



Agenda Item # 4

SUB-003384-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

6098 Riverchase Drive South and the East and West sides of Rabbit Creek Drive, extending $\frac{3}{4}$ ± mile South to Hamilton Boulevard.

Subdivision Name:

River Ends Estates Subdivision

Applicant:

Lynn Nolen

Property Owner:

Brian Bailey

Current Zoning:

R-A, Residential Agricultural District

Future Land Use:

Low Density Residential and Heavy Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create 46 legal lots of record from six (6) metes-and-bounds parcels.

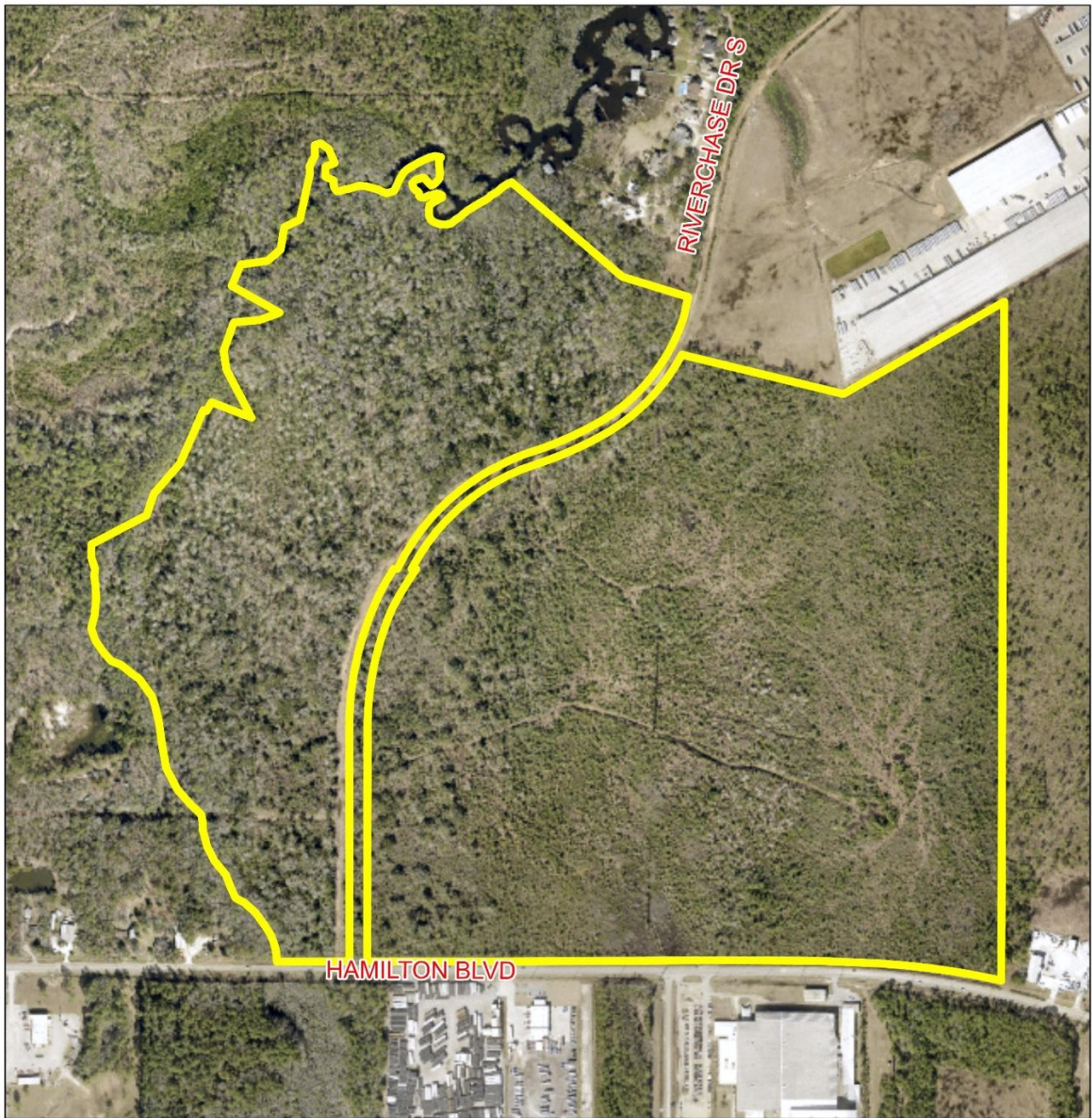
Commission Considerations:

1. Subdivision proposal with twelve (12) conditions.

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RIVER ENDS ESTATES SUBDIVISION



APPLICATION NUMBER 4 DATE August 21, 2025



SITE HISTORY

The subject site was annexed into the City in 2008. After annexation, the City Council rezoned the property from R-1, Single-Family Residential District to R-A, Residential-Agricultural District in 2009.

