



Agenda Item # 6

SUB-003121-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5340, 5344 & 5348 U.S. Highway 90 West, 5525, 5535, 5537, 5561 & 5567 Nevius Road, and 4575 & 4589 Hermitage Avenue

Subdivision Name:

Tillman’s Corner Development Subdivision

Applicant / Agent:

KD Tillman’s Corner, LLC (Garrett Baker, Delaney Property Group, LLC, Agent)

Property Owners:

KD Tillman’s Corner, LLC

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

District Center

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create four (4) legal lots of record from two (2) legal lots of record and six (6) metes-and-bounds parcels.

Considerations:

1. Subdivision approval with twelve (12) conditions.

Report Contents:

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

TILLMAN'S CORNER DEVELOPMENT SUBDIVISION



APPLICATION NUMBER 6 DATE November 21, 2024



SITE HISTORY

The subject site was initially a part of Bay View Terrace Subdivision, an old deed book plat.

In 1950, a portion of that subdivision was re-subdivided into Suburban Gardens Subdivision. Many of the lots within that subdivision were re-subdivided via parcel deeds prior to the area coming within the City's Planning Jurisdiction.

In 2006, the two legal lots of record contained within the current subdivision application were created via Suburban Gardens Subdivision, Resubdivision of Lot 8 and a portion of Lot 9, Block 1.

The Northern and Eastern portions of the site were annexed into the City of Mobile in 2008 and subsequently assigned a B-3, Community Business District zoning classification.

The current B-3, Community Business Suburban District classification was assigned to the areas within the City limits with the adoption of the Unified Development Code (UDC) in March 2023.

The Western portion of the site was granted a Pre-Zoning Request pursuant to Alabama Code 11-52-85 allowing pre-zoning of the property to B-3, Community Business Suburban District, subject to completion of the annexation process. The pre-zoning was approved by the Commission in July 2024, and subsequently adopted by the City Council on September 24, 2024. The site was also annexed into the City on that date.

The subject site has never been before the 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. A portion of this proposed subdivision appears to be located outside of the City limits. Revise and resubmit the application or note that the area is to be annexed into the City.
- C. Review and revise the written legal description and/or distance labels to correct the distance along the north line of LOT 2, 3, 4.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest corner of LOT 4 to the City of Mobile, and list the amount of dedicated acreage.
- E. According to the 1984 aerial photos these lots 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). Applicant will need to coordinate with the City Engineering Permitting Department (G. Davis) to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review.
- F. 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.
- G. 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.

- H. 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.
- I. 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.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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:

There is an existing traffic impact study for this site that was previously required by ALDOT. The improvements shown in the traffic impact study will be required. Speak to ALDOT, City of Mobile, and Mobile County about any additional requirements. Driveway number, size, location, and design to be approved by City of Mobile Traffic Engineering, ALDOT (where applicable), and Mobile County (where applicable) 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-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 four (4) legal lots of record from two (2) legal lots of record and six (6) metes-and-bounds parcels. The site is served by public water and sanitary sewer services.

The site has frontage on U.S. Highway 90 (Government Boulevard), Nevius Road and Hermitage Avenue.

Government Boulevard is a component of the Major Street Plan, classified as a Principal Arterial Street with a planned 250-foot wide right-of-way. As the current right-of-way width along the site is indicated to be 300 feet, no additional frontage dedication is required.

Nevius Road is also a component of the Major Street Plan, classified as a Minor Arterial Street with a planned 300-foot wide right-of-way. The preliminary plat indicates a varying right-of-way width along the site. If the right-of-way width is less than 150 feet to the centerline, dedication should be required; otherwise the plat needs to be revised to illustrate the existing right-of-way along Nevius Road.

Hermitage Avenue is a Minor Collector Street without curb and gutter requiring a 60-foot wide right-of-way, but has a substandard 50-foot wide right-of-way. As the Commission required dedication to provide 30 feet from the centerline of Hermitage Road in 2006 with the approval of the adjoining subdivision, dedication to provide 30 feet from the centerline of Hermitage Avenue should also be required for this application.

A 25-foot corner radius should be dedicated at the intersection of U.S. Highway 90 and Nevius Road, and at the intersection of Nevius Road and Hermitage Avenue, per Section 6.C.6. of the Subdivision Regulations.

Each of the lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in a B-3 Suburban district, and are labeled appropriately in both square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, adjusted for any required dedication; or provision of a table on the Final Plat with the same information will suffice.

