Planning Commission
November 19, 2026

Agenda Item # 2 - HOLDOVER

ZON-UDC-003864-2026

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

Applicant Materials for Consideration

DETAILS

Location:
7211 & 7221 Cottage Hill Road

Applicant / Agent:
Shabbir Hossain, Star Signature Homes, LLC / Axis Engineering Group, LLC

Property Owner:
Star Signature Homes, LLC

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

Proposed Zoning:
B-1, Buffer Business Suburban District

Future Land Use:
Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on September 16, 2026, at 5:00 p.m. at 7125 Hitt Road.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 to B-1
- **Note:**
  Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Rezoning with one (1) condition.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 2 DATE November 19, 2026

APPLICANT Shabbir Hossain, Star Signature Homes, LLC

REQUEST Rezoning from R-1 to B-1

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HOLDOVER COMMENTS

The application was held over from the October 15 meeting at the Planning Commission's request, with any additional information or revisions to be submitted to the Planning and Zoning Department by November 3.

Following the meeting, the applicant and their agent contacted staff seeking clarification regarding the reason for the holdover. As the Commission did not provide a specific reason for its decision, staff was unable to identify or speculate on the considerations prompting the holdover. The applicant suggested that, based on the discussion at the October 15 meeting, the Commission may have intended to provide an opportunity to reconsider the requested zoning classification, potentially seeking a less intensive zoning designation than B-1, Buffer Business Suburban District.

However, the proposed combination of multi-family residential dwellings and a separate, independent real estate office would not be permitted under a lower zoning classification, particularly given the proposed office use.

No additional information or revisions were submitted by the November 3 deadline. Accordingly, the original request for rezoning to B-1, Buffer Business Suburban District, remains unchanged.

HOLDOVER CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

A. Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
B. Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
C. Compatibility. Whether the proposed amendment is compatible with:
    (1) The current development trends, if any, in the vicinity of the subject property;
    (2) Surrounding land uses;
    (3) Would adversely impact neighboring properties; or
    (4) Cause a loss in property values.
D. Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
E. Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
F. Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.

G. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to B-1, the following condition could apply:

1. Full compliance with all applicable codes and ordinances.

SITE HISTORY

The site was annexed into the City of Mobile as part of the *Cottage Hill Corridor Annexation*, adopted by the City Council in May 2023.

Historically, the property has been used for residential purposes, except for a telecommunications tower located on a leased parcel near the south and west property lines. The telecommunications tower was constructed prior to annexation and may be considered non-conforming, subject to the applicable provisions of Article 6 of the Unified Development Code (UDC).

The site was the subject of applications for a two (2)-lot subdivision and rezoning of the properties from R-1, Single-Family Residential Suburban District, to R-3, Multi-Family Residential Suburban District, in August 2025. The subdivision application was subsequently withdrawn from consideration at the September 18, 2025, Planning Commission meeting, while approval of the rezoning request was recommended to the City Council. The City Council subsequently denied the rezoning request on March 10, 2026.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land

and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

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 applicant is requesting to rezone the site from R-1, Single-Family Residential Suburban District, to B-1, Buffer Business Suburban District, to facilitate redevelopment with a cottage-style rental community and a model home/real estate office.

The conceptual plan depicts 12 cottage-style residential structures, a single access roadway, internal sidewalks, associated parking, a model home/real estate office, and a storage facility for tenant use. The applicant states that the proposed development would provide additional rental housing for residents who may have difficulty purchasing homes in the current housing market. The applicant further contends that the site is appropriate for the proposed development due to its location along a mixed-commercial corridor, the presence of commercial development and zoning along Cottage Hill Road, and its proximity to residentially zoned properties.

Additional details and the full application may be viewed using the link provided on Page 1 of this report.