The site has no history of going before the Planning Commission or Board of Zoning Adjustment.

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 reference, on the map and the description, to a monumented corner. Show and label LOT 21-B and the POB.
- C. Fill in the blank in the written legal description for the acreage.
- D. Add "AE" to SURVEYORS NOTE 5.
- E. Provide the recording information for the north end of Rabbit Creek Dr.
- F. Label the proposed ROW width.
- G. Provide a proposed street name and ROW width for the ROW for LOTS 8 – 15.
- H. Label the proposed ROW as PUBLIC or PRIVATE.
- I. Check the geometrics of the ROW at intersections and cul-de-sacs to meet the City requirements.
- J. What monuments are set along the water on LOTS 1 and 10 – 26? Are these subdivision corners or reference monuments?
- K. Why does the ROW change near LOT 17/18 and LOT 36? Label the various ROW widths.
- L. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- 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 the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation (LOTS 1-6 and 9 – 26). BFE = 11.
- O. Add a note that the proposed roadway and stormwater detention improvements shall be complete and approved prior to issuing any residential construction permits.
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.

- U. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- V. The streets must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- W. 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 located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Fire hydrants will be required within 500' of all structures.

Planning Comments:

The purpose of this request is to create 46 legal lots of record from six (6) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

Most of the proposed lots exceed the UDC's minimum area requirement of one (1) acre for lots in an R-A, Residential Agricultural District, however Lots 4-9 do not. Lot 6 is the smallest proposed lots at 0.69 acres. If the Planning Commission is inclined to approve the application, it will require a waiver of Section 6.C.2(a)(1) 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, adjusted for dedication, if necessary, or a table should be furnished on the Final Plat providing the same information.

The majority of the proposed lots exceed the maximum width-to-depth allowance of Section 6.C.3 of the Subdivision Regulations, with the exception of Lots 2-9, Lots 26-28, and Lot 46. Therefore, if the Planning Commission is inclined to approve the application, it will require a waiver of Section 6.C.3 of the Subdivision Regulations. It should be noted that Lots 1 and 10-25 have frontage along Rabbit Creek, and it is not uncommon for lots with water frontage to have a long, narrow configuration.

The proposed Lot 1 is depicted as a flag shaped lot with a 50-foot wide pole. Section 6.C.9. of the Subdivision Regulations typically does not allow flag shaped lots, and the proposed lot could easily be re-configured so as to not be flag shaped. If the Planning Commission is inclined to approve the application with the flag shaped lot, it will require a waiver of Section 6.C.9. of the Subdivision Regulations.

The site has frontages on Rabbit Creek Drive; Hamilton Boulevard; and a new, unnamed, street. The portion of Rabbit Creek Drive the proposed lots will front is a minor street with an existing, sub-standard street paved with dirt, and is depicted as being 50-foot wide. If approved, Rabbit Creek Drive will be required to be developed to City of Mobile standards, including curb and gutter. Hamilton Boulevard is a principle arterial street, depicted as having a right-of-way that varies. As Hamilton Boulevard is required to have a 100-foot right-of-way, the Final Plat needs to either be revised to depict an existing 50-foot right-of-way to the centerline, or provide dedication equal to such. A right-of-way width is not provided for the new, unnamed, right-of-way. It should be noted that if approved, the street will be required to be named on the Final Plat, and must be developed to City standards.

It should be noted that a portion of the Rabbit Creek Drive right-of-way extends all the way to Hamilton Boulevard. As the preliminary plat indicates this right-of-way being occupied by Lots 25-29, that the right-of-way must officially be vacated through the City Clerk's office prior to the signing of the Final Plat.

Lots in an R-A district are required to have a 25-foot minimum front yard setback. The preliminary plat submitted depicts the setback for the lots along Rabbit Creek Drive, but not Hamilton Boulevard or the new, unnamed, right-of-way. If approved, the 25-foot minimum front yard setback should be depicted along all street frontages, where the lots exceed 60-feet in width.

The proposed Lots 7 and 16 are located at the corner of Rabbit Creek Drive and the new, unnamed, right-of-way. As such, if approved, the Final Plat should be revised to indicate a corner radius dedication at the intersection of Rabbit Creek Drive and the new, unnamed, right-of-way, per Section 6.C.6. of the Subdivision Regulations.

