



Agenda Item # 6

SUB-003212-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

401 Civic Center Drive

Subdivision Name:

Resubdivision of Mobile Civic Center Subdivision

Applicant / Agent:

Carleen Stout, City of Mobile

Property Owner:

City of Mobile

Current Zoning:

T-3 and T-5.2 Sub-District of the Downtown
Development District

Future Land Use:

Downtown

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) legal lots of record and a single metes-and-bounds parcel.

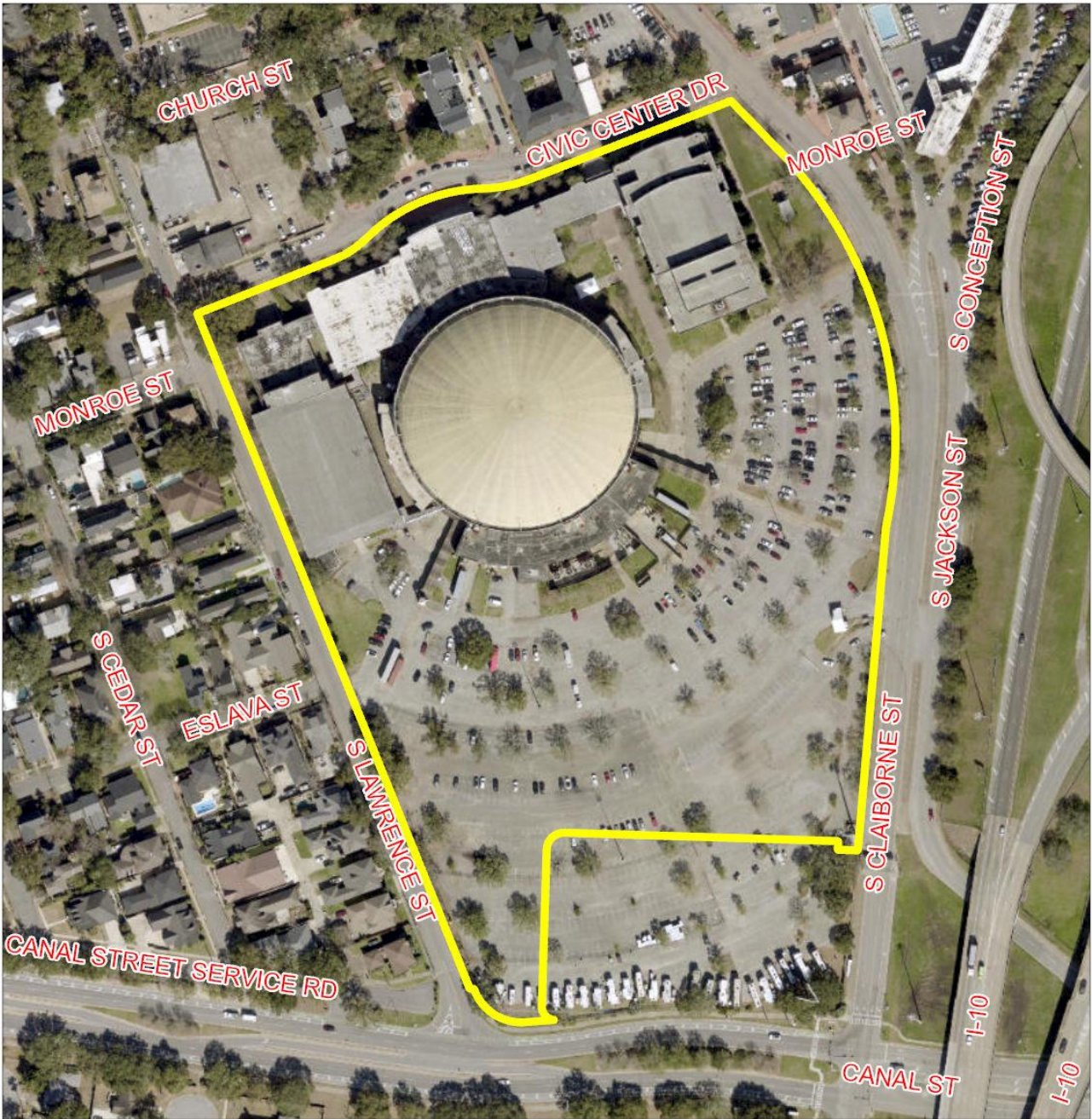
Considerations:

1. Subdivision proposal with twelve (12) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	7

RESUBDIVISION OF MOBILE CIVIC CENTER SUBDIVISION



APPLICATION NUMBER 6 DATE February 20, 2025



SITE HISTORY

In 1968, the subject site was part of an eight (8)-lot Subdivision, East Church Street Area Subdivision, First Addition, which was approved by the Planning Commission and recorded in Probate Court.

