



Agenda Item # 3

SUB-003865-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

429 Lincoln Boulevard

Subdivision Name:

Mobile Terrace Subdivision, Resubdivision of Lots 1-5,
Block 2

Applicant / Agent:

Linda Ellerby Allen

Property Owner(s):

Linda Ellerby

Current Zoning:

R-1, Single Family Residential Suburban District

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 three (3) legal lots of record from five (5) legal lots of record.

Commission Considerations

1. Subdivision proposal with ten (10) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits.....	7

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units and vacant land.

APPLICATION NUMBER 3 DATE September 17, 2026
 APPLICANT Mobile Terrace Subdivision
 REQUEST Subdivision



SITE HISTORY

The subject site is part of *Mobile Terrace Subdivision*, an old deed book plat recorded in 1912.

The site was annexed into the City of Mobile in September 2007.

In February 2010, the site was the subject of a Use Variance request to allow a four-unit apartment building within an R-1, Single-Family Residential District. The request was denied.

In March 2010, the Planning Commission approved a one (1)-lot subdivision, *D Pettway Subdivision*, for the subject site. The subdivision approval subsequently expired.

At its October 17, 2024, meeting, the Planning Commission approved a three (3)-lot subdivision, *Mobile Terrace Subdivision, Resubdivision of Lots 1–5, Block 23*, for the subject site. The subdivision approval subsequently expired.

At its March 10, 2025, meeting, the Board of Adjustment approved a setback variance to allow a reduced side-street side-yard setback for a new dwelling in an R-1, Single-Family Residential Suburban District. The variance approval subsequently expired because no permits were obtained.

At its April 17, 2025, meeting, the Planning Commission approved another three (3)-lot subdivision for the subject site. However, a final revised plat was never submitted to the Planning and Zoning Department, and the subdivision approval subsequently expired.

There have been no other Planning Commission or Board of Zoning Adjustment cases associated with the subject 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. Revise NOTES # 15 to read - As shown on the 1984 aerial photo LOTS A, B, and C share the 1,800 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 7,500 SF credit provided to the original SF residential lots as follows: LOT A – 3,100 sf, LOT B – 3,100 sf, and LOT C – 3,100 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain NOTES 7, 8, 13, 14, and 16.
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 five (5) existing legal lots of record. The site is served by public water and sanitary sewer.

Proposed Lot A has frontage along Twelfth Street and Lincoln Boulevard, while proposed Lots B and C have frontage along Lincoln Boulevard. Both streets are minor streets with asphalt wing gutters and are required to have 50-foot-wide rights-of-way pursuant to Section 6.B.9. of the Subdivision Regulations. The preliminary plat depicts a substandard 30-foot-wide right-of-way along Twelfth Street and a 40-foot-wide right-of-way along Lincoln Boulevard. Previous subdivision approvals in the area required dedication sufficient to provide 30 feet from the centerline of each street. However, the existing rights-of-way are substandard, and the 60-foot right-of-way requirement applies to streets with open-ditch drainage. Two (2) nearby subdivision approvals along Thirteenth Street, in 2012 and 2013, required only 50-foot-wide rights-of-way.

Lot A is a corner lot at the intersection of Twelfth Street and Lincoln Boulevard and is therefore subject to the 25-foot radius requirement of Section 6.C.6. of the Subdivision Regulations. Sufficient dedication is depicted on the preliminary plat, and this information should be retained on the Final Plat, if approved.

The proposed lots do not meet the minimum area and width requirements of Sections 6.C.2.(a)(1) and 6.C.2.(b)(2) of the Subdivision Regulations for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Suburban District. Similar lot configurations are common within the surrounding neighborhood, which was originally platted with 25-foot-wide by 100-foot-deep lots. Therefore, a waiver of Sections 6.C.2.(a)(1) and 6.C.2.(b)(2) may be appropriate.

The proposed lots are labeled with their areas in both square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, adjusted for any required right-of-way dedication.

A 25-foot front yard setback is illustrated along Lincoln Boulevard on the preliminary plat, as required by Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots in an R-1, Single-Family Residential Suburban District. This setback should be retained on the Final Plat, if approved, adjusted for any required dedication.

Lot A also depicts a 10-foot front yard setback along Twelfth Street, consistent with the setback variance approved by the Board of Adjustment in 2025, which subsequently expired. A subsequent Board of Adjustment application has been submitted and is scheduled for consideration at the September 14, 2026, meeting. Therefore, the plat should be revised to depict a 25-foot front yard setback along Twelfth Street, if approved, adjusted for any required dedication, unless the associated setback variance is approved by the Board of Zoning Adjustment.

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.

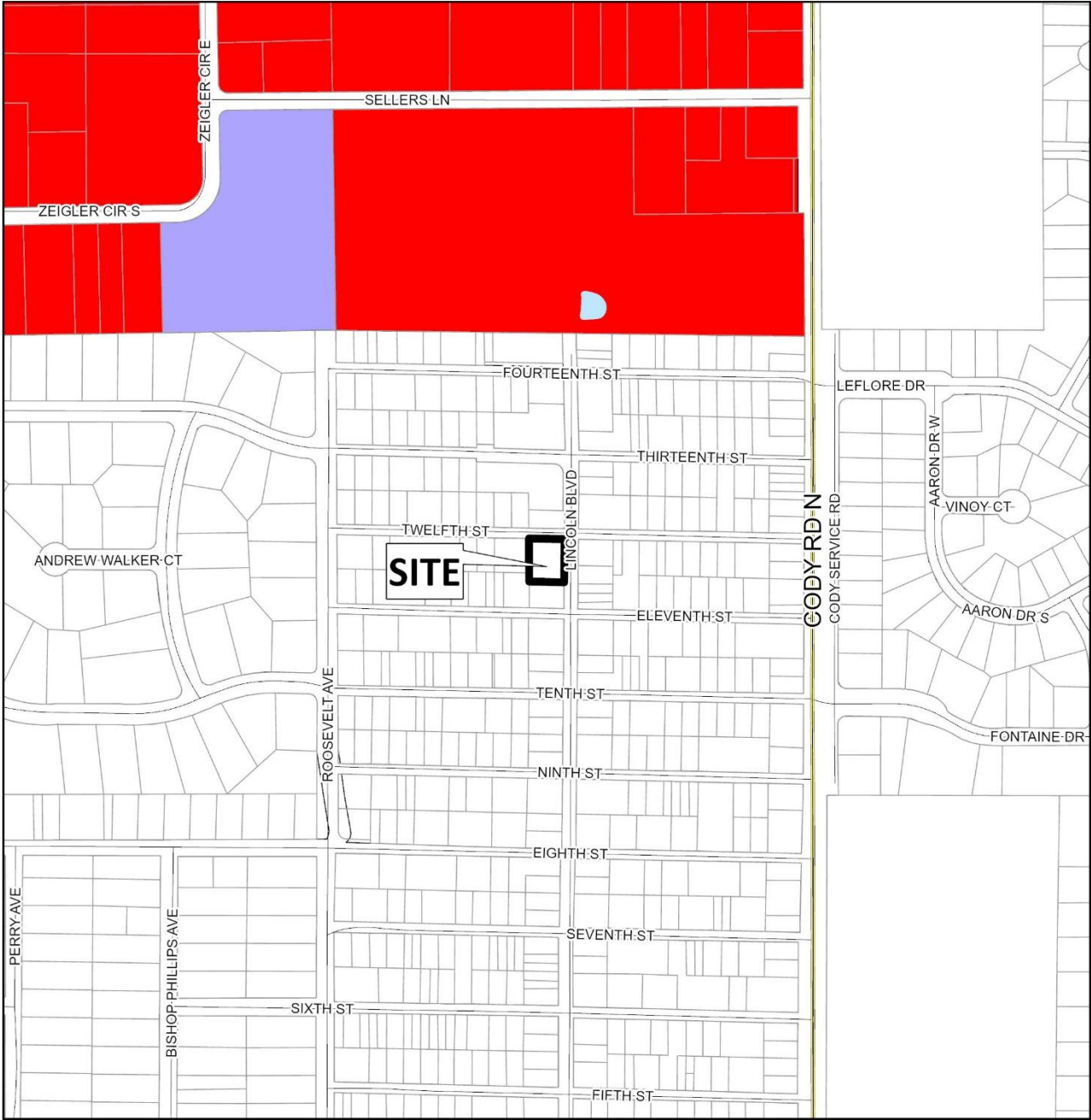
Considerations:

If the Planning Commission considers approval of the Subdivision request, a waiver of Sections 6.C.2.(a)(1) (for substandard lot area) and 6.C.2.(b)(2) (for substandard lot width) of the Subdivision Regulations will be required, and the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Twelfth Street and Lincoln Boulevard;
2. Retention of the 25-foot corner radius at the intersection of Twelfth Street and Lincoln Boulevard, in accordance with Section 6.C.6. of the Subdivision Regulations, or as approved by the City Engineer and Traffic Engineering Director;
3. Retention of the lot areas, in both square feet and acres, on the Final Plat, adjusted for any required right-of-way dedication;
4. Retention of the 25-foot front yard setback along Lincoln Boulevard on the Final Plat, adjusted for any required right-of-way dedication;

5. Revision of the plat to illustrate a 25-foot front yard setback along Twelfth Street, adjusted for any required right-of-way dedication, unless a Setback Variance is approved by the Board of Zoning Adjustment;
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;
9. Compliance with all Fire Department comments noted in this staff report; and
10. Full compliance with all other applicable codes and ordinances.

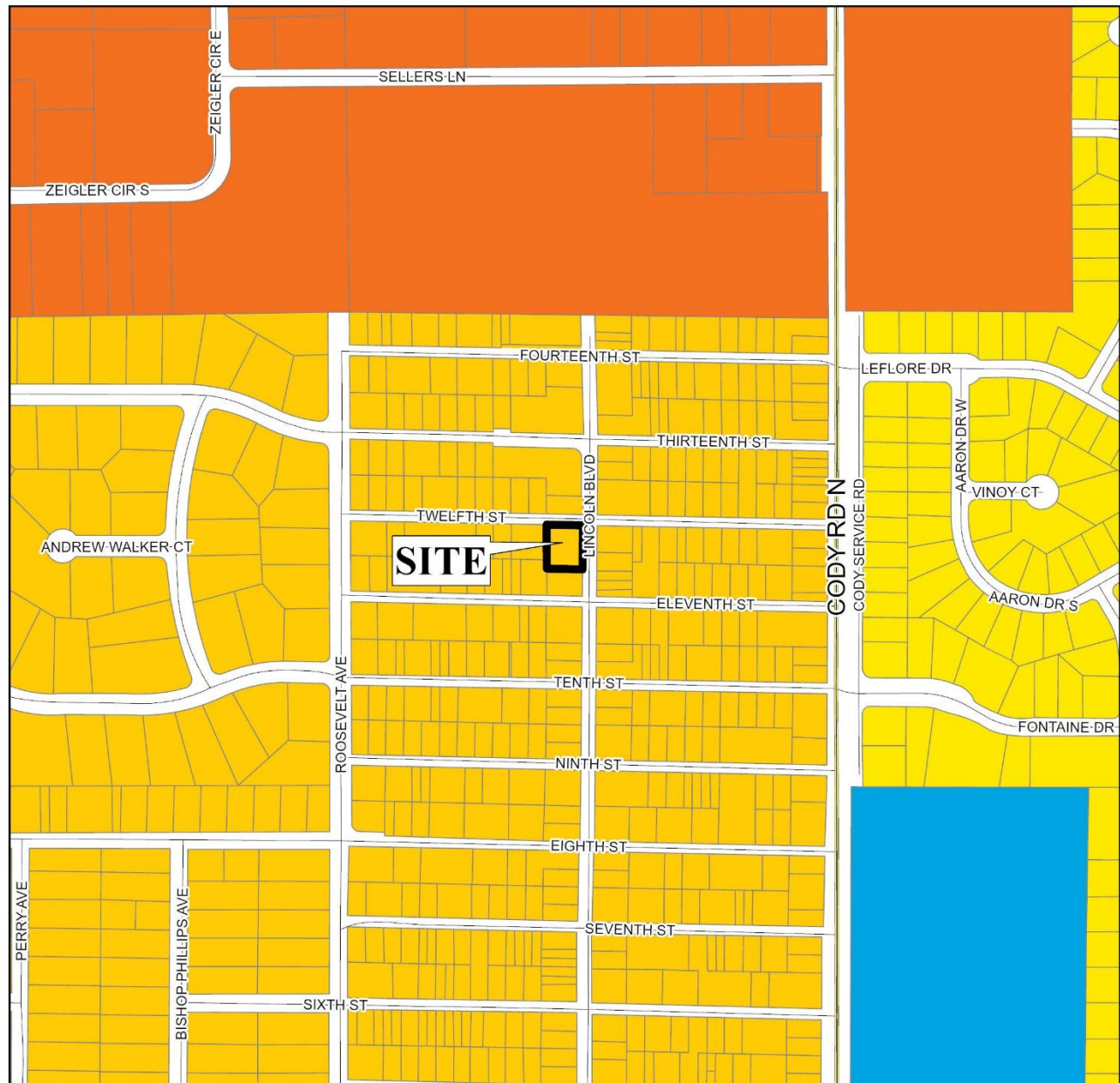
LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE September 17, 2026
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REQUEST Subdivision