Both Rabbit Creek Drive and the new, unnamed, street terminate in a compliant 60-foot radius cul-de-sac, and this should be retained on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

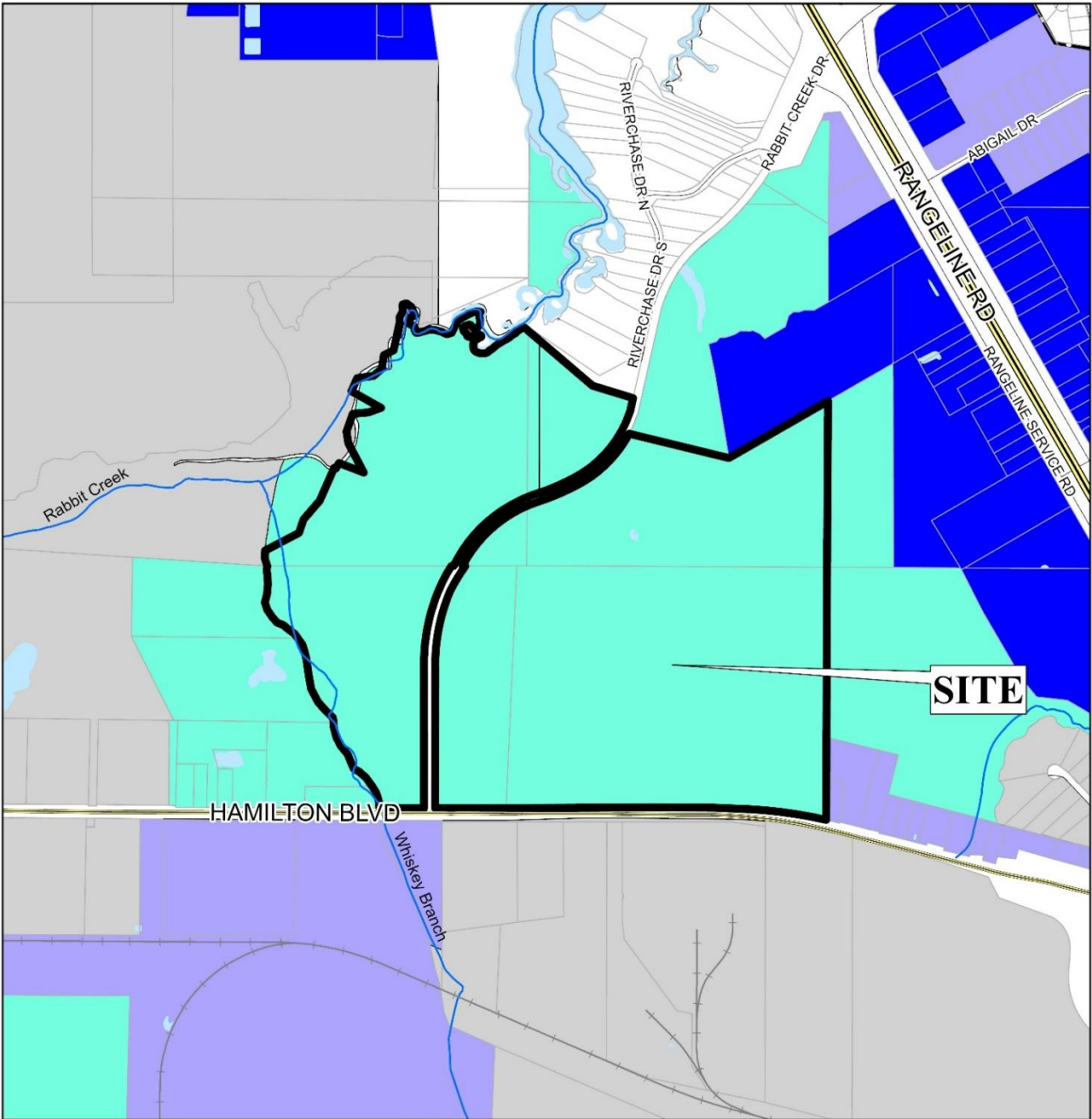
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request with waivers of Section 6.C.2(a)(1), 6.C.3, and 6.C.9. of the Subdivision Regulations, the following conditions could apply:

1. Completion of the vacation process of the portion of Rabbit Creek Drive's right-of-way that will be occupied by Lots 25-29 prior to the signing of the Final Plat;
2. Revision of the plat to provide a name for the new street within the subdivision;
3. Retention of the 60-foot radius cul-de-sacs for Rabbit Creek Drive and the new street on the Final Plat;
4. Development of Rabbit Creek Drive and the new street to City of Mobile standards;
5. Revision of the Final Plat to depict corner radius dedication at the intersection of Rabbit Creek Drive and the new street for Lots 7 and 16;
6. Revision of the Final Plat to either depict an existing 50-foot right-of-way to the centerline of Hamilton Boulevard, or provide dedication equal to such;
7. Revision of the Final Plat to depict the 25-foot front yard setback line along all street frontages, where the lots exceed 60-feet in width;
8. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for dedication, or the furnishing of a table on the Final Plat providing the same information;
9. Compliance with all Engineering comments noted in this staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report; and,
12. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



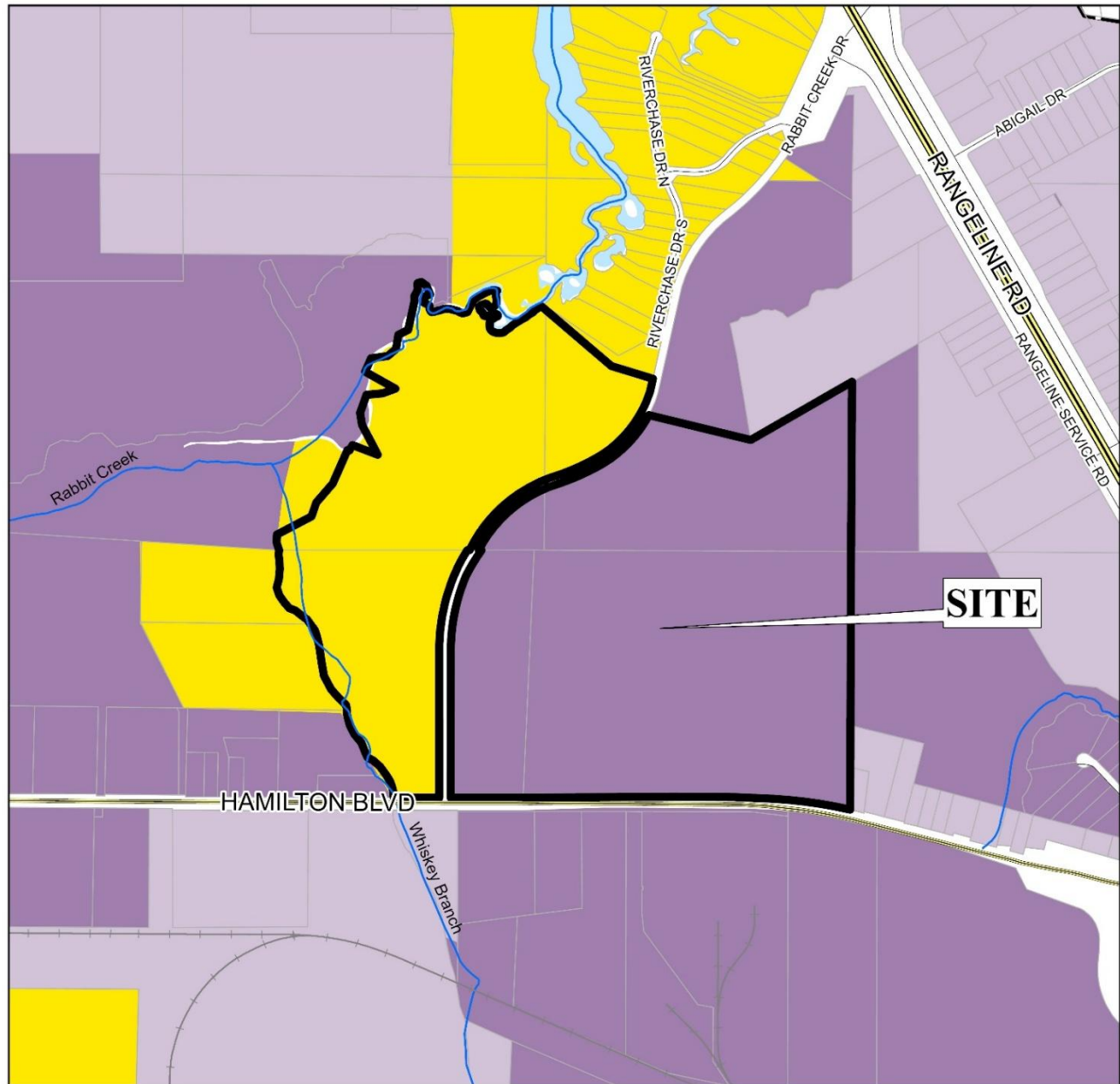
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APPLICANT River Ends Estates Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE August 21, 2025

