



Agenda Item # 3

SUB-003681-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

354 and 358 Gulfwood Drive

Subdivision Name:

Lila's Place Subdivision

Applicant / Agent:

Louise Houston

Property Owner:

Louise Houston, Louise Houston Aeiker, & Jonathan David Aeiker

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 three (3) legal lots of record from two (2) legal lots of record.

Commission Considerations:

1. Subdivision proposal with ten (10) conditions.

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LILA'S PLACE SUBDIVISION



APPLICATION NUMBER 3 DATE May 21, 2026



SITE HISTORY

The site was annexed into the City of Mobile in 1956.

The property was originally part of the 22-lot *Gulfwood Subdivision, Unit No. 4*, the plat for which was recorded in the Mobile County Probate Court in January 1953.

In September 2021, the Planning Commission approved a two (2)-lot subdivision of a portion of the subject site; however, the approval expired after one (1) year because the Final Plat was not signed and recorded in the Mobile County Probate Court.

There are no other Planning Commission or any 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. Retain NOTES 12-15 and 18.
- C. Revise GENERAL NOTES # 19 to read - As shown on the 1984 aerial photo LOTS 1 - 3 will share the 4,000 sf of 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 8,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 4000 sf, LOT 2 - 4000 sf, and LOT 3 - 4000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. 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 create three (3) legal lots of record from two (2) legal lots of record. The site is served by public water and sanitary sewer.

The site has frontage on Gulfwood Drive and Gulfwood Drive East, both minor streets with 50-foot rights-of-way and no curb and gutter improvements. Typically, streets without curb and gutter are required to provide a 60-foot-wide right-of-way; however, because the site was originally approved by the Planning Commission and recorded with 50-foot-wide rights-of-way, a waiver of Section 6.B.9. of the Subdivision Regulations may be appropriate.

The plat depicts a compliant 25-foot corner radius at the intersection of Gulfwood Drive and Gulfwood Drive East; therefore, no additional dedication would be required.

As shown on the preliminary plat, the right-of-way widths for both streets should be retained on the Final Plat, if approved.

The proposed lots meet the minimum width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for Residential Suburban Districts. The lots also exceed the minimum area requirements of Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the R-1, Single-Family Residential Suburban District. They are properly labeled with their 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 preliminary plat illustrates a 25-foot front yard setback along both street frontages, in accordance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

A drainage easement is illustrated along the east property line of proposed Lot 3 on the preliminary plat. If approved, the Final Plat should include a note stating that no structure may be constructed within any easement without the permission of the easement holder.

A note on the preliminary plat states that the subdivision will not be signed or recorded until existing dwelling areas are demolished and removed. While this note does not need to be retained on the Final Plat, it should be a condition of approval that completion of the demolition of all existing structures should be required prior to signing of the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

