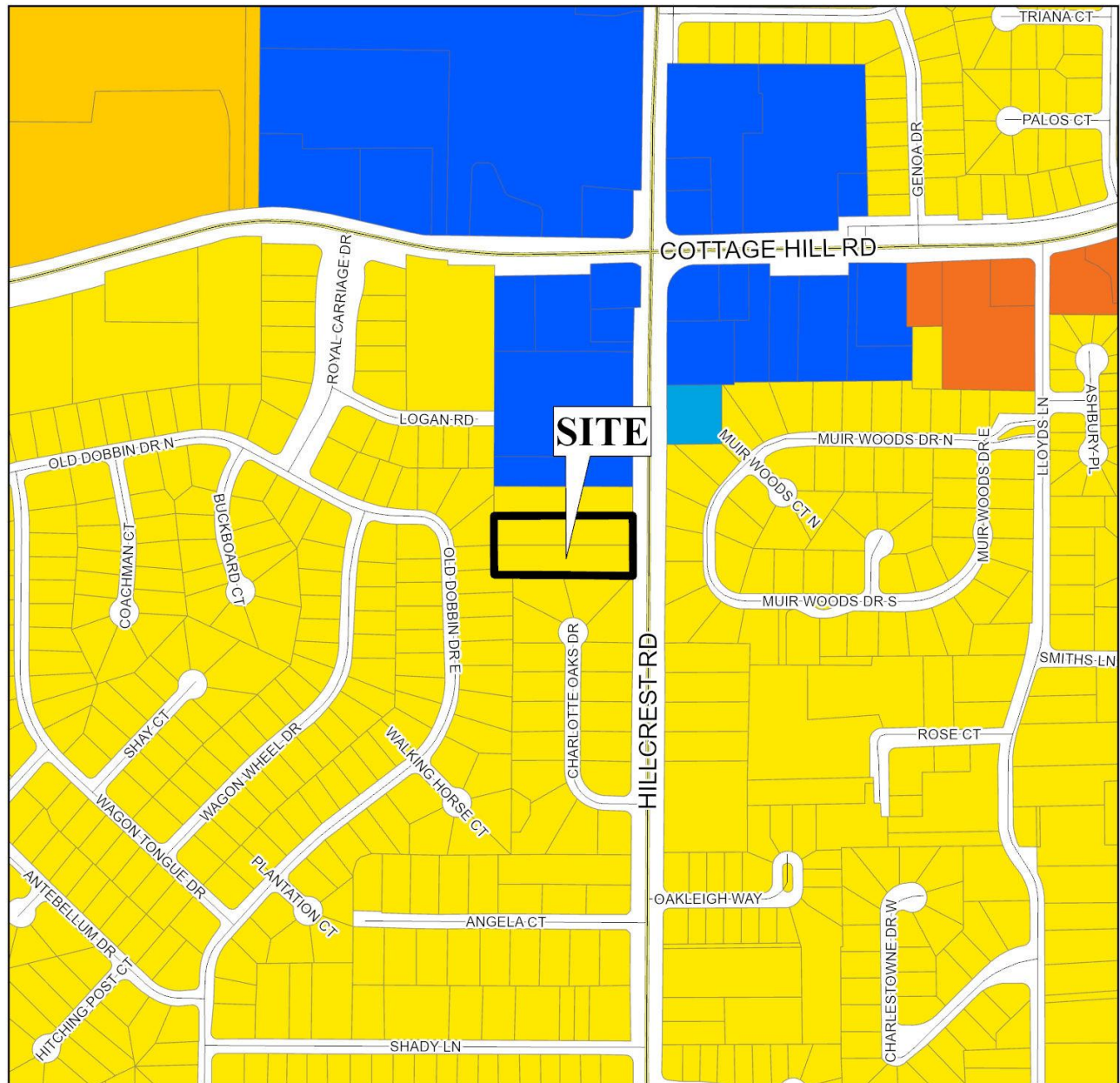
LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE December 21, 2023
 APPLICANT Cottage Hill Heights Subdivision, Resubdivision of Lots 1 & 2
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE December 21, 2023

