



Agenda Item # 1 - HOLDOVER

SUB-003478-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4595 Commerce Boulevard South & 6137 Todd Acres Drive.

Subdivision Name:

Todd Acres Industrial Park Subdivision, Resubdivision of Lot A, Resubdivision of Lots 5 & 6

Applicant / Agent:

Charles D. Tisher, Jr., P.E., Clark Geer Latham & Associates

Property Owners:

Scannell Properties #727 LLC

Current Zoning:

I-2, Heavy Industry District

Future Land Use:

Light Industry and Heavy Industry

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create five (5) legal lots of record.

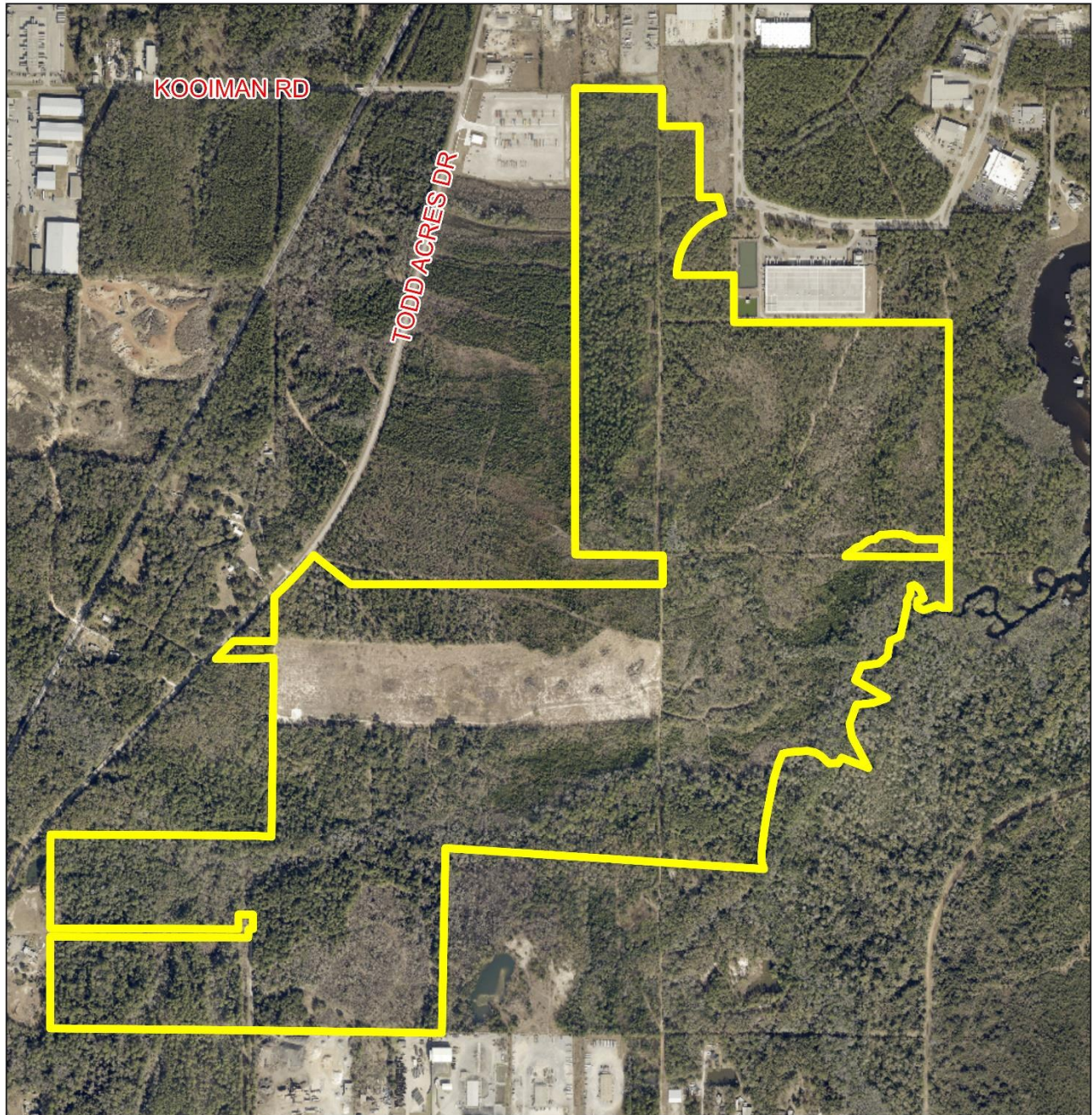
Commission Considerations:

