



## Agenda Item # 7

### SUB-003248-2025

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

[Applicant Materials for Consideration](#)

## DETAILS

**Location:**

1854 East I-65 Service Road North

**Subdivision Name:**

Paterson Place Subdivision, Phase II

**Applicant / Agent:**

Brian Pipkin, Riverside Materials, Inc.

**Property Owner:**

The Paterson Company, Inc.

**Current Zoning:**

I-1, Light Industry District

**Future Land Use:**

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 three (3) existing legal lots of record.

**Commission Considerations:**

- Subdivision proposal with ten (10) conditions.

**Report Contents:**

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## PATERSON PLACE SUBDIVISION, PHASE II



APPLICATION NUMBER 7 DATE March 20, 2025



## SITE HISTORY

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The site has been before the Planning Commission several times before, with the most recent application being the two-lot Cummins Subdivision, which was approved by the Planning Commission at its September 3, 2015 meeting and recorded in Probate Court. The remainder of the site was included in the two-lot Paterson Place Subdivision Resubdivision, which was approved by the Planning Commission at its June 3, 1999 meeting and recorded in Probate Court.

A portion of the subject site has a Sidewalk Waiver granted by the Planning Commission at its October 17, 1996 meeting. It should be noted that at such a time as the site has further development, either a sidewalk will be required to be provided, or a new Sidewalk Waiver application should be submitted.

At the Board of Zoning Adjustment's December 1, 2014 meeting, the site was granted a variance to allow the site to have two (2) freestanding signs.

There are no other Planning Commission or Board of Zoning Adjustment applications 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. 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.
- C. 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.
- D. Revise NOTE #13 to read - 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 – 74,000 sf.
- E. 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 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-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 two (2) legal lots of record from three (3) existing legal lots of record. The site is served by public water and sanitary sewer services.

The lots have frontage along East I-65 Service Road North, a major collector street requiring a minimum 60-foot right-of-way width per the Major Street Plan. The subject site also fronts Ridgeway Street, a minor street without curb and gutter, which typically requires a right-of-way width of 60-feet. However, as the site has been involved in several Subdivision applications previously, a waiver of Section 6.B.9. of the Subdivision Regulations may be appropriate, if approved. It should be noted that the site also has frontage along an unopened right-of-way associated with Ruby Street. If approved, a note should be placed on the Final Plat stating that Lot 1 shall have no access to Ruby Street until such a time as it is developed to City of Mobile standards.

Both lots exceed the minimum size requirements for lots served by public water and sanitary sewer in an I-1 district and are properly labeled in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat adjusted for any required dedication; or placement of a table on the Final Plat with the same information will suffice.

The preliminary plat illustrates a 25-foot minimum building setback for both lots along their frontages, in compliance with Article 2 Section 64-2-22.6. of the Unified Development Code which, if approved, should be retained on the Final Plat adjusted for any required dedication.

It should be noted that there are drainage and utility easements on the subject site. If approved, a note should be placed on the Final Plat stating that no structures are allowed in an easement without the easement holder's permission.

## **SUBDIVISION CONSIDERATIONS**

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### **Standards of Review:**