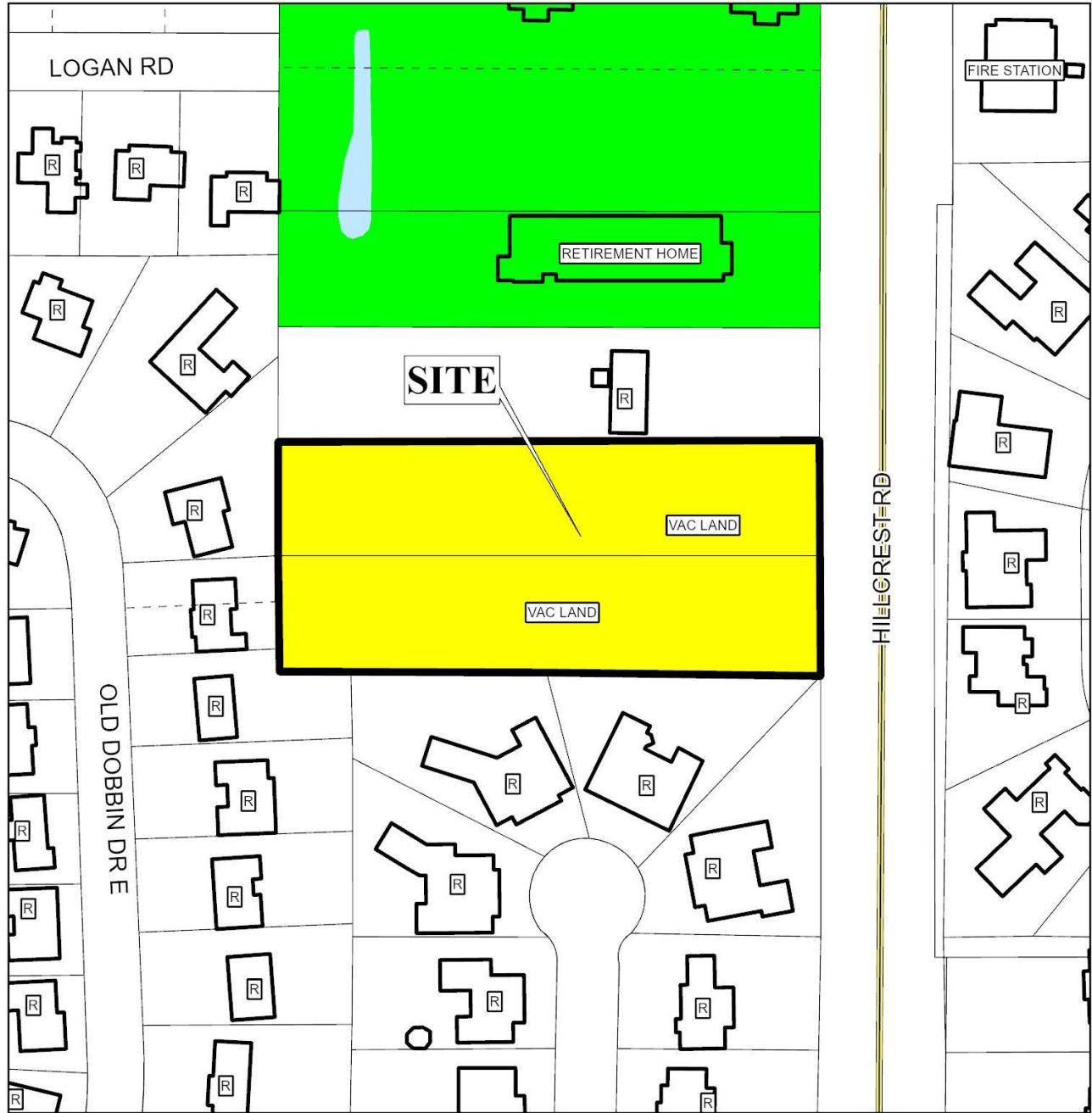
APPLICANT Cottage Hill Heights Subdivision, Resubdivision of Lots 1 & 2

