



Agenda Item # 2

SUB-003479-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

501 Bel Air Boulevard

Subdivision Name:

501 Bel Air Subdivision

Applicant / Agent:

Richard Henry, A and R, LLC

Property Owner:

Richard Henry, A and R, LLC

Current Zoning:

B-1, Buffer Business Suburban District

Future Land Use:

District Center

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 ten (10) conditions.

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501 BEL AIR SUBDIVISION



APPLICATION NUMBER 2 DATE October 16, 2025



SITE HISTORY

The site was annexed into Mobile City limits in 1945 and later developed with an office building, which is currently vacant.

Rezoning of the property from R-3, Multi-Family Residential District, to B-1, Buffer Business District, was adopted by the City Council on June 1, 1976.

There are no other 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. Revise NOTES number 13 from "...as follows:" to "...as follows: LOT 1 - 95,000 SF."
- C. 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:

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 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 lot has frontage along Bel Air Boulevard, a Minor Arterial Street with an existing 90-foot-wide right-of-way at this location. It also fronts Television Avenue and Broadcast Drive, both minor streets with curb and gutter improvements, each requiring a minimum 50-foot-wide right-of-way. The preliminary plat depicts sufficient right-of-way along Bel Air Boulevard, a substandard 44-foot-wide right-of-way along Broadcast Drive, and does not provide right-of-way information for Television Avenue.

Internal mapping data and parcel records indicate that sufficient right-of-way likely exists along Television Avenue. Therefore, if approved, the plat must be revised to clearly depict either the existing right-of-way width or dedication sufficient to provide a 50-foot-wide right-of-way, whichever is greater.

Previous subdivisions approved in the vicinity have been required to dedicate right-of-way sufficient to provide at least 25 feet from the centerline of Broadcast Drive. Accordingly, if approved, the plat should also be revised to depict dedication sufficient to provide 25 feet from the centerline of Broadcast Drive, in compliance with Section 6.C.9. of the Subdivision Regulations.

The proposed lot is situated at the intersections of Bel Air Boulevard and Television Avenue, and Television Avenue and Broadcast Drive. Section 6.B.12. of the Subdivision Regulations requires curb radii of not less than 20 feet, or as otherwise approved by the City Engineer. Section 6.C.6. further requires property lines at street intersections to be arcs with radii of at least 25 feet, or as approved by the City Engineer and the Traffic Engineering Director. Therefore, the plat should be revised to depict dedication of corner radii sufficient to comply with these requirements.

The lot exceeds the minimum area requirements of Article 2, Section 64-2-10.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the B-1, Buffer 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, adjusted for any required dedication; alternatively, a table providing the same information will suffice.

The lot also exceeds the minimum width requirements of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercial lots along all street frontages.

While Section 6.C.7. of the Subdivision Regulations discourages lots with multiple street frontages, it allows such lots provided access is limited to one street per block face. Given that the site has historically maintained access

from all three (3) street frontages without any apparent adverse impacts on the surrounding neighborhood, a waiver of Section 6.C.7. may be appropriate.

Finally, the plat should be revised to illustrate the required 25-foot front yard setback along all street frontages, in accordance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication.

SUBDIVISION CONSIDERATIONS

Standards of Review:

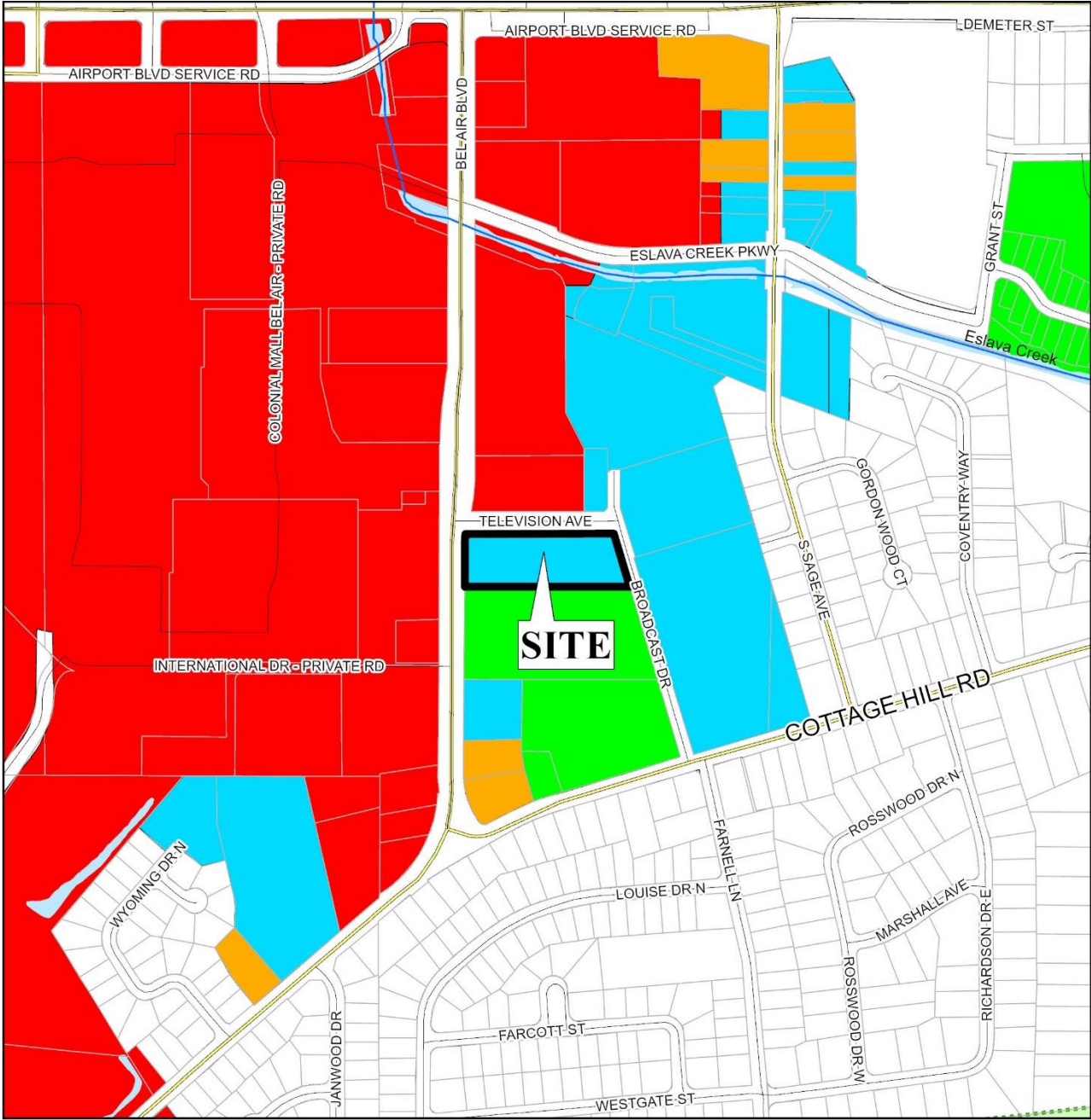
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 Section 6.C.7. of the Subdivision Regulations will be required (for multiple street frontages), and the following conditions could apply:

1. Retention of the right-of-way along Bel Air Boulevard on the Final Plat, as depicted on the preliminary plat;
2. Revision of the Final Plat to depict the minimum existing right-of-way and, if less than 50 feet, dedication to provide 25 feet from the centerline of Television Avenue;
3. Revision of the Final Plat to depict dedication sufficient to provide 25 feet from the centerline of Broadcast Drive, unless a waiver of Section 6.C.9. of the Subdivision Regulations is granted by the Planning Commission;
4. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersections of Bel Air Boulevard and Television Avenue, and Television Avenue and Broadcast Drive, or as otherwise approved by the City Engineer and the Traffic Engineering Director, unless waivers of Sections 6.B.12. and 6.C.6. of the Subdivision Regulations are granted by the Planning Commission;
5. 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, adjusted for any required dedication;
6. Revision of the Final Plat to illustrate the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