1. Subdivision proposal with seven (7) conditions.

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**TODD ACRES INDUSTRIAL PARK SUBDIVISION,
RESUBDIVISION OF LOT A, RESUBDIVISION OF LOTS 5 & 6**



APPLICATION NUMBER 1 DATE November 20, 2025



HOLDOVER COMMENTS

This application was heldover from the Commission's October 16th meeting at the applicant's request.

No new information has been provided concerning the proposed subdivision.

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 Planning Commission considers approving the Subdivision request waivers of Sections 6.C.3. and 6.C.4. of the Subdivision Regulations will be required, and the following conditions could apply:

1. Retention of the right-of-way widths of all public streets on the Final Plat, as depicted on the preliminary plat;
2. Revision of the plat to label the 25-foot minimum building setback line along all street frontages within the boundaries of the proposed subdivision;
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. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating the updated Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

SITE HISTORY

The site has been the subject of subdivisions while within the Planning Jurisdiction. After the 2009 annexation into the City, portions of the property were subsequently assigned R-A, Residential-Agricultural, B-5, Office Distribution, I-1, Light Industry, and I-2, Heavy Industry zoning classifications. Since then there have been several subdivisions of portions of the site and related rezoning requests.

In February 2009, portions of the site were rezoned from R-1, Single-Family Residential District, to B-5, Office Distribution District, and other portions were rezoned from R-1 to R-A, Residential Agriculture District.

In January 2013, portions of the site were included in *Crigler Industrial Park Subdivision*, a seven (7)-lot subdivision which was approved but never recorded.

On October 20, 2022, the Commission approved *Todd Acres Industrial Park Subdivision*, a five (5)-lot subdivision with an associated Rezoning to I-2 for portions of the site. That subdivision approval subsequently expired. Also in October 2022, the Planning Commission approved rezoning from R-A, B-5, I-1 and I-2 to I-2 for the site, with City Council approval in January 2023.

At the September 20, 2023 meeting the Planning Commission approved *Todd Acres Industrial Park Subdivision, Resubdivision of Lots 1 & 4*, and an associated rezoning from B-5, Office-Distribution District, and I-2 Heavy Industry District, to B-5, Office-Distribution District. However, the City Council denied the rezoning, and the subdivision was not signed or recorded.

At the September 19, 2024 meeting the Planning Commission approved *Todd Acres Industrial Park Subdivision* as a seven (7)-lot, 547.93± acre subdivision. That subdivision has been recorded in Probate Court.

At the December 19, 2024 meeting the Planning Commission approved *Todd Acres Industrial Park Subdivision, Resubdivision of Lots 5 & 6*, a two (2)-lot, 37.73±-acre subdivision. That subdivision has been recorded in Probate Court.

No portions of the site have ever 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. Revise NOTES number 15 from "...Lots A-B..." to "...Lots 1A – 5A..."
- C. Revise NOTES number 15 from "...Lot A-NONE, Lot B-NONE." to "...LOT 1A - NONE, LOT 2A – NONE, LOT 3A – NONE, LOT 4A – NONE, and LOT 5A – NONE."
- D. The letter dated October 2, 2025, indicates that LOT 3A will have a Public Road constructed within it. LOT 3A, as proposed, and the existing Land Disturbance Permit for the road (ENG-157840-2025), do not indicate adequate turnarounds for a future public road. Revise the proposed lot lines to allow for the required future ROW. Coordinate with staff as necessary.
- E. Add a note that any proposed roads (private or public) shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City.
- F. 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:

A Traffic Impact Study has been completed for this site regarding the proposed Railport Logistics development at Mobile Commerce Park. The project will feature ten warehouse buildings and operate as a multimodal logistics park. Development will occur in multiple phases, ultimately encompassing approximately 4,064,500 square feet of warehouse space (revised from the previously 4,672,000 sf at the time the impact study was completed). Coordination with the Alabama Department of Transportation (ALDOT) will be required for this development. All recommended improvements are required to be constructed. These include the construction of a westbound right-turn lane and modifications to the existing traffic signal at US 90 and Kooiman Road to incorporate flashing yellow arrows for northbound and southbound left-turn movements. However, the study at the time of

completion predicts the intersection of US 90 and Kooiman Road to operate at Level of Service (LOS) F for both eastbound and westbound approaches, resulting in significant delays. Due to the failing level of service, the developer should consider other improvements to the intersection. Traffic Engineering requires a detailed phasing plan for the project to be submitted, indicating when the recommended traffic improvements will be implemented.