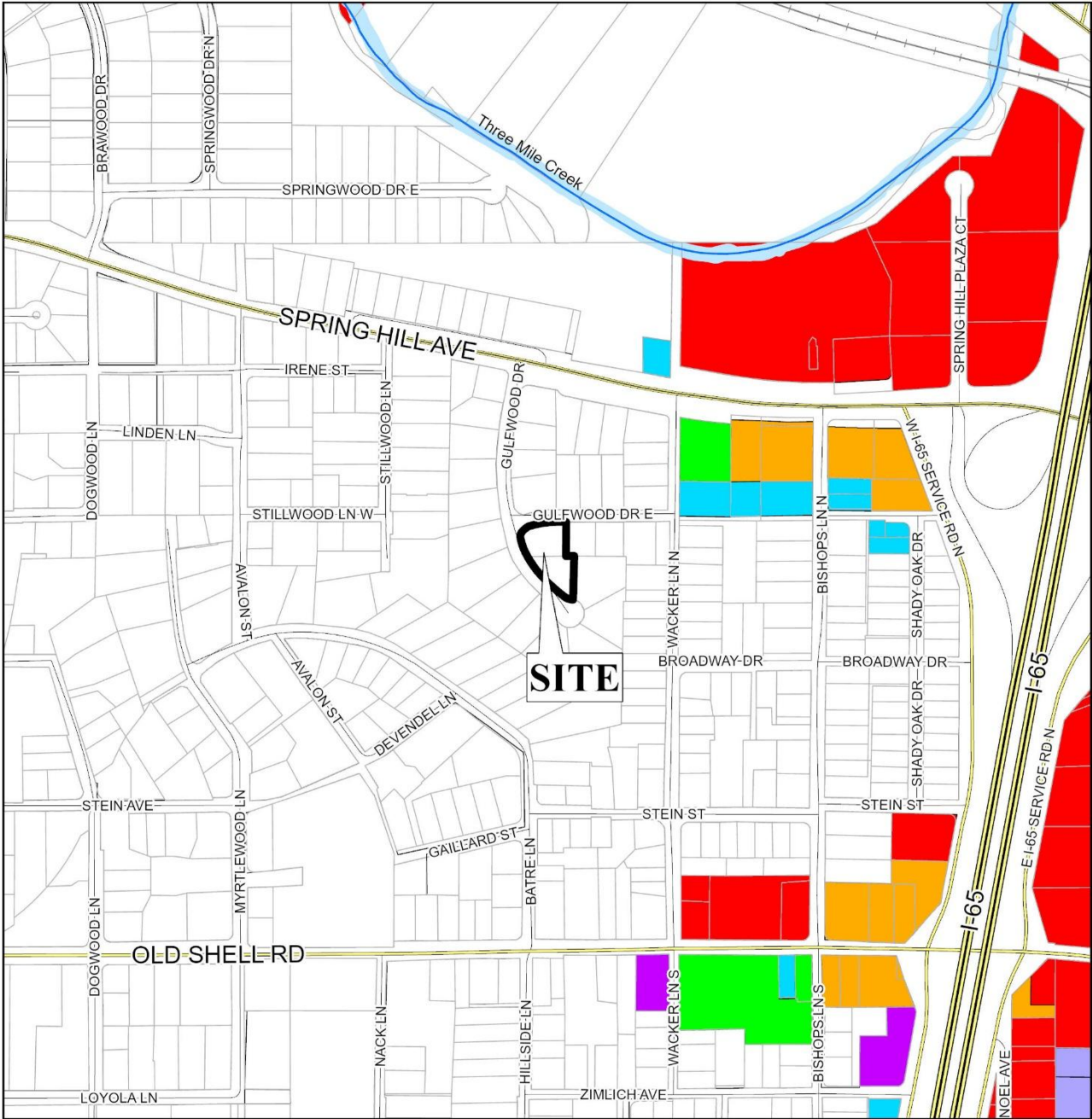
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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.B.9. of the Subdivision Regulations will be required (for reduced right-of-way width), and the following conditions could apply:

1. Retention of the 50-foot-wide rights-of-way along Gulfwood Drive and Gulfwood Drive East, as depicted on the preliminary plat;
2. Retention of the 25-foot corner radius at the intersection of Gulfwood Drive and Gulfwood Drive East, as depicted on the preliminary plat;
3. 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;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;
5. 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;
6. Completion of the demolition process for all existing structures on the proposed lots prior to the signing of the Final Plat;
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.

