



## Agenda Item # 3

### SUB-003195-2025

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

[Applicant Materials for Consideration](#)

## DETAILS

**Location:**

5789 U.S. Highway 90 West & 5480 Hamilton  
Boulevard

**Subdivision Name:**

Airgas South Subdivision

**Applicant / Agent:**

Adam J. Metcalfe, Metcalfe & Company, Inc.

**Property Owner:**

Airgas-South, Inc.

**Current Zoning:**

I-1, Light Industry District

**Future Land Use:**

Mixed Commercial Corridor and Light Industry

**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 four (4) existing legal lots of record.

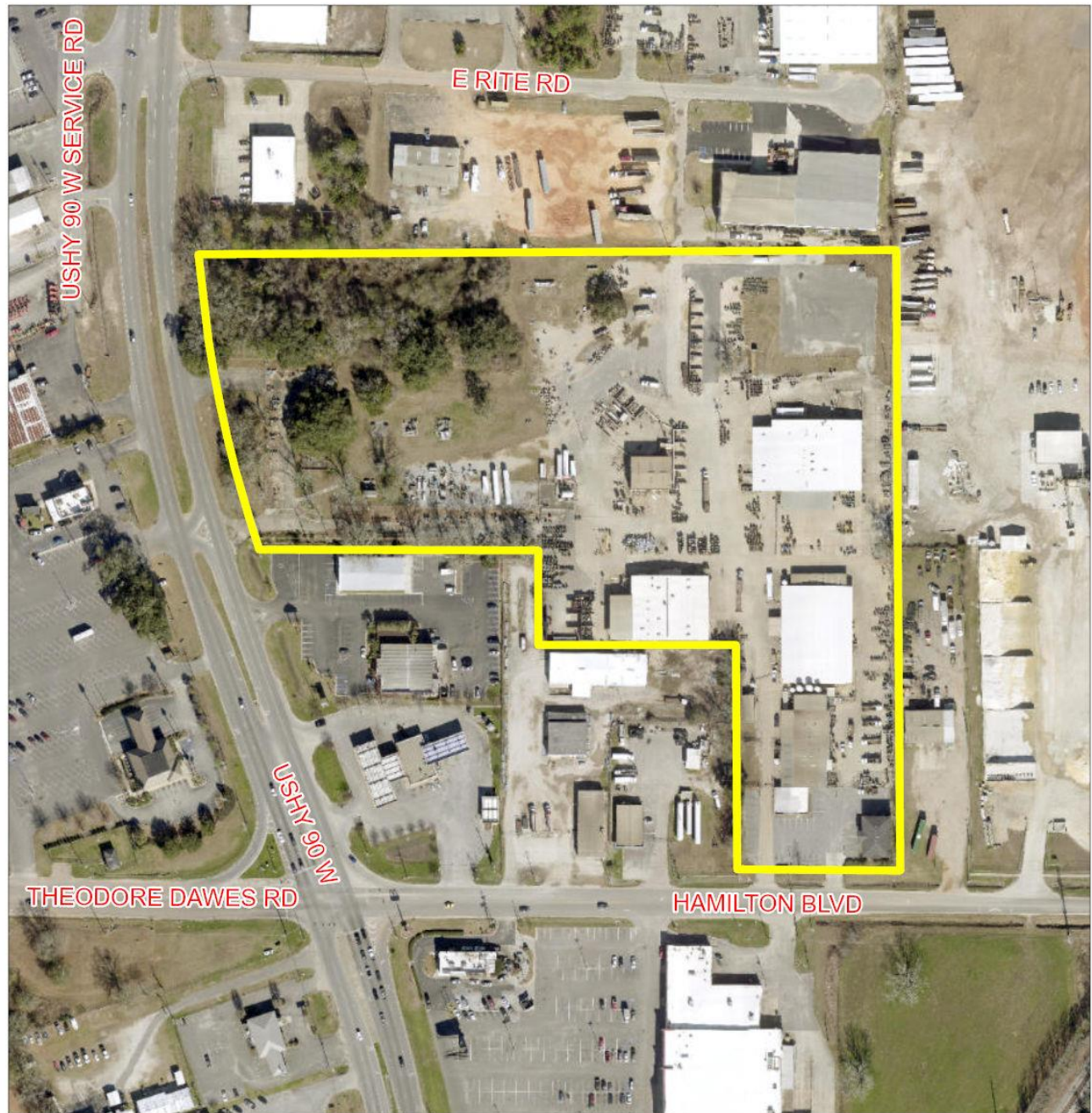
**Commission Considerations:**

- Subdivision proposal with nine (9) conditions.

