



Agenda Item # 9

SUB-003535-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

6950 & 6960 Moffett Road

Subdivision Name:

Chavers Oaks Subdivision

Applicant / Agent:

Glen Angus, GTA Ventures, LLC

Property Owner:

Meritage Homes of Alabama, Inc.

Current Zoning:

R-1, Single-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 45 legal lots of record from two (2) metes-and-bounds parcels.

Commission Considerations:

- Subdivision proposal with ten (10) conditions.

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CHIVERS OAKS SUBDIVISION



APPLICATION NUMBER 9 DATE December 18, 2025



SITE HISTORY

The site was annexed into the City of Mobile in 2023 as part of the King's Branch Annexation. During that process, a portion of the property was rezoned to LB-2, Limited Neighborhood Business Suburban District, while the remainder retained its R-1, Single-Family Residential Suburban District designation.

On May 16, 2024, the Planning Commission approved a 45-lot subdivision encompassing the subject site and the adjoining parcel zoned LB-2. As part of that approval, the Commission required that the LB-2 portion be rezoned to R-1 so the entire subdivision would fall under a single zoning classification.

The rezoning of the LB-2 portion was approved by the Planning Commission on September 19, 2024, and subsequently adopted by the City Council on November 19, 2024.

The subdivision approval later expired after one (1) year because no signatures were obtained on the Final Plat for recording in the Mobile County Probate Court.

Permits currently issued for the site authorize only land disturbance and site preparation activities. Although the previous subdivision approval expired, these permits remain valid for the limited scope of work they authorize. However, no future development permits, including those for the construction of individual homes, can be reviewed or approved by the Planning and Zoning Department until the subdivision process has been reinitiated and completed.

There are no Board of Zoning Adjustment cases 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 a legend.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide the required curve data.
- E. Provide a written legal description and matching bearing and distance labels for the proposed subdivision.
- F. 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.
- G. Provide a table of "PROPOSED WEIGHTED RUNOFF COEFFICIENT (Cw)" for each LOT. This number will be used to review the land disturbance permit for each structure.
- H. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER".
- I. As shown on the 1984 aerial photo the subdivision will receive 14,000 SF of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Stormwater detention will be required for any additional impervious area that exceeds that amount.
- J. Add a note that the proposed roadway and stormwater improvements shall be complete and approved prior to issuing any residential construction permits.
- K. Label the proposed Chavers Oaks Dr. as either PRIVATE or PUBLIC.
- L. Label the existing MOFFETT ROAD ROW and ROW width.

- M. Label all separate COMMON AREAS and provide a unique designation for each (i.e. 1, 2, 3)
- N. 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.
- O. 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.
- P. Show and label each and every Right-Of-Way and easement.
- Q. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER".
- R. The proposed subdivision receives drainage from Moffett Rd. and will require a drainage easement. Coordinate the size and location with the Engineering Dept. (attn. George Davis).
- S. The proposed public or private road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City.
- T. 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.
- U. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- V. 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.

Planning Comments:

The purpose of this application is to create a 45-lot public street subdivision from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

Access to the proposed subdivision is from Moffett Road, an ALDOT-maintained, Principal Arterial Road requiring a 100-foot-wide right-of-way at this location. No right-of-way is depicted on the preliminary plat; therefore, revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road should be required, if approved.

Moffett Road is not labeled on the preliminary plat. If approved, Moffett Road should be labeled on the Final Plat.

One (1) closed-end street is proposed for public dedication within the subdivision, labeled as Chavers Oaks Drive, which is depicted with a 50-foot-wide right-of-way and is compatible with Section 6.B.9. of the Subdivision Regulations for streets equipped with curb and gutter.

A turnaround is illustrated at the terminus of Chavers Oaks Drive in compliance with Section 6.B.3., but the diameter is not provided. For closed-end streets, right-of-way diameter must be determined by the City Engineer and must comply with the most recently adopted International Fire Code (IFC). If approved, the plat should be revised to depict the turnaround diameter as approved by the Traffic Engineer, City Engineer, and Fire Department.

Two (2) common areas are shown at the intersection of Chavers Oaks Drive and Moffett Road, each with 25-foot corner radii, meeting the requirements of Section 6.C.6. These radii should be retained on the Final Plat, if approved, adjusted for any required dedication of the Moffett Road right-of-way.