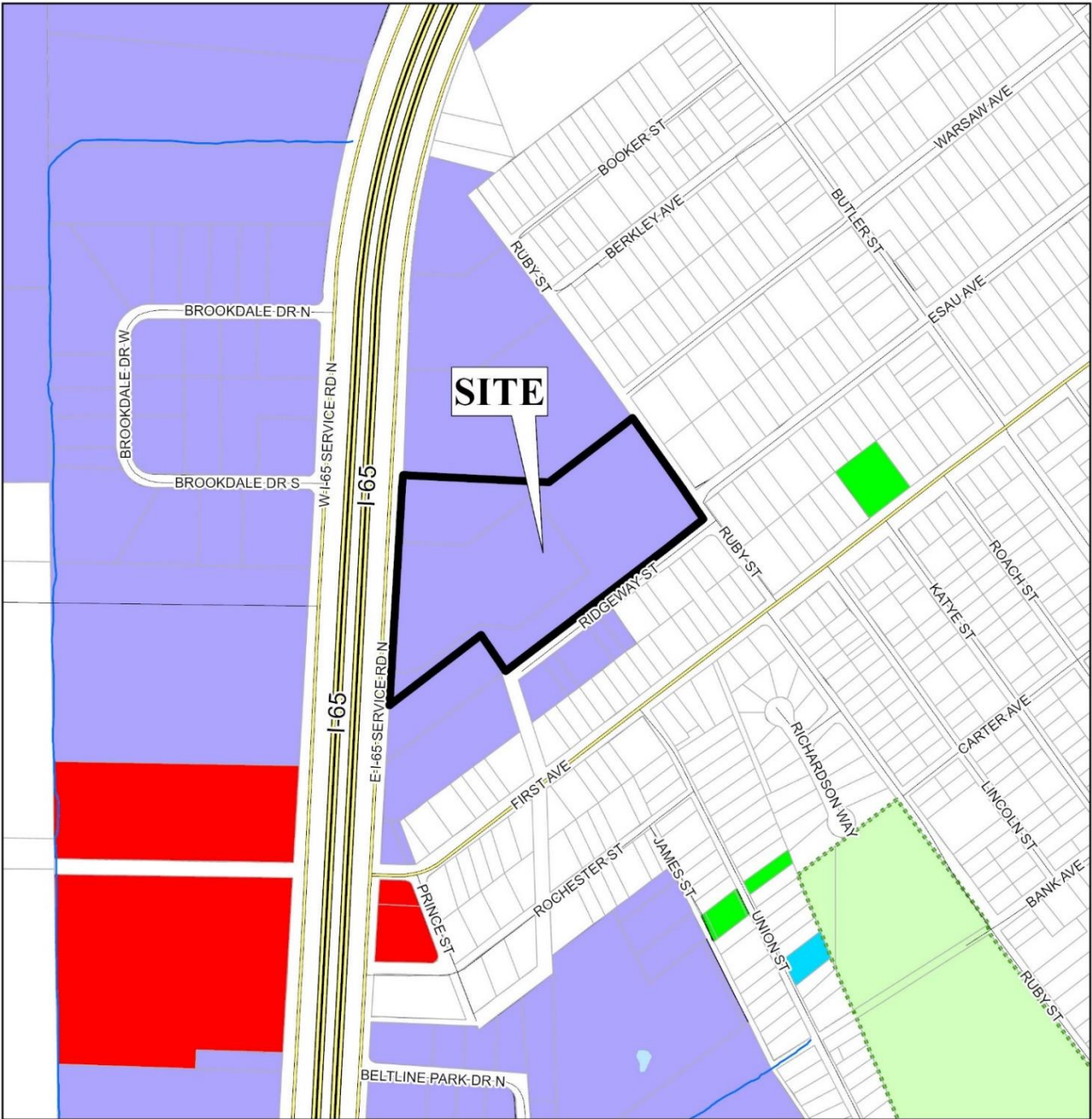
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

## **Considerations:**

Based on the preceding, and with waivers of Section 6.B.9. (right-of-way dedication) of the Subdivision Regulations, if the Planning Commission considers approving the Subdivision request, the following conditions should apply:

1. Retention of the rights-of-way for all street frontages;
2. Retention of the 25-foot setback along all street frontages;
3. Placement of a note on the Final Plat stating that Lot 1 shall have no access to Ruby Street until such a time as it is developed to City of Mobile standards;
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. Placement of a note 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 all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report;
9. Compliance with all Fire Department comments noted in this staff report; and
10. Completion of the Subdivision process prior to the application for permits.