**Report Contents:**

	Page
Context Map .....	2
Site History .....	3
Staff Comments .....	3
Subdivision Considerations .....	5
Exhibits .....	6

## AIRGAS SOUTH SUBDIVISION



APPLICATION NUMBER 3 DATE February 20, 2025



## SITE HISTORY

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At its March 7, 1985 meeting, the Planning Commission approved the four (4)-lot Cal-Gas Subdivision, which was recorded in Probate Court. Lot 4 of the Cal-Gas Subdivision is a portion of the current Subdivision application.

At its January 3, 1991 meeting, the Planning Commission approved the one (1)-lot Benedick Subdivision, Unit Two, which was recorded in Probate Court. Lot 2 of the Benedick Subdivision, Unit Two is a portion of the current Subdivision application.

At its March 17, 1994 meeting, the Planning Commission approved the two (2)-lot Benedick Subdivision, Unit Three, which was recorded in Probate Court. Lots 1 and 2 of the Benedick Subdivision, Unit Three is a portion of the current Subdivision application.

The entire site was annexed into the City of Mobile in 2008. In February 2009, the City Council rezoned the site from R-1, Single-Family Residential to I-1, Light Industry District.

In May 2010, the site had an Administrative Planned Unit Development to allow the placement of a temporary office building on the proposed Lot 1. The structure was placed on the site with permits, and has since been removed from the site, in compliance with the conditions of approval. As such, the site is not subject to any active Planned Unit Developments.

There are no Board of Zoning Adjustment cases associated with the site.

## STAFF COMMENTS

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### 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE AND LOT 2 – NONE.
- 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](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 ALDOT (where applicable) and 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 two (2) legal lots of record from four (4) existing legal lots of record. The site is served by public water and sanitary sewer services.

The site has frontage on U.S. Highway 90 West and Hamilton Boulevard. U.S. Highway 90 West is a component of the Major Street Plan with a planned 180-foot right-of-way, and a current right-of-way width of 173-feet; therefore, dedication would typically be required. However, as the site has not been required to dedicate right-of-way previously, a waiver of Section 8.A.1. of the Subdivision Regulation may be appropriate. Hamilton Boulevard is also a component of the Major Street Plan with a planned 70-foot right-of-way, and a current right-of-way width that varies; therefore, if approved, the Final Plat should be revised to depict the distance from the subject site to the centerline of Hamilton Boulevard. It should be noted, as the site has not been required to dedicate right-of-way previously, a waiver of Sections 6.B.9., Section 8.A.1, and Section 8.A.3. of the Subdivision Regulation may be appropriate for both street frontages.

It should also be noted that the site includes Fore Road, an unopened private road with an associated 50-foot wide right-of-way. The applicant does not indicate that they plan to make any improvements to Fore Road at this time. At such a time as Fore Road is developed, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations.

The lot sizes are labeled in both square feet and acres, and should be retained on the Final Plat, if approved.



The preliminary plat does not depict the 25-foot front yard minimum building setback line for either of the proposed lots. If approved, the Final Plat should be revised to depict the setback as required by Section 64-2-21 of the Unified Development Code (UDC).

Proposed Lot 2 has an existing 50-foot Alabama Power easement. If approved, a note should be placed on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder.

## SUBDIVISION CONSIDERATIONS

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### Standards of Review:

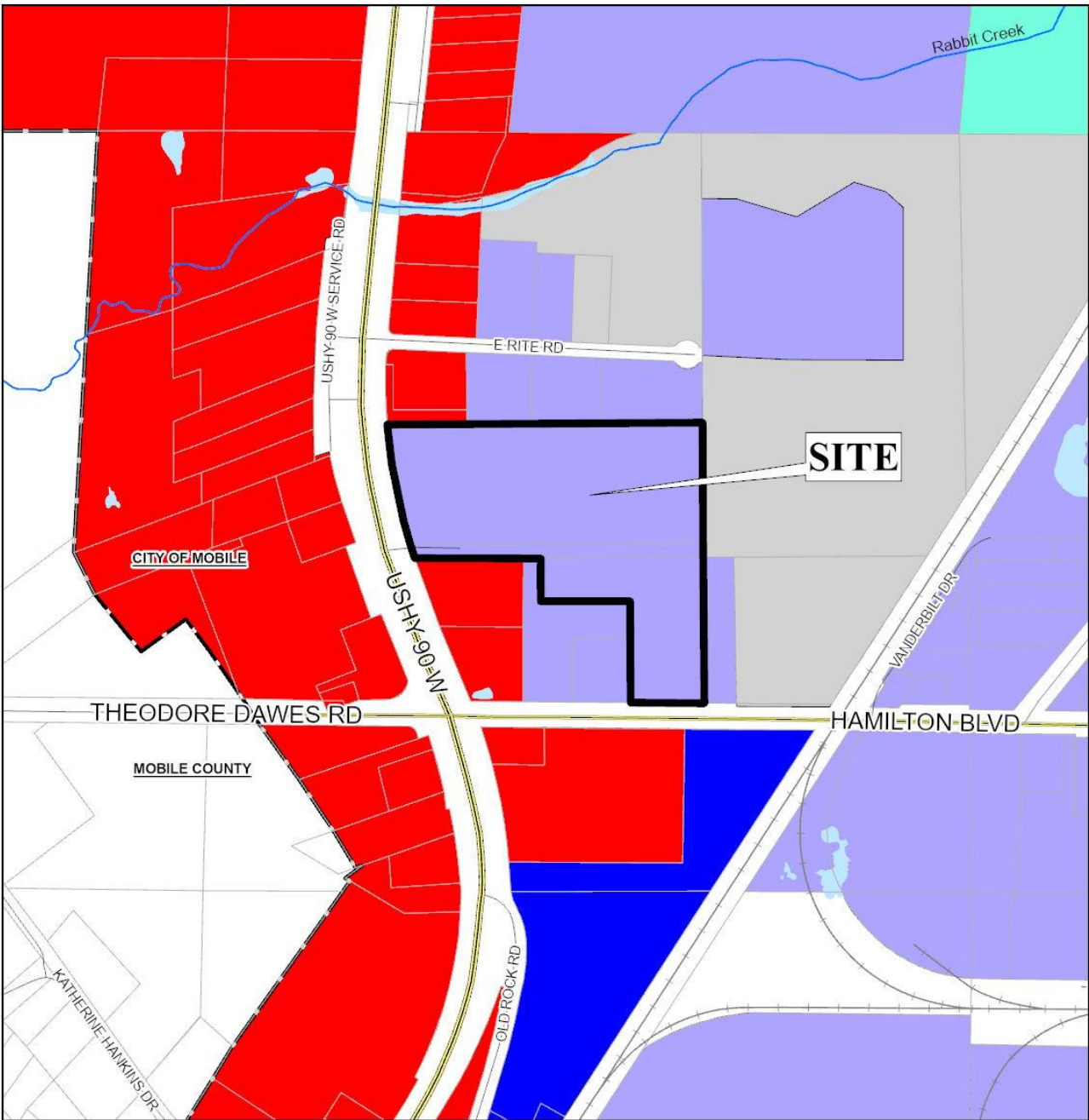
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

### Considerations:

Based on the preceding, and with a waiver of Sections 6.B.9., Section 8.A.1, and Section 8.A.3. (right-of-way dedication) of the Subdivision Regulations, if the Subdivision request is considered for approval the following conditions could apply:

1. Revision of the plat to depict the distance from the subject site to the centerline of Hamilton Boulevard;
2. Placement of a note on the Final Plat stating that at such a time as Fore Road is developed, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations;
3. Retention of the lot size label in both square feet and acres on the Final Plat;
4. Revision of the plat to depict the 25-foot front yard minimum building setback along both street frontages;
5. Placement of a note on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and
9. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP

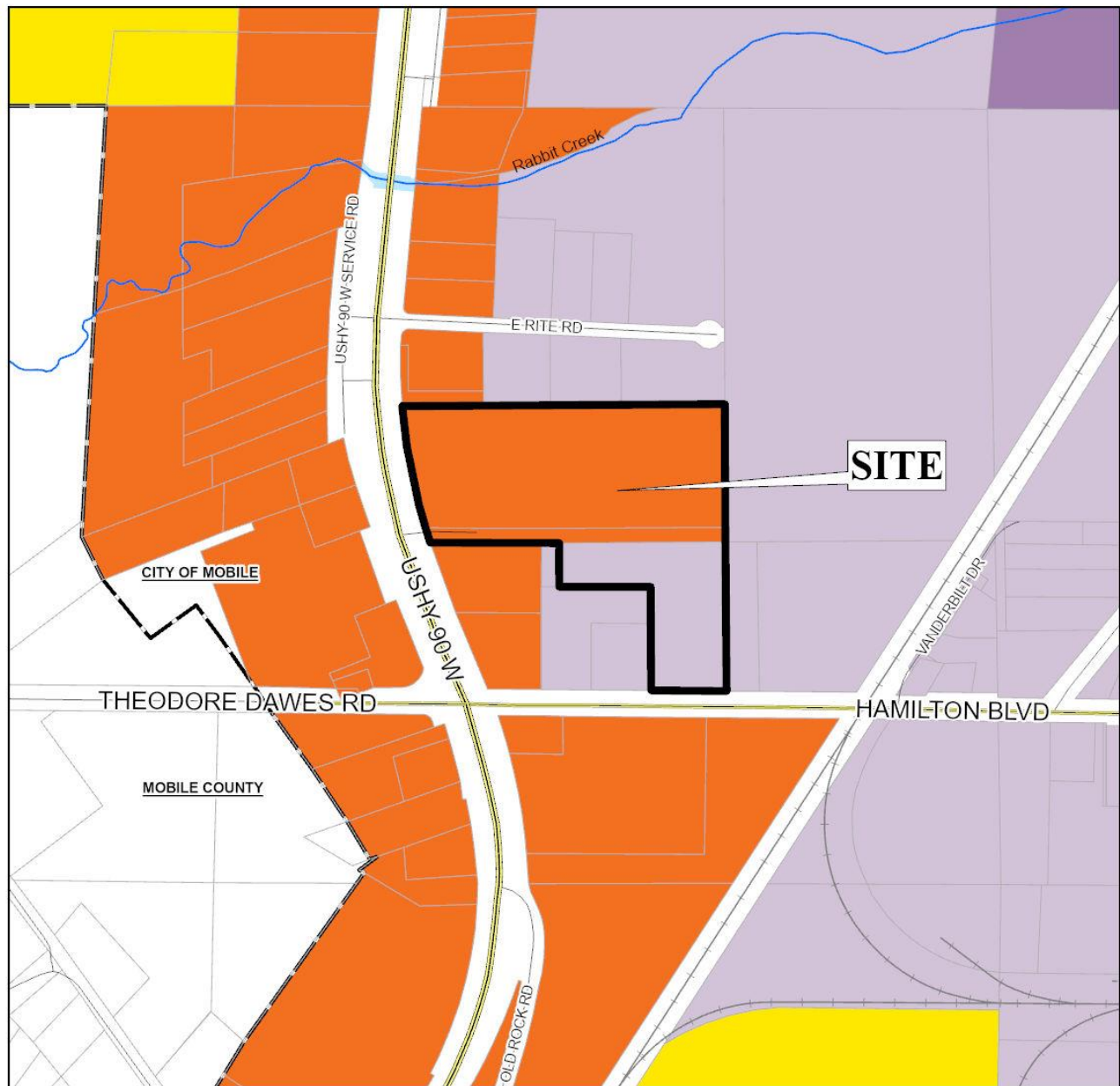


APPLICATION NUMBER	3	DATE	February 20, 2025
APPLICANT	Airgas South Subdivision		
REQUEST	Subdivision		