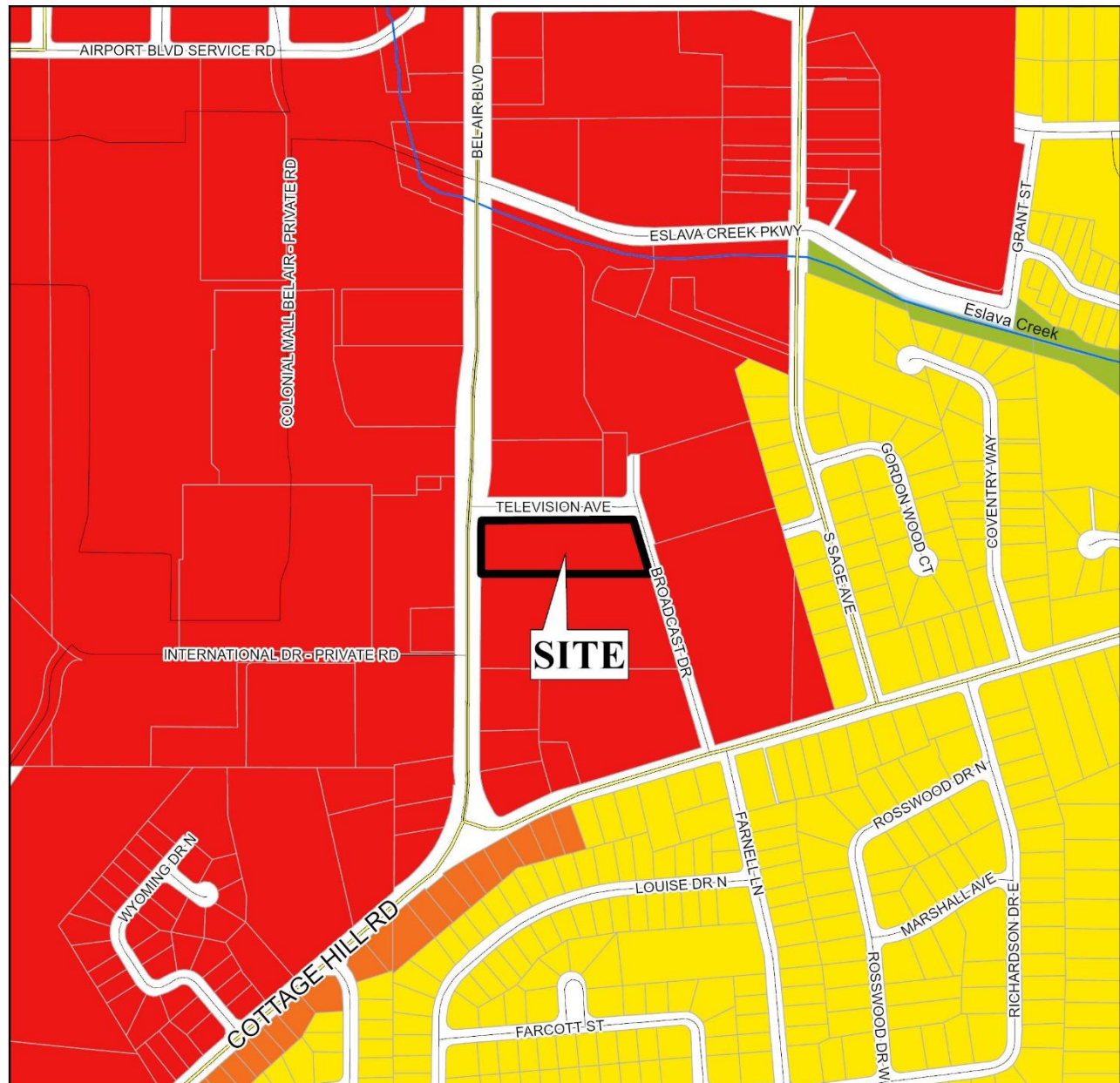
LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE October 16, 2025
APPLICANT 501 Bel Air Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE October 16, 2025