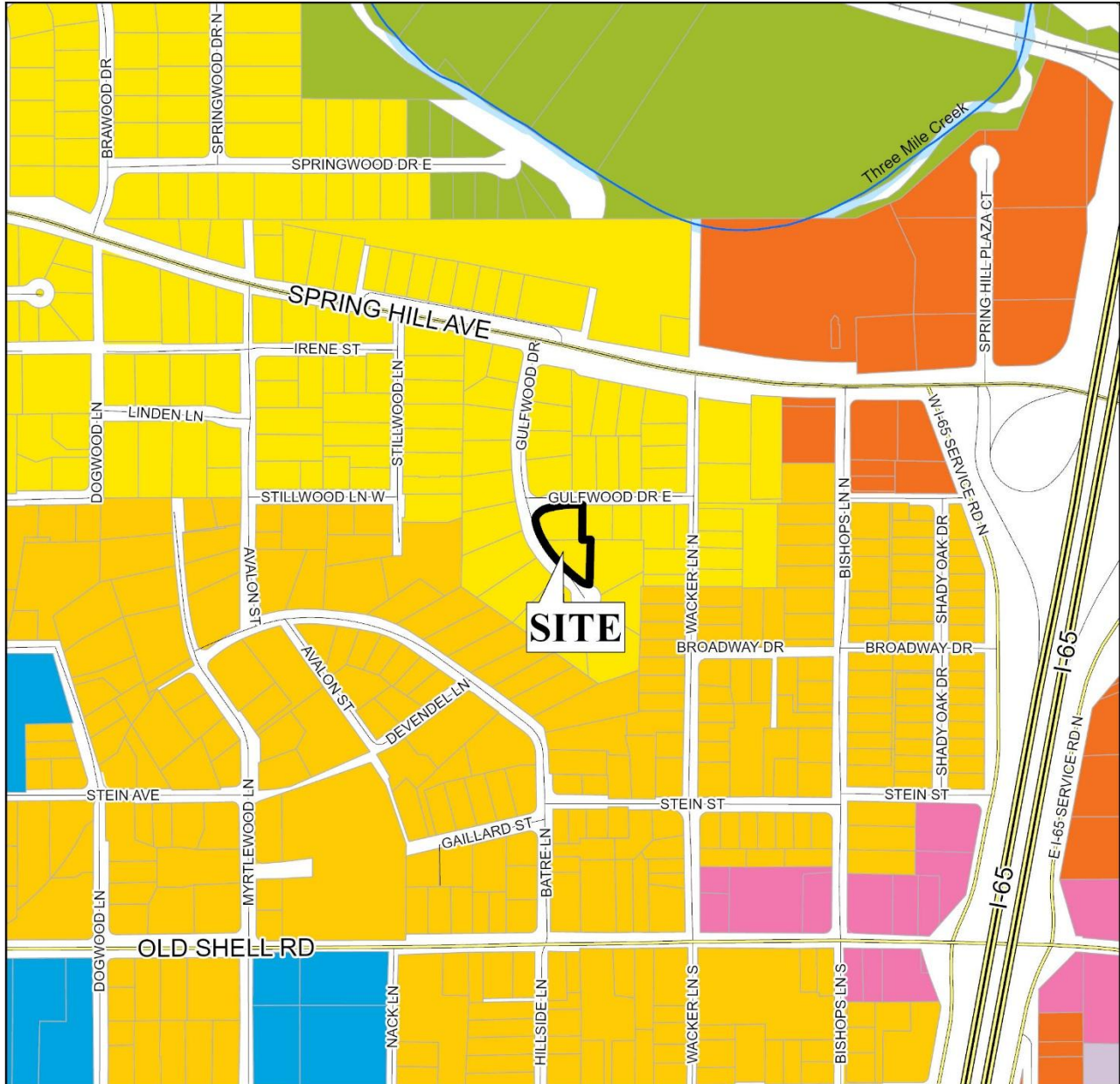
LOCATOR ZONING MAP



APPLICATION NUMBER	3	DATE	May 21, 2026
APPLICANT	Lila's Place Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE May 21, 2026