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NTS

## FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE February 20, 2025

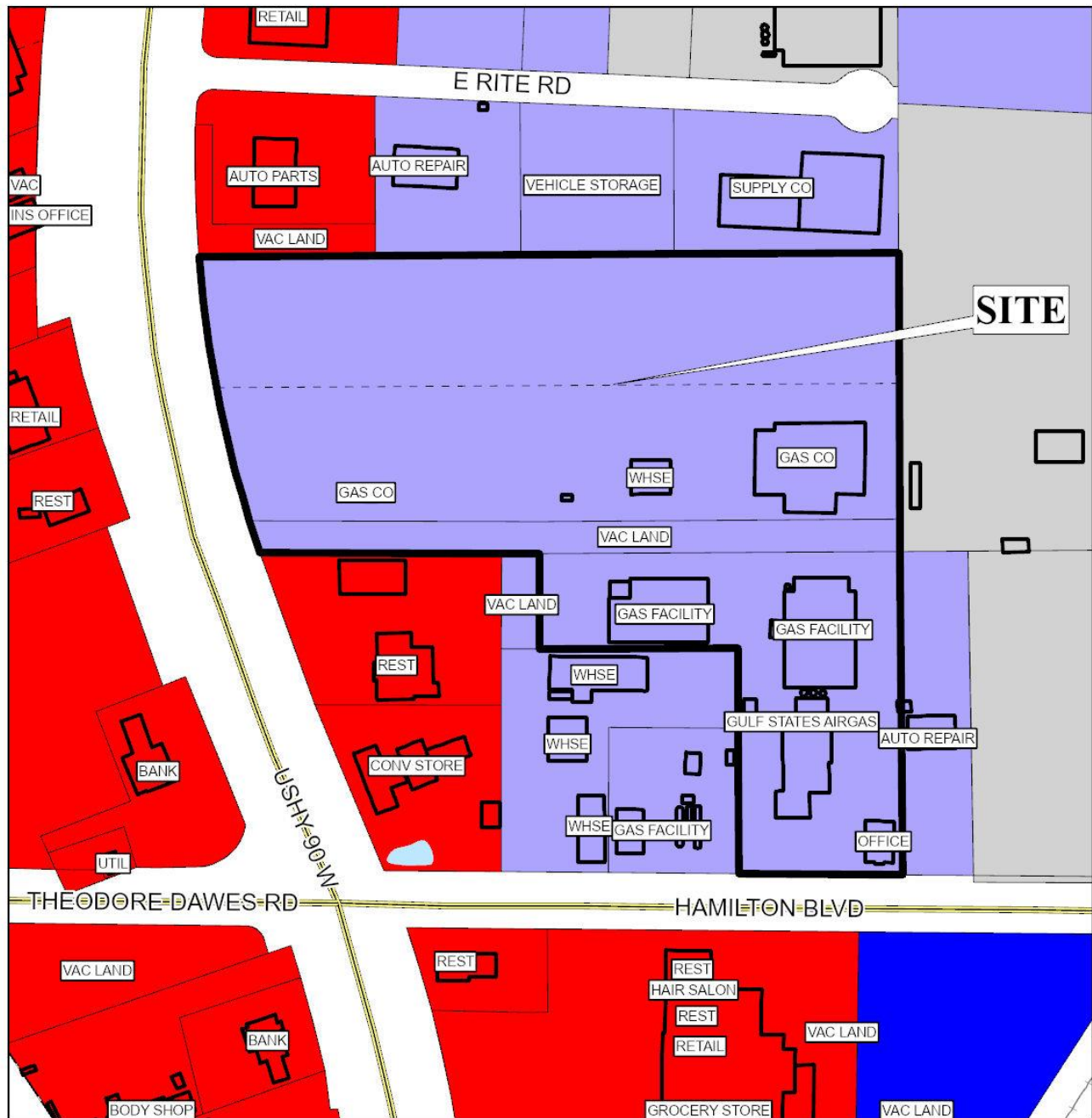
APPLICANT Airgas South Subdivision

REQUEST Subdivision

- |   |  |   |   |
|---|--|---|---|
| <span style="color: yellow;">■</span> Low Density Residential   | <span style="color: darkred;">■</span> Neighborhood Center - Traditional | <span style="color: brown;">■</span> Downtown Waterfront  | <span style="color: green;">■</span> Parks & Open Space |
| <span style="color: orange;">■</span> Mixed Density Residential | <span style="color: blue;">■</span> Neighborhood Center - Suburban       | <span style="color: lightpurple;">■</span> Light Industry | <span style="color: darkblue;">■</span> Water Dependent |
| <span style="color: pink;">■</span> Downtown                    | <span style="color: lightpink;">■</span> Traditional Corridor            | <span style="color: purple;">■</span> Heavy Industry      |   |
| <span style="color: red;">■</span> District Center              | <span style="color: darkorange;">■</span> Mixed Commercial Corridor      | <span style="color: lightblue;">■</span> Institutional    |   |