In 1998, a Use Variance was granted by the Board of Zoning Adjustment to allow the erection of a 105-foot tall telecommunications tower on the currently proposed Lot 2.

In 2014, the site was rezoned from B-4 to SD with the adoption of the Downtown Development District (DDD).

On June 2, 2022, the Planning Commission approved a two (2)-lot Subdivision for a portion of the subject site, which was recorded in Probate Court.

In January 2023, the City Council amended the DDD to rezone the subject site from SD to T-3 and T-5.2.

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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12.
- 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 Appendix A, Section 9.C 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-sprinklered commercial buildings, within 600' of sprinklered commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The purpose of this request is to create three (3) legal lots of record from two (2) legal lots of record and a single metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The proposed lots front Civic Center Drive, South Lawrence Street, Canal Street, South Claiborne Street, and South Jackson Street. Canal Street, is a minor arterial street on the Major Street Plan, and as such should have a right-of-way of 120-feet. The preliminary plat submitted states that the right-of-way varies along Canal Street, therefore, if approved, the Final Plat should depict the minimum existing right-of-way to the centerline (or entire width), providing dedication, if necessary. Civic Center Drive is a minor street, with curb and gutter, and a compliant right-of-way of 50-feet, making no dedications necessary. South Lawrence Street is a minor street with curb and gutter, and an existing right-of-way of 40-feet; however, previous Subdivisions along the street, have allowed for the existing right-of-way width to be maintained, therefore a waiver of Section 6.B.9. of the Subdivision Regulations may be appropriate, if approved. South Jackson Street and South Claiborne Street are major collector streets with curb and gutter, and are depicted as having a variable rights-of-way. If approved, the Final Plat should be revised to depict a minimum of 25-feet from the centerline, or provide dedication. If deemed necessary by the Engineering Department, dedication of curb radii at the corner of Civic Center Drive and South Lawrence Street, per Section 6.C.6. of the Subdivision Regulations, should be provided, if approved.

The subject site is within the Downtown Development District (DDD), which has property standards based upon zoning classification. The site is zoned T-3 and T-5.2. Newly platted lots in T-3 sub-districts along the East side of Lawrence Street between Civic Center Drive and Canal Street are required to have street frontage between 30-feet and 120-feet along their primary frontage. Newly platted lots in T-5.2 sub-districts are required to have street frontage between 14-feet and 180-feet along their primary frontage. As proposed, all three (3) lots exceed 180-feet of street frontage along their primary frontage, making a waiver of Section 9.F.4.(b) of the Subdivision Regulation necessary, if approved.

As proposed, Lot 3 will be split-zoned as both T-3 and T-5.2. However, as the property is owned by the City of Mobile, it is exempt from the requirements of the Unified Development Code (UDC), and can be approved without the need for rezoning at this time. Therefore, if the Subdivision application is approved, a waiver of Section 6.A.1.(a). of the Subdivision Regulations will be required. It should be noted that at such a time as the property is sold, it will need to be rezoned to a single zoning classification prior to the development of the land. Both proposed Lots 1 and 2 will be entirely zoned T-5.2.

Properties located within a T-3 along the East side of Lawrence Street between Civic Center Drive and Canal Street and properties located within a T-5.2 sub-district are allowed a 12-foot maximum setback along street frontages. Furthermore, properties located within a T-3 along the East side of Lawrence Street between Civic Center Drive and Canal Street have a five (5)-foot minimum setback along secondary frontage. If approved, the maximum and minimum setback lines should be illustrated on the Final Plat.

The preliminary plat provides the proposed lot size in square feet and acres. If approved, this information should be placed on the Final Plat or a table should be furnished on the Final Plat providing the same information.