FLUM LOCATOR MAP



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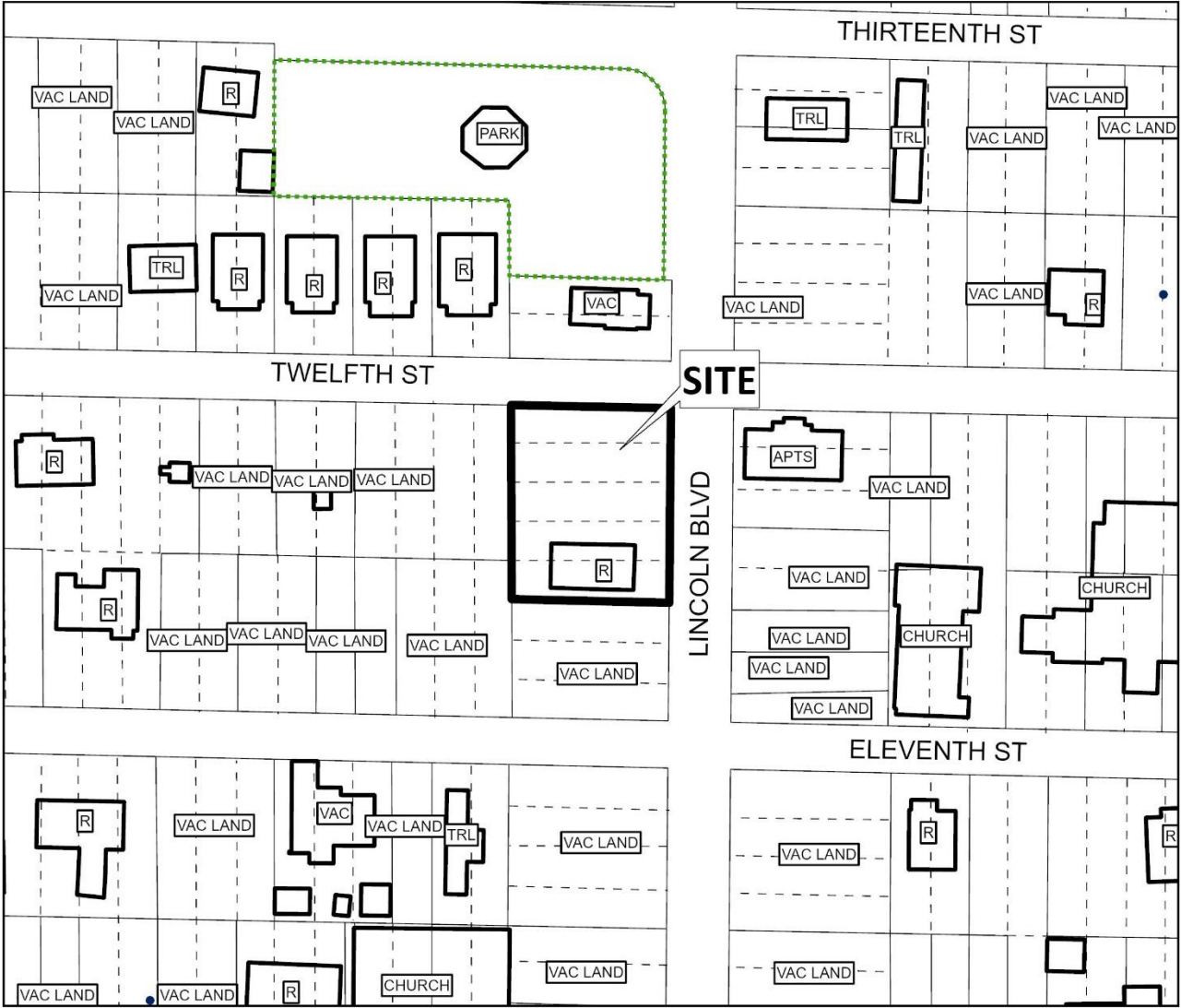
APPLICANT Mobile Terrace Subdivision

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 | |



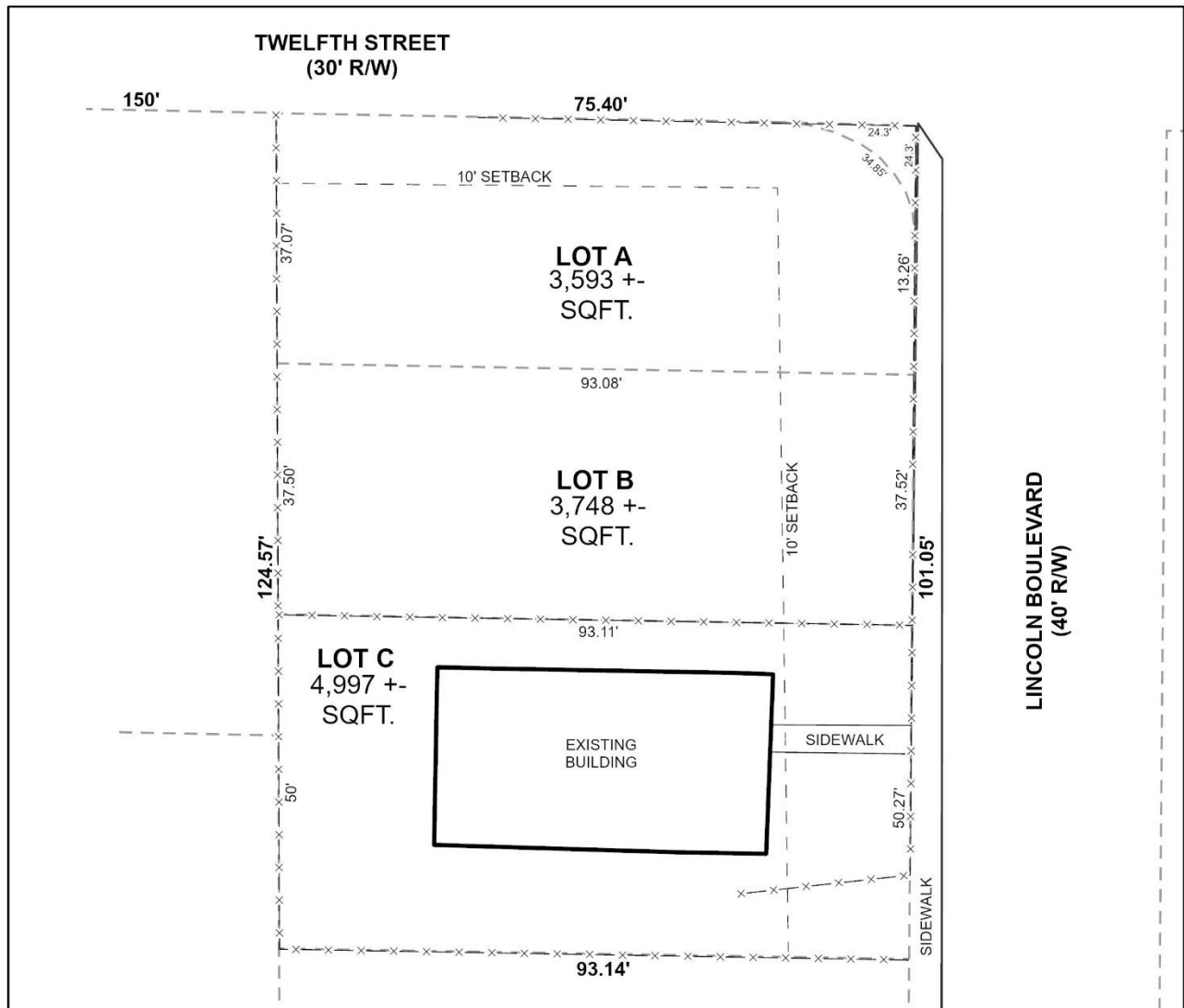
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units and vacant land.

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<table border="0"> <tr> <td>R-A</td> <td>R-3</td> <td>B-1</td> <td>B-2</td> <td>B-5</td> <td>ML</td> <td>I-2</td> <td>OPEN</td> <td>T-3</td> <td>T-5.2</td> </tr> <tr> <td>R-1</td> <td>R-B</td> <td>T-B</td> <td>B-3</td> <td>CW</td> <td>MH</td> <td>PD</td> <td>SD</td> <td>T-4</td> <td>T-6</td> </tr> <tr> <td>R-2</td> <td>H-B</td> <td>LB-2</td> <td>B-4</td> <td>MM</td> <td>I-1</td> <td>MUN</td> <td>SD-WH</td> <td>T-5.1</td> <td></td> </tr> </table>			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	
R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2																							
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R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1																								

SITE PLAN



The site plan illustrates proposed lot subdivision and current buildings.

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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

[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

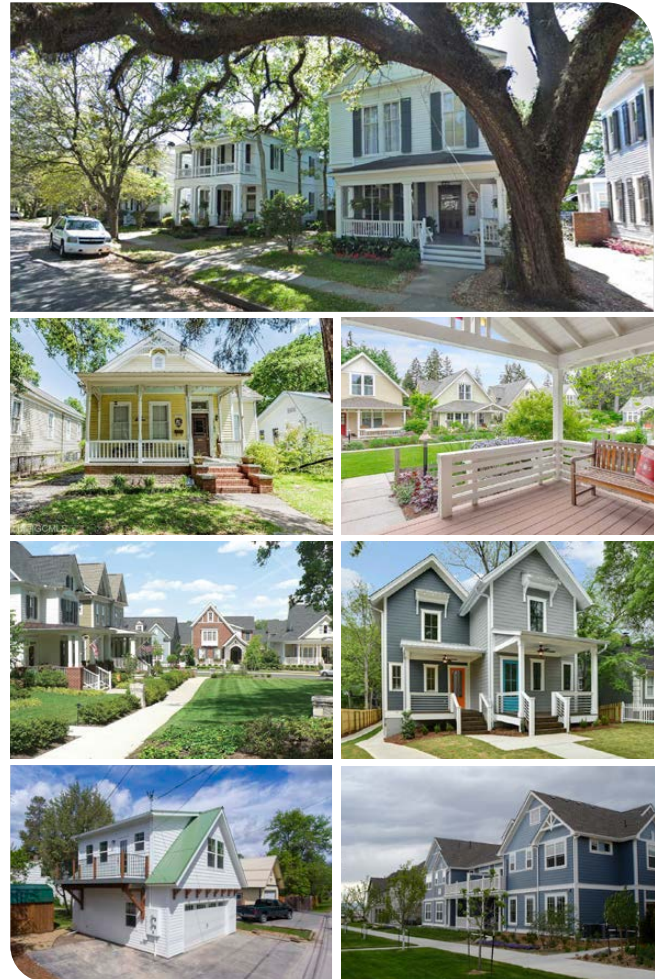
Secondary Uses

- 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