



Agenda Item # 1

SUB-003653-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4103 Moffett Road

Subdivision Name:

Brown Square Subdivision

Applicant / Agent:

Robert Brown, R & G Brown Properties/ Joseph N. Asarisi, Asarisi & Associates, LLC, Agent

Property Owner:

Robert Brown, R & G Brown Properties

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create one (1) legal lot of record from one (1) metes and bounds parcel.

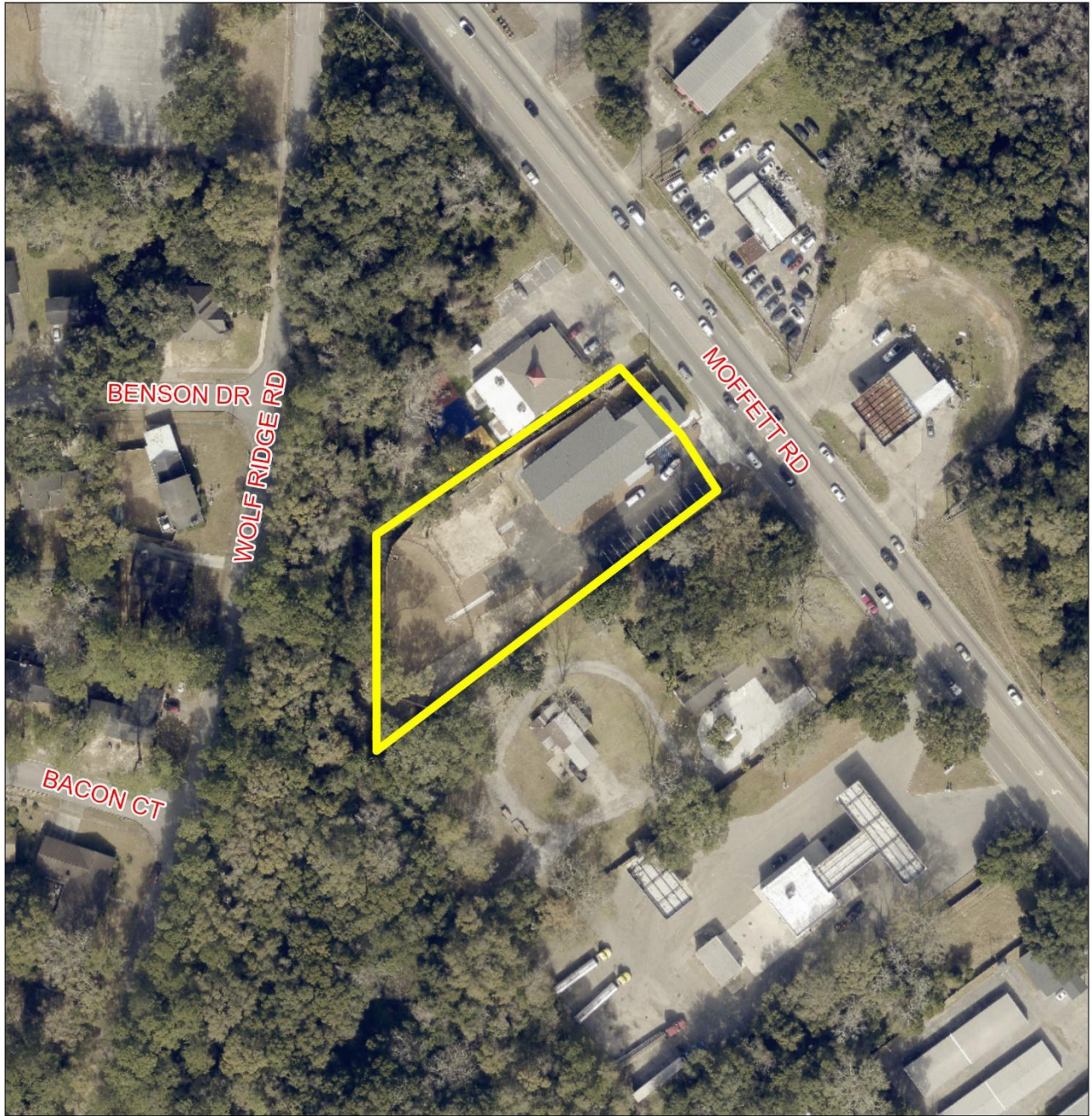
Commission Considerations:

1. Subdivision proposal with eight (8) conditions.

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BROWN SQUARE SUBDIVISION



APPLICATION NUMBER 1 DATE April 16, 2026



SITE HISTORY

The site was annexed into the City of Mobile in 1956.

Rezoning of the property from R-1, Single-Family Residential District, to B-3, Community Business District, was adopted by the City Council on December 15, 1981.

The property is developed with a vacant, 5,338± square-foot building. Further development of the property with an office building and parking lot for use of the property as a child day care is proposed. The change to the existing building footprint is greater than 50%, prompting full compliance with current regulations, which includes the Subdivision Regulations. As such, completion of the subdivision process is required prior to final Zoning approval of the associated development permits.

There are no Planning Commission or 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. Check the written legal description and the boundary label for the bearing of the middle leg of the Moffett Rd. frontage and revise so they match.
- C. Retain NOTES 12-16.
- D. Revise GENERAL NOTES #18 to read – “As shown on the aerial photos LOT 1 will receive the 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 – 2,600 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- 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.gov 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 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 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 request is to create one (1) legal lot of record from one (1) metes and bounds parcel. The site is served by public water and sanitary sewer.

The proposed lot has frontage on Moffett Road, Principle Arterial Street requiring a 100-foot-wide right-of-way at this location. A substandard right-of-way width is depicted on the preliminary plat, making additional dedication necessary. If approved, the plat should be revised to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road; however, it should be noted that the existing building would encroach on the right-of-way if dedication is required. As such, a waiver of Section 6.B.9. of the Subdivision Regulations may be necessary.

The proposed lot meets the minimum width requirements of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercially zoned property. The lot also exceeds the minimum area requirements of Article 2, Section 64-2-14.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the B-3, Community Business Suburban District. It is properly labeled with its area in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information will suffice.

If approved, the plat should be revised to illustrate the 25-foot front yard setback along Moffett Road, in accordance with Article 2, Section 64-2-14.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. It should be noted that the existing building also encroaches within the required front yard setback and is a nonconforming condition. Future improvements to the building may require compliance with the applicable setback requirements, or the applicant can request a Front Yard Setback Variance from the Board of Zoning Adjustment.

Finally, Article 3, Section 64-3-8.A. if the UDC requires a residential protection buffer wherever the boundary of a building site in a B-3 zoning district adjoins an R-1 zoning district. The site adjoins R-1 zoned properties to the North, West, and South. As such, a note should be placed on the Final Plat, if approved, stating the site shall comply with

the residential protection buffer requirements of Article 3, Section 64-3-8.A. of the Unified Development Code, where applicable.

SUBDIVISION CONSIDERATIONS

Standards of Review:

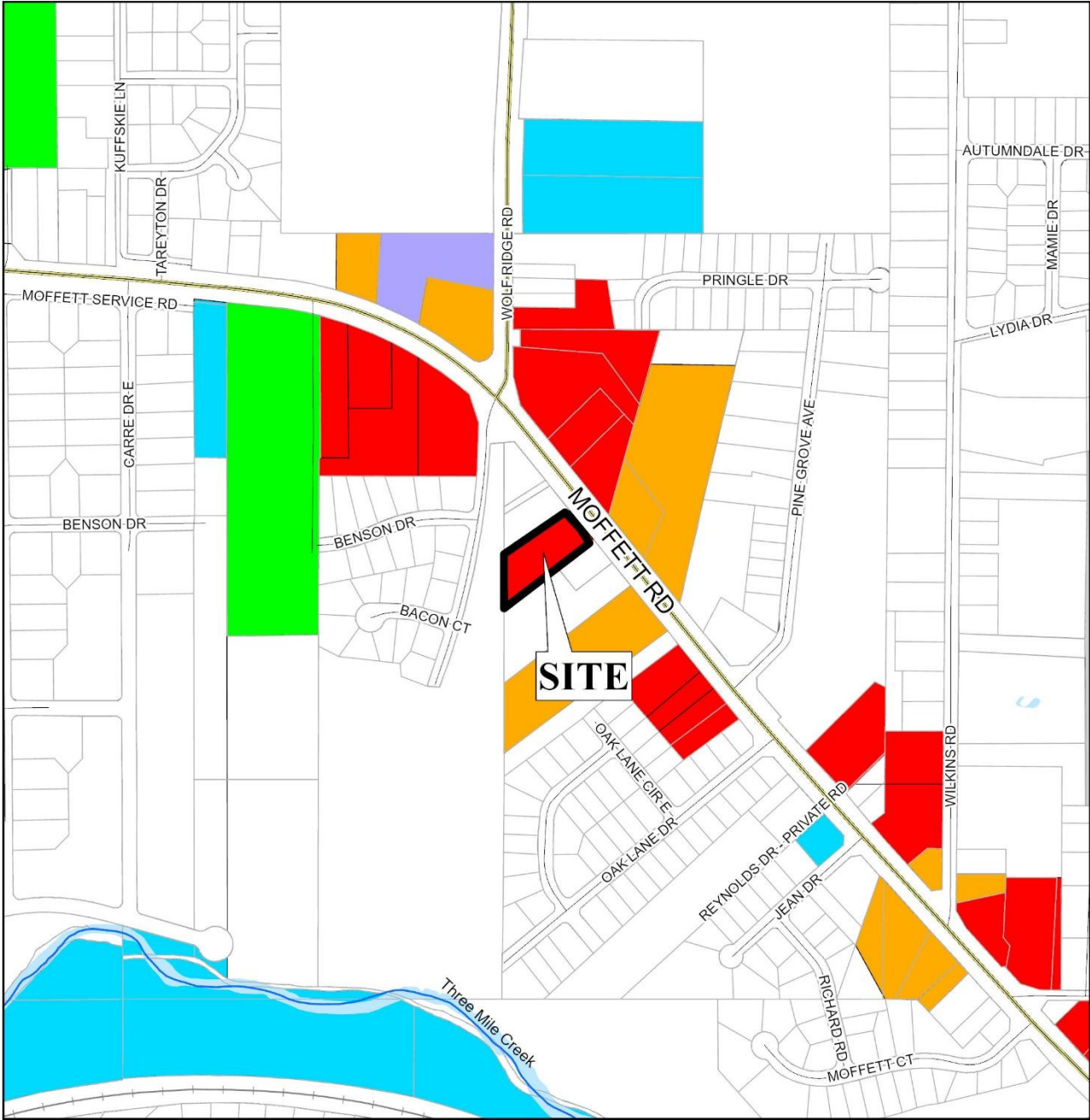
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
2. Retention of the lot's size in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Revision of the plat to illustrate a 25-foot front yard setback along Moffett Road, in compliance with Article 2, Section 64-2-14.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations.
4. Provision of a note on the Final Plat stating the site shall comply with the residential protection buffer requirements of Article 3, Section 64-3-8.A. of the Unified Development Code;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