Proposed Lot 3 has existing access easements. 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

Standards of Review:

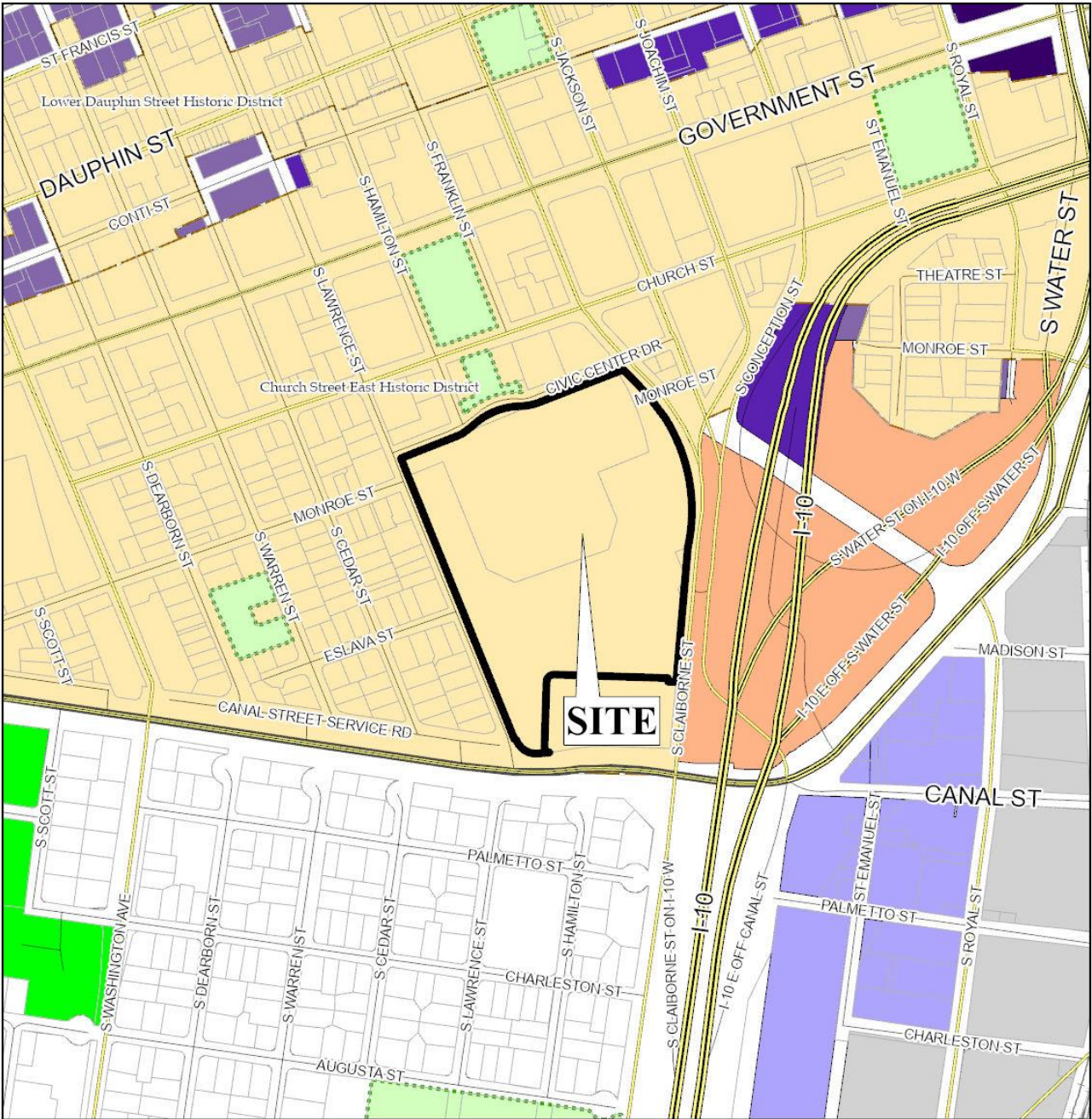
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, and with waivers of Section 6.B.9. (right-of-way dedication), Section 6.C.6. (for the corner radius dedication requirement), Section 6.A.1.(a) (for the split-zoning aspect), and Section 9.F.4.(b) (for street frontage width) of the Subdivision Regulations, if the Planning Commission considers approving the Subdivision request, the following conditions should apply:

1. Revision of the plat to depict the existing minimum right-of-way to the centerline of Canal Street (or total right-of-way width), including dedication if necessary, to provide 60-feet from the centerline;
2. Retention of the rights-of-way for South Lawrence Street and Civic Center Drive;
3. Revision of the plat to depict the minimum existing right-of-way to the centerline of South Jackson Street and South Claiborne Street, including dedication if necessary, to provide 25-feet from the centerline;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Depiction of the 12-foot maximum setback along all street frontages;
6. Depiction of the 5-foot minimum setback for the secondary frontage of the T-3 portions of Lot 3;
7. Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report;
11. Compliance with all Fire Department comments noted in this staff report; and
12. Completion of the Subdivision process prior to the application for permits.