No front yard setbacks are illustrated on the preliminary plat. Section 6.C.8. of the Subdivision Regulations requires the minimum front yard setbacks of the underlying zoning district and sub-district to be illustrated along all streets adjoining the subdivision. As such, if approved, revision of the plat should be required to illustrate a 25-foot front yard setback along all street frontages wherever each lot is at least 60 feet wide, adjusted for any required dedication.

Multiple easements are illustrated on the preliminary plat. If approved, a note should be placed on the Final Plat stating no structures shall be constructed or placed within any easement without 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.

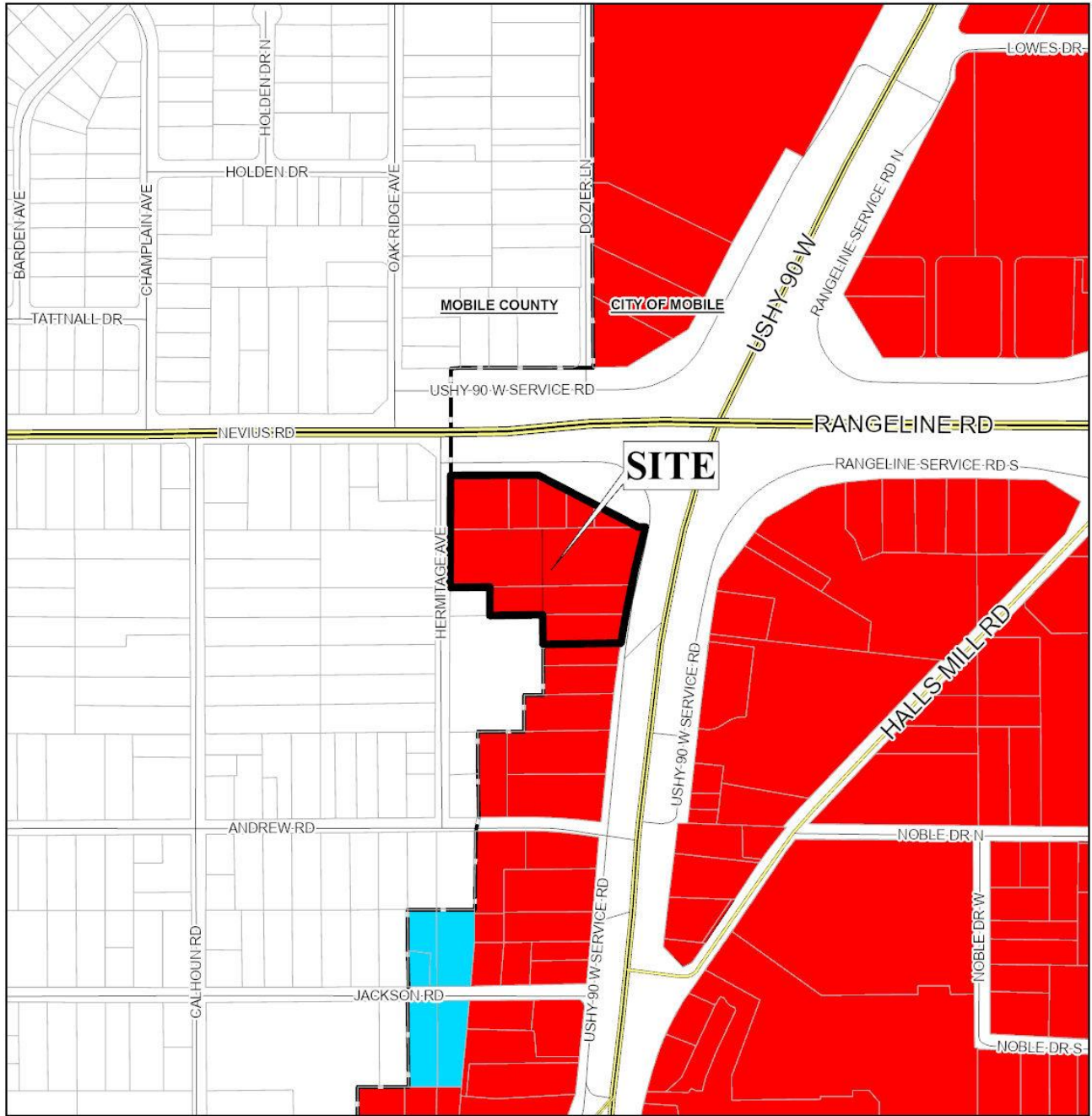
Considerations:

Based on the preceding, if the Subdivision request is considered for approval, the following conditions could apply:

1. Retention of the right-of-way width of U.S. Highway 90 (Government Boulevard) on the Final Plat;
2. Provision of the right-of-way width of Nevius Road on the Final Plat, and if less than 150 feet to the centerline of Nevius Road, dedication to provide 150 feet to the centerline of Nevius Road;
3. Dedication to provide 30 feet from the centerline of Hermitage Avenue;
4. Dedication to provide a 25-foot radius curve at the intersection of U.S. Highway 90 (Government Boulevard) and Nevius Road on the Final Plat;
5. Dedication to provide a 25-foot radius curve at the intersection of Nevius Road and Hermitage Avenue on the Final Plat;
6. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
7. Revision of the plat to illustrate a 25-foot front yard setback along all street frontages, adjusted for any required dedication;
8. Placement of a note on the Final Plat stating that no structure shall be constructed or placed within any easement without the permission of the easement holder;

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.

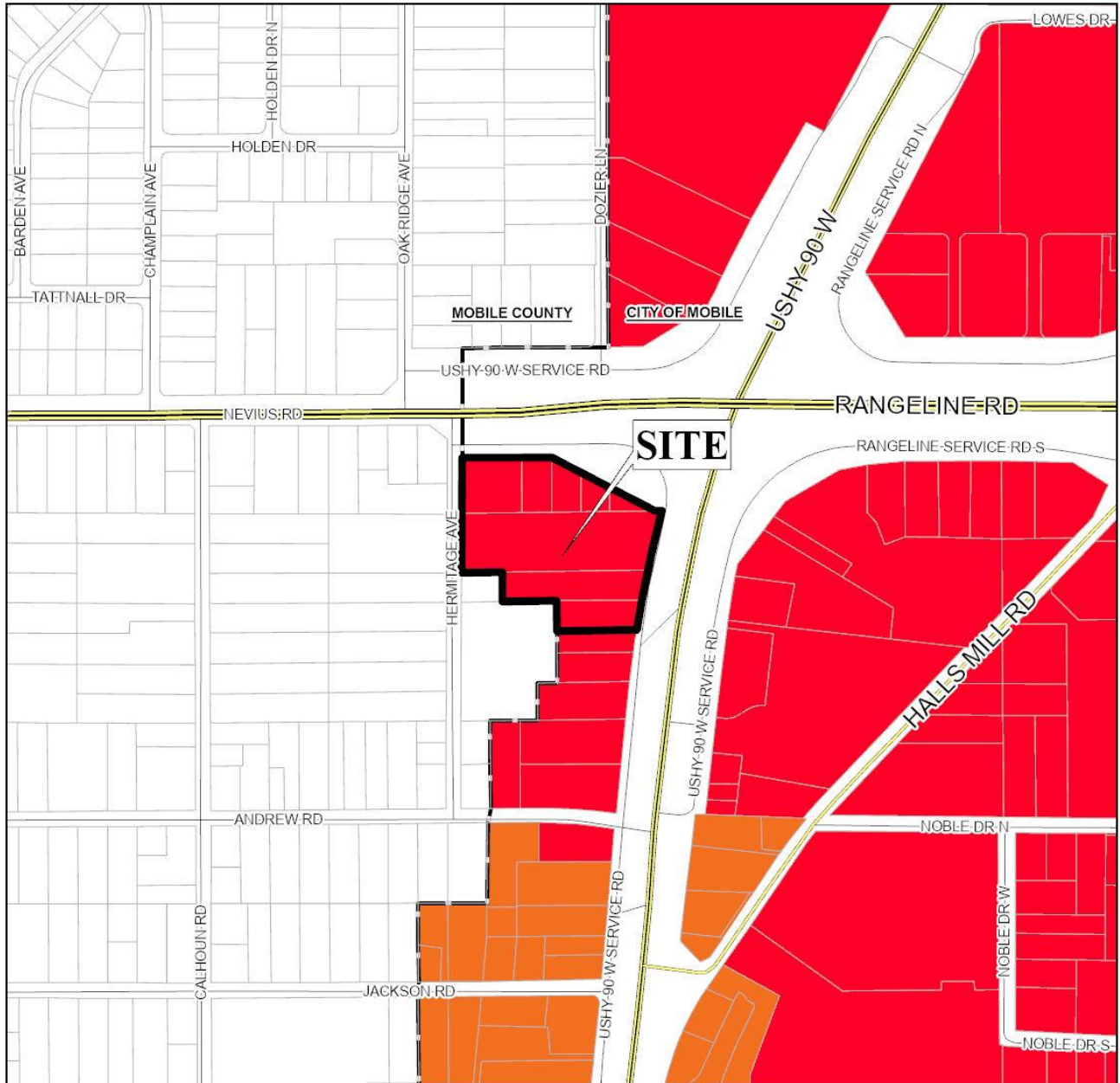
LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE November 21, 2024
 APPLICANT Tillman's Corner Development Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