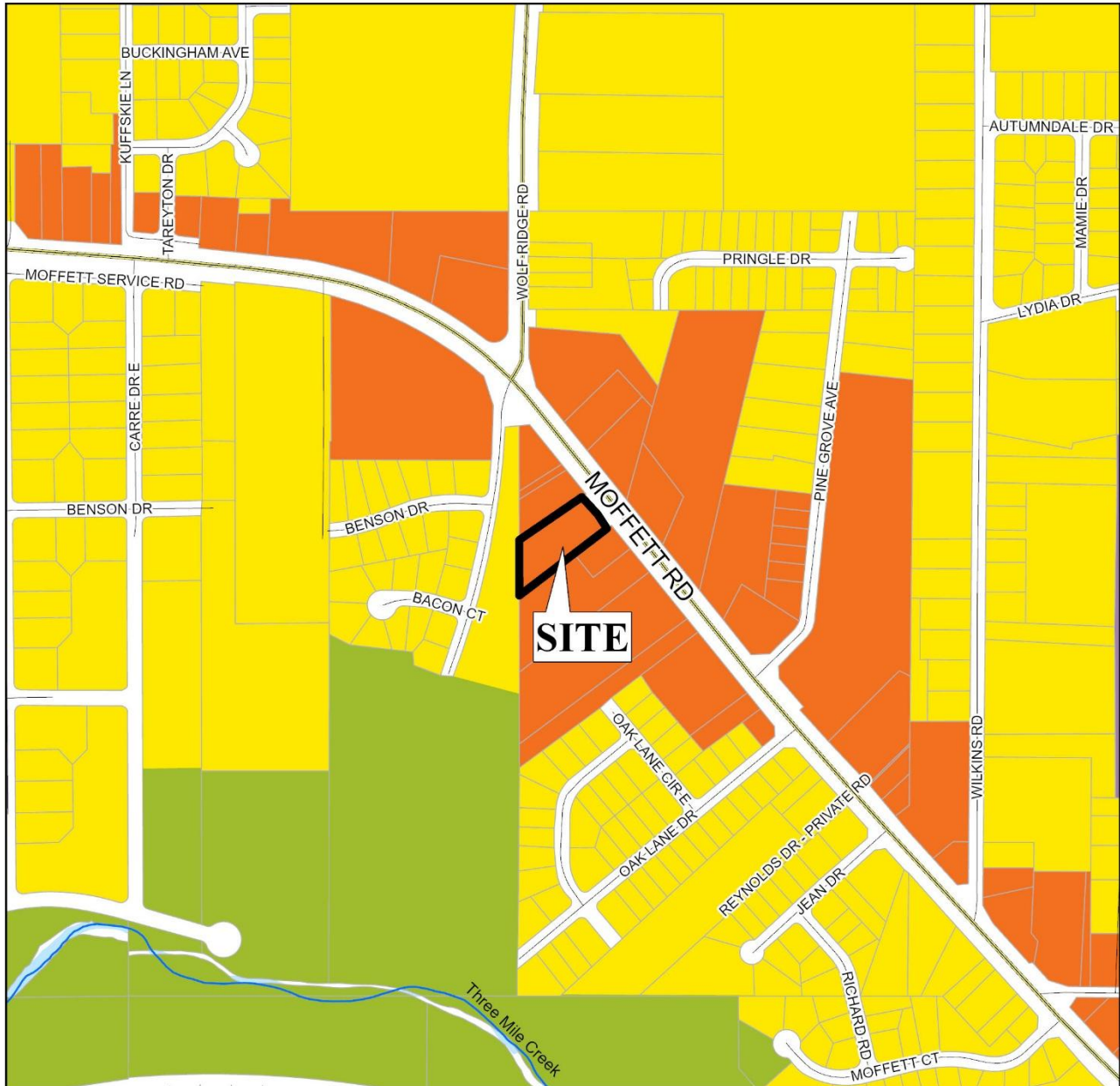
LOCATOR ZONING MAP



APPLICATION NUMBER	1	DATE	April 16, 2026
APPLICANT	Brown Square Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE April 16, 2026