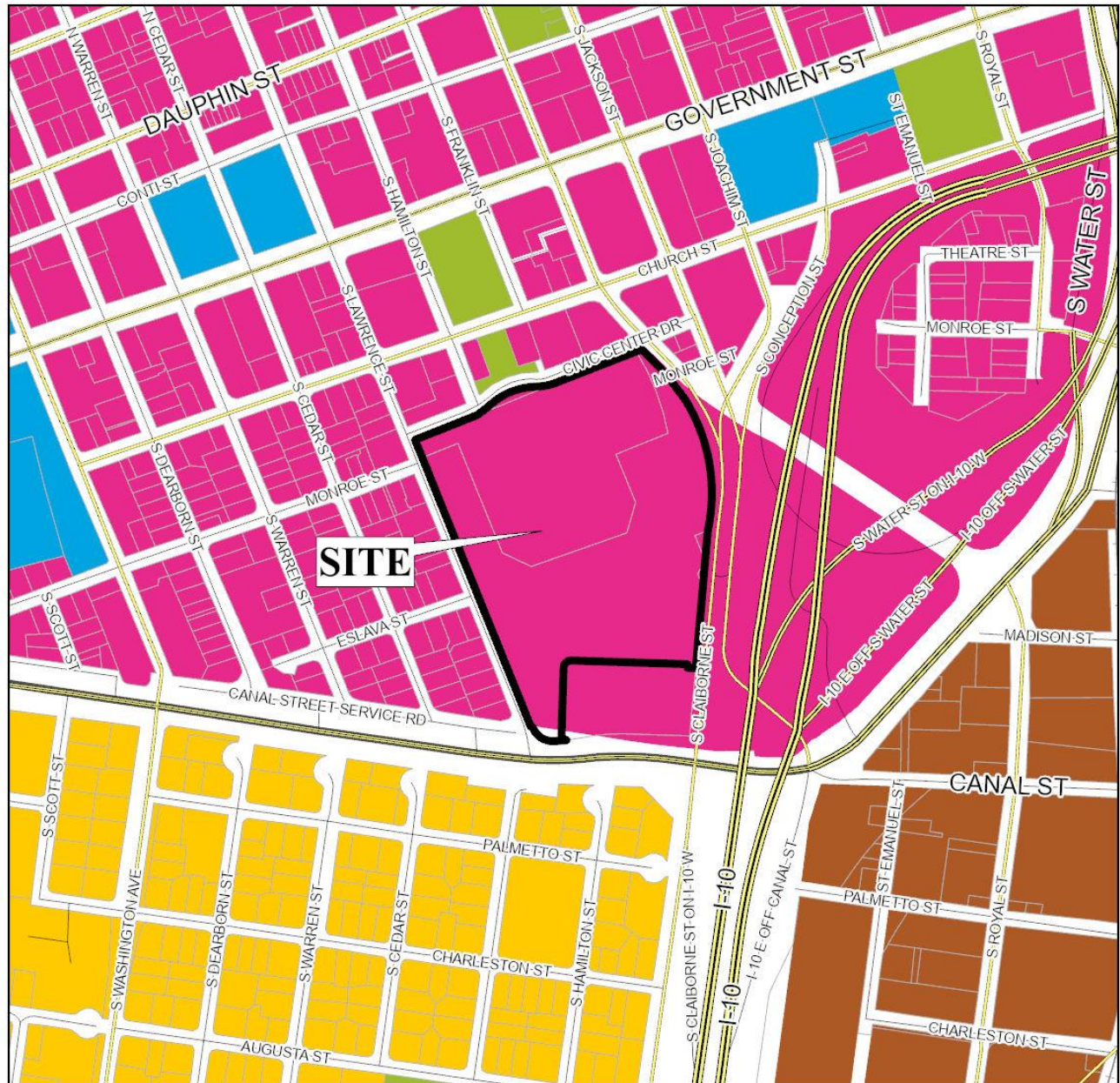
LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE February 20, 2025
APPLICANT Resubdivision of Mobile Civic Center Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP

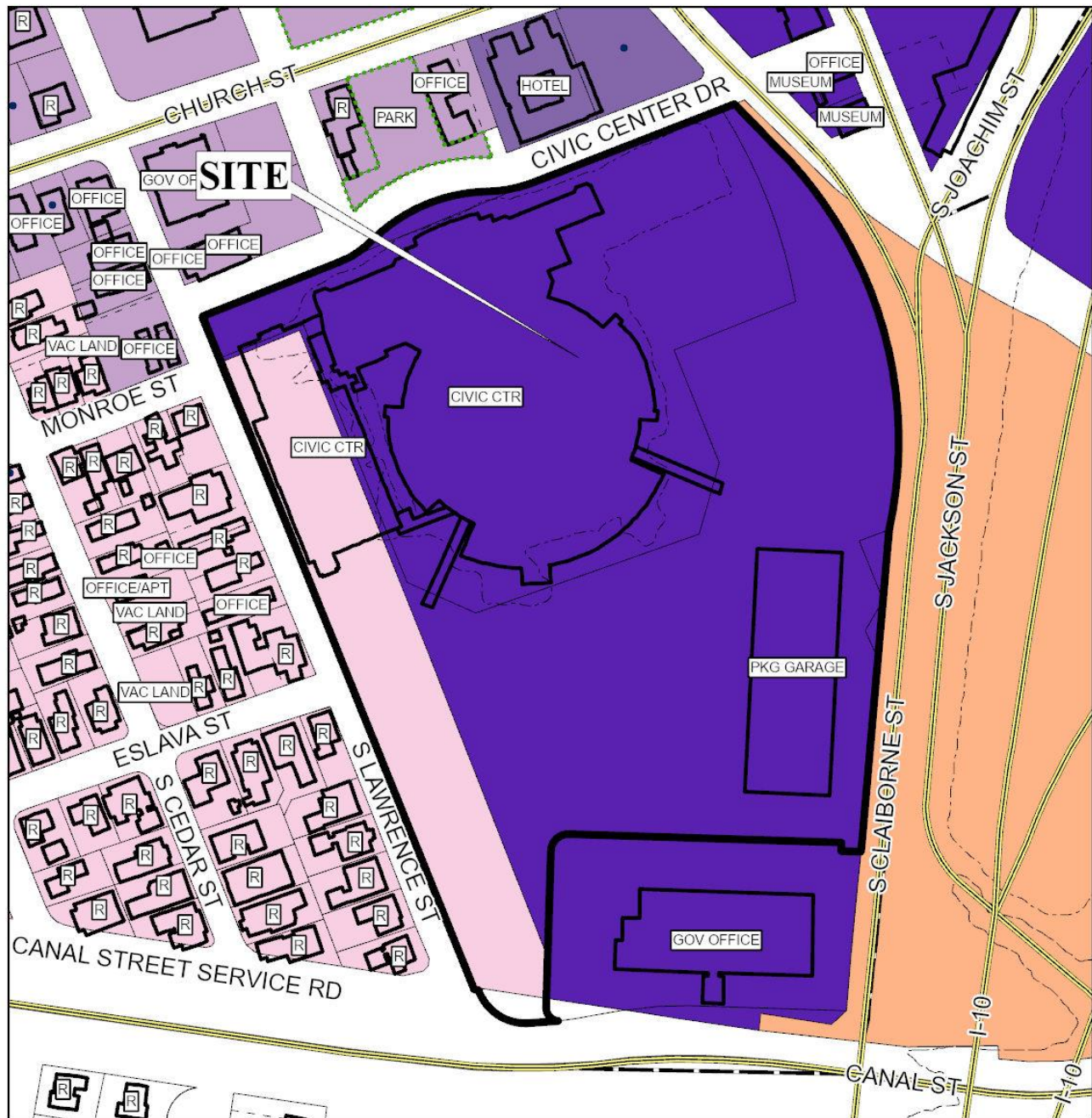


APPLICATION NUMBER 6 DATE February 20, 2025
 APPLICANT Resubdivision of Mobile Civic Center Subdivision
 REQUEST Subdivision