The subject site is bordered by properties zoned R-1 to the east, south, and west, which are generally developed with single-family residences. Properties to the north are zoned B-3, Community Business Suburban District, and support a mix of commercial uses. Land uses along this segment of Cottage Hill Road include single-family residences, religious institutions, warehousing, general retail, and office uses. While single-family residential development remains prevalent in the immediate vicinity, the corridor also contains established commercial development.

The Unified Development Code (UDC) and its associated zoning map are based on long-range comprehensive planning studies and serve to guide orderly and desirable development. Rezoning requests are therefore evaluated based on the following criteria:

- Consistency with the Comprehensive Plan;
- Existence of a mistake or error in the original zoning map;
- Compatibility with the surrounding neighborhood;
- Promotion of public health, safety, and welfare;
- Capacity of infrastructure to support the proposed zoning; and
- Presence of changed or changing conditions justifying the amendment.

According to the Future Land Use Map, the site lies within a mixed-commercial corridor. While the Future Land Use Plan primarily envisions commercial and office uses in this area, it acknowledges that residential uses may be appropriate as a secondary use. The applicant states that the proposed B-1 zoning is consistent with this designation and would provide an appropriate transition between the commercial development along Cottage Hill Road and nearby R-1 residential properties.

The applicant identifies the area's existing mix of commercial and residential development as evidence of changing conditions supporting the request. The applicant also identifies existing stormwater infrastructure, a 12-inch water main, and an 8-inch gravity sewer system along Cottage Hill Road as available infrastructure to serve the proposed development.

The applicant further identifies the provision of additional rental housing, pedestrian connectivity, and internal parking and access as benefits of the proposed development. However, approval of the rezoning would establish the B-1 zoning classification rather than approve the conceptual development shown with the application. Consequently, future development would be subject to the full range of uses and development standards permitted under B-1 and would not be limited to the proposed 12-unit cottage community.

Accordingly, the Planning Commission should consider:

- The consistency of the requested B-1 zoning with the Comprehensive Plan and Future Land Use Map;
- The compatibility of B-1 uses and development intensity with the established R-1 residential development to the east, south, and west;

- The appropriateness of the requested zoning as a transition between the commercial corridor and surrounding residential properties;
- The extent to which existing development patterns and other changing conditions support the requested amendment; and
- The capacity of existing infrastructure to accommodate development permitted under the requested zoning.

The site's location within a designated mixed-commercial corridor, proximity to existing B-3 zoning, established commercial development along Cottage Hill Road, and available utility infrastructure are factors relevant to consideration of the requested rezoning. At the same time, the broader range of uses and development intensity that could occur under B-1 zoning should be considered in relation to the surrounding residential neighborhood.

Finally, the site consists of two (2) metes-and-bounds parcels. Any redevelopment of the site must comply with the development regulations applicable to the underlying zoning district, as well as the Subdivision Regulations. Accordingly, completion of the subdivision process to create at least one (1) lot of record will be required prior to Zoning approval of any associated development permits.

Approval of the rezoning is not contingent upon subdivision approval, provided the legal description accurately identifies the property boundaries.

REZONING CONSIDERATIONS

Standards of Review:

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Considerations:

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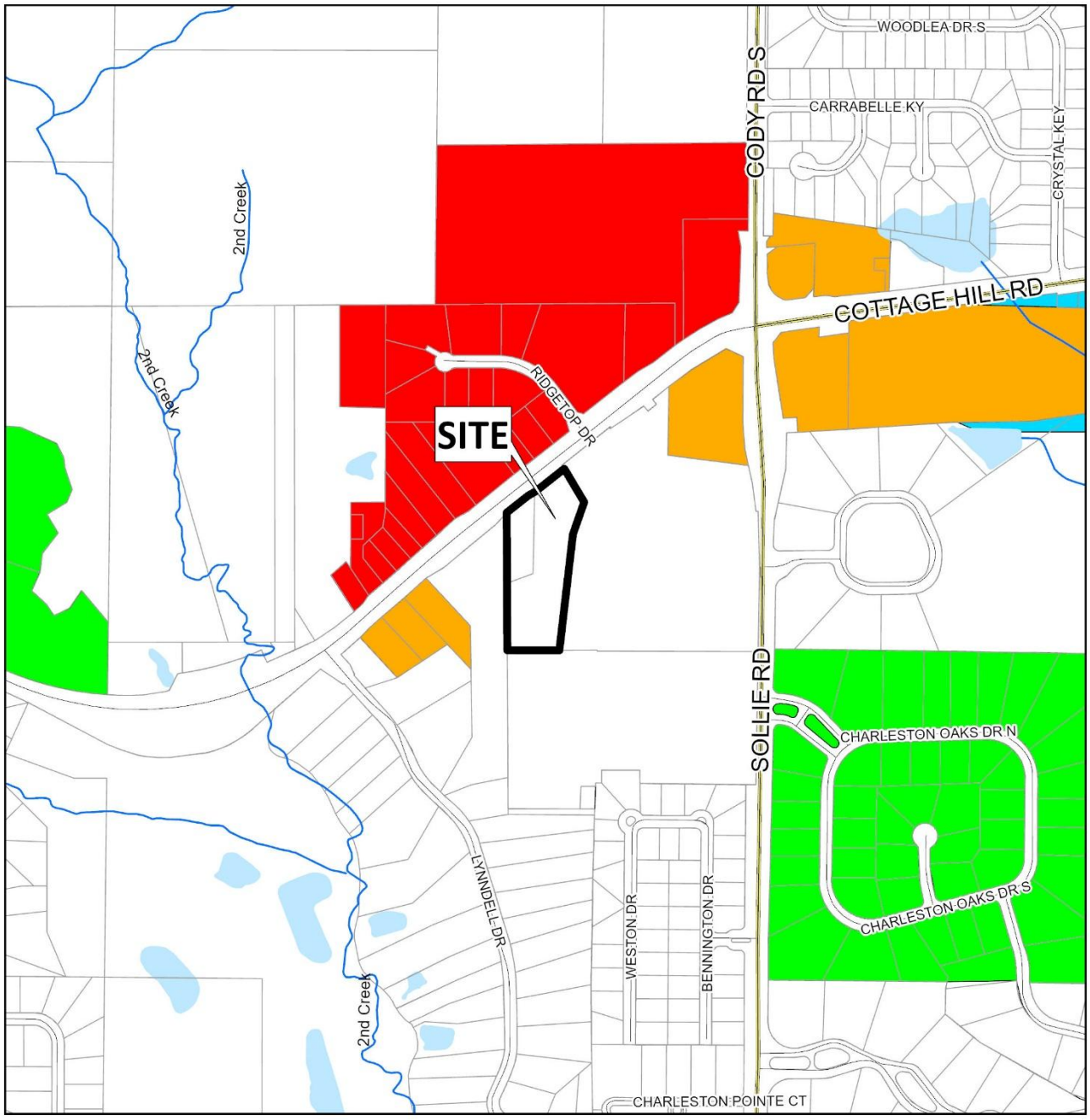
1. Full compliance with all applicable codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE November 19, 2026