LOCATOR ZONING MAP



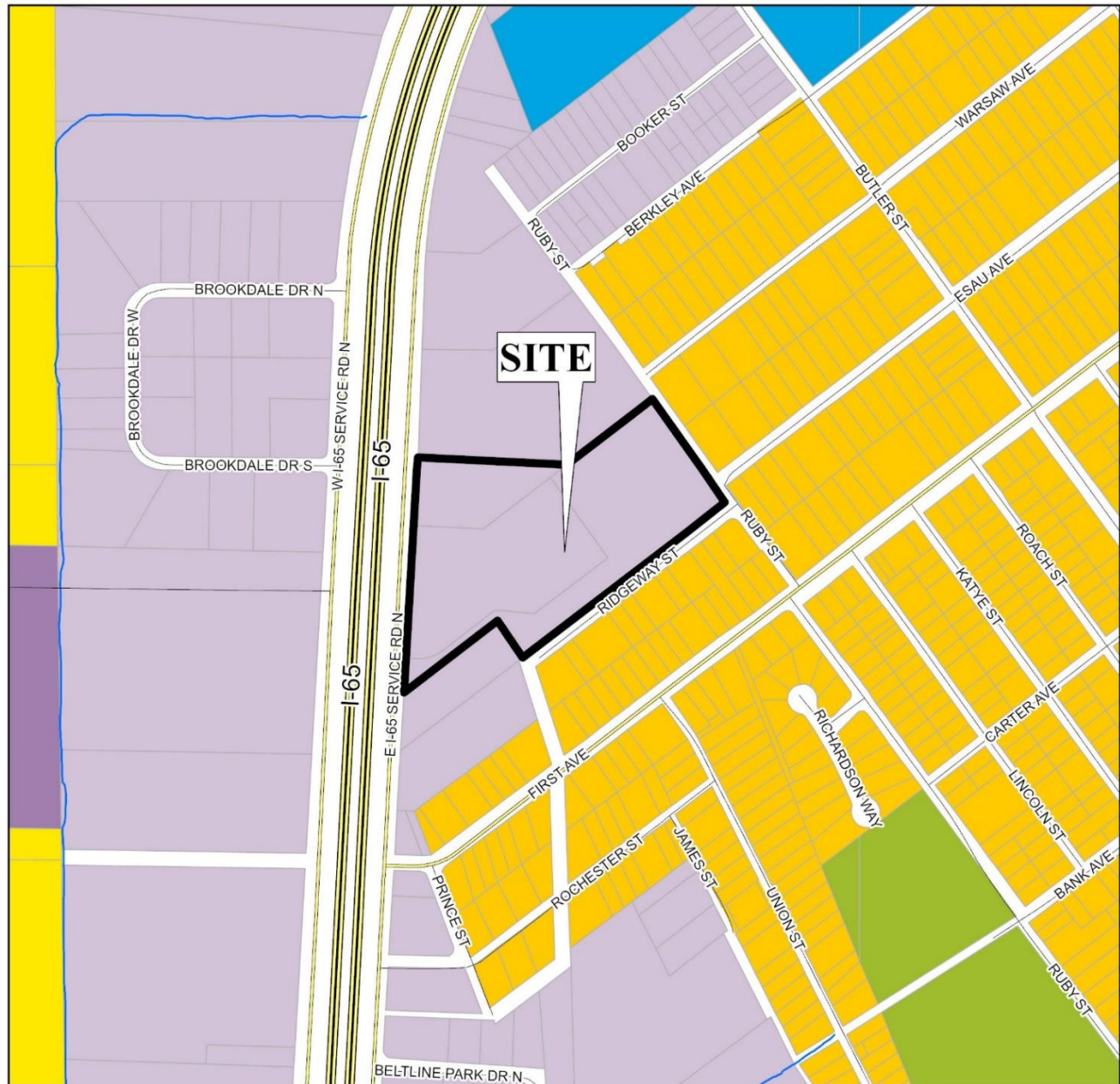
APPLICATION NUMBER	7	DATE	March 20, 2025
APPLICANT	Paterson Place Subdivision, Phase II		
REQUEST	Subdivision		