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



RESUBDIVISION OF MOBILE CIVIC CENTER SUBDIVISION

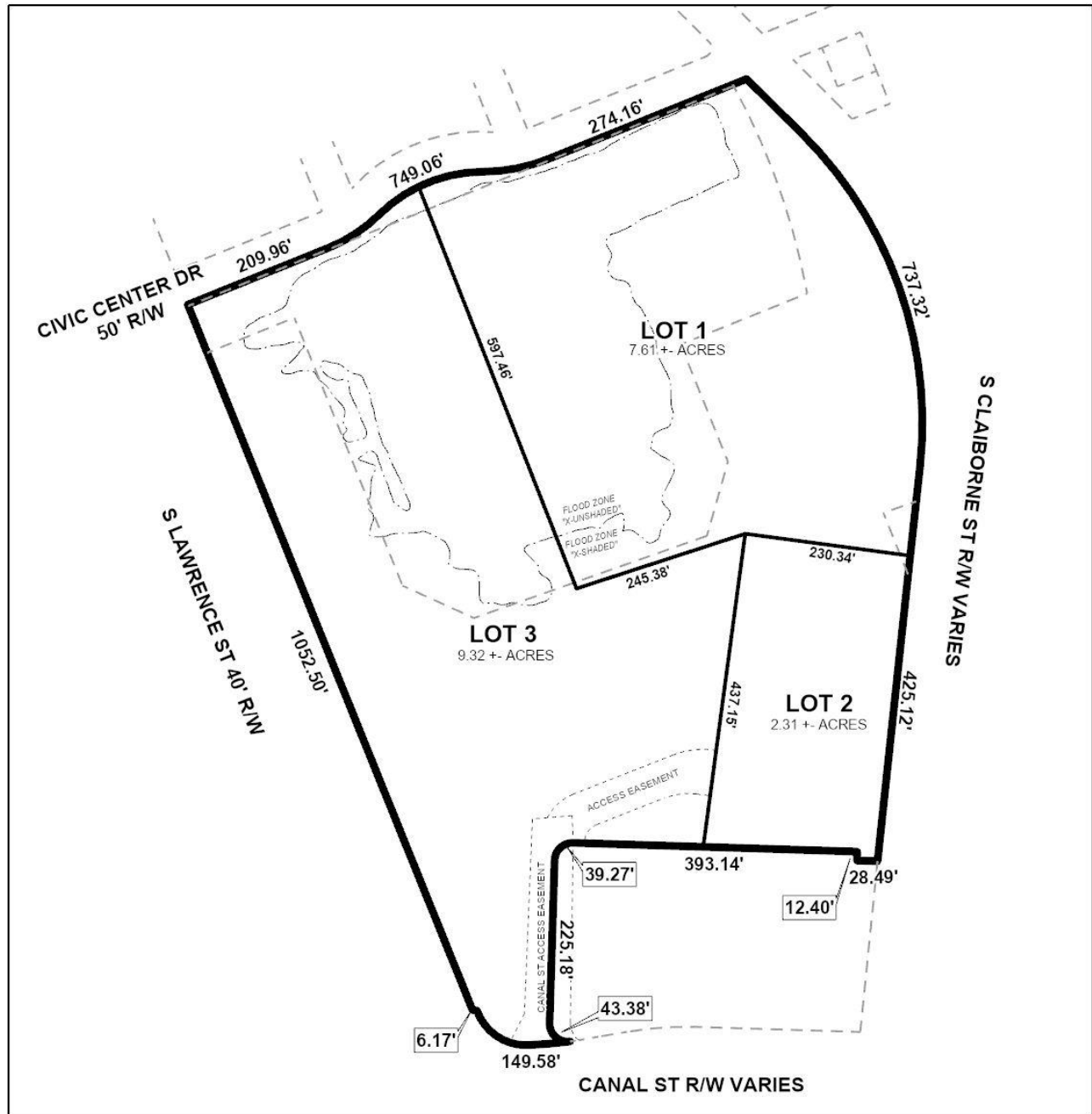


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE February 20, 2025

APPLICANT Resubdivision of Mobile Civic Center 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)
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)



DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.