APPLICANT Shabbir Hossain, Star Signature Homes, LLC

REQUEST Rezoning from R-1 to B-1

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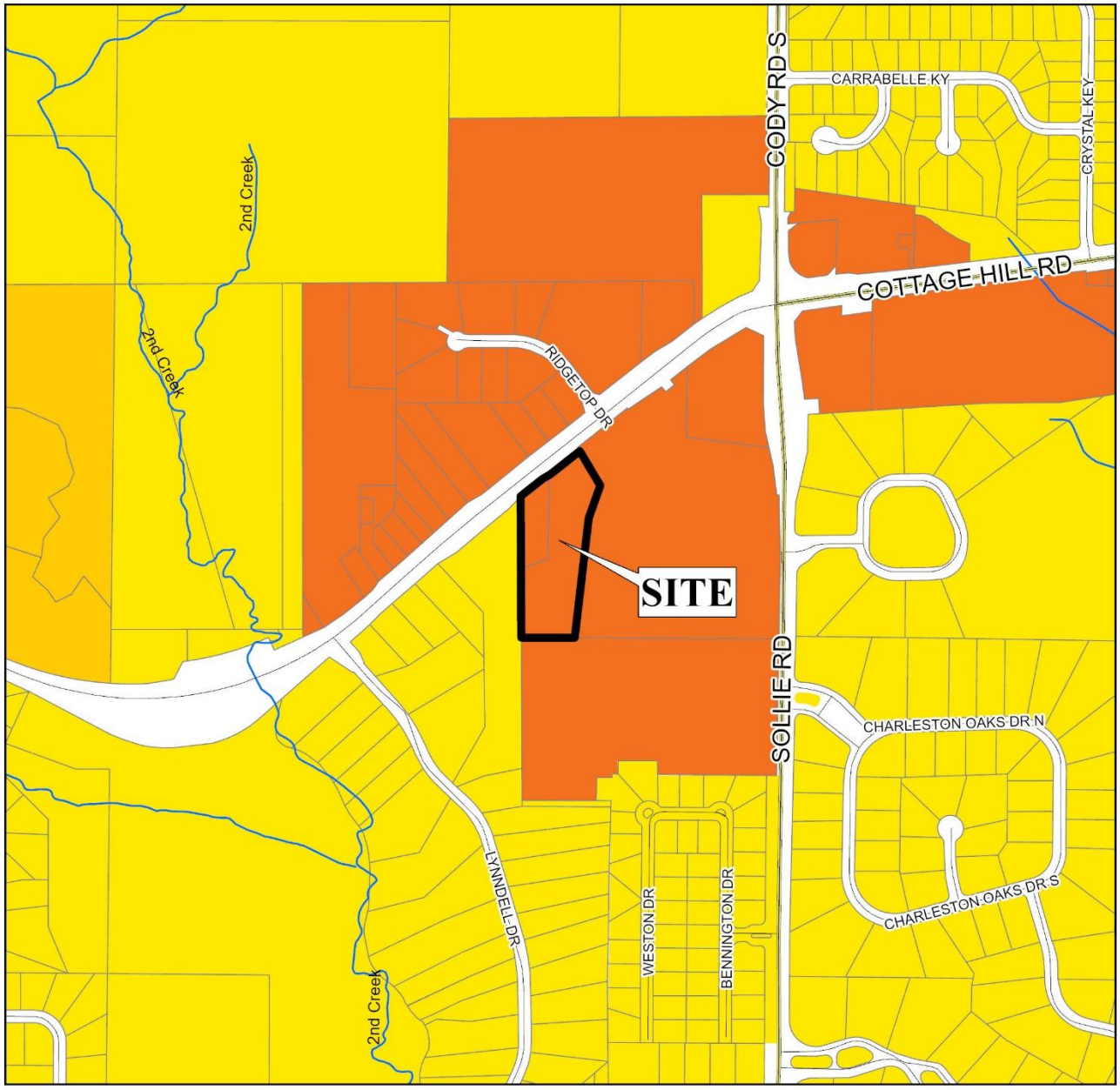
NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE November 19, 2026

APPLICANT Shabbir Hossain, Star Signature Homes, LLC

REQUEST Rezoning from R-1 to B-1

- 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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 2 DATE November 19, 2026