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 | |



COTTAGE HILL HEIGHTS SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2

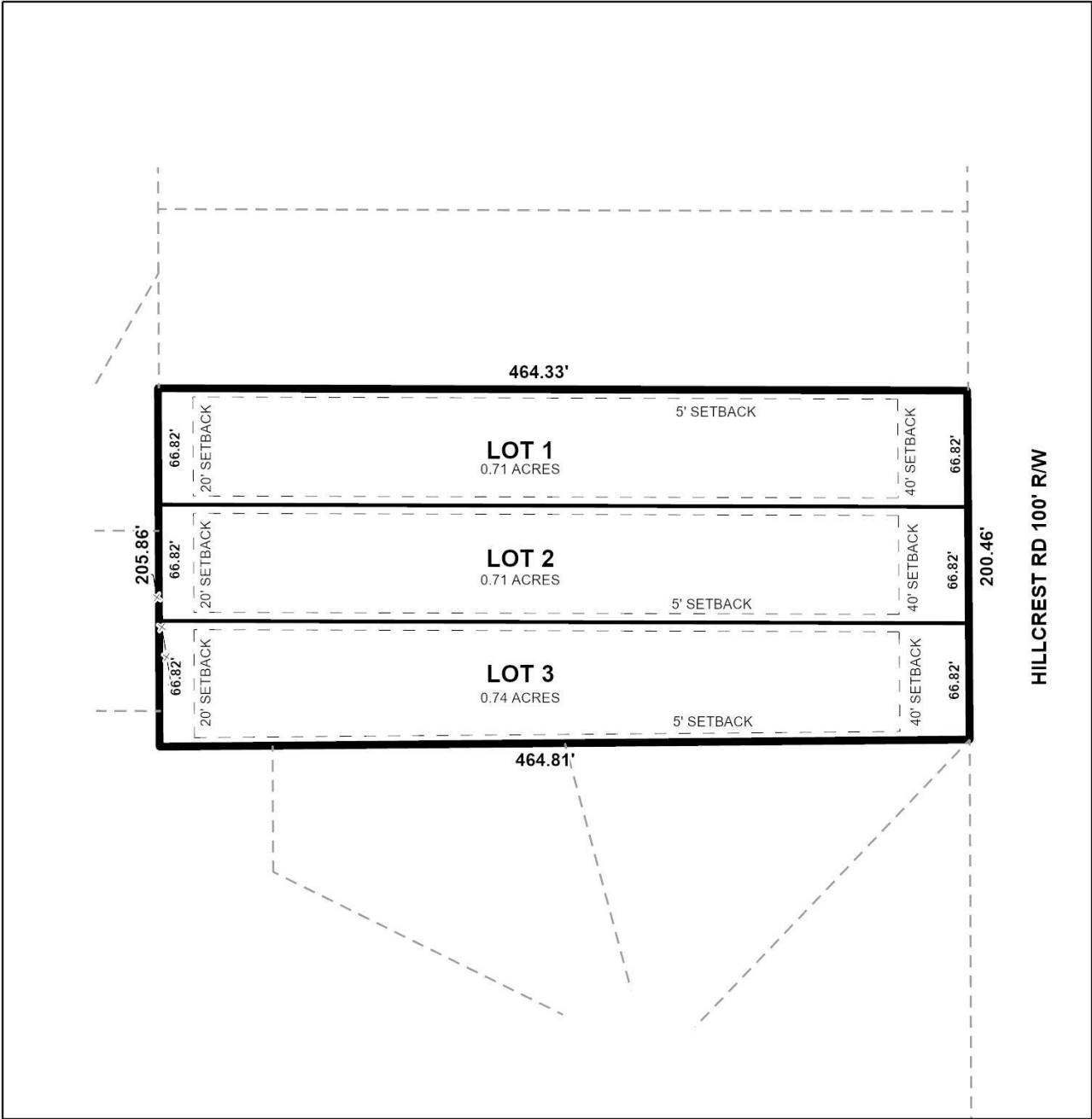



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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>4</u> DATE <u>December 21, 2023</u>	
APPLICANT <u>Cottage Hill Heights Subdivision, Resubdivision of Lots 1 & 2</u>	
REQUEST <u>Subdivision</u>	

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.