Planning Commission
October 15, 2026

Agenda Item # 1 - HOLDOVER

SUB-003835-2026

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

Applicant Materials for Consideration

DETAILS

Location:
59 & 61 Bradford Avenue, & 1311 Azalea Street

Subdivision Name:
Second Annunciation Greek Orthodox Church Subdivision

Applicant / Agent:
Gregory Saad, Saad Development Corp.

Property Owner(s):
Robert Lewis, 59 Bradford LLC; Greg Saad, C & S LLC; and Annunciation Greek Orthodox Church

Current Zoning:
R-1, Single-Family Residential Urban District

Future Land Use:
Mixed Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create six (6) legal lots of record from two (2) legal lots of record and one (1) metes-and-bounds parcel.

Commission Considerations:

- Subdivision proposal with twelve (12) conditions.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential units.

APPLICATION NUMBER 1 DATE October 15, 2026

APPLICANT Second Annunciation Greek Orthodox Church

REQUEST Subdivision

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HOLDOVER COMMENTS

This application was held over from the September 17, 2026, Planning Commission meeting at the applicant's request. No additional information was submitted by the applicant.

HOLDOVER 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, a waiver of Sections 6.B.9. (Substandard Right-of-Way), 6.C.2.(a)(1) (Substandard Area), and 6.C.4. (No Public Street Frontage) of the Subdivision Regulations will be required, and the following conditions could apply:

1. Approval of the *Third Annunciation Greek Orthodox Church Subdivision* prior to signing the Final Plat;
2. Retention of the right-of-way width labels for Azalea Street and Bradford Avenue on the Final Plat;
3. Retention of the lot size labels, in both square feet and acres, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Removal of the two (2) rental dwelling units, with all required permits obtained, prior to signing the Final Plat;
5. Revision of the plat to remove the 25-foot front yard setback lines along the street frontages;
6. Revision of the plat to remove the 10-foot side and rear yard setback lines on the three (3) lots with public street frontage;
7. Placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
8. Placement of a note on the Final Plat stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
9. Compliance with all Engineering comments noted in this staff report;
10. Placement of a note on the Final Plat stating the 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.

SITE HISTORY

The subject site was annexed into the City of Mobile in 1889.

Two (2) of the properties involved in this subdivision were created through the *Davis-Oates Subdivision*, a deed book subdivision recorded in 1924.

With the adoption of the Zoning Ordinance in 1967, the subject site was assigned an R-1, Single-Family Residential zoning classification.

There are no Planning Commission or Board of Zoning Adjustment applications associated with the subject 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. Add Azalea Street and Brown Street to the vicinity map.
C. Delete "FUTURE SUBDIVISION" label on the adjacent 3.4-acre parcel.
D. Delete the FLOODPLAIN DEVELOPMENT NOTE. That appears to be applicable to Mobile County subdivisions. It is not required within the city limits.
E. Delete Sheets 2 and 3 (labeled as SHEET 1 OF 1 and SHEET 1 OF 1) of the three (3) page FINAL PLAT document. A BUILDING OVERLAY drawing (page 2 of 3) and a duplication of the proposed LOT information for proposed LOT 1 and 2 (page 3 of 3) are not applicable to the FINAL PLAT document.
F. How do LOTS 1 (per SURVEYOR NOTES #1), 1A, 2A, and 3A access a public ROW?
G. Add a note - 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.
H. Add a note - 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.
I. Add a note - 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.
J. Add a note - 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.
K. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
L. Add a note - As shown on the 1984 aerial photo LOTS 1, 2, 3, 1A, 2A, and 3A will share the 3,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 5,300 sf, LOT 1A – 2,600 sf, LOT 2 – 5,600 sf, LOT 2A – 3,200 sf, LOT 3 – 4,800 sf, and LOT 3A – 2,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
M. 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:

Comments not to be placed on Plat:

Lots 1A, 3A, and 2A do not have access to an abutting street.

Comments to be placed on Plat:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 application is to create six (6) legal lots of record from two (2) legal lots of record and one (1) metes-and-bounds parcel. The site is served by public water and sanitary sewer.

Three (3) of the proposed lots within the subdivision would not abut a public street, as required by Section 6.C.4. of the Subdivision Regulations. Instead, these lots are proposed to be incorporated into the adjoining *Third Annunciation Greek Orthodox Church Subdivision*, which is scheduled to be considered concurrently with this application. Therefore, if approved, the Final Plat for this subdivision should not be signed unless the *Third Annunciation Greek Orthodox Church Subdivision* is also approved.