Updated for the November 20th meeting:

Driveway number, size, location, and design to be approved by ALDOT (where applicable) 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 application is to create five (5) legal lots of record from one (1) existing legal lot of record. The site is served by public water and sanitary sewer.

As previously mentioned, the site was made one (1) legal lot of record via *Todd Acres Industrial Park Subdivision, Resubdivision of Lots 5 & 6* in December 2024.

The site fronts Commerce Boulevard South and Todd Acres Drive, both with existing and compliant 100-foot-wide rights-of-way, making additional dedication unnecessary. The site also has frontage along Commerce Boulevard West, also with a complaint right-of-way of 100 feet, making additional dedications unnecessary. If approved, the right-of-way widths of all streets should be retained on the Final Plat.

The preliminary plat illustrates the 25-foot minimum building setback line along all public street frontages, but it is not specifically labeled as such within the boundaries of the proposed subdivision. Therefore, the plat should be revised to label the 25-foot minimum building setback line along all street frontages within the boundaries of the proposed subdivision.

The proposed lots meet the minimum size requirements of the Unified Development Code (UDC), and the lot size labels in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

The applicant has requested relief from Section 6.C.4. of the Subdivision Regulations, as proposed Lots 1A and 2A would not abut a dedicated and maintained public street, at least at the time of subdivision approval. Proposed Lot 3A would not be a buildable lot, but would be a proposed access easement providing access to Lots 1A, 2A, 4A and 5A. The applicant explains that the intent is to construct a roadway in compliance with City standards within the proposed lot and dedicate it to the City upon completion. The applicant has completed design of the roadway, a tree clearing permit has been issued, and a Land Disturbance permit for roadway construction is currently under review.

Lot 4A also abuts Todd Acres Drive, and Lot 5A abuts Commerce Boulevard West. A waiver of Section 6.C.3. of the Subdivision Regulations would be required for Lot 3A as it would exceed the maximum depth ratio of 3.5 times the width of the lot at the building setback line.

The preliminary plat depicts several easements, and as such, the note on the preliminary plat stating that no structures are allowed in any easements without the permission of the easement holder should be retained on the Final Plat, if approved.

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.

