



Agenda Item # 2

SUB-003409-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

7435 & 7495 Bowers Lane, and 7410 Old Military Road

Subdivision Name:

Liara's Place Subdivision

Applicant:

Gloria Clemons-White

Property Owner:

Gloria Clemons-White

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

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

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	4
Exhibits	6

KIARA'S PLACE SUBDIVISION



APPLICATION NUMBER 2 DATE August 21, 2025



SITE HISTORY

The subject site was annexed into the City in 2008.

The site has no history of ever going before the Planning Commission or 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. Provide reference, on the map and the description, to a monumented corner. Label the POC and POB.
- C. Provide a written legal description and matching bearing and distance labels for the proposed subdivision.
- D. Provide a drainage easement from the existing ditch along the east property line of LOT 2; a minimum of 10' from the approximate centerline of the existing ditch.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1 and 2 will share the 2,500 SF 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 lot as follows: LOT 1 – 4,500 SF, LOT 2 – 2000 SF. Any increase in impervious area over these limits will require stormwater detention.
- F. Revise GENERAL NOTE 16 to read “All existing or 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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.

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 two (2) legal lots of record from one (1) existing metes-and-bounds parcel. The site is served by public water and sanitary sewer services.

The site has frontage on Bowers Lane and Old Military Road, both minor streets without curb and gutter, each requiring a 60-foot right-of-way. As such, dedication would be required to provide 30 feet from the centerline of each street. Both streets should be labeled on the Final Plat, if approved, with their right-of-way widths after any required dedication.

The preliminary plat indicates a compliant 25-foot minimum building setback line along both street frontages as measured from the current right-of-way line. This should be revised to be measured from any required frontage right-of-way dedication, and where each lot is at least 60 feet wide.

Each of the proposed lots would exceed the minimum area requirements of the UDC for lots in an R-1, Single-Family Residential Suburban District. As on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information.

Proposed Lot 2 would be a “flag lot”. Section 6-C.9. of the Subdivision Regulations states that flag-shaped lots shall generally not be allowed, but may be permitted only:

1. Where there are natural or pre-existing man-made barriers which may cause an undue hardship on the land owner;
2. Where unusual circumstances such as an odd shaped lot exists;
3. Where disparate uses exist on a single lot; or
4. Where varied and irregularly-shaped lot designs are common and the lot design is consistent with other lots in the vicinity.

In this instance, the parent parcel is considered a “flag lot” due to its current configuration and Lot 2 would generally retain most of that configuration. Therefore, a waiver of Section 6-C.9. would seem in order.

Lot 2 would exceed the maximum depth-to-width ratio allowance of Section 6-C.3. of the Subdivision Regulations. However, as this lot would retain the existing ratio of the parent parcel, a waiver of Section 6-C.3. would also seem in order.

It should be noted that the preliminary plat indicates the encroachment of an existing mobile home on proposed Lot 2 onto an adjacent property not included in this subdivision application. Therefore, the mobile home should be relocated to be entirely on proposed Lot 2 and meet the required setbacks as per the Unified Development Code prior to the Final Plat being signed.

SUBDIVISION CONSIDERATIONS

Standards of Review:

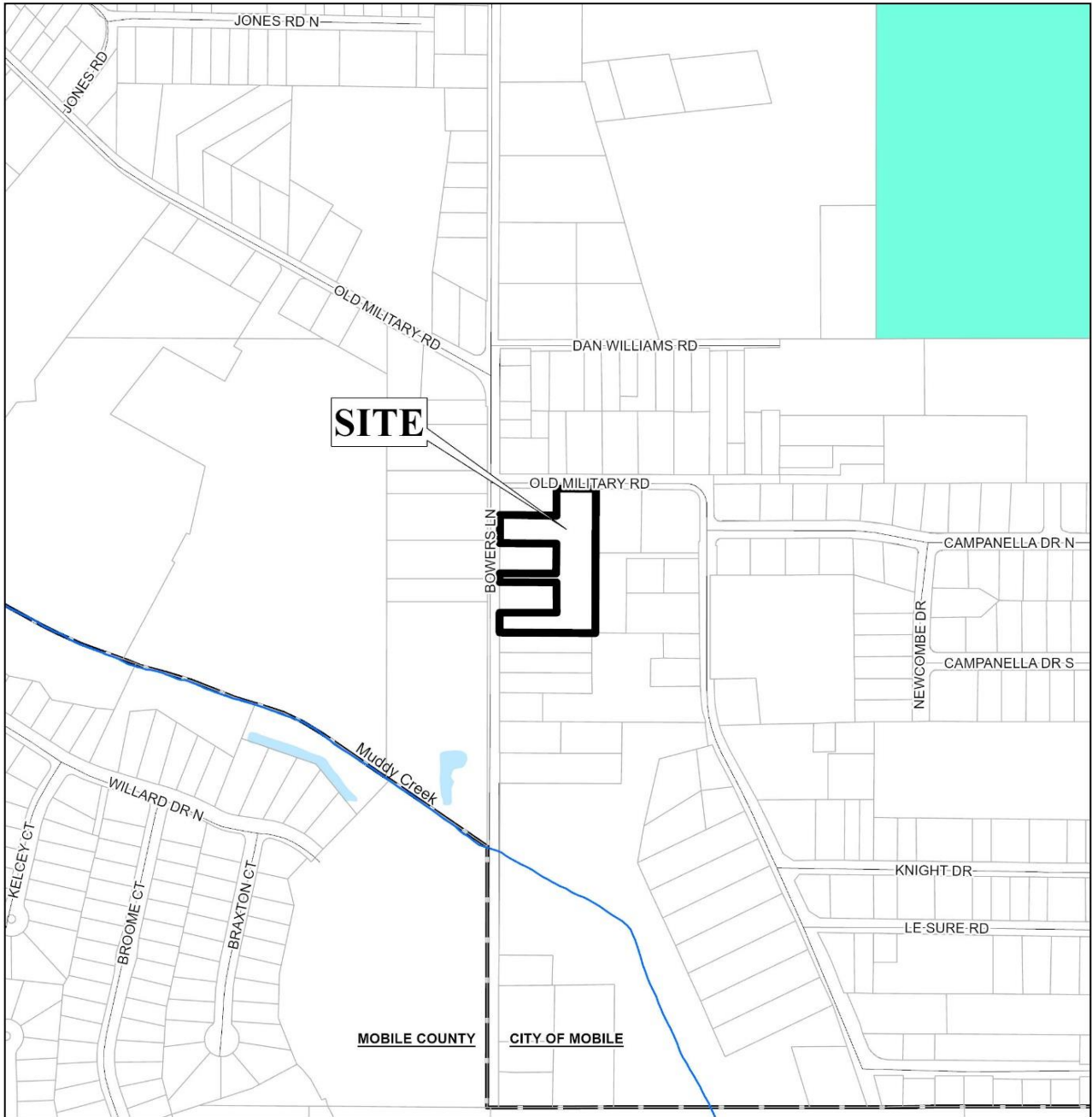
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, with waivers of Section 6-C.3. and Section 6-C.9. of the Subdivision Regulations, the following conditions could apply:

1. Dedication to provide 30 feet from the centerline of both Bowers Lane and Old Military Road;
2. Labeling of the right-of-way widths of both streets on the Final Plat, after any required dedication;
3. Illustration of the 25-foot minimum building setback line along both street frontages as measured from any required right-of-way dedication, and where each lot is at least 60 feet wide;
4. Retention of the lot size labels 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;
5. Documentation of the relocation of the mobile home on proposed Lot 2 to be entirely on that lot and to meet required setbacks as per the Unified Development Code prior to the Final Plat being signed;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