The subdivision has frontage along Azalea Street and Bradford Avenue, both minor streets with curb and gutter; however, both streets have substandard 40-foot rights-of-way. As right-of-way dedications were not required with the approval of the original *Annunciation Greek Orthodox Church Subdivision*, additional right-of-way dedication should not be required with this subdivision. If approved, a waiver of Section 6.B.9. of the Subdivision Regulations will be required. The existing right-of-way labels for Azalea Street and Bradford Avenue should be retained on the Final Plat.

One (1) of the proposed lots would abut Azalea Street, and two (2) would abut Bradford Avenue. All three (3) lots would comply with the minimum lot size requirements for lots in an R-1, Single-Family Residential Urban District. The remaining three (3) proposed lots would be substandard in size, being less than the 6,000-square-foot minimum required for lots in an R-1, Single-Family Residential Urban District pursuant to Section 64-2-5.E. of the UDC and Section 6.C.2.(a)(1) of the Subdivision Regulations. As these three (3) lots are not proposed for development and are intended to be incorporated into the *Third Annunciation Greek Orthodox Church Subdivision*, a waiver of the applicable lot size requirements is recommended. Section 6.C.2.(a)(1) of the Subdivision Regulations authorizes the Planning Commission to waive the applicable lot size requirements. If approved, the lot size labels, in both square feet and acres, shown on the preliminary plat should be retained on the Final Plat, or a table providing the same information should be included on the Final Plat.

Two (2) of the lots proposed to be subdivided contain rental dwelling units that are proposed for removal. These structures must be removed, with all required permits obtained, prior to signing the Final Plat, if approved.

A 25-foot front yard setback is illustrated along the street frontages on the preliminary plat. However, the site is located within the Old Dauphin Way Historic District Overlay, which requires front yard setbacks to be no greater or lesser than the setback of structures located on the same side of the street within 150 feet on either side of the proposed building site, exclusive of the right-of-way. Therefore, the plat should be revised to remove the 25-foot front yard setback. If approved, a note should be placed on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO.

The preliminary plat also illustrates 10-foot side and rear yard setbacks on the three (3) lots with public street frontage. These setbacks should be removed from the Final Plat, if approved.

Finally, approval from the Historic Development Department is required prior to the issuance of any development permits. If approved, a note to this effect should be placed on the Final Plat.

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, a waiver of Sections 6.B.9. (Substandard Right-of-Way), 6.C.2.(a)(1) (Substandard Area), and 6.C.4. (No Public Street Frontage) of the Subdivision Regulations will be required, and the following conditions could apply:

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LOCATOR ZONING MAP

APPLICATION NUMBER 1 DATE October 15, 2026

APPLICANT Second Annunciation Greek Orthodox Church

REQUEST Subdivision

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FLUM LOCATOR MAP

APPLICATION NUMBER 1 DATE October 15, 2026

APPLICANT Second Annunciation Greek Orthodox Church

REQUEST Subdivision

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

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PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential units.