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NTS



## FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE March 20, 2025

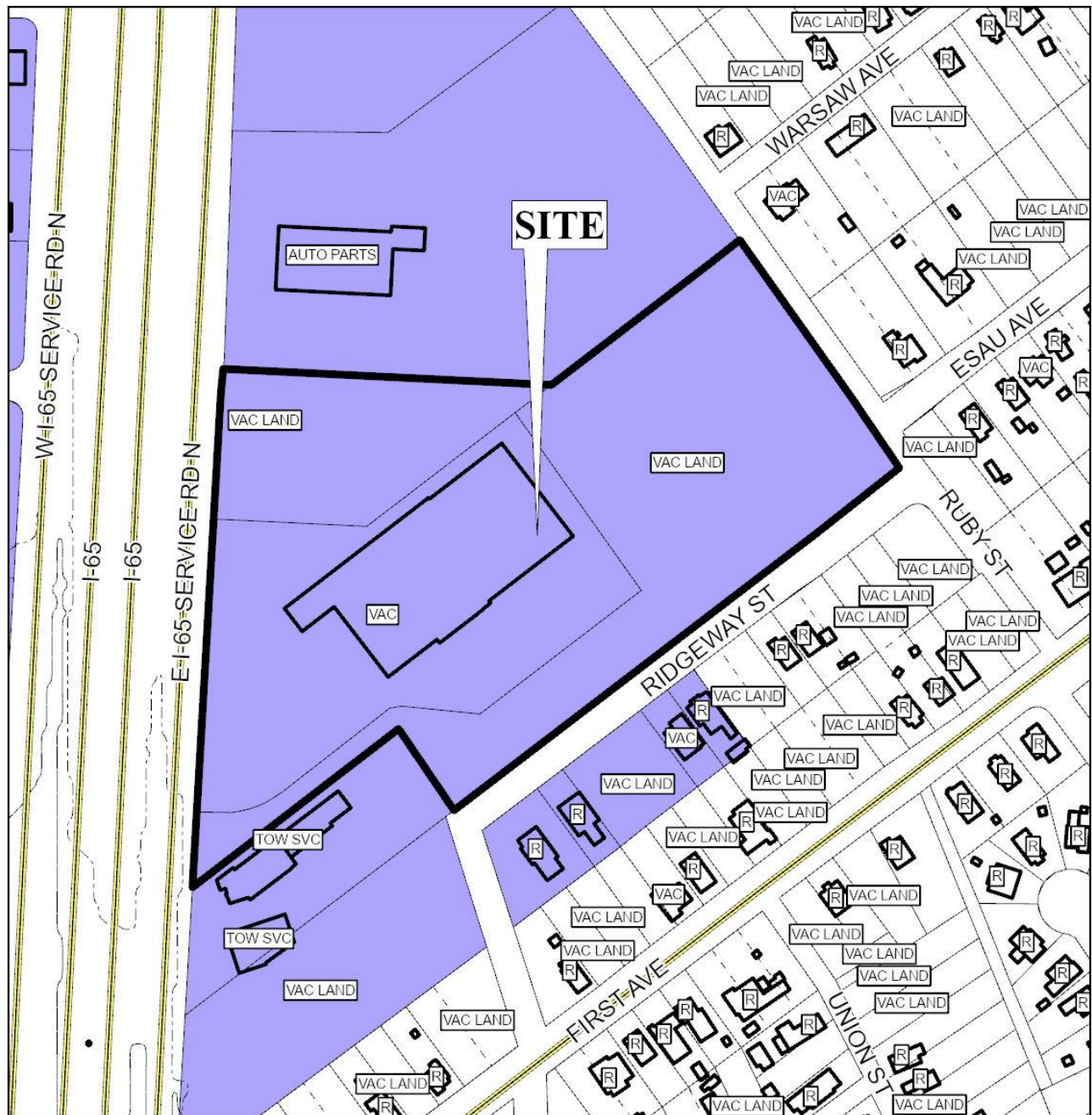
APPLICANT Paterson Place Subdivision, Phase II