APPLICANT Shabbir Hossain, Star Signature Homes, LLC

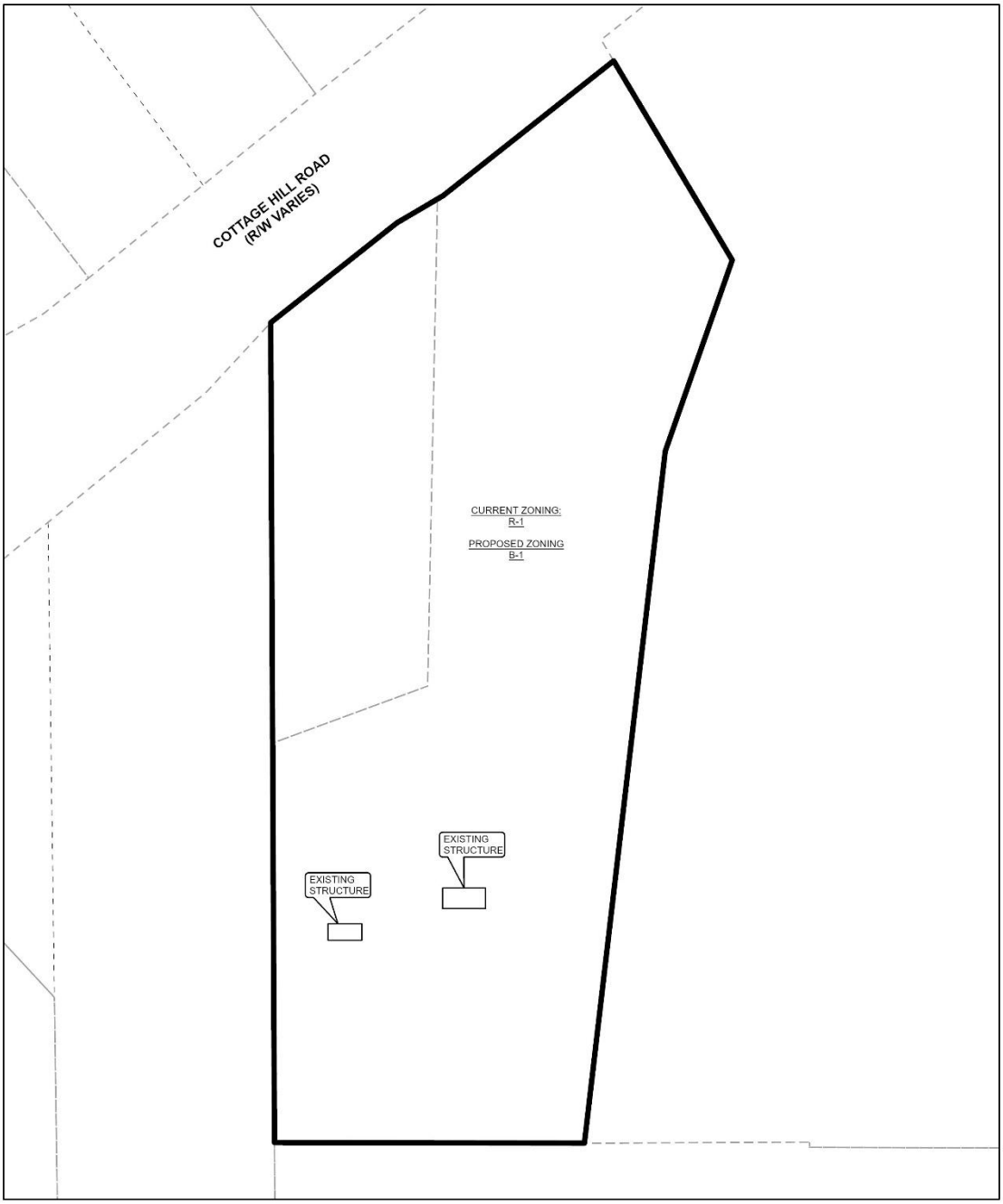
REQUEST Rezoning from R-1 to B-1

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	

N

NTS

SITE PLAN



The site plan illustrates proposed rezoning, landscape features.

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REQUEST Rezoning from R-1 to B-1

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NTS

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 - AC (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 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