As proposed, each of the lots will meet the minimum size requirement for lots served by public water and sanitary sewer in the R-1 Suburban district. Lot sizes are labeled in square feet on the preliminary plat but not in acres, as required by Section 5.A.2.(e)(4). If approved, lot sizes should be shown in both square feet and acres on the Final Plat or provided in an accompanying table, adjusted for any required dedication.

Each of the lots will also meet the minimum width requirement of Section 6.C.2(b)(2) of the Subdivision Regulations for residential lots within the Suburban sub-district.

The sizes of the proposed common areas are not provided. If approved, the plat should be revised to label each common area's size in both square feet and acres, in accordance with Section 5.A.2.(f). of the Subdivision Regulations, adjusted for any required dedication.

No front yard setbacks are illustrated on the preliminary plat. Section 6.C.8. requires that minimum front yard setbacks of the underlying zoning district and sub-district be shown along all streets adjoining the subdivision. Accordingly, if approved, the plat should be revised to depict a 25-foot front yard setback along each existing and

proposed street where the lot or common area width is at least 60 feet, in compliance with Section 6.C.8. and Article 2, Section 64-2-5.E. of the Unified Development Code, adjusted for any required dedication.

SUBDIVISION CONSIDERATIONS

Standards of Review:

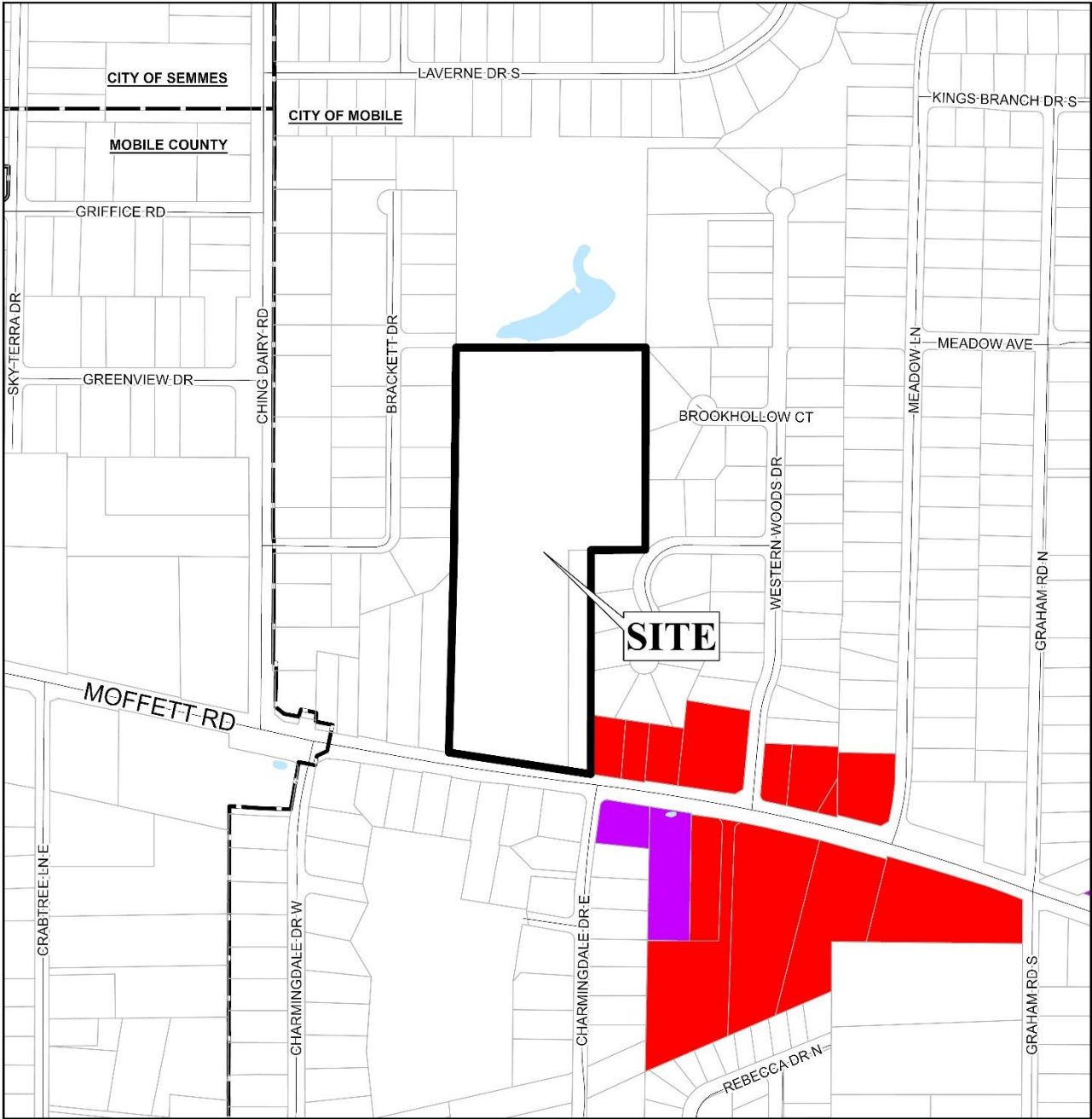
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