REQUEST Subdivision

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



## PATERSON PLACE SUBDIVISION, PHASE II



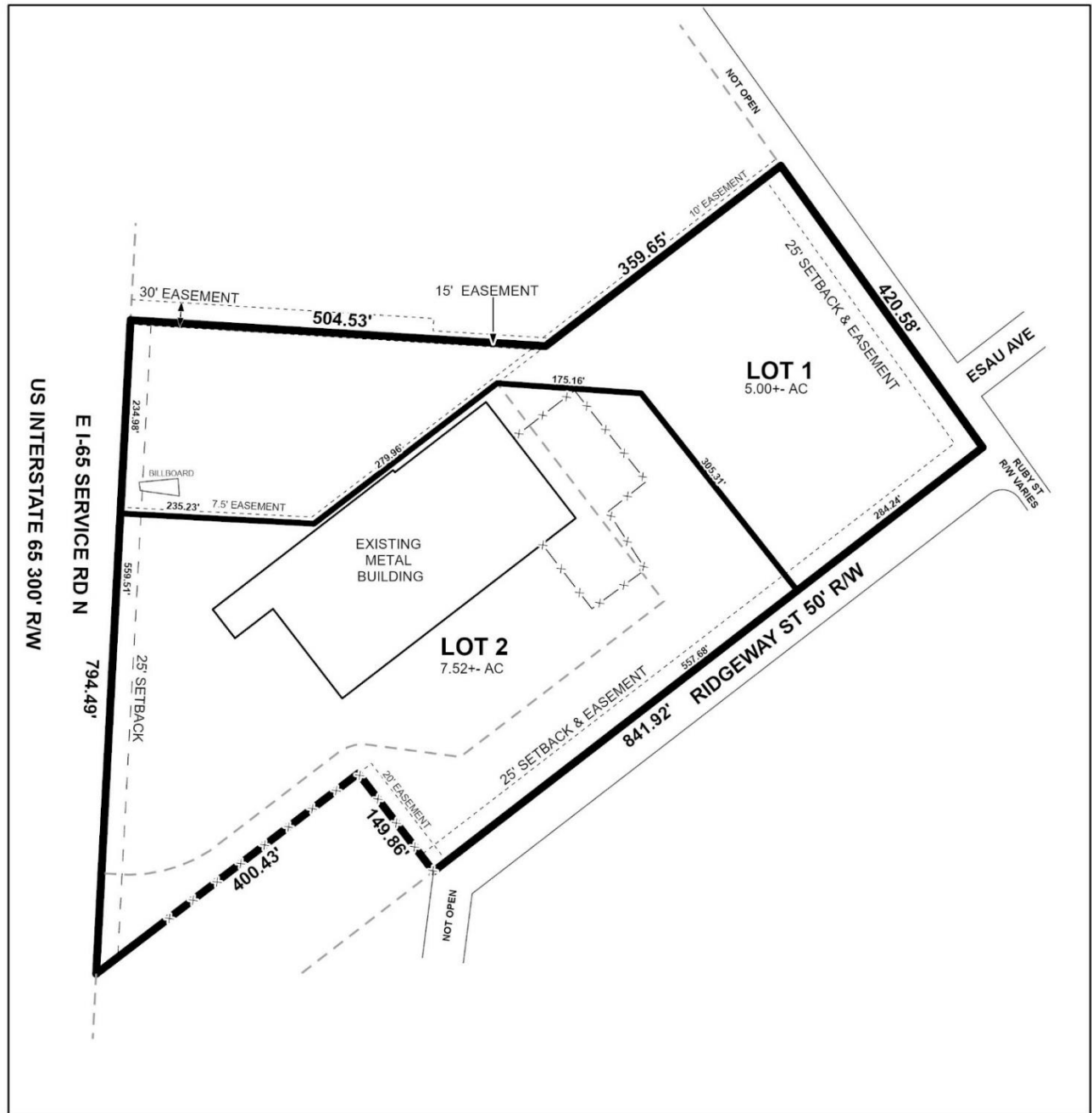
APPLICATION NUMBER 7 DATE March 20, 2025

<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> R-A	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R-3	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> B-1	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> B-2	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> B-5	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> ML	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> I-2	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> OPEN	<span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> T-3	<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> T-5.2
<span style="display:inline-block; width:15px; height:15px; background-color:white;"></span> R-1	<span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> R-B	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> T-B	<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> B-3	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> CW	<span style="display:inline-block; width:15px; height:15px; background-color:teal;"></span> MH	<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> PD	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> SD	<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple;"></span> T-4	<span style="display:inline-block; width:15px; height:15px; background-color:darkpurple;"></span> T-6
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R-2	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span> H-B	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> LB-2	<span style="display:inline-block; width:15px; height:15px; background-color:brown;"></span> B-4	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> MM	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> I-1	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> MUN	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> SD-WH	<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> T-5.1	





# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE March 20, 2025

APPLICANT Paterson Place Subdivision, Phase II

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)

## **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.