



Agenda Item # 4

SUB-003632-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

360 Palmetto Street

Subdivision Name:

Holiday Inn Relo Tower Subdivision

Applicant:

Shawn Blassingill, Municipal Communications, LLC
(Patton Hahn or Mary Palmer, Baker Donelson Law Firm, Agent)

Property Owner:

Hardee Lands, Ltd.

Current Zoning:

I-1, Light Industry District

Future Land Use:

Water Dependent

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) existing metes-and-bounds parcel.

Commission Considerations:

1. Subdivision approval with nine (9) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	6

HOLIDAY INN RELO TOWER SUBDIVISION



APPLICATION NUMBER 4 DATE March 19, 2026



SITE HISTORY

The subject site was within the city limits at the time of the original 1814 incorporation.

With the adoption of the Zoning Ordinance in 1967, the site was assigned an R-3, Multi-Family Residential District zoning classification. At some time afterward, the zoning classification was changed to I-1, Light Industry District.

The site has never had any cases 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 a Subdivision Name and include it on the FINAL PLAT.
- C. Provide reference, on the map and the description, to a monumented corner.
- D. Revise the proposed subdivision boundary to be a thicker line weight and stand out against the other existing and proposed lot lines.
- E. Provide a written legal description and matching bearing and distance labels for the proposed subdivision.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12.
- G. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- H. Add a note - As shown on the 1984 aerial photo LOTS 1 & 2 will share the 2,800 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 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 2,800 sf, LOT 2 - NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- I. Add a note - A Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- J. Add a note – The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- K. Add a note - A 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.
- L. Add a note - All existing and 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.
- M. Add a note - All easements shall remain in effect until vacated through the proper Vacation process.
- N. 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 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 subject site has frontage on Palmetto Street and St. Emanuel Street, both minor streets with curb and gutter and compliant 50-foot rights-of-way. Therefore, no frontage dedication would be required. The street right-of-way width labels should be retained on the Final Plat, if approved.

The proposed lots are identified by a number on the preliminary plat, and this should be retained on the Final Plat, if approved.

No minimum front yard setback lines are illustrated on the preliminary plat. Therefore, the plat should be revised to illustrate a 25-foot minimum front yard setback line along both street frontages, if approved.

The Unified Development Code (UDC) has no minimum area requirement for lots in an I-1, Light Industry District. The proposed lots are labeled on the preliminary plat with their sizes in both square feet and acres, and these labels should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

The preliminary plat illustrates a utility easement on the northernmost lot. Therefore, if approved, a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder.

SUBDIVISION CONSIDERATIONS

Standards of Review:

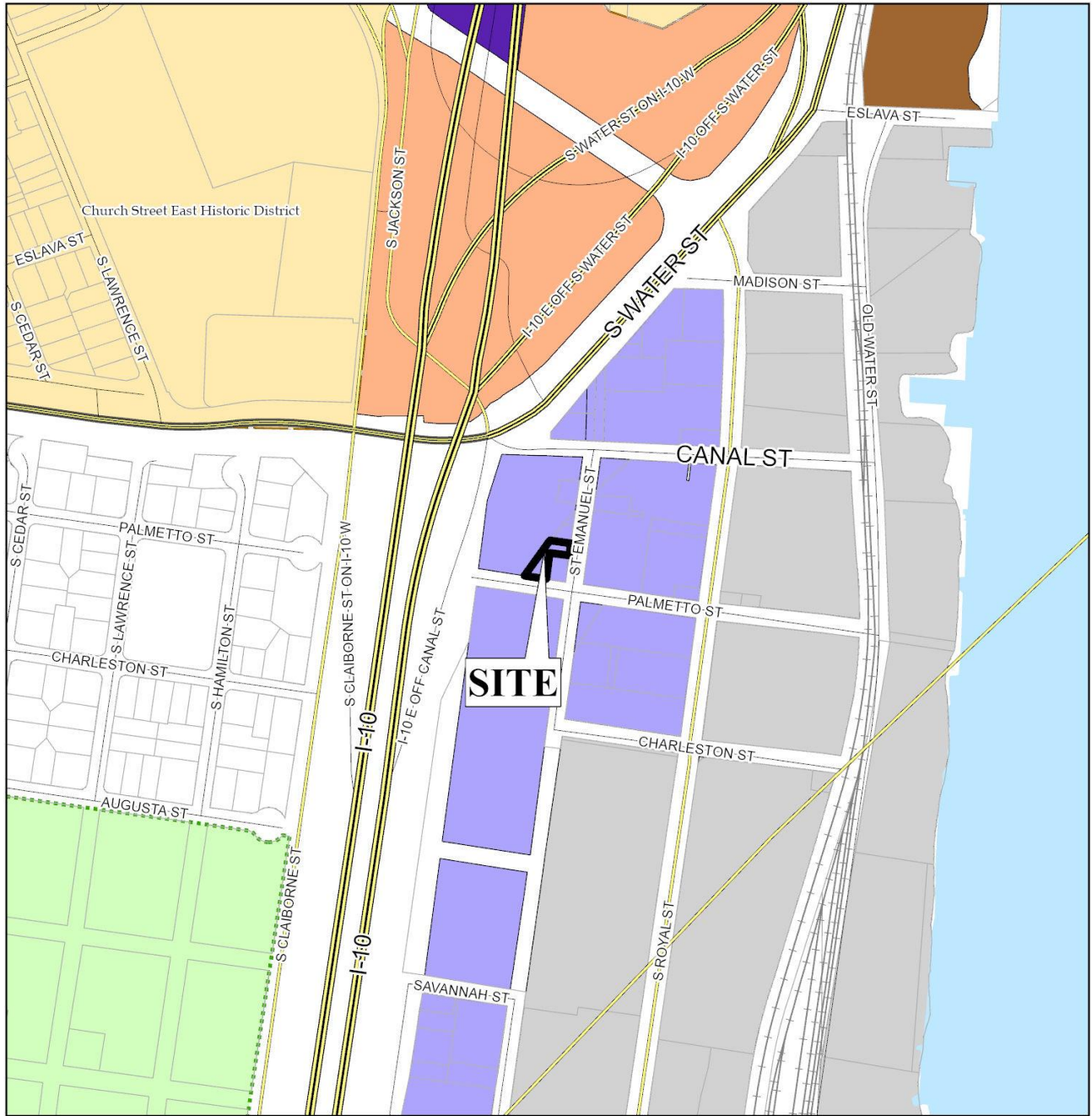
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions could apply:

- 1) Retention of the 50-foot-wide street right-of-way labels along both streets on the Final Plat;
- 2) Retention of the lot numbers on the Final Plat;
- 3) Revision of the plat to illustrate a 25-foot minimum front yard setback line along both street frontages on the Final Plat;
- 4) Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) Placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
- 6) Compliance with all Engineering comments noted in the staff report;
- 7) Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
- 8) Compliance with all Urban Forestry comments noted in the staff report; and
- 9) Compliance with all Fire Department comments noted in the staff report.

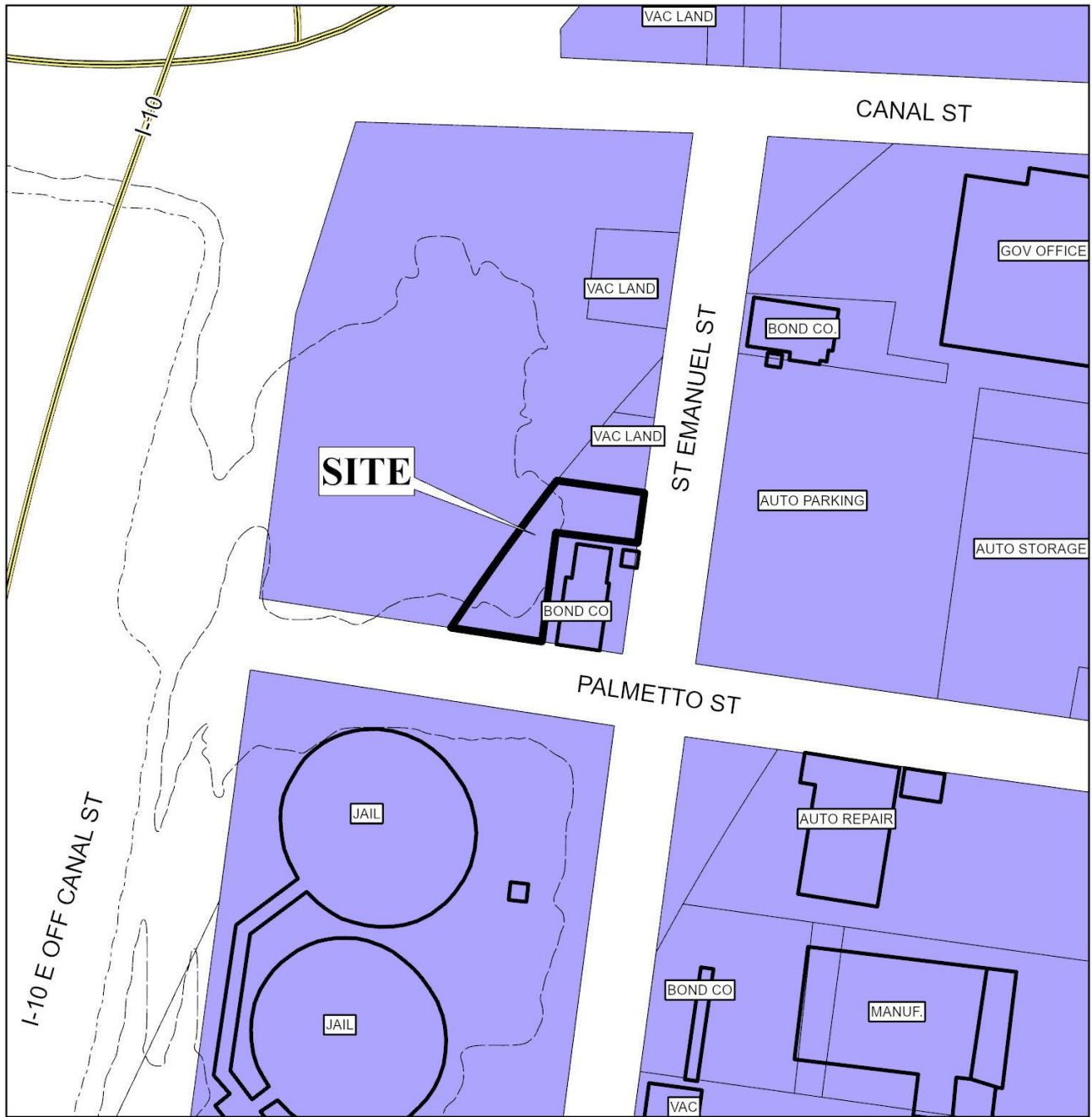
LOCATOR ZONING MAP



APPLICATION NUMBER	4	DATE	March 19, 2026
APPLICANT	Subdivision		
REQUEST	Holiday Inn Relo Tower Subdivision		



HOLIDAY INN RELO TOWER SUBDIVISION

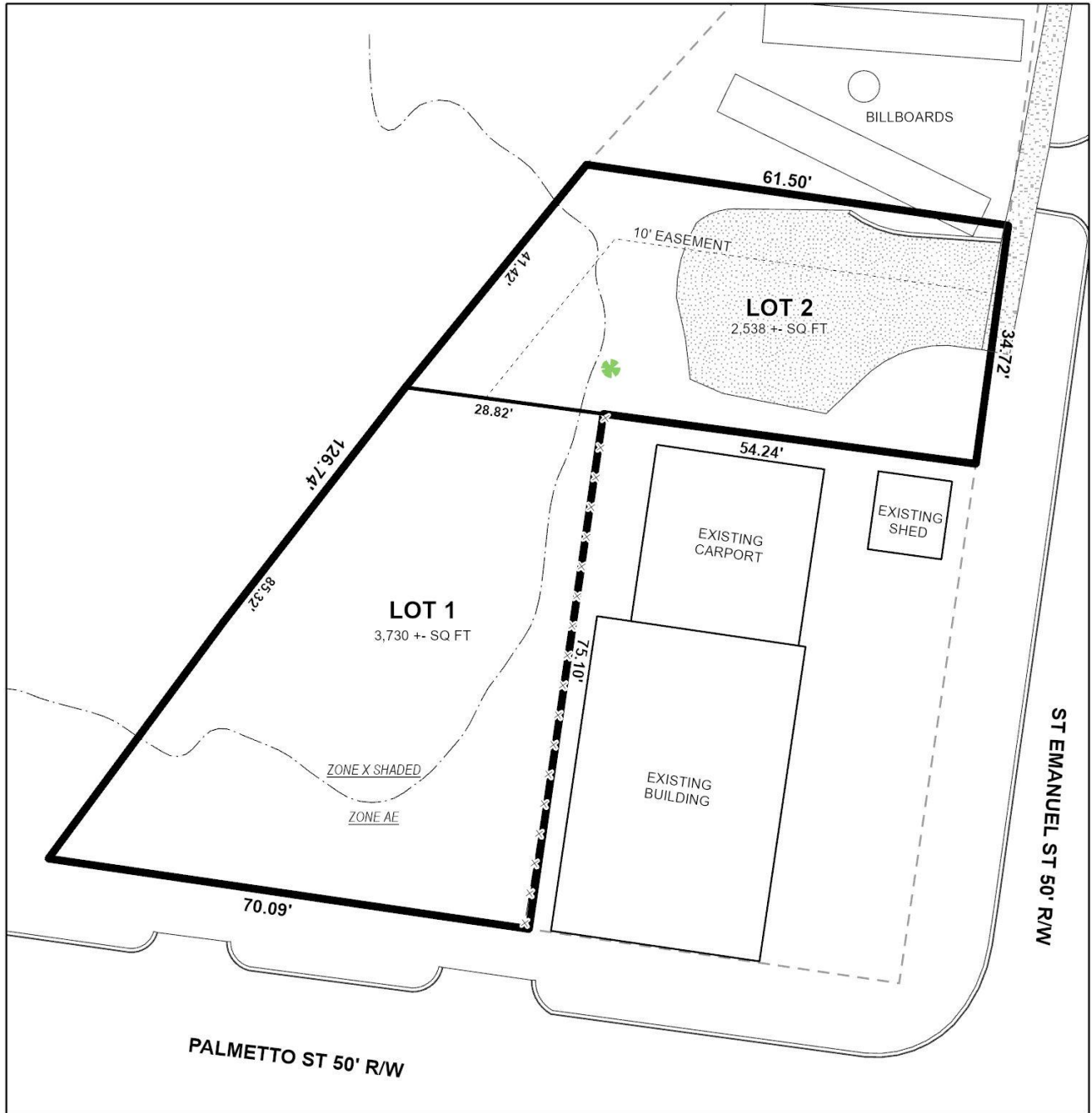


APPLICATION NUMBER 4 DATE March 19, 2026

■ 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	4	DATE	March 19, 2026
APPLICANT	Subdivision		
REQUEST	Holiday Inn Relo Tower Subdivision		



FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

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).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

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.

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

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD 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. DD (SD-WH)	DOWNTOWN DEV. DD (SD)	
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■						■															○
DOWNTOWN (DT)						■						■										■	■	■	■	■	○		○	
DISTRICT CENTER (DC)								■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○		■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)			S			S		■	S	S	○										■	■								○
TRADITIONAL CORRIDOR (TC)		■	■	■	■	U		■	U	U	○																			○
MIXED COMMERCIAL CORRIDOR (MCC)						■		■	■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■	■			■										○	○
HEAVY INDUSTRY (HI)																■	■	■	■										○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■		○											

- Zoning district is appropriate to implement the future land use category.
- US Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.
- Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.
- Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

WATER-DEPENDENT & WATER-RELATED USES (WDWRU)

This designation applies to areas within the Mobile-Tensaw River Delta, Mobile Bay, Dog River, and associated tributaries, where potential future uses must, under normal operating conditions, be located on, in, or immediately adjacent to coastal waters in order to be physically and economically practicable. This includes various Uses of Regional Benefit. It may also apply to water-related and water-enhanced uses such as marinas, complementary marine businesses, industry and warehousing, housing, restaurants, and other facilities that are open to the public and offer public access to the waters of the state. These areas include port terminal facilities, docks, shipyards, drydocks, etc., that are mostly owned by the State of Alabama (but are not subject to local zoning).



ENVIRONMENTALLY SENSITIVE AREAS

Environmentally Sensitive Areas identify land that may exhibit potential for flooding or have significant development limitations due environmental conditions. In some cases, these lands also serve as buffers to separate areas that may have the potential to become conflicting land uses. The purpose of this overlay is to identify these sensitive areas so that they are given consideration for protection or incorporated as amenities within new developments. This designation does not mean existing development cannot expand in these areas.

The FLUM depicts these areas partially based upon data on environmental constraints that may not correspond precisely with conditions on the ground. However, these areas may also contain specific limitations such as riparian buffer overlays which have a defined width established through the zoning code. When considering rezoning requests or other development proposals, some areas classified as Environmentally Sensitive may be determined not to contain anticipated development constraints, or that existing conditions can reasonably be mitigated. In such cases, the future preferred land use should be based on the underlying designations, contextual considerations, and other relevant City policies.



Intent

- ▶ Conserve environmentally sensitive land.
- ▶ Buffer incompatible land uses with open space.
- ▶ Develop a connected open space network through the city for recreation.