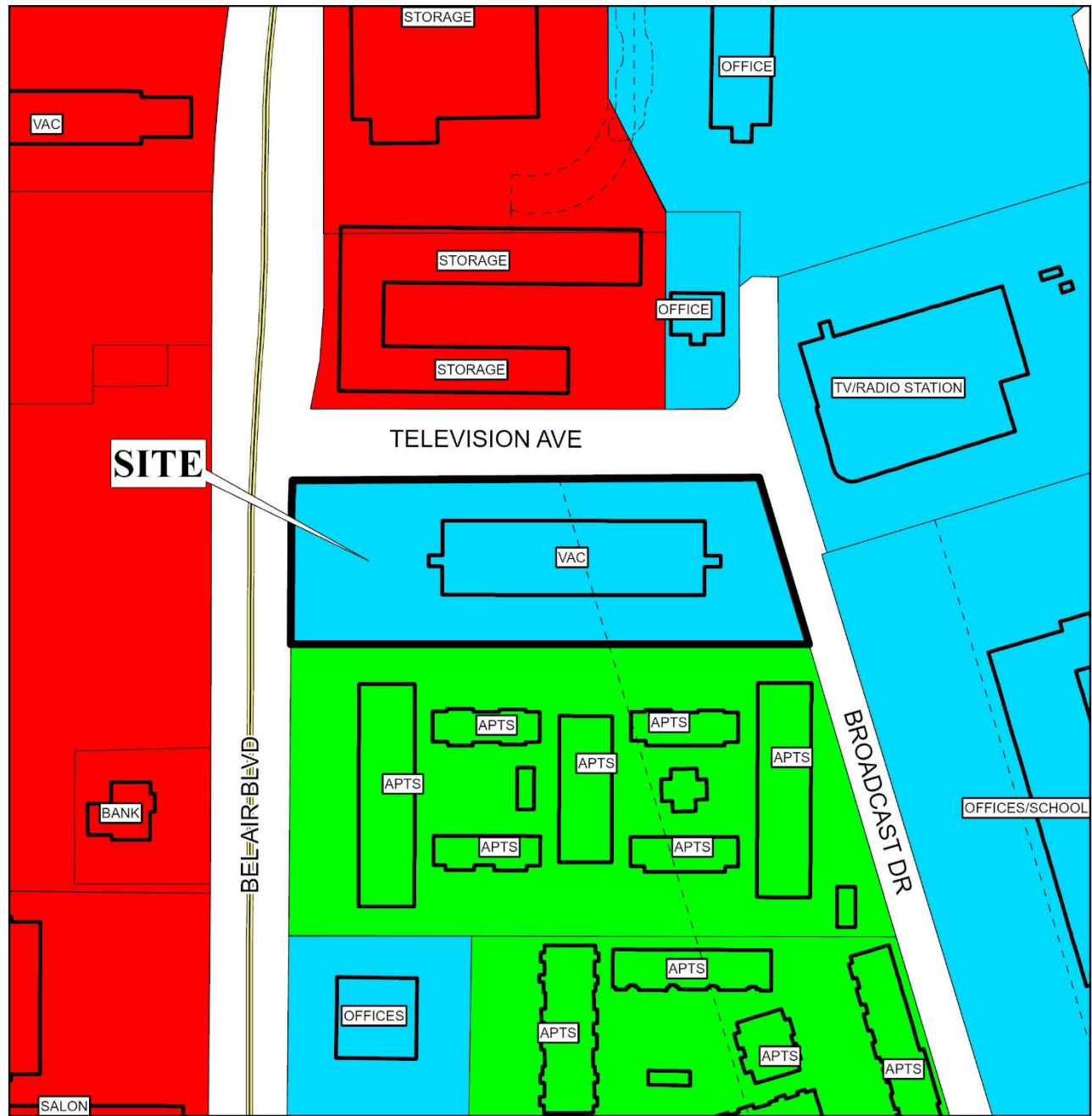
APPLICANT 501 Bel Air Subdivision

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 | |



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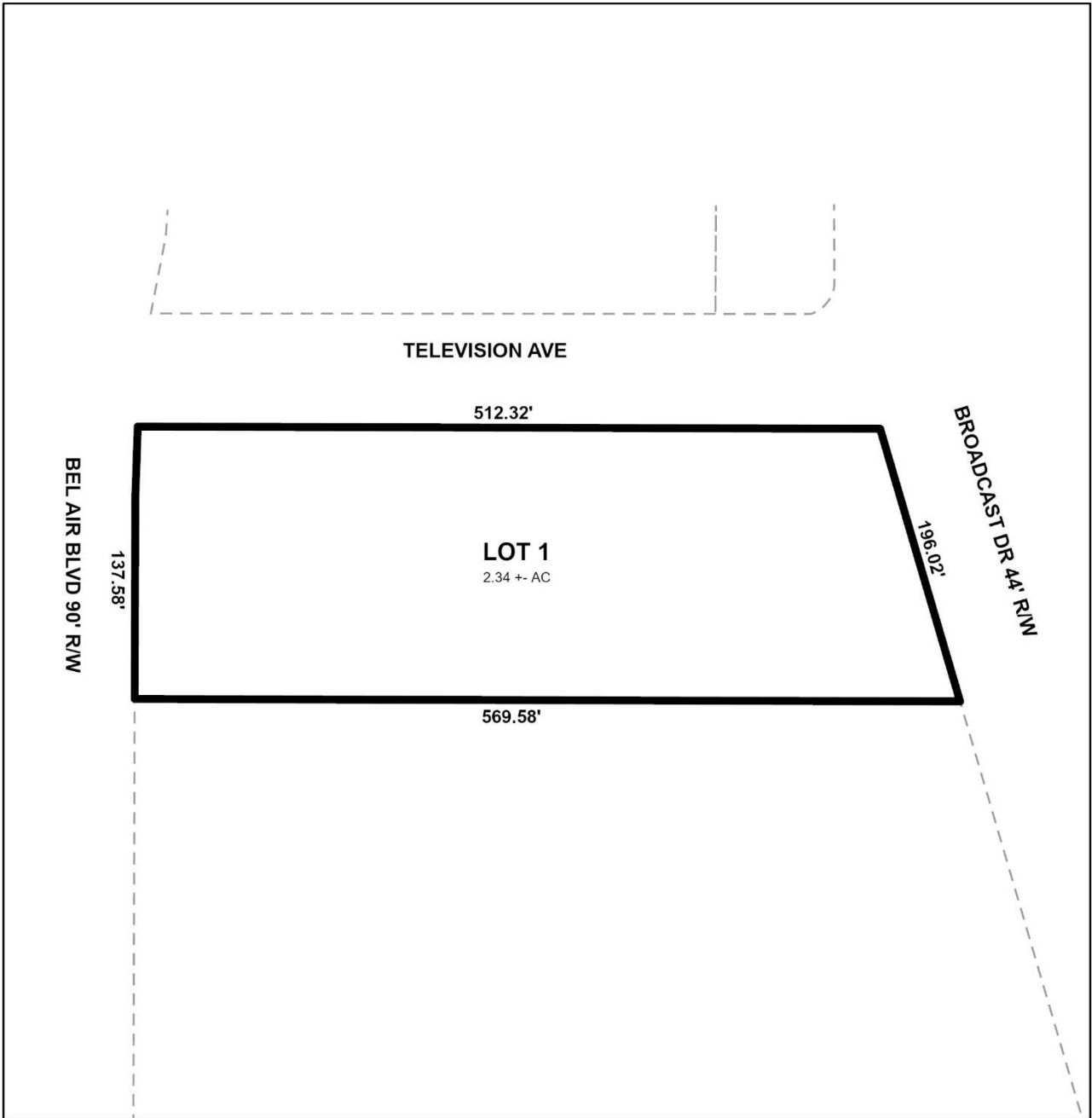
 R-A
  R-3
  B-1
  B-2
  B-5
  ML
  I-2
  OPEN
  T-3
  T-5.2

 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



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APPLICANT 501 Bel Air Subdivision

REQUEST Subdivision



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).

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.

Zoning correspondence matrix

[illegible]

DISTRICT CENTER (DC)

This designation applies across the city beyond Downtown to large areas of existing mixed-use character or where such character is