



Agenda Item # 2 - HOLDOVER SUB-003475-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5070 Old Shell Road

Subdivision Name:

The Cottages at Spring Hill Subdivision

Applicant:

195, LLC

Property Owner:

Mahin Ghavamian

Current Zoning:

R-1, Single-Family Residential Suburban District,
within the Neighborhood General sub-district of the
Spring Hill Overlay

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 one (1) existing legal lot of record.

Commission Considerations:

1. Subdivision proposal with fifteen (15) conditions.

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THE COTTAGES AT SPRING HILL SUBDIVISION



APPLICATION NUMBER 2 DATE December 18, 2025



2nd HOLDOVER COMMENTS

Revised 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 proposed Subdivision Name. The application indicates SPRING HILL COTTAGES, and the drawing indicates COTTAGES AT SPRING HILL.
- C. The PLAT submitted is listed as SHEET NO. 1 of 2. Provide a copy of SHEET 2 of 2 for review.
- D. Correct the address in SURVEY NOTES #2 - from "...570..." to "...5070..."
- E. As shown on the 1984 aerial photo LOTS 1 - 6 will share the 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 - 665 SF, LOT 2 - 665 SF, LOT 3 - 665 SF, LOT 4 - 665 SF, LOT 5 - 665 SF, and LOT 6 - 665 SF. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- F. Applicant will need to provide information about the proposed stormwater detention for the subdivision. Without a common detention area each LOT owner will be required to provide their own detention pond.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Add a note that 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.
- I. Add a note that 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.
- J. Add a note that 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.
- K. Add a note that 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.
- L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- 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.org prior to obtaining any signatures. No signatures are required on the drawing.

Revised Traffic Engineering Comments:

Driveway access along Old Shell Road is prohibited. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Revised Planning Comments:

This application was heldover from the Board's November 20th meeting at the applicant's request. The applicant has since submitted a revised preliminary plat which depicts the subject site as a six (6) lot subdivision, rather than seven (7) lots, and depicts a new 20-foot wide alley.

The newly depicted alley is 20-feet wide, and complies with the requirements of Section 9.E.3.(c)(3)5. Of the Subdivision Regulations. As such, if approved, the alley should be retained on the Final Plat, as depicted on the preliminary plat.

2nd 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, the following conditions should apply:

1. Revision of the plat to depict that a minimum of 30-feet exists between the subject site and the centerline of Old Shell Road;
2. Dedication to provide 30-feet from the centerline of Parkway Street East;
3. Dedication to provide 30-feet from the centerline of East Border Drive;
4. Retention of the newly proposed 20-foot wide alley;
5. Illustration of the 25-foot maximum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
6. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
7. Placement of a note on the Final Plat stating that lots exceeding 4,000 square feet have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance;
8. Revision of the plat to remove setbacks from the "Site Data Table";
9. Placement of a note stating that no structures exceeding three (3) stories tall may be erected;
10. Placement of a note stating that all new dwellings are to be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage;
11. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
12. Compliance with all Engineering comments noted in this staff report;
13. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
14. Compliance with all Urban Forestry comments noted in this staff report; and,
15. Compliance with all Fire Department comments noted in this staff report.

1st HOLDOVER COMMENTS

The subject site was heldover at the Planning Commission's October 16, 2025, meeting at the applicant's request, to allow the applicant time to address concerns related to the proposed subdivision's design.

The applicant has since reached out to advise staff that due to their design professional being out of town, they will not have revised information available for the November 20th meeting, and that the application may need to be heldover to the December 18th meeting.

It should be noted that Section 10.C.3 of the Subdivision Regulations allows an applicant to request only one holdover; any additional request must be treated as a new application. Therefore, if the Planning Commission is

so inclined, it may waive Section 10.C.3 to grant a one-month holdover, with the understanding that if additional time is needed beyond the December meeting, a new application will be required.