1. Revision of the plat to label Moffett Road;
2. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road;
3. Revision of the plat to depict an adequate turnaround diameter where the proposed street will terminate, with the design approved by the Traffic Engineer, City Engineer, and the Fire Department;
4. Retention of the 25-foot corner radii where the proposed Chavers Oaks Drive will intersect with Moffett Road, in compliance with Section 6.C.6. of the Subdivision Regulations, adjusted for any required dedication of the Moffett Road right-of-way;
5. Revision of the plat to provide the size of each lot and common area in both square feet and acres, in compliance with Sections 5.A.2.(e)(4) and 5.A.2.(f) of the Subdivision Regulations, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
6. Revision of the plat to illustrate the 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60-feet wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-5.E. of the UDC, adjusted for any required dedication;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

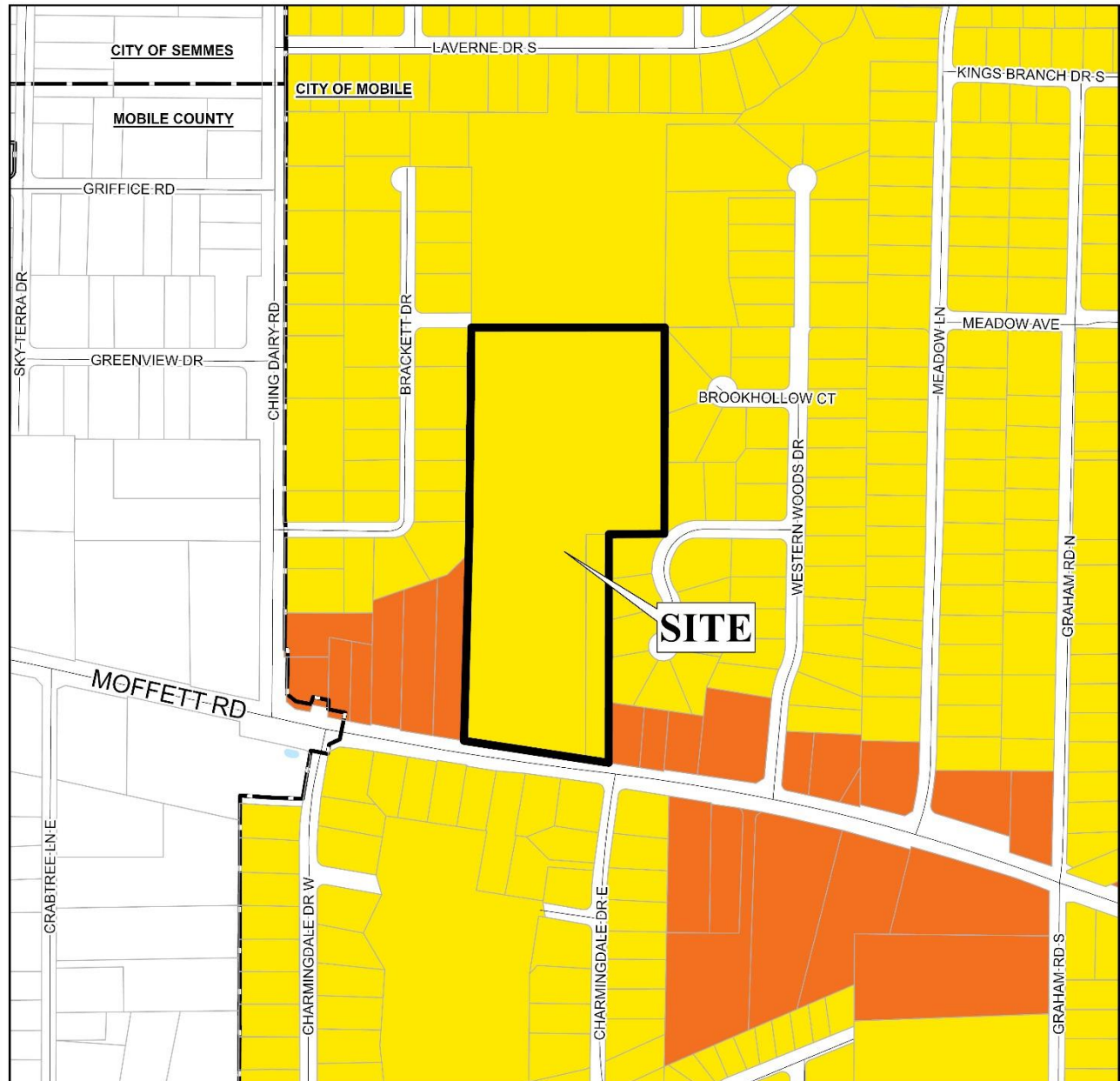
LOCATOR ZONING MAP



APPLICATION NUMBER 9 DATE December 18, 2025
APPLICANT Chavers Oaks Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE December 18, 2025

