



Agenda Item # 3 - HOLDOVER SUB-003675-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

3000 Bryant Road

Subdivision Name:

Resubdivision of the Resubdivision of Revised Bucci
Subdivision

Applicant / Agent:

Johana A. Bucci (Keri Coumanis, Helmsing Leach,
P.C., Agent)

Property Owner:

Johana & Carolina Bucci

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create two (2) legal lots of record from one (1) legal lot of record.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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**RESUBDIVISION OF THE RESUBDIVISION OF
REVISED BUCCI SUBDIVISION**



APPLICATION NUMBER 3 DATE July 16, 2026



HOLDOVER COMMENTS

This application was heldover from the April 16th meeting to allow the applicant time to make one of the following revisions:

1. Either revise the plat to depict three (3) lots;
2. Submit a Use Variance application to allow multiple dwellings on a single building lot; or
3. Obtain a Demolition Permit for one of the dwellings on the proposed Lot 2.

The applicant was requested to make these revisions to accommodate the fact that the proposed Subdivision would result in a newly created lot that did not have access to either a public street frontage or a private ingress/egress easement. As a result, the applicant submitted a revised plat that depicts both of the proposed lots having frontage on an existing ingress/egress easement.

The applicant also submitted letters from the neighboring property owners who currently have access to the private ingress/egress easement stating that they are in agreement with the creation of an additional lot. As noted previously, a condition of the 2011 Subdivision approval the Planning Commission placed on the subject property was “No future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots.”.

As depicted, it appears that there is an awning on the proposed Lot A-1 that is within the required five-foot (5') side yard setback. As such, either the property line should be relocated so that no existing structures have non-compliant setbacks, or a Variance will be required.

The revised plat does not depict the required 25-foot front yard setbacks for either proposed lot. If approved, the front setback should be depicted on the Final Plat.

Finally, if approved a note should be placed on the Final Plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots.

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, a waiver of Section 6.C.4 (lot to abut on a street) of the Subdivision Regulations will be required and the following conditions could apply:

1. Either approval of a Setback Variance to allow existing structures to have non-compliant side yard setbacks, or revision of the plat to depict compliant setbacks for all structures;

2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Placement of a note on the Final Plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;
4. Illustration of the 25-foot minimum building setback line on both lots from the 40-foot private ingress/egress easement;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
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.

SITE HISTORY

The subject site was before the Planning Commission at its July 3, 1990, meeting, as a two (2) lot Subdivision, which was approved and recorded in Probate Court as the *Bucci Subdivision*.

On February 15, 2011, the site came back before the Planning Commission as a two (2) lot Subdivision to move the interior lot line to the North as the *Resubdivision of Revised Bucci Subdivision*, which was approved and recorded in Probate Court.

On August 4, 2012, the current Lot B came before the Board of Zoning Adjustment for a side yard setback and combined side yard setback to allow HVAC units to be located within the required side yard setback. It should be noted that since the adoption of the Unified Development Code (UDC), the placement of the HVAC units no longer requires a Variance, as HVAC units are now allowed to encroach into side yard setbacks.

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 Subdivision Name for duplication of "RESUBDIVISION OF". The legal description indicates that the new subdivision is based on the "Revised Bucci Subdivision".
- C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- D. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- E. Retain NOTES 7 - 9.
- F. Delete NOTES #14 and #15.
- G. Add a note - 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.

- 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.gov 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 relocate an interior lot line between two (2) legal lots of record. The site is served by public water and sanitary sewer.

The site is served by a private drive located at the end of Bryant Road with a non-exclusive reciprocal easement for ingress and egress, which provides access to four (4) other properties. The easement crosses property under separate ownership from the applicant; however, since the site was originally approved and recorded as two (2) lots, the *Resubdivision of Revised Bucci Subdivision* was required to place a note on the Final Plat stating "No future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots."

The current subdivision application does not create an additional lot and is therefore consistent with this note. However, the proposed lot configuration would result in two (2) single-family dwellings being located on proposed Lot 2. Because the property is zoned R-1, Single-Family Residential Suburban District, only one (1) dwelling unit is permitted per lot. As such, the applicant must either obtain a Use Variance to allow two (2) dwellings on a single lot or secure demolition permits and remove one (1) of the existing dwellings prior to Final Plat approval, if approved.

It should be noted that the subject site does not have frontage on a public right-of-way, but instead fronts an existing 40-foot easement for ingress, egress, and utilities. As proposed, Lot 2 does not have direct access to this easement. Therefore, if approved, the Final Plat should be revised to extend the western property line of Lot 2 to provide frontage on the existing easement. Additionally, a note should be included on the Final Plat stating that no structures may be constructed within any easement without permission from the easement holder.

The preliminary plat depicts the existing 25-foot minimum building setback line for Lot B of the *Resubdivision of Revised Bucci Subdivision* but does not show setback lines for the proposed lot configuration. If approved, the Final Plat should illustrate the required 25-foot minimum building setback line for both proposed lots, measured from the easement frontage, in accordance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations.

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:

The application should be heldover until the June 18, 2026, meeting to allow the applicant time to make one of the following revisions:

1. Either revise the plat to depict three (3) lots;
2. Submit a Use Variance application to allow multiple dwellings on a single building lot; or
3. Obtain a Demolition Permit for one of the dwellings on the proposed Lot 2.

Associated application and notification fees should be submitted as well, as necessary.

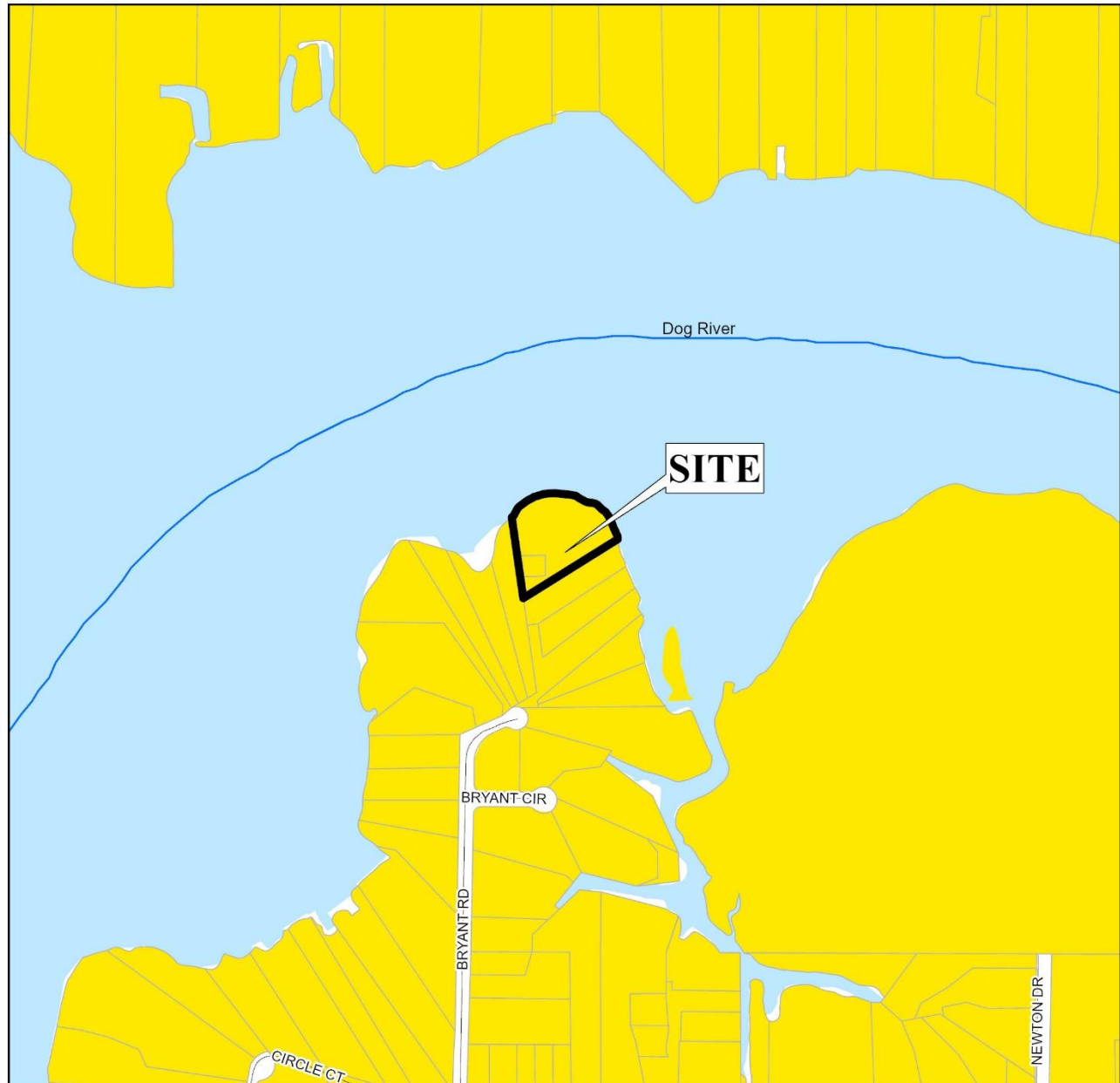
LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE July 16, 2026
APPLICANT Resubdivision Of The Resubdivision Of Revised Bucci Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP

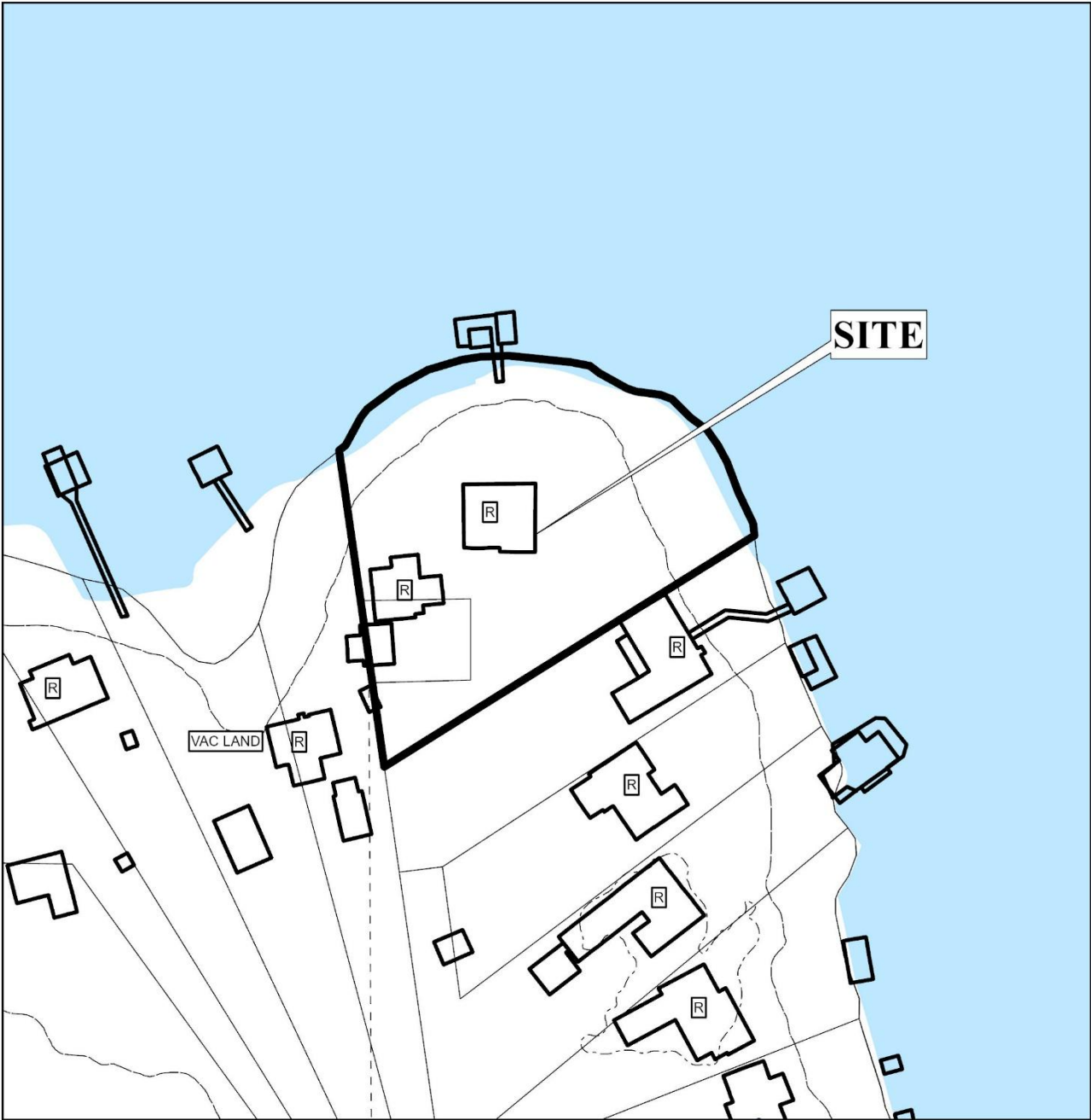


APPLICATION NUMBER 3 DATE July 16, 2026
 APPLICANT Resubdivision Of The Resubdivision Of Revised Bucci Subdivision
 REQUEST Subdivision

- | | | | |
|---|--|---|---|
| ■ 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 | |



RESUBDIVISION OF THE RESUBDIVISION OF REVISED BUCCI SUBDIVISION

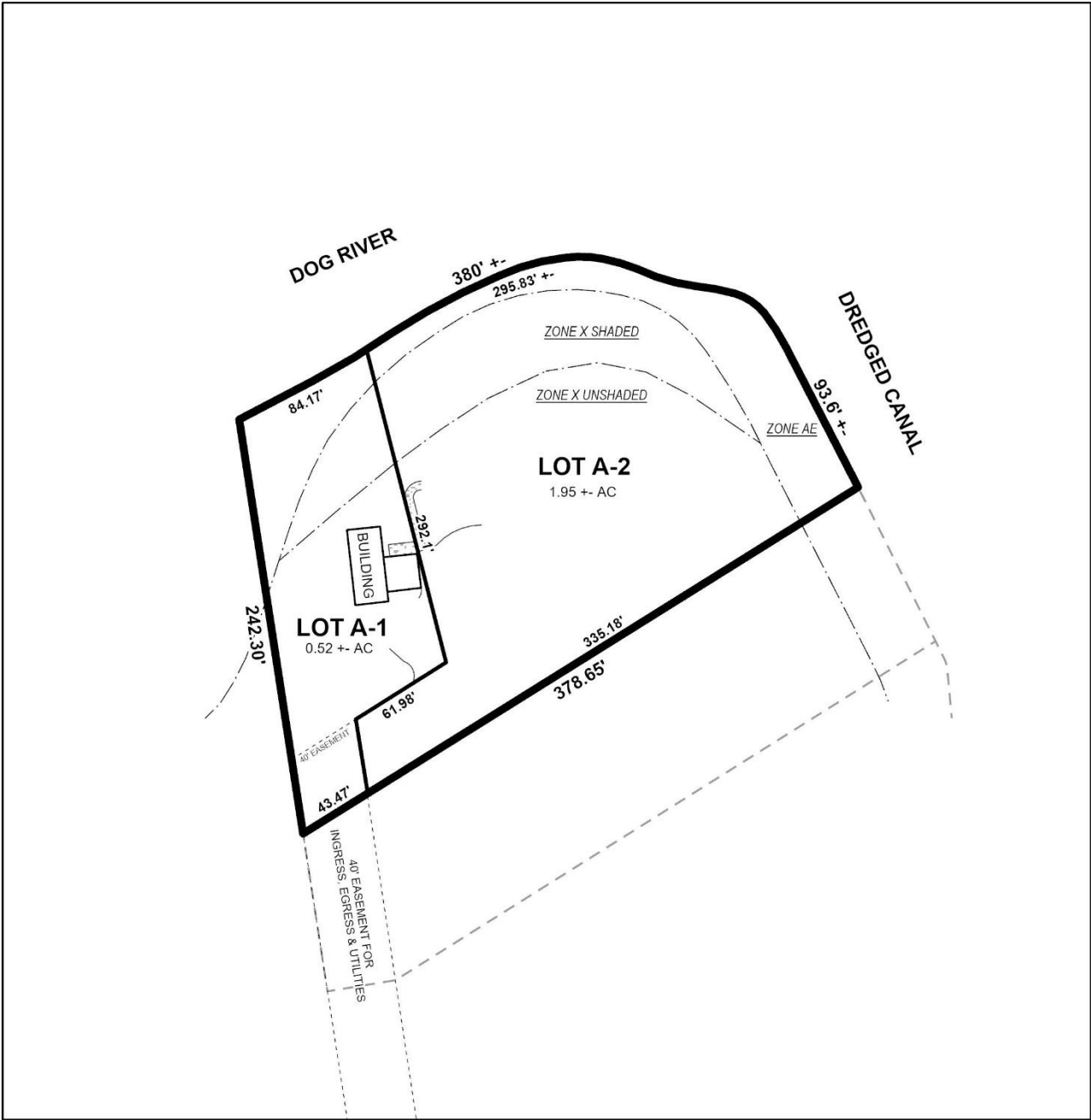


APPLICATION NUMBER 3 DATE July 16, 2026

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 <u>3</u>	DATE <u>July 16, 2026</u>	 NTS
APPLICANT <u>Resubdivision Of The Resubdivision Of Revised Bucci Subdivision</u>		
REQUEST <u>Subdivision</u>		

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LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary 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.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example