encouraged. District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. They are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center. Depending on location residential areas in District Centers may incorporate a mix of housing types with minimum densities of 20 du/ac in dynamic, horizontal or vertical mixed-use environments 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.

Development intent

- › 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.
- › District Centers may be served by transit and include development of an intensity and design that supports transit use.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

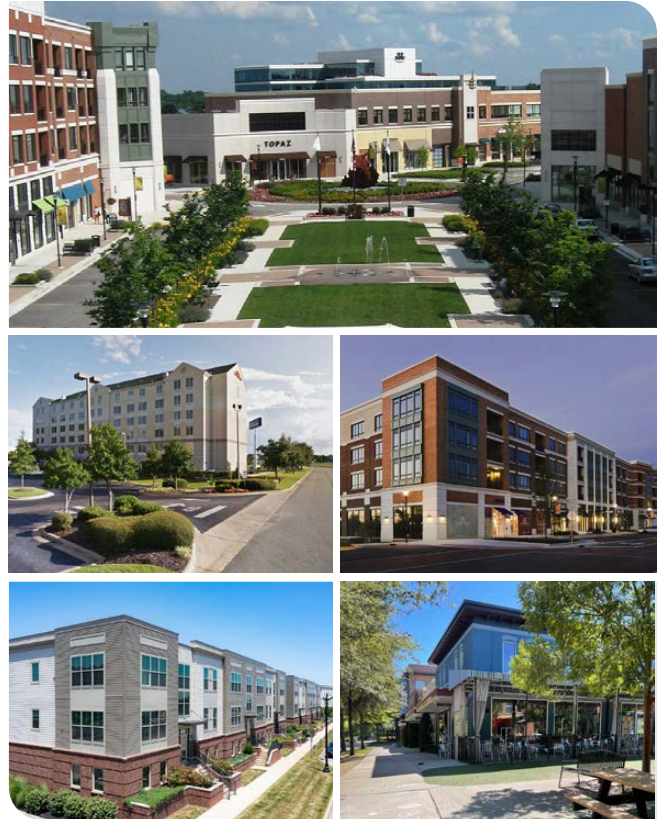
Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



Existing district centers should evolve into large walkable mixed-use areas.

Rendering: Dover Kohl