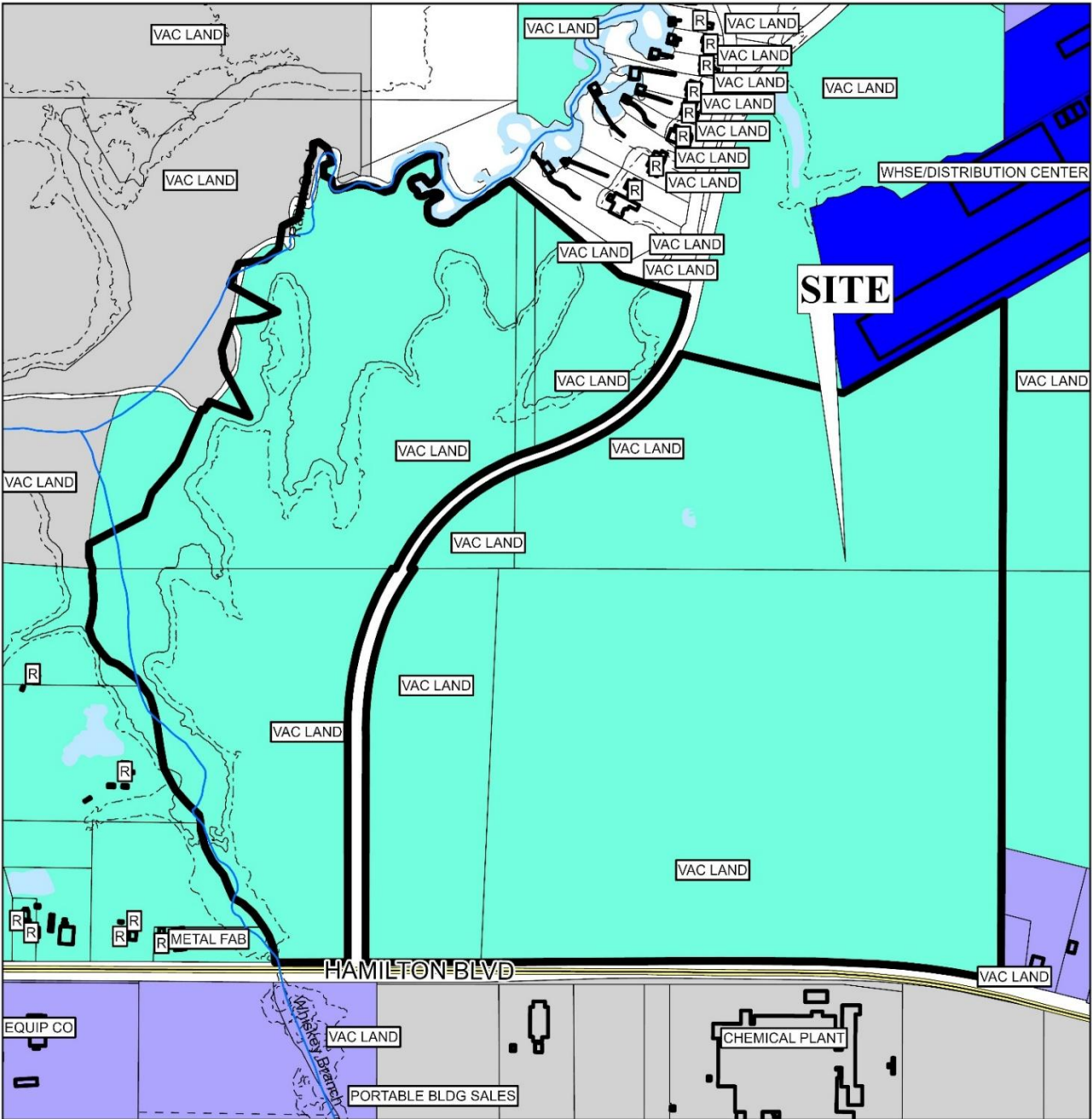
APPLICANT River Ends Estates Subdivision

REQUEST Subdivision

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



RIVER ENDS ESTATES 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

APPLICATION NUMBER 4 **DATE** August 21, 2025

APPLICANT River Ends Estates Subdivision

REQUEST Subdivision

 N
 NTS

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.

HEAVY INDUSTRY (HI)

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage

areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.