1st 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, the following conditions should apply:

1. Revision of the plat to depict that a minimum of 30-feet exists between the subject site and the centerline of Old Shell Road;
2. Dedication to provide 30-feet from the centerline of Parkway Street East;
3. Dedication to provide 30-feet from the centerline of East Border Drive;
4. Illustration of the 25-foot maximum building setback line along all street frontages on the Final Plat, excluding the alley, as measured from any required right-of-way dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that lots exceeding 4,000 square feet have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance;
7. Revision of the plat to remove setbacks from the "Site Data Table";
8. Placement of a note stating that no structures exceeding three (3) stories tall may be erected;
9. Placement of a note stating that all new dwellings to be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage;
10. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
11. Compliance with all Engineering comments noted in this staff report;
12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
13. Compliance with all Urban Forestry comments noted in this staff report; and,
14. Compliance with all Fire Department comments noted in this staff report.

SITE HISTORY

The subject site was annexed into the City in 1956.

The site was recorded in Probate Court in 1943 as part of the Country Club Village Subdivision.

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

In August 2017, the site was before the Board of Zoning Adjustment for consideration to be used as off-site parking for a restaurant developed at 5054 Old Shell Road, which was denied.

The site has no history of ever going before the Planning Commission.

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 proposed Subdivision Name. The application indicates SPRING HILL COTTAGES and the drawing indicates COTTAGES AT SPRING HILL.
- C. The PLAT submitted is listed as SHEET NO. 1 of 2. Provide a copy of SHEET 2 of 2 for review.
- D. Correct the address in SURVEY NOTES #2 - from "...570..." to "...5070..."
- E. Based on the 1984 aerial photo LOTS 1-7 will share the 4,000 SF credit provided to the original lot. Applicant will need to coordinate with the City Engineering Permitting Department (G. Davis) to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat for review.
- F. Applicant will need to provide information about the proposed stormwater detention for the subdivision. Without a common detention area each LOT owner will be required to provide their own detention pond.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Add a note that 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.
- I. Add a note that 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.
- J. Add a note that 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.
- K. Add a note that 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.
- L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- 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.org prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments:

Driveway access will be limited to the shown alleyway. 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 request is to create seven (7) legal lot of record from one (1) existing legal lot of record. The site is served by public water and sanitary sewer services. As the site is located in the Neighborhood General sub-district of the Spring Hill Overlay (SHO), the Subdivision will be considered with that criteria.

The site has frontage along Old Shell Road, Parkway Street East, East Border Drive, and an alley. Old Shell Road, is a minor arterial street in this area, and as such, should have a right-of-way of 60-feet. It should be noted that the preliminary plat depicts the right-of-way as varying, so if approved the Final Plat should be revised to clearly depict that a minimum of 30-feet exists between the subject site and the centerline of Old Shell Road. Parkway Street East is a minor street without curb and gutter, and as such, should have a right-of-way of 60-feet. The preliminary plat submitted depicts the existing right-of-way as being 50-feet, therefore dedication to provide 30-feet from the centerline of Parkway Street East should be required, if approved. East Border Drive is a minor street without curb and gutter, and as such, should have a right-of-way of 60-feet. The preliminary plat submitted depicts the existing right-of-way as being 50-feet, therefore dedication to provide 30-feet from the centerline of East Border Drive should be required, if approved. The alley has an existing compliant 20-foot right-of-way, and should be retained on the Final Plat, if approved. It should be noted that the SHO requires lots less than 65-feet in width to have a rear alley, and each of the proposed lots is less than 63-feet wide, therefore the lots are in compliance with this requirement.

The proposed lots range in size with the smallest lot being 2,634 square feet and the largest lot being 4,897 square feet. The lot size labels should be retained in both square feet and acres on the Final Plat, adjusted for any required dedication. The SHO does not have a minimum lot size, however it allows for lots exceeding 4,000 square feet to have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance. As such, a note stating such should be placed on the Final Plat, if approved.

It should be noted that the SHO limits all new structures to a maximum of three (3) stories tall. If approved a note stating this should be placed on the Final Plat.

The 25-foot maximum building setback line is not depicted along any of the street frontages. If approved, it should be depicted along all street frontages, adjusted for dedication, with the exception of the alley. It should be noted that the SHO allows for no required side yard setback and a five-foot (5') minimum rear yard setback. To reduce confusion, it is recommended that the setbacks be removed from the "Site Data Table".

The preliminary site plan submitted depicts a five-foot (5') private drainage and building maintenance easement along the proposed shared lot lines, as well as an eight-foot (8') private drainage easement along Old Shell Road, Parkway Street East, and East Border Drive. Therefore, a note should be required on the Final Plat, if approved, stating that no structure shall be constructed or placed within any easement without the permission of the easement holder.

The SHO requires the building frontage of a new dwellings to be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage. As such, if approved, a note stating this should be placed on the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

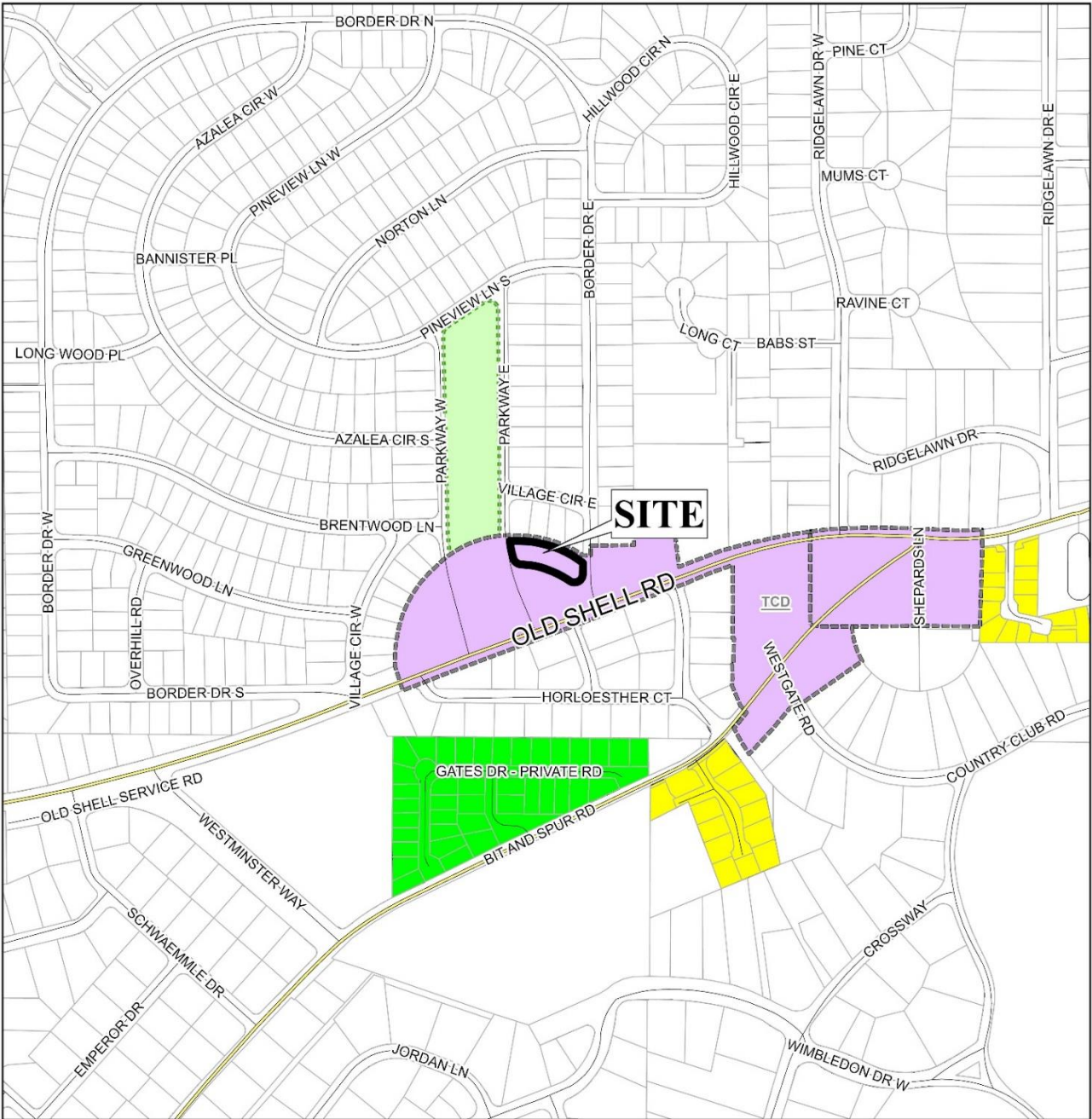
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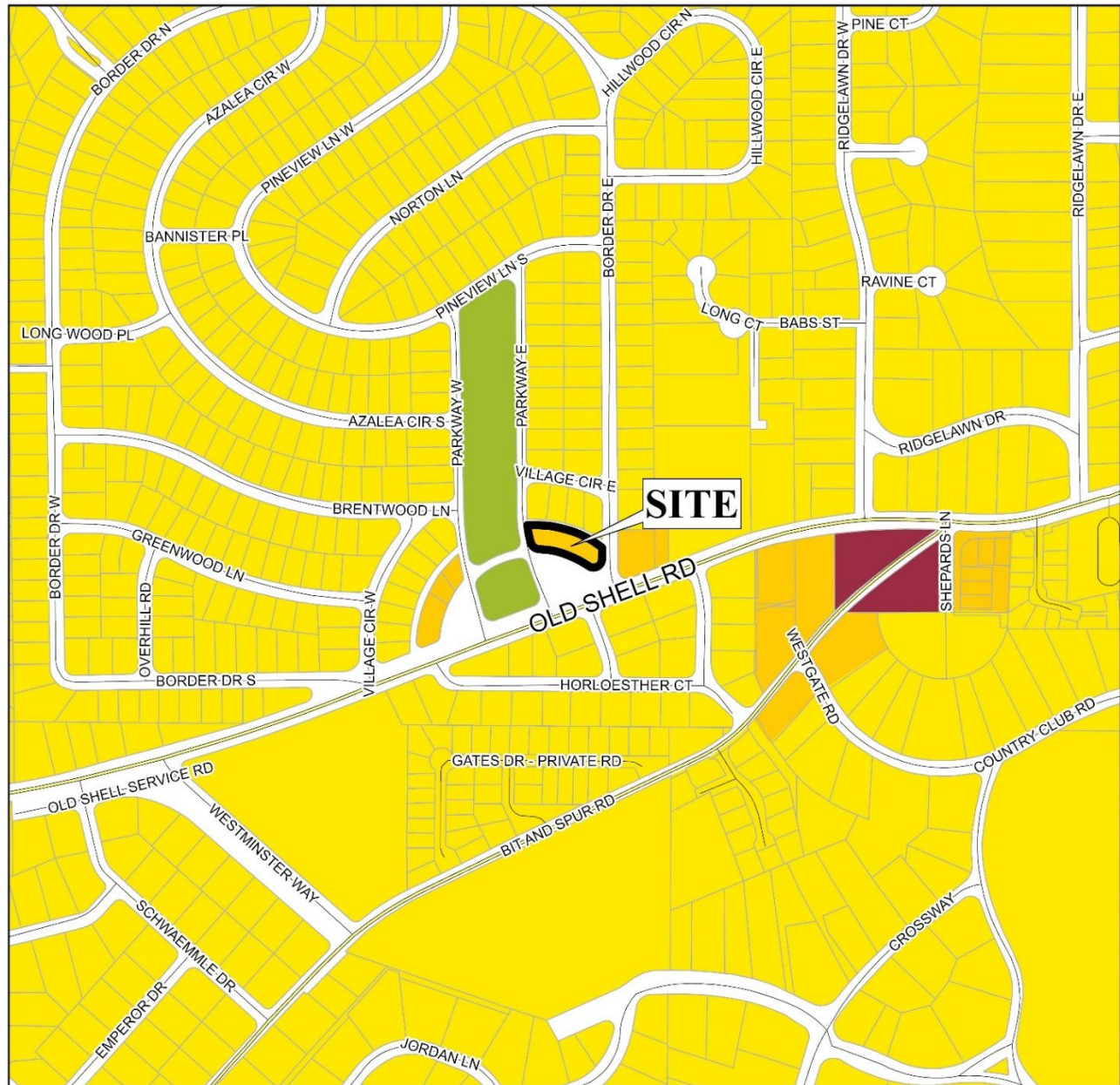
LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE December 18, 2025
APPLICANT The Cottages at Spring Hill Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE December 18, 2025

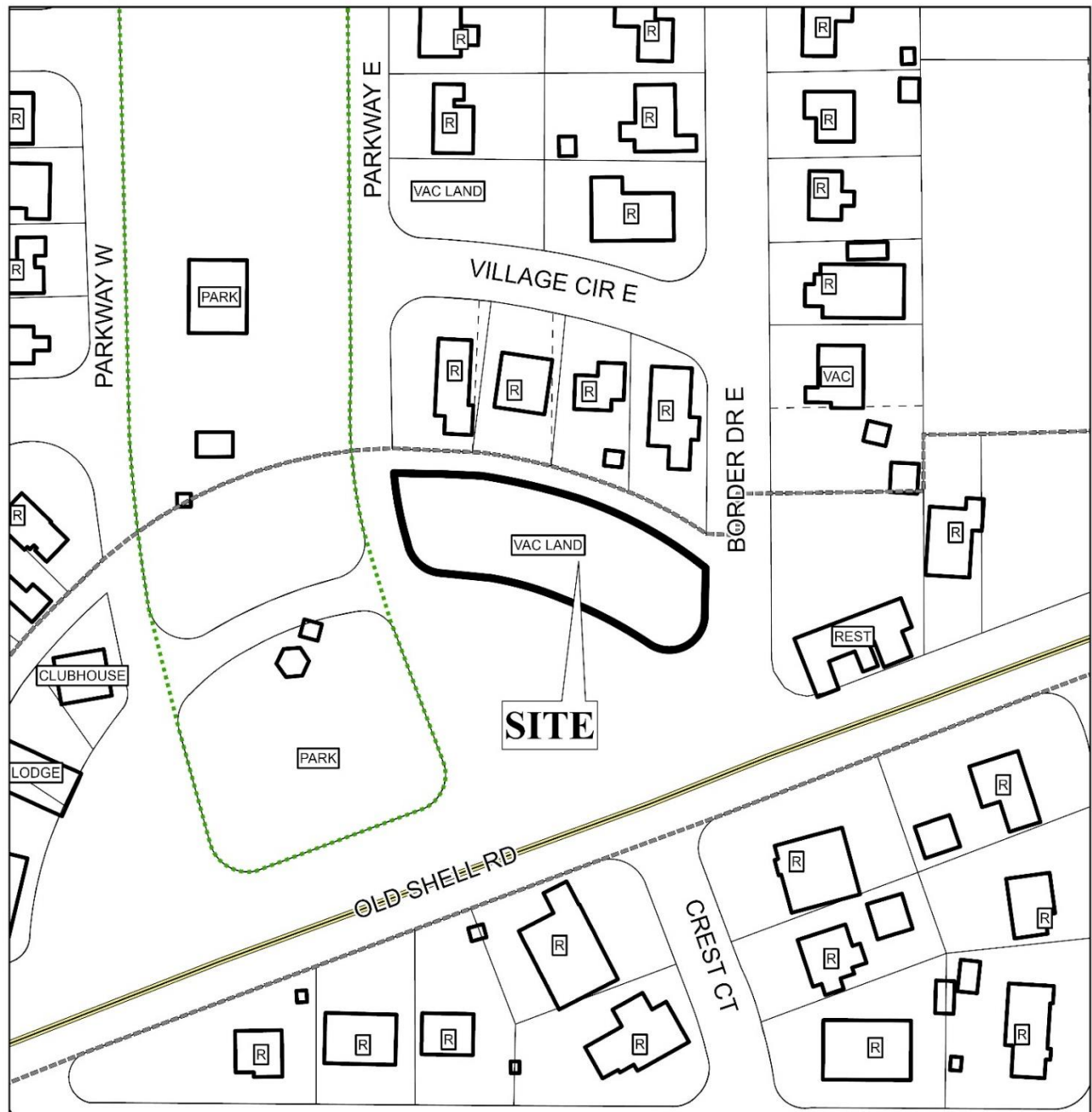
APPLICANT The Cottages at Spring Hill Subdivision

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 | |



THE COTTAGES AT SPRING HILL SUBDIVISION

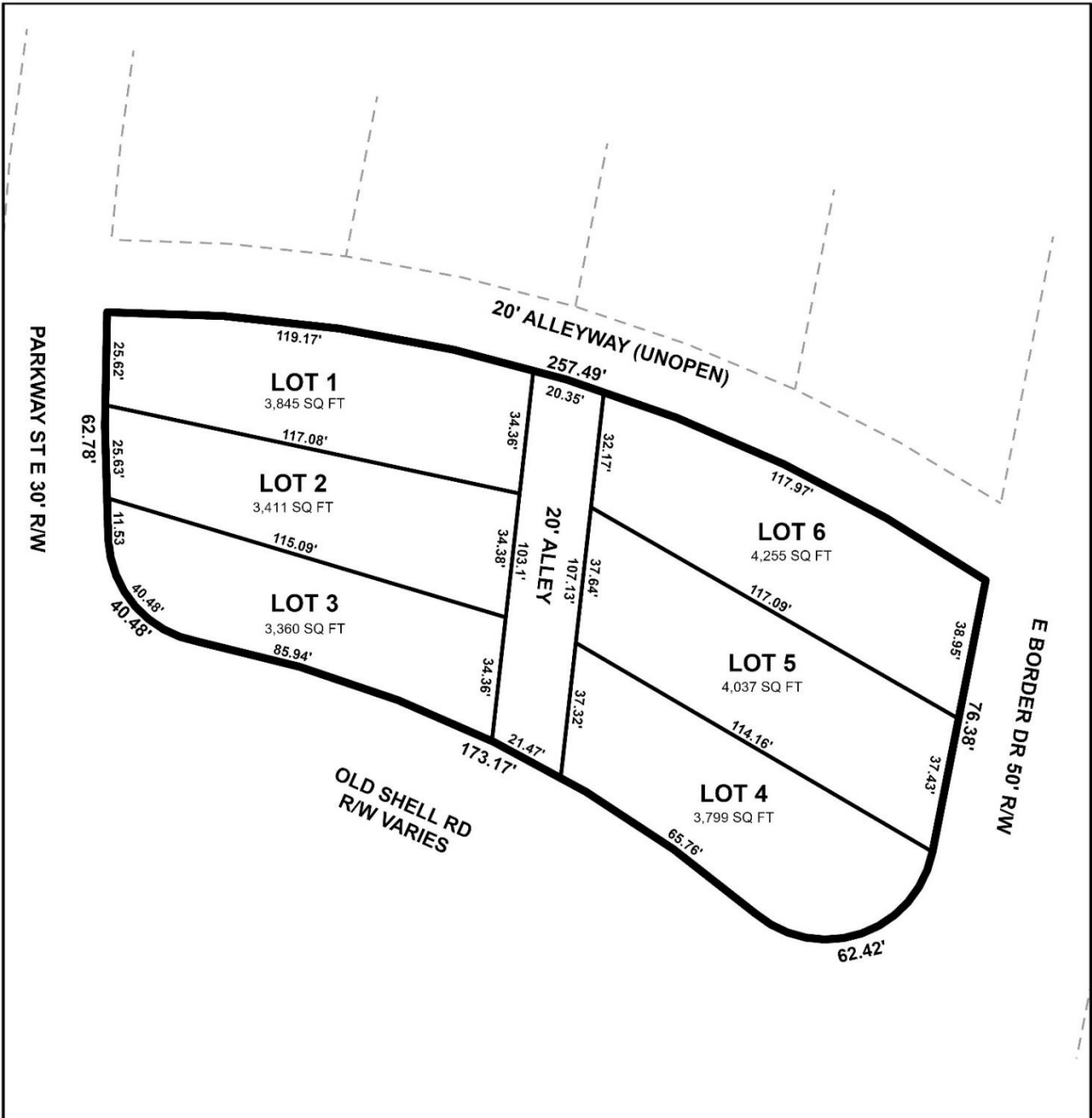


APPLICATION NUMBER 2 DATE December 18, 2025

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



APPLICATION NUMBER 2 DATE December 18, 2025