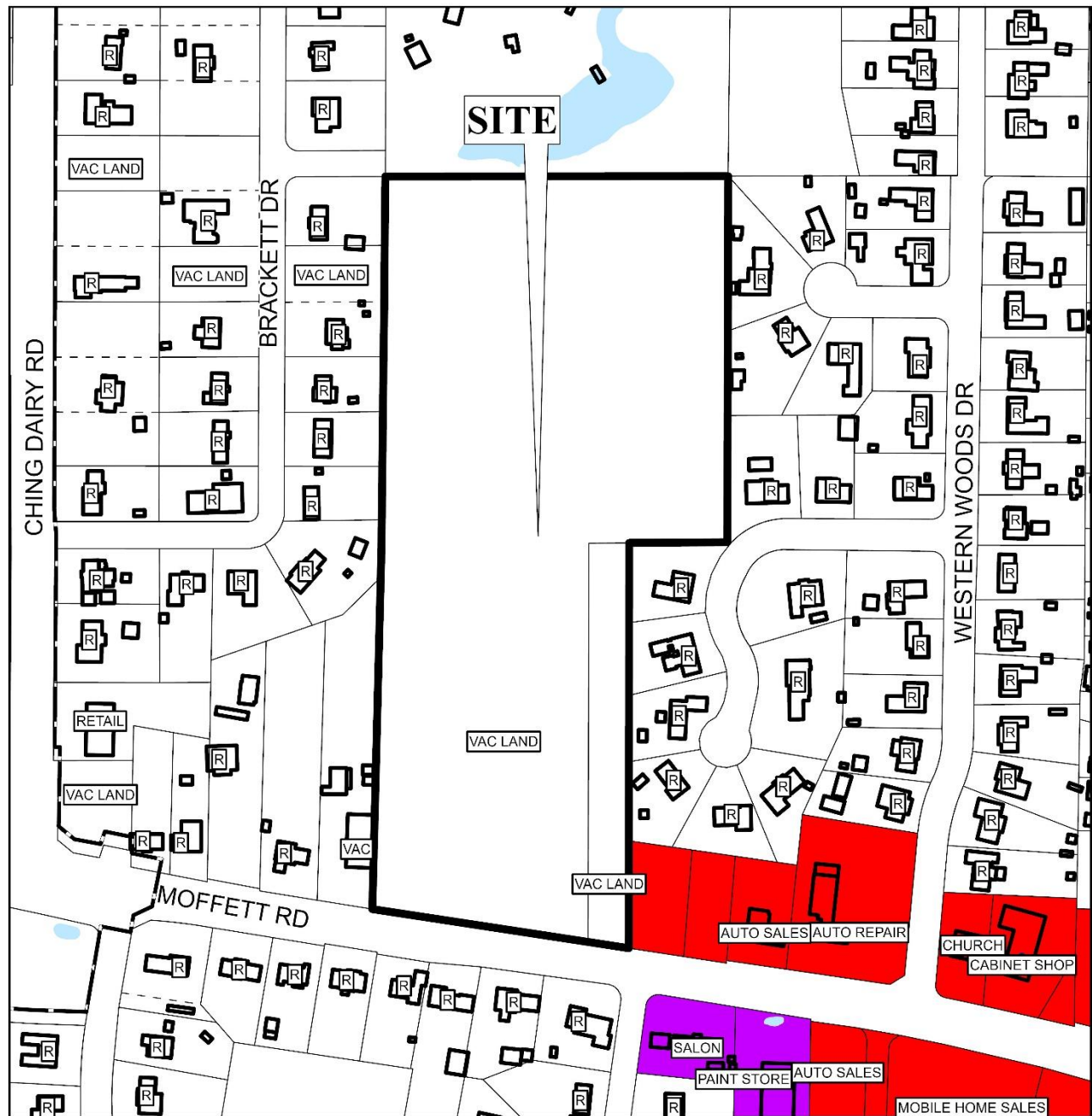
APPLICANT Chavers Oaks Subdivision

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 | |



CHIVERS OAKS SUBDIVISION

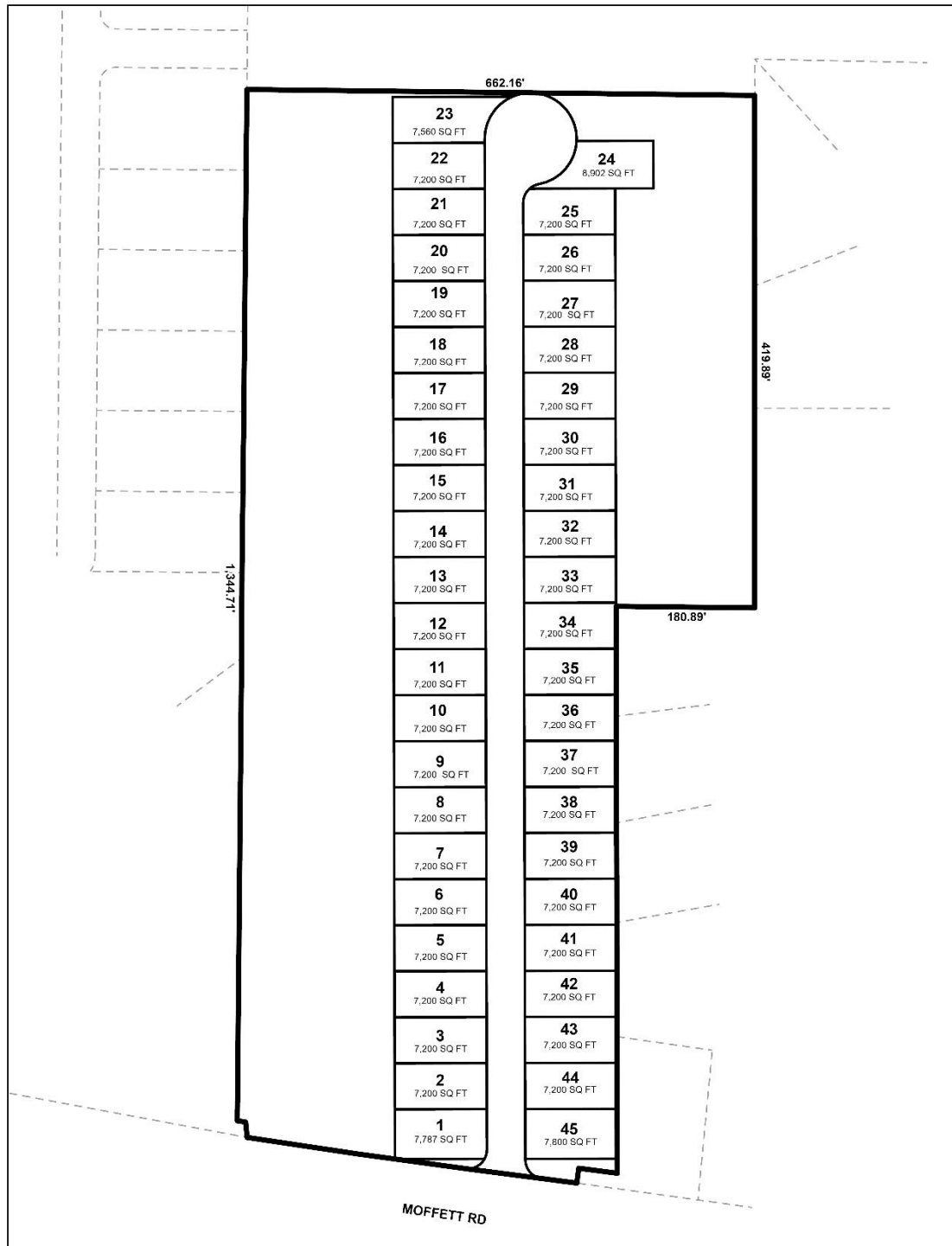


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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APPLICANT Chavers Oaks Subdivision

REQUEST _____ Subdivision _____



The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

[illegible]

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary 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.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example