# AIRGAS SOUTH SUBDIVISION



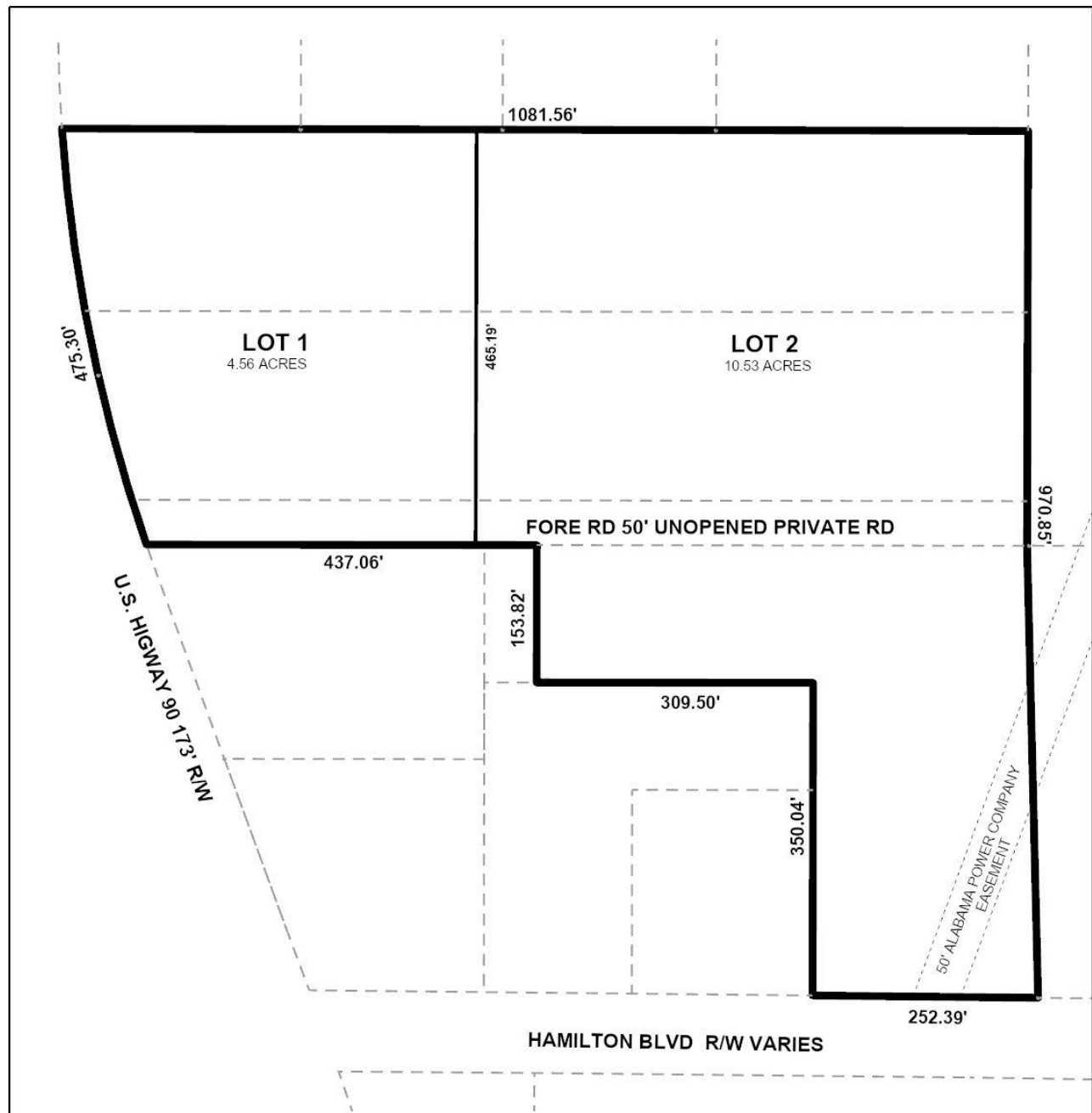
APPLICATION NUMBER 3 DATE February 20, 2025

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 3 DATE February 20, 2025

APPLICANT Airgas South 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)



## **MIXED COMMERCIAL CORRIDOR (MCC)**

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

## **LIGHT INDUSTRY (LI)**

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as "industrial business", where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of

those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.