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REQUEST Subdivision

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	

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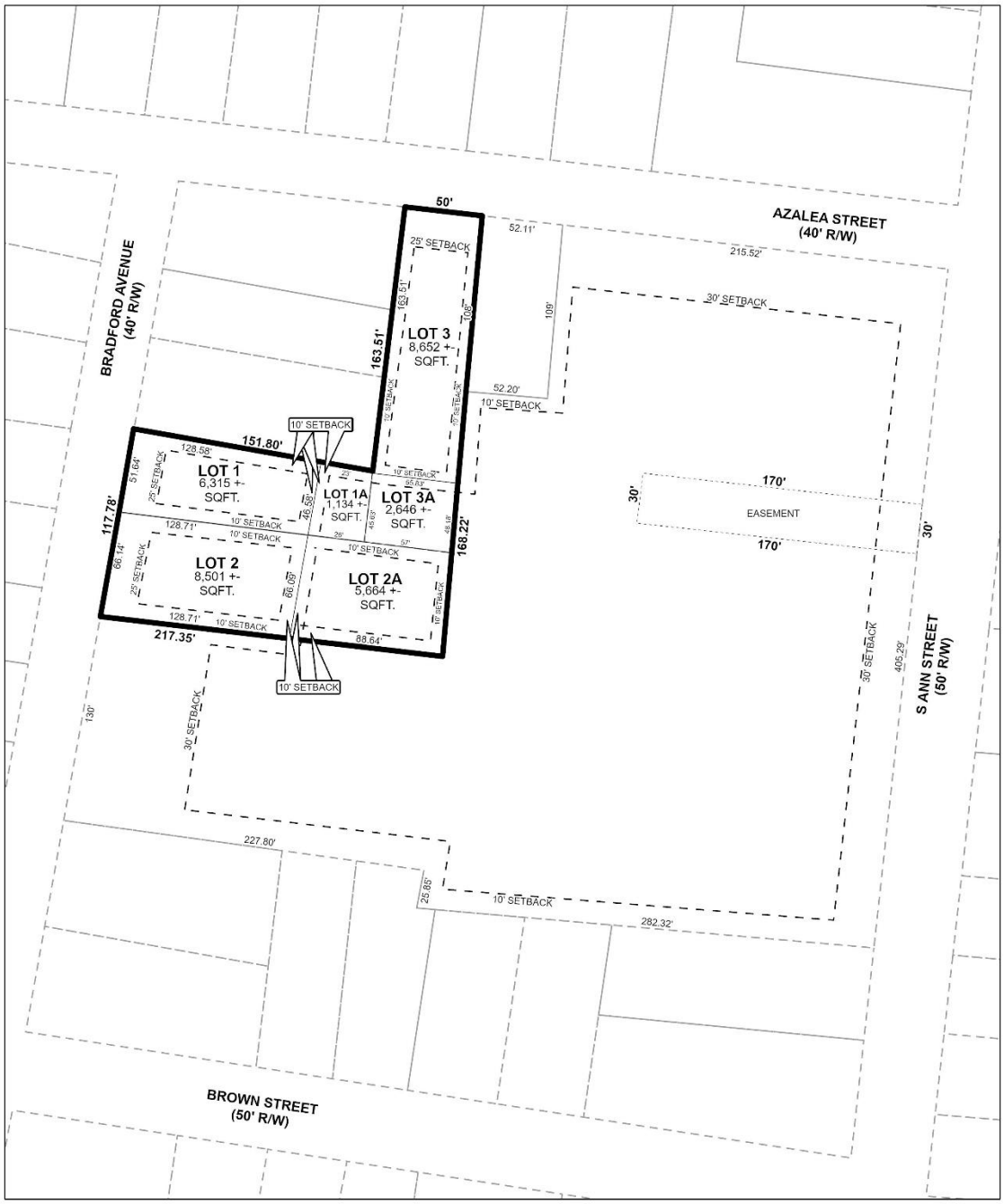
SUBDIVISION SITE PLAN



The site plan illustrates proposed lot subdivision.

APPLICATION NUMBER	1	DATE	October 15, 2026
APPLICANT	Second Annunciation Greek Orthodox Church		
REQUEST	Subdivision		