APPLICANT The Cottages at Spring Hill Subdivision

REQUEST Subdivision



[illegible]

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

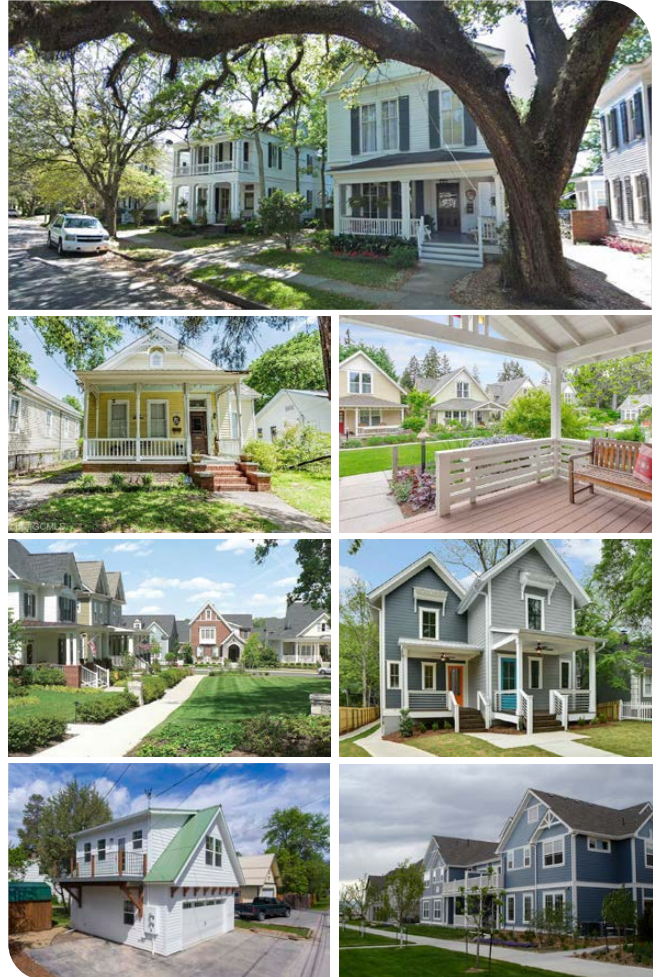
Secondary Uses

- 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