APPLICANT Brown Square 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 | |



BROWN SQUARE SUBDIVISION

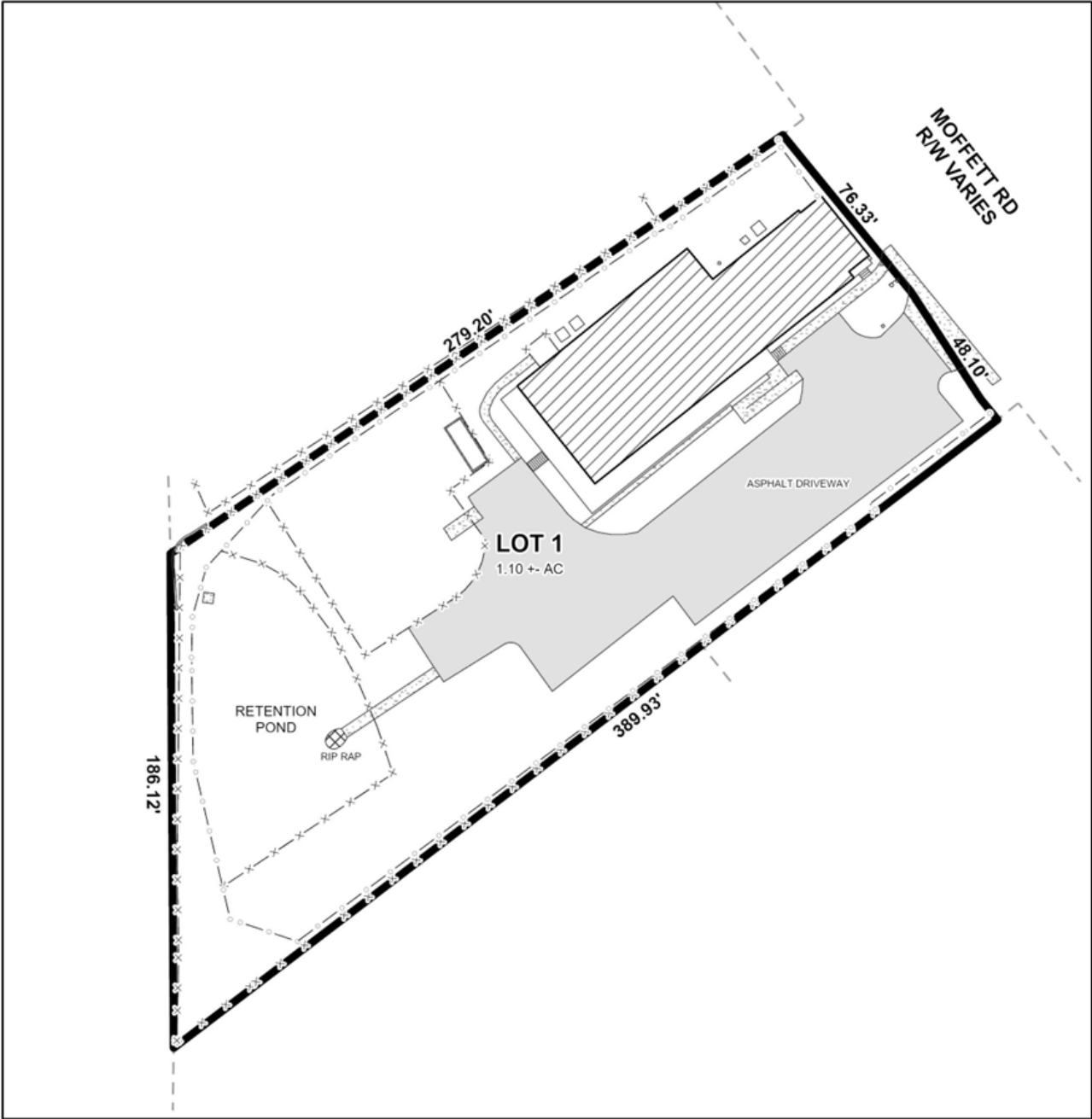


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER	1	DATE	April 16, 2026
APPLICANT	Brown Square Subdivision		
REQUEST	Subdivision		



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.

Development Intent

- › 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.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

