



Agenda Item # 3

SUB-003804-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

6517 Vanderbilt Drive

Subdivision Name:

Royal Lee Wilson Subdivision

Applicant / Agent:

Royal Wilson

Property Owner:

Royal Wilson

Current Zoning:

I-1, Light Industry District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

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

Proposal:

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

Commission Considerations:

- Subdivision proposal with seven (7) conditions.

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ROYAL LEE WILSON SUBDIVISION



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SITE HISTORY

The site is part of the 2009 Theodore Tillmans Corner Annexation. Rezoning of the property from R-1, Single-Family Residential District, to I-1, Light Industry District was adopted by City Council as part of the annexation process.

The applicant plans to redevelop the property with a new single-family dwelling, thus requiring full compliance with current regulations, including the Subdivision Regulations.

It should be noted that, under current regulations, single-family dwellings are not permitted on property zoned I-1, Light Industry District; however, the site was developed with a single-family dwelling prior to annexation, thus the use may be considered non-conforming. Demolition and redevelopment of the site with a new single-family dwelling within the same footprint of the existing structure is permitted within two (2) years of the demolition under the Non-Conforming Use Provisions of Article 6 of the UDC. However, changes to the building footprint resulting from the demolition and proposed redevelopment of the property will require variance approval from the Board of Zoning Adjustment.

There are no Planning Commission or Board of Zoning Adjustment applications 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 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. Label "Island Road" on the FINAL PLAT.
- C. Add a North Arrow.
- D. Add a graphic scale.
- E. Provide the recording data for Vanderbilt Road 15' ROW.
- F. Clarify if the access is named Vanderbilt Road or Vanderbilt Drive.
- G. Show and label Hamilton Blvd. ROW.
- H. Revise ENGINEERING COMMENTS #1 to read "As shown on the 1984 aerial photo LOT 1 will receive 1,000 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 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 5,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- I. Retain ENGINEERING COMMENTS 2 - 6.
- J. 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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 application is to create one (1) legal lot of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lot does not abut a public street, as required by Section 6.C.4. of the Subdivision Regulations. Instead, access is facilitated by a 15-foot-wide ingress/egress easement to Hamilton Boulevard. Considering the property appears to have existed in its current configuration prior to annexation, and was developed prior to current regulations, a waiver of Section 6.C.4. of the Subdivision Regulations may be appropriate.

There is no minimum size requirement for lots served by public water and sanitary sewer in an I-1 zoning district, but the size of the proposed lot is provided in both square feet and acres on the preliminary plat. If approved, the lot size label should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

A 25-foot minimum front yard setback is illustrated on the preliminary plat, as required under Section 6.C.8. of the Subdivision Regulations. This should be retained on the Final Plat, if approved. The preliminary plat illustrates 5-foot minimum side and rear yard setbacks, and these should be removed from the Final Plat, if approved, as there are no side or rear yard setback requirements for lots in an I-1 zoning district.

SUBDIVISION CONSIDERATIONS

Standards of Review:

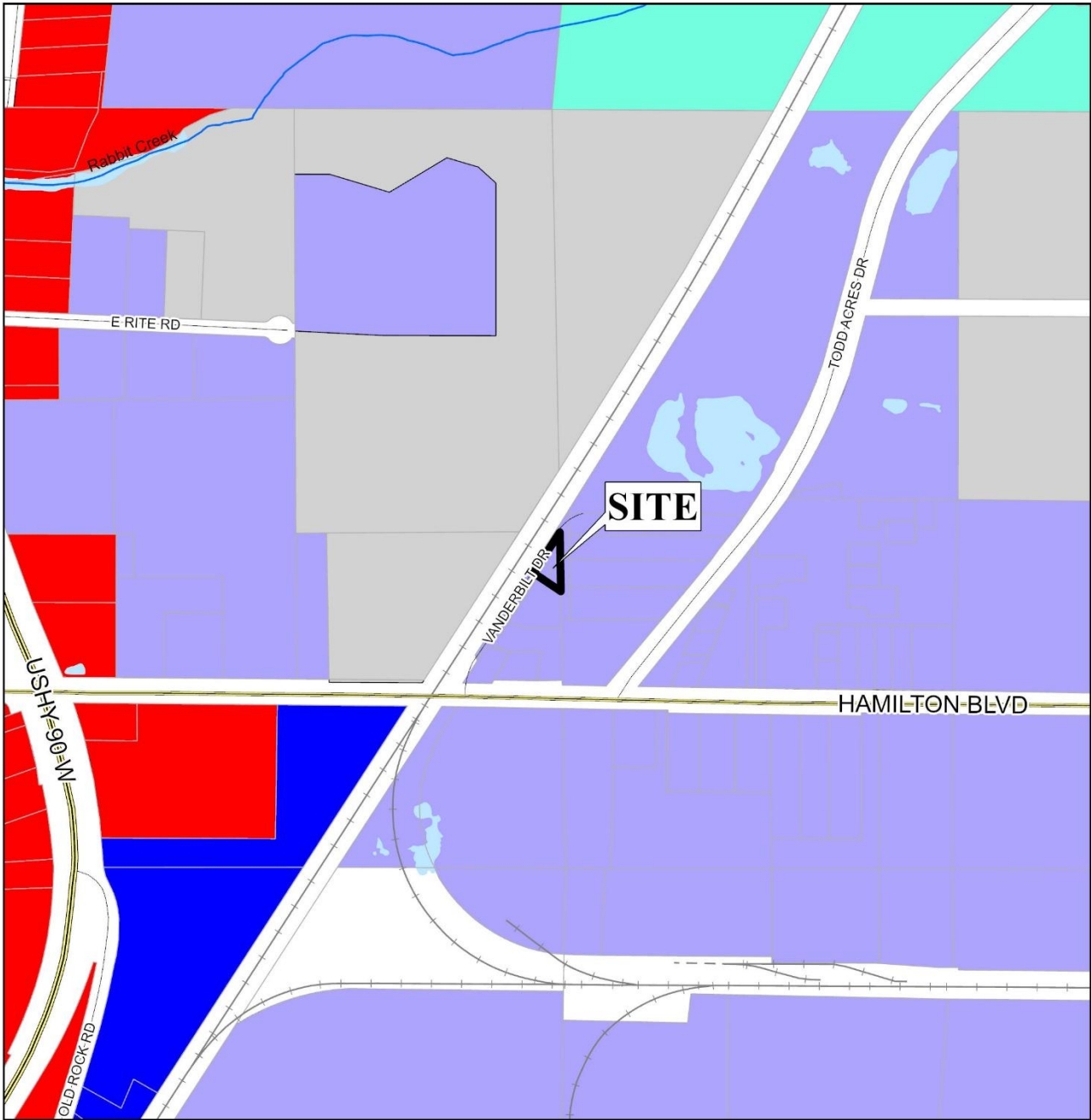
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 Sections 6.C.4. of the Subdivision Regulations will be required, and the following conditions should apply:

1. Retention of the lot size label in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
2. Retention of the 25-foot minimum front yard setback on the Final Plat;
3. Revision of the plat to remove the 5-foot side and rear yard setbacks;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and
7. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP

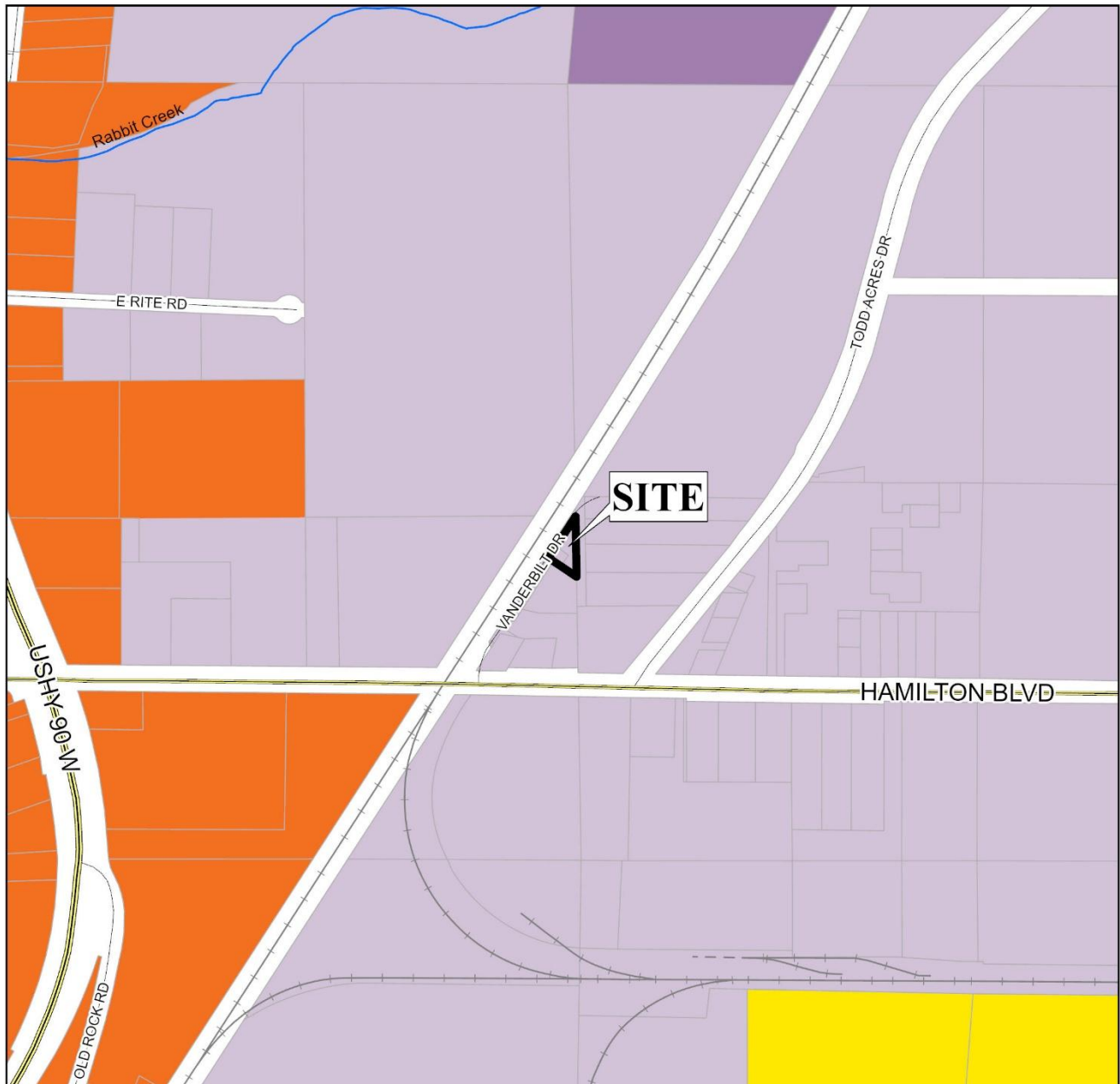


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APPLICANT	Royal Lee Wilson Subdivision		
REQUEST	Subdivision		

N

NTS

FLUM LOCATOR MAP



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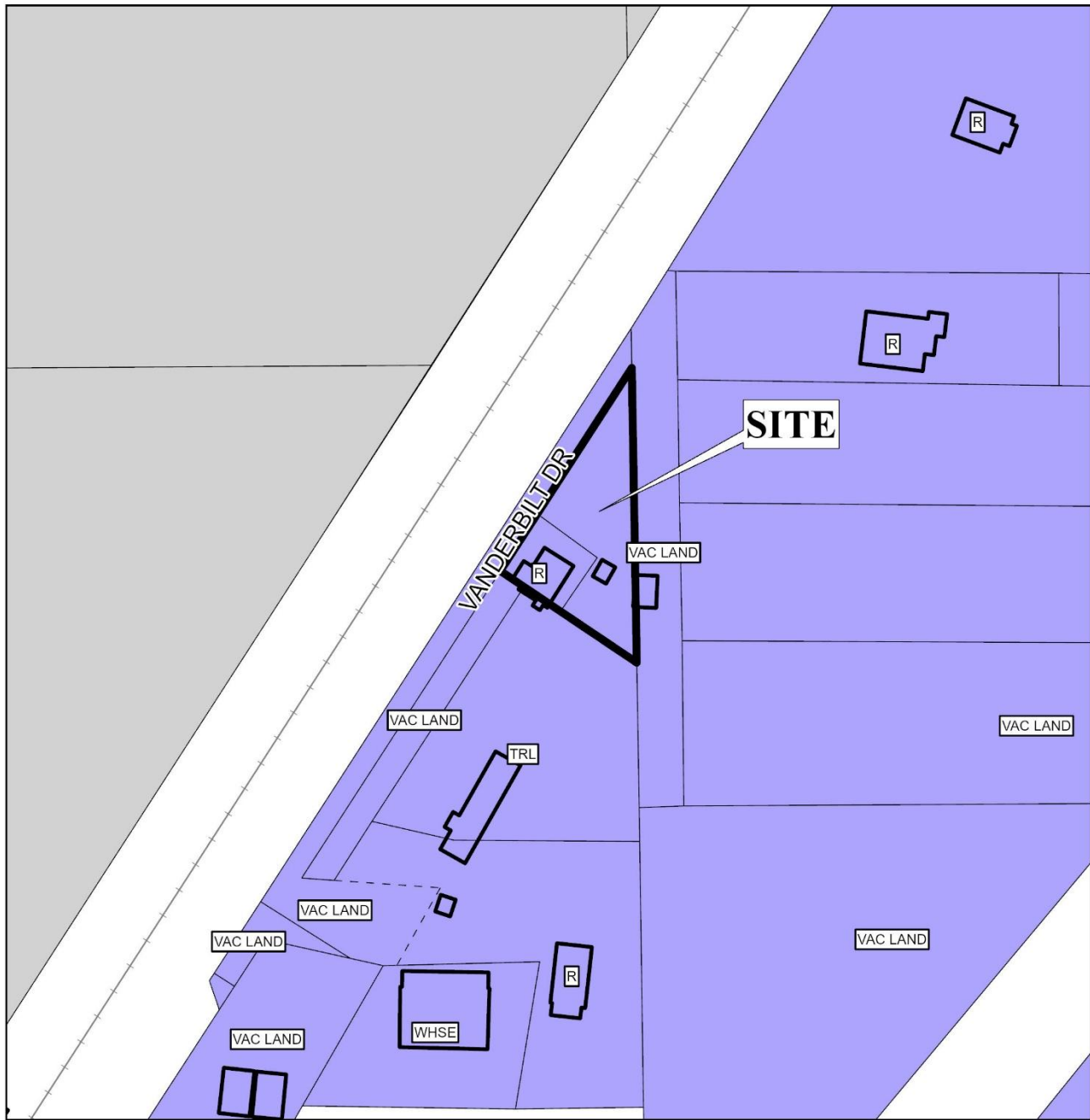
APPLICANT Royal Lee Wilson Subdivision

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 | |



ROYAL LEE WILSON SUBDIVISION

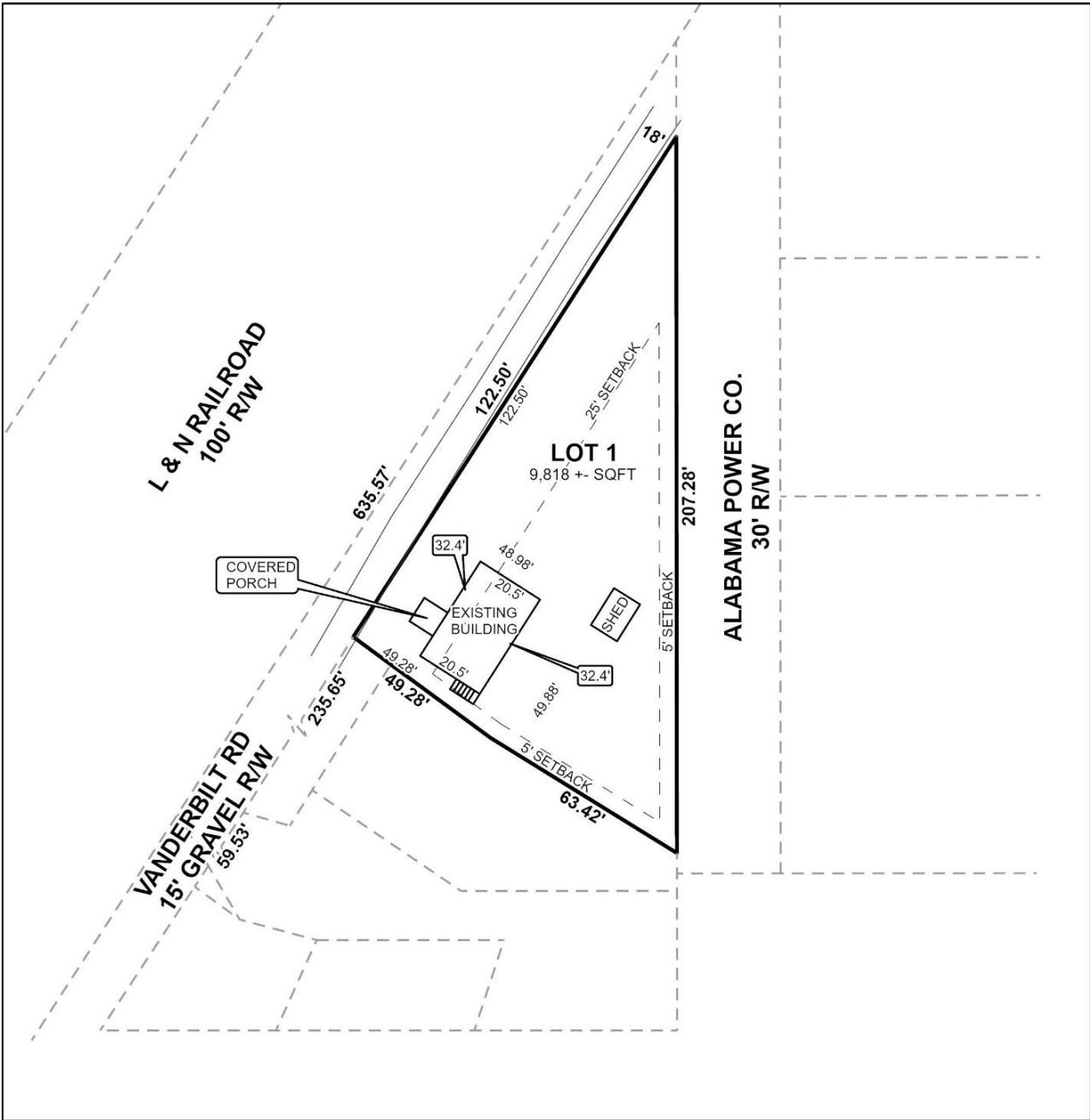


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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APPLICANT Royal Lee Wilson Subdivision

REQUEST Subdivision



A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

Zoning correspondence matrix

[illegible]

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example