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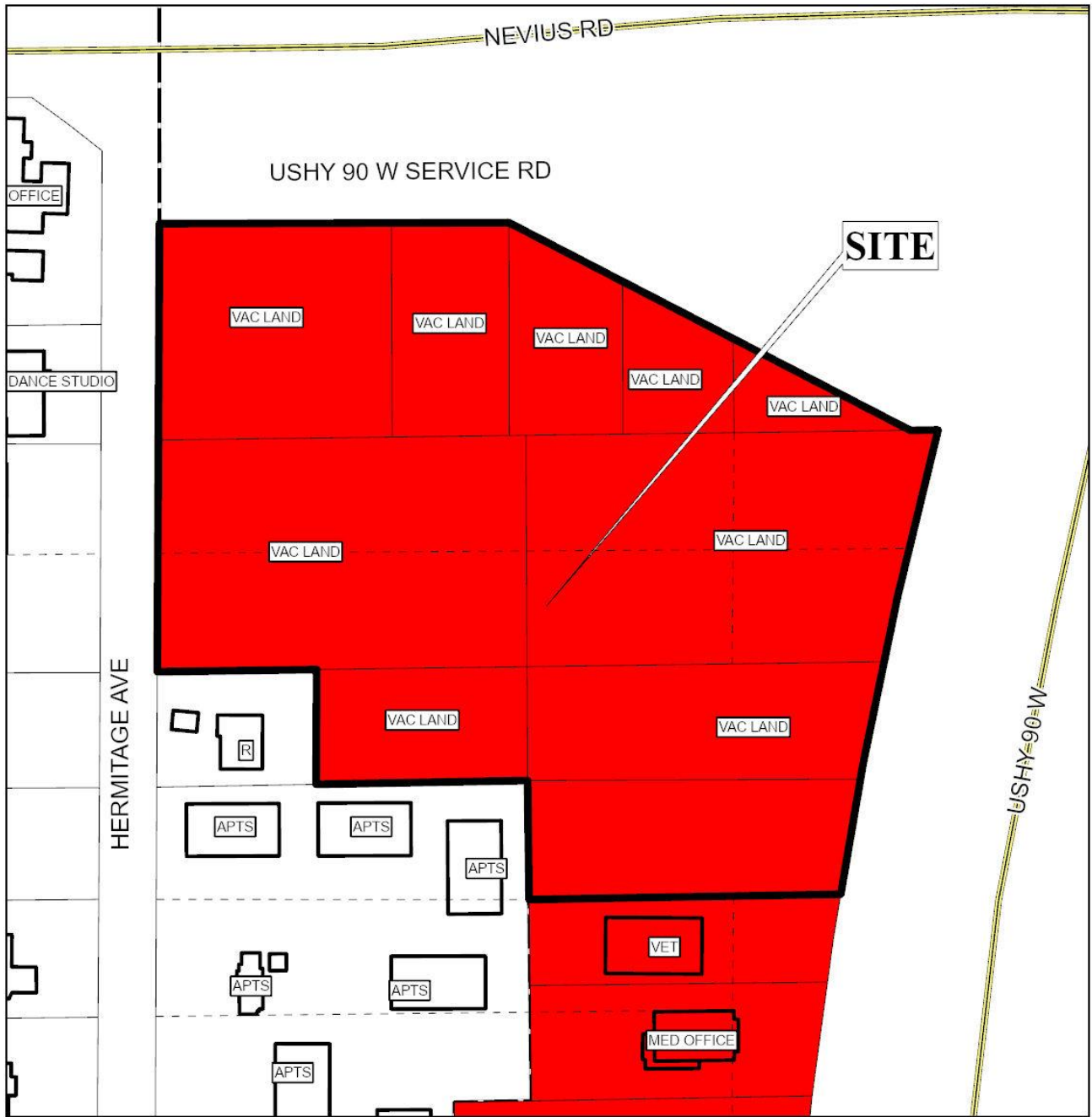
APPLICANT Tillman's Corner Development Subdivision