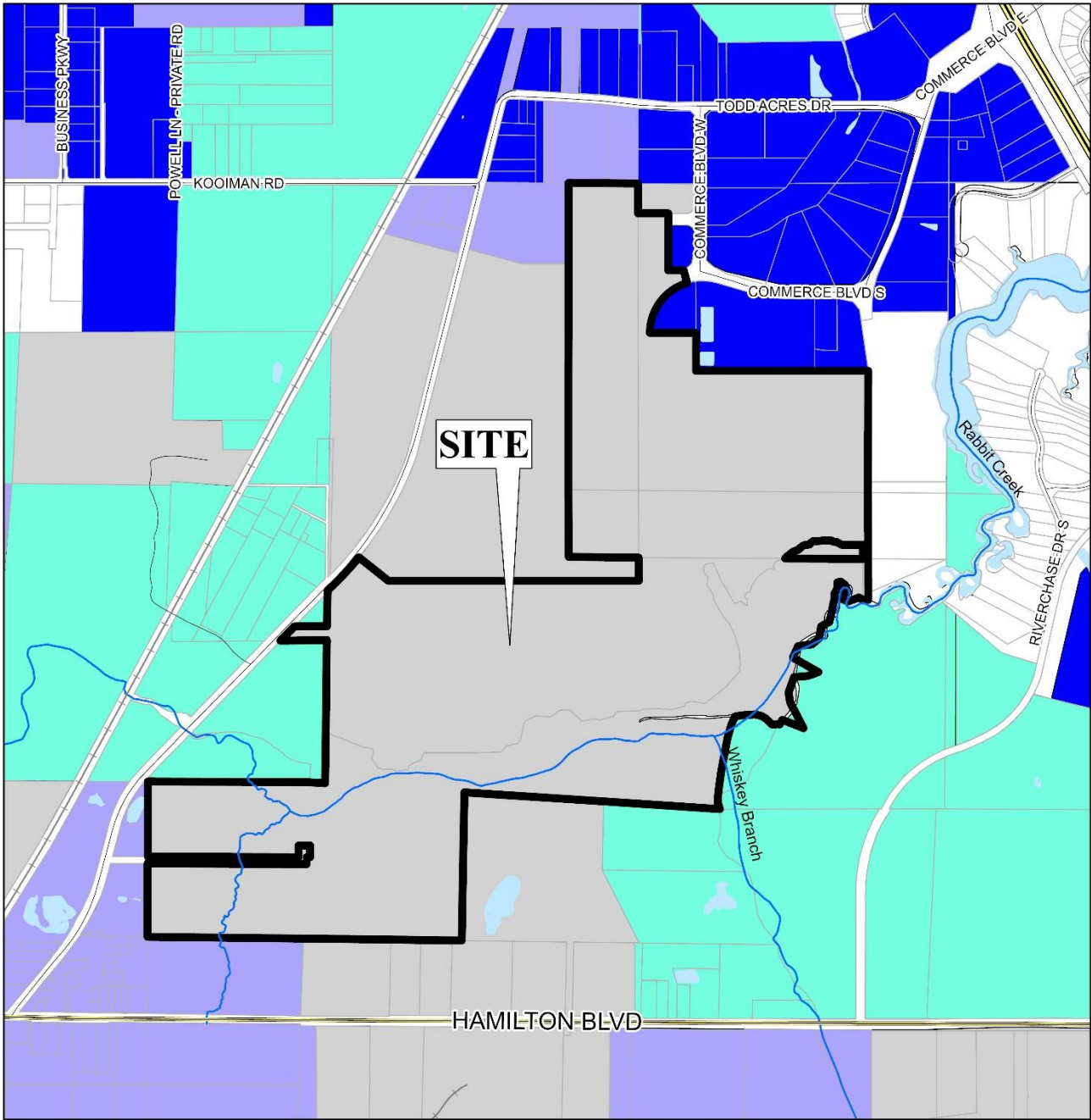
Considerations:


If the Planning Commission considers approving the Subdivision request, and with waivers of Sections 6.C.3. and 6.C.4. of the Subdivision Regulations, the following conditions could apply:

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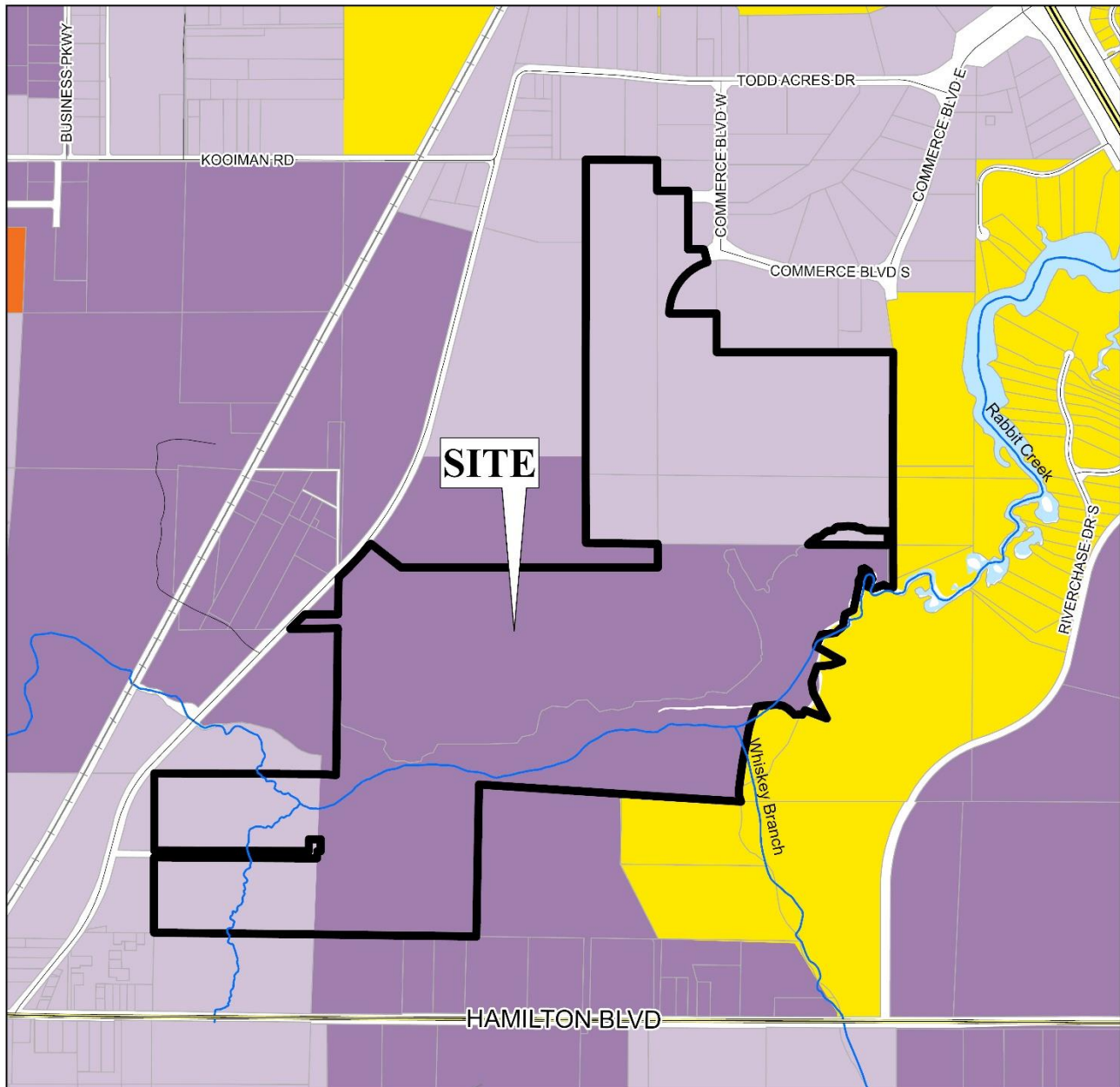
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LOCATOR ZONING MAP



APPLICATION NUMBER <u>1</u>	DATE <u>November 20, 2025</u>	
APPLICANT <u>Todd Acres Industrial Park Subdivision, Resubdivision</u>		
REQUEST <u>Subdivision</u>		

FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE November 20, 2025

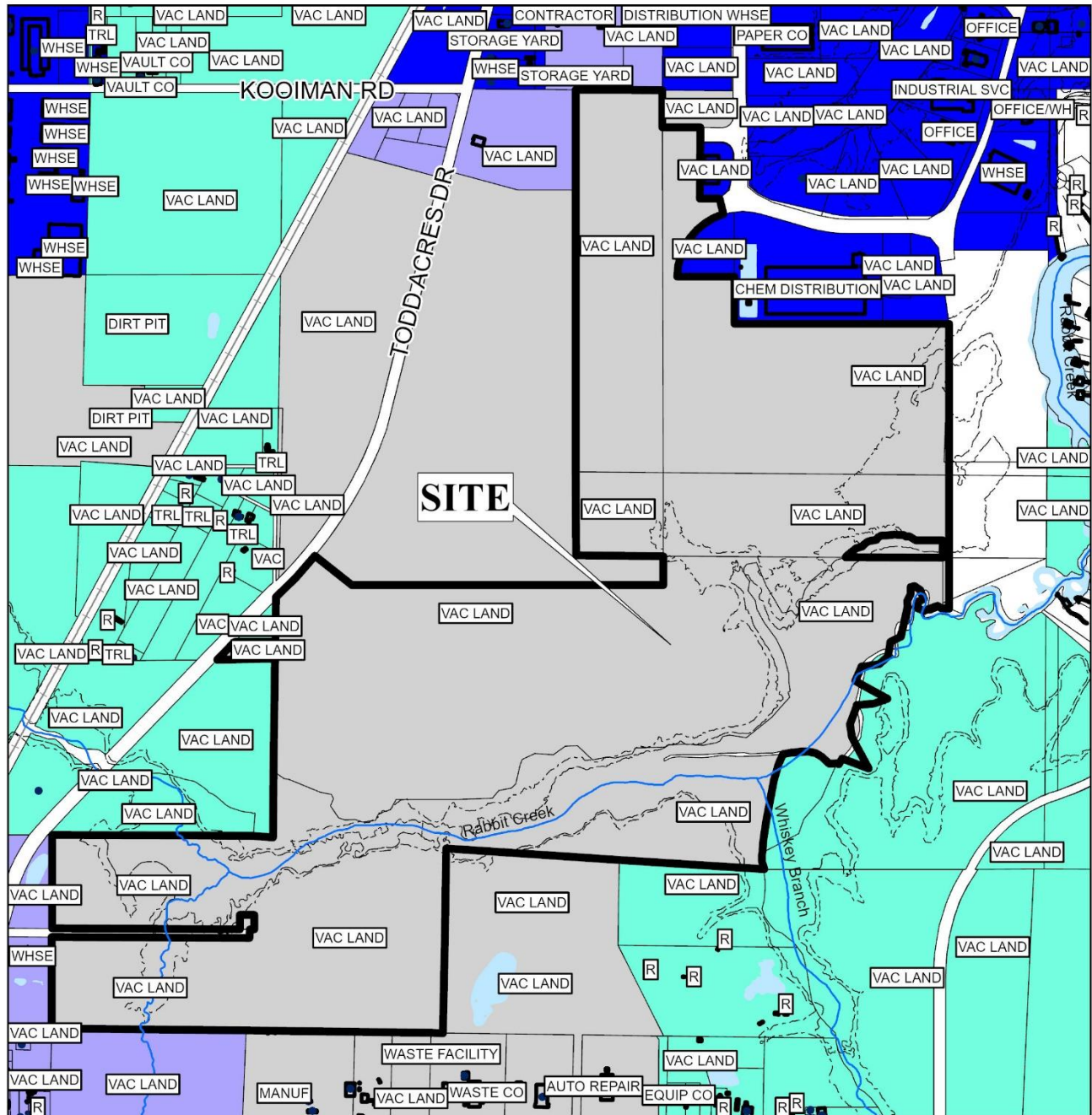
APPLICANT Todd Acres Industrial Park Subdivision, Resubdivision

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 | |



TODD ACRES INDUSTRIAL PARK SUBDIVISION, RESUBDIVISION OF LOT A, RESUBDIVISION OF LOTS 5 & 6



APPLICATION NUMBER 1 DATE November 20, 2025

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

KOOIMAN RD
60' R/W

TODD ACRES DR 100' R/W

600.09'

10' EASEMENT

15' EASEMENT

260.43'

490.29'

141.63'

100.30'

25' SETBACK

396.41'

100'

19.90'

326.34'

1486.84'

2514.94'

LOT 5A
49.50 ± AC

LOT 3A
3.96 ± AC
PROPOSED ACCESS EASEMENT

LOT 1A
57.42 ± AC

LOT 2A
19.81 ± AC

LOT 4A
111.01 ± AC

25' SETBACK

293.64'

2158.84'

599.98'

1004.22'

1005.85'

127.66'

854.35'

861.34'

73.33'

15' EASEMENT

10' EASEMENT

270.53'

413.91'

25' SETBACK

10' EASEMENT

COMMERCE BLVD W
100' R/W

COMMERCE BLVD S
100' R/W

COMMERCE BLVD E
100' R/W

RABBIT CREEK

ZONE X UNSHADDED

ZONE X SHADDED

NTS

APPLICATION NUMBER 1 DATE November 20, 2025

APPLICANT Todd Acres Industrial Park Subdivision, Resubdivision

REQUEST Subdivision

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.

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (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. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including 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.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › 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 corridor 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.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example



HEAVY INDUSTRY (HI)

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or commercial lands may separate heavy industry from other land uses. Heavy industrial areas are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Some industrial areas along Mobile's waterways are treated separately on the FLUM and classified as Water Dependent Uses

Development Intent

- › Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials.
- › The outdoor storage areas should be screened as much as possible by the nature of the stored materials.
- › Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use.
- › Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations.
- › Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

Land use mix

Primary Uses

- › Heavy Industrial
- › Mining and Material Storage

Secondary Uses

- › Commercial

Character Example