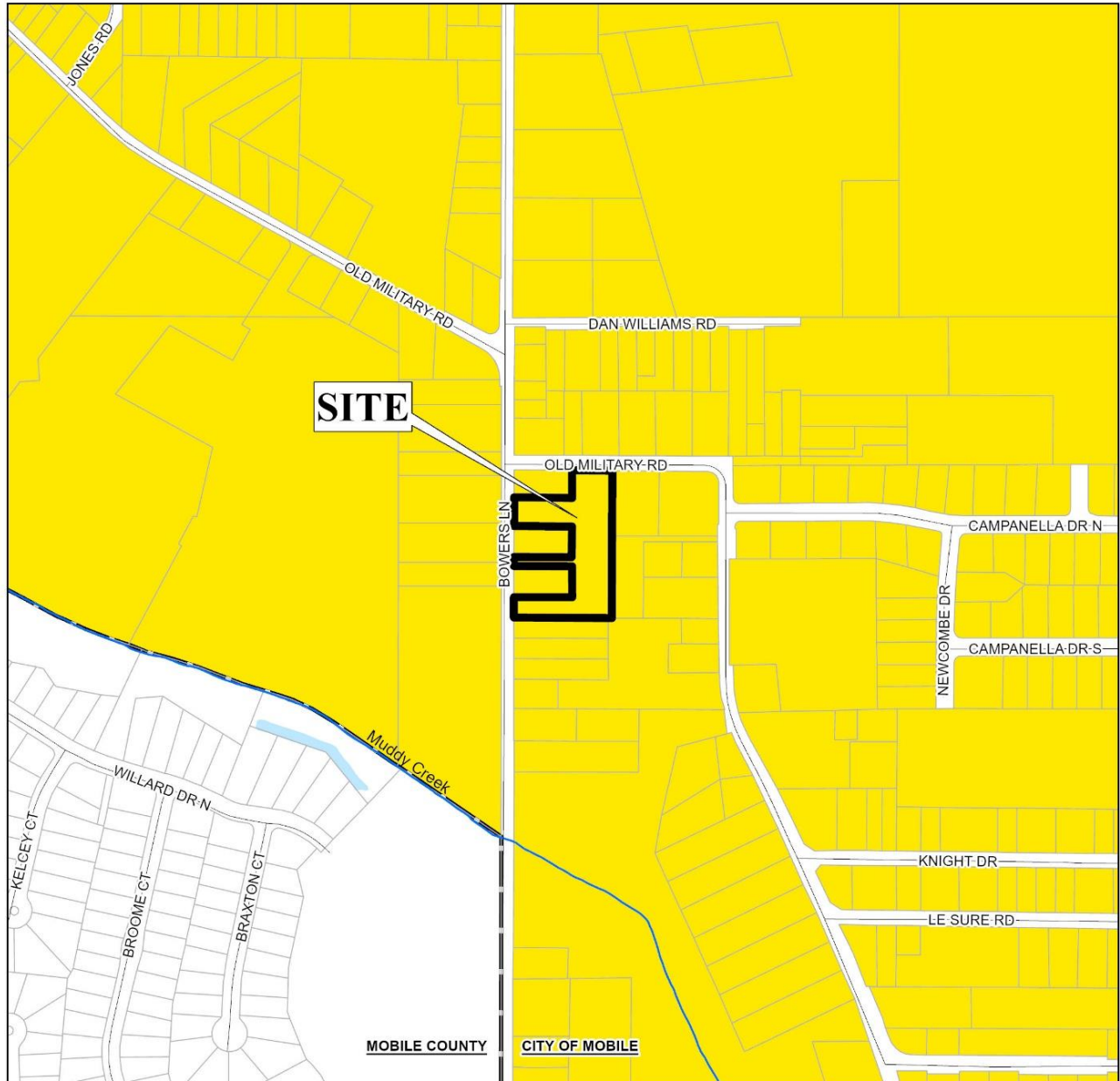
APPLICATION NUMBER 2 DATE August 21, 2025

APPLICANT Kiara's Place Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE August 21, 2025

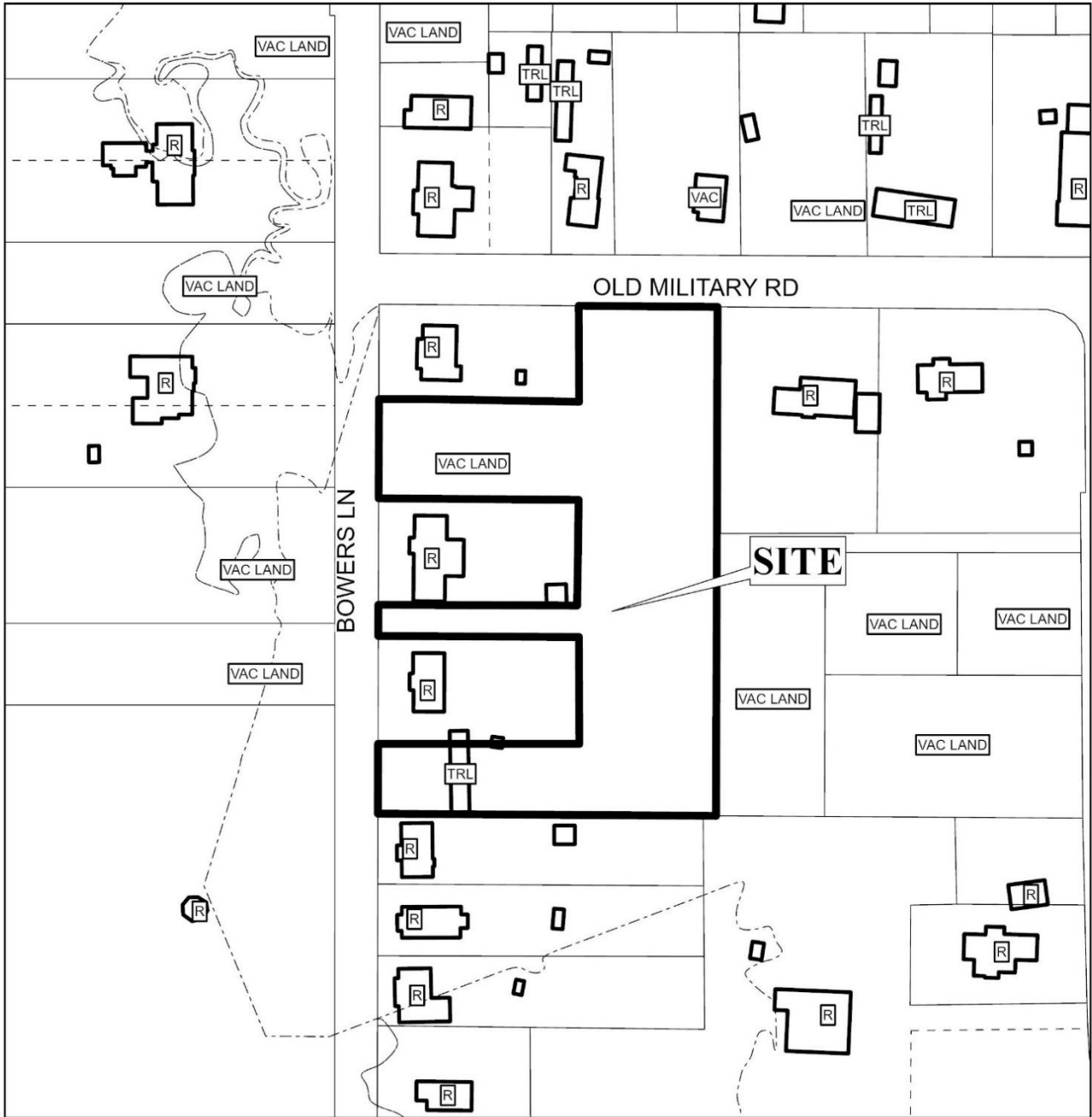
APPLICANT Kiara's Place Subdivision

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 | |



KIARA'S PLACE SUBDIVISION

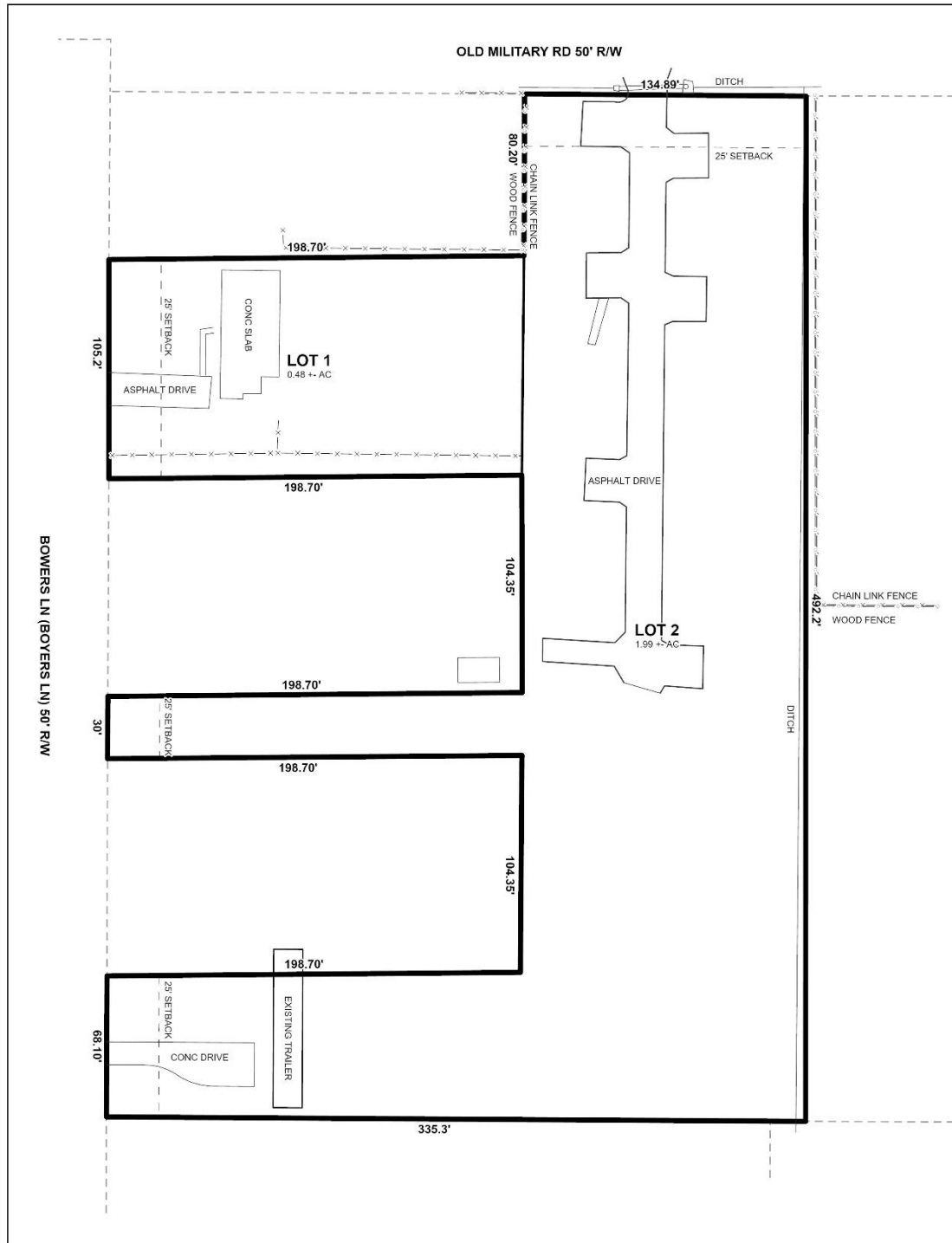


APPLICATION NUMBER 2 DATE August 21, 2025

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	August 21, 2025
APPLICANT	Kiara's Place Subdivision		
REQUEST	Subdivision		



ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWU)
RESIDENTIAL - AG	R-A													□		
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. 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	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.