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 | |



TILLMAN'S CORNER DEVELOPMENT SUBDIVISION

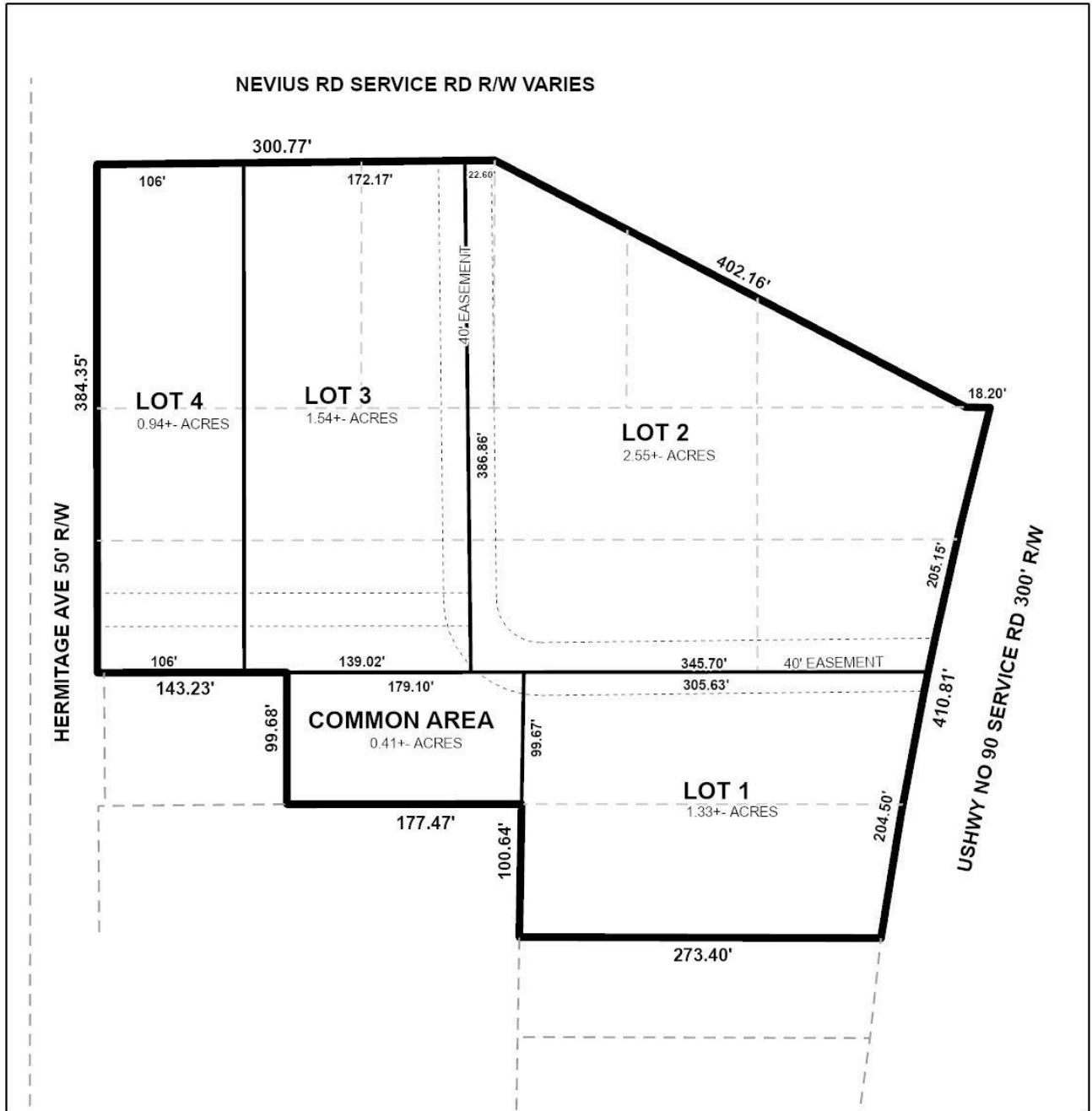


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE November 21, 2024
 APPLICANT Tillman's Corner Development 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)



DISTRICT CENTER (DC)

This designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.