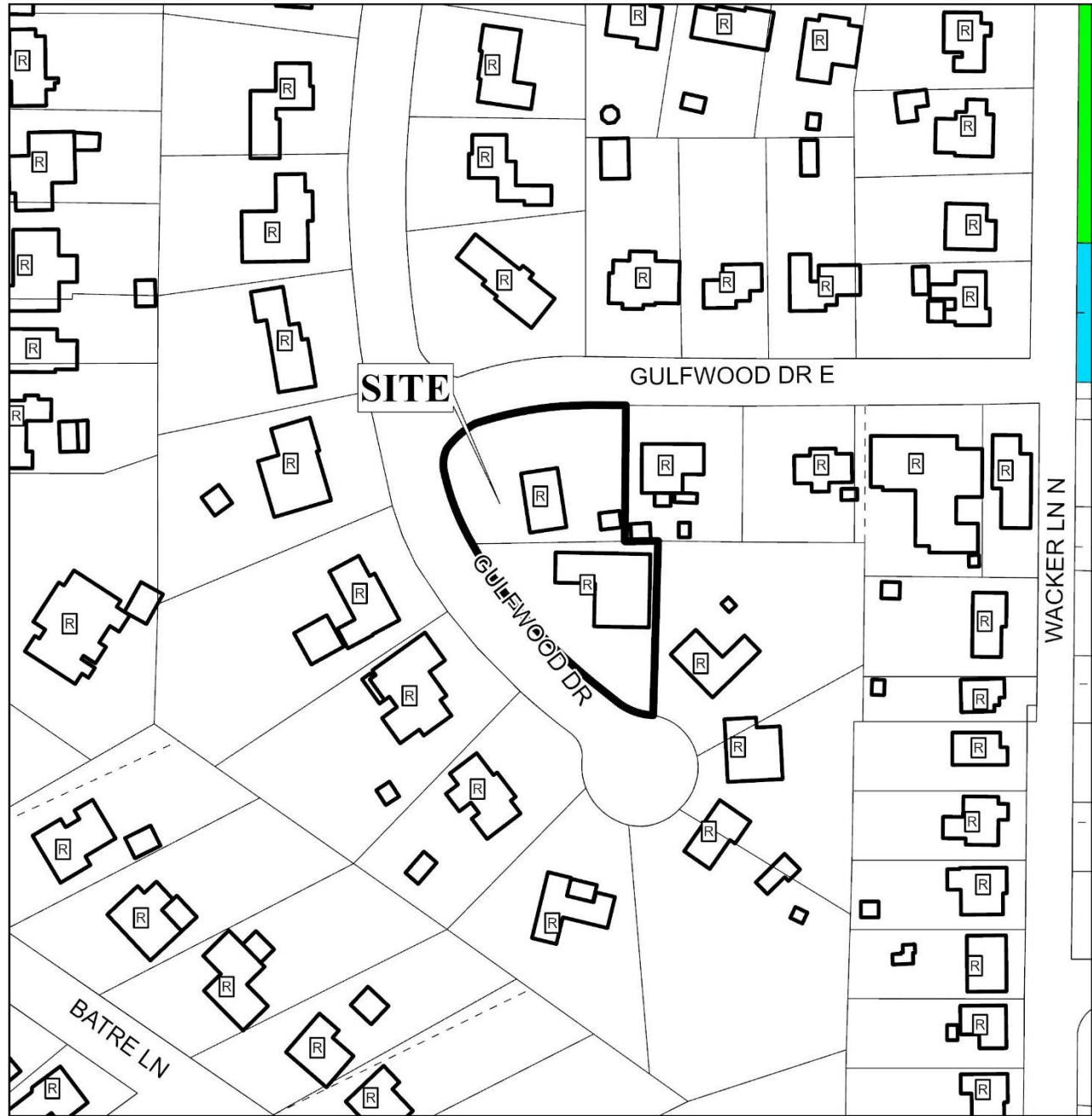
APPLICANT Lila's Place Subdivision

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 | |



LILA'S PLACE SUBDIVISION

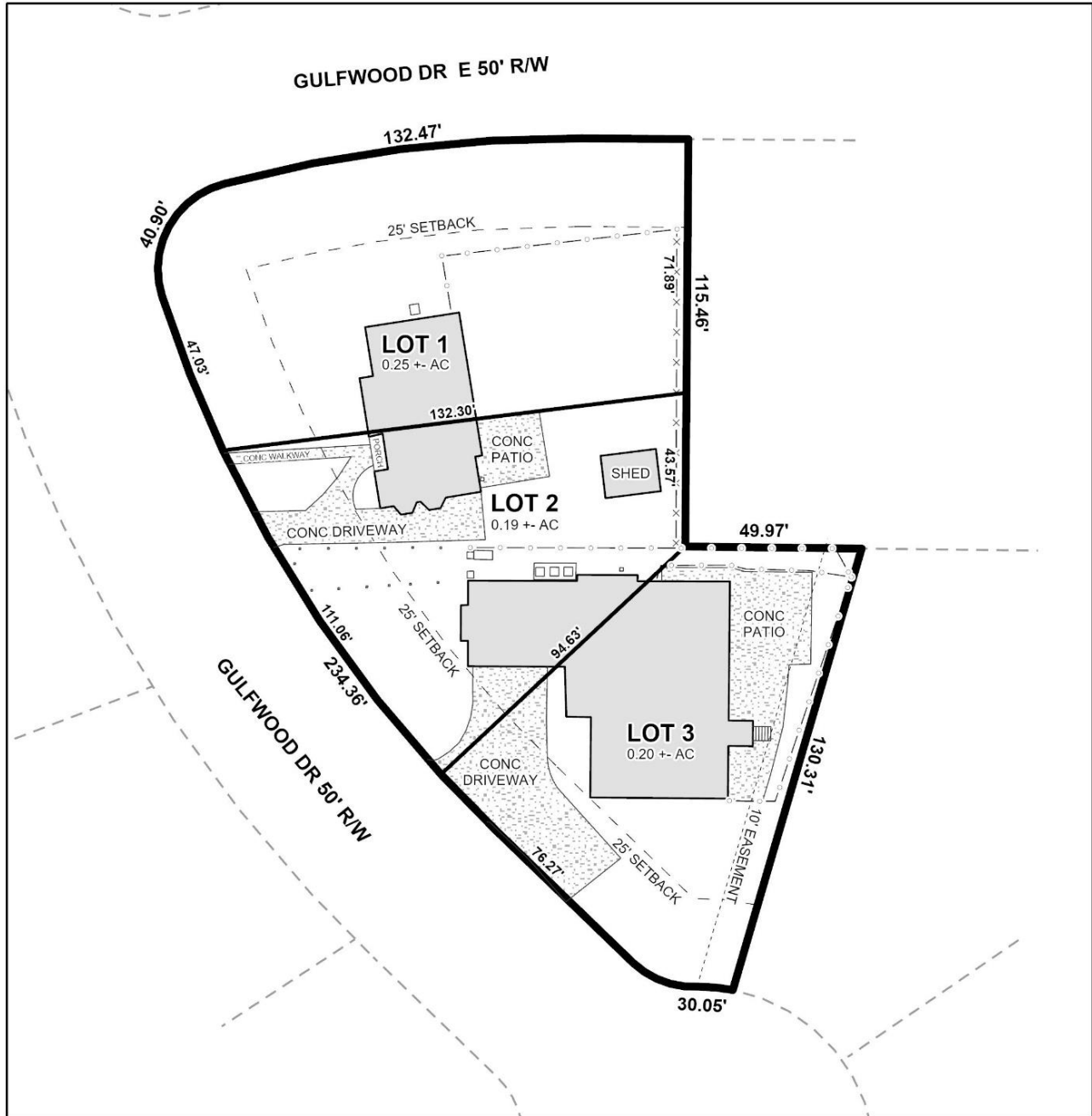



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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>3</u> DATE <u>May 21, 2026</u>	 NTS
APPLICANT <u>Lila's Place Subdivision</u>	
REQUEST <u>Subdivision</u>	

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