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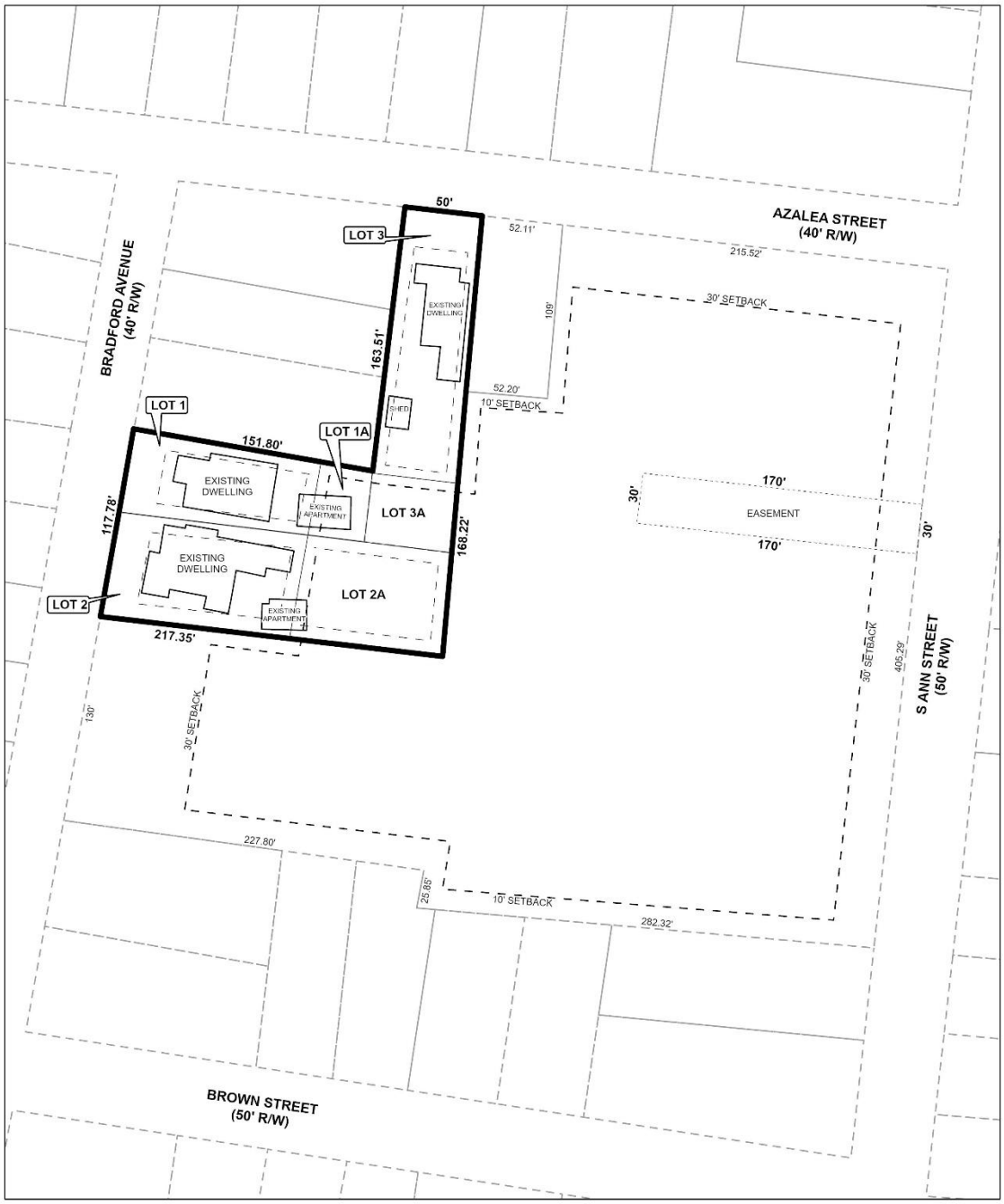
SUBDIVISION SITE PLAN



The site plan illustrates proposed lot subdivision and existing buildings.

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD 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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■														○
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)																■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■		○										

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

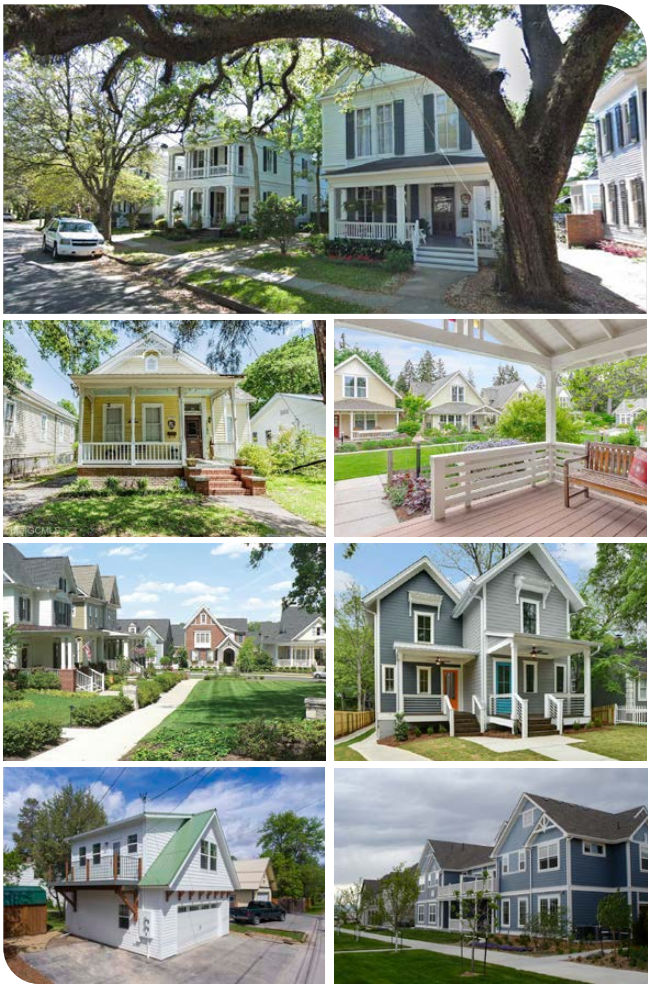
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl