



Agenda Item # 4

SUB-003714-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

63 Parkway Drive

Subdivision Name:

Parkway Commons Subdivision

Applicant / Agent:

Sean Estes/ Laura Davis, McCrory & Williams, Inc.,
Agent

Property Owner:

Sean Estes

Current Zoning:

R-3, Multi-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 five (5) legal lot of record from four (4) legal lots of record.

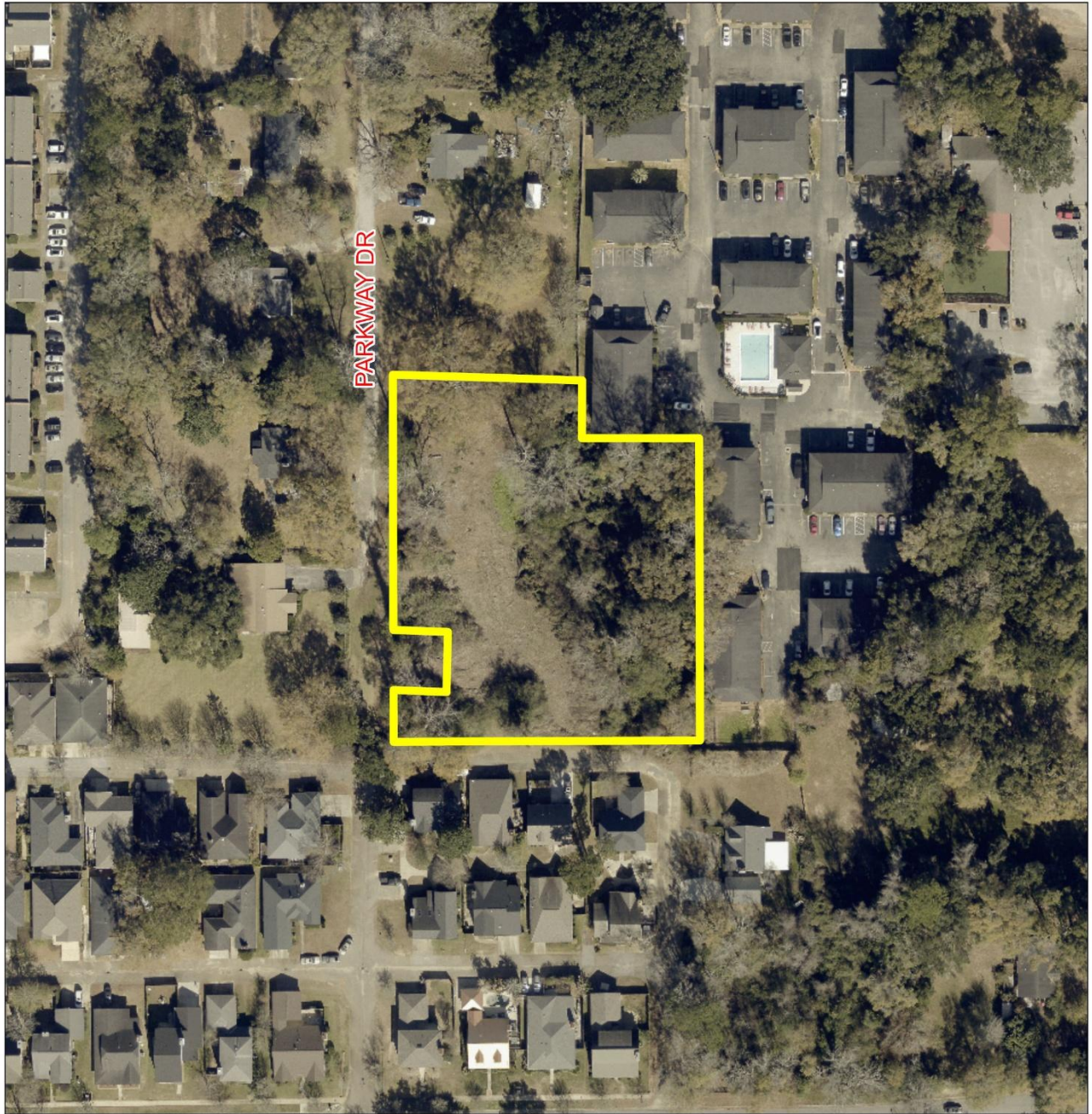
Commission Considerations:

1. Subdivision proposal with ten (10) conditions.

Report Contents:

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

PARKWAY COMMONS SUBDIVISION



APPLICATION NUMBER 4 DATE May 21, 2026



SITE HISTORY

The site was originally part of the *Western Hills Subdivision*, the plat for which was recorded in the Mobile County Probate Court in January 1937.

Later, the site was part of the *Subdivision of Lots 4-5 and Portions of Lots 3, 6 & 7 of Arnold Subdivision of Western Hills*, the plat for which was recorded in December 1953.

The site was then part of the *Resubdivision of the Subdivision of Lots 4-5 and Portions of Lots 3, 6 & 7 of Arnold Subdivision of Western Hills*, the plat for which was recorded in May 1954.

Rezoning of the property from R-A (Residential Agriculture District) to R-3 (Multi-Family Residential District) was adopted by the City Council on August 12, 1980, with a condition that limited future development of the site to a "Planned Building Group," now referred to as a Planned Unit Development (PUD).

In February 1985 the plat for the *Cedar Bend, 3rd Addition* Subdivision and PUD was recorded, depicting the subject site as a future development area.

In January 2013, the Planning Commission approved a three-lot subdivision of the site known as *Parkway Place Subdivision*; however, after one extension, the approval expired when the Final Plat was not signed and recorded.

Most recently, at its January 2, 2025, meeting, the City Council accepted a 3,772± square-foot portion of the property along Parkway Drive as public right-of-way for use as a permanent drainage easement.

There are no additional 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. Review and revise the written legal description or the written bearing on the portion of the boundary (45.98 foot) on the west side of LOT 5.
- C. If a detention facility is proposed to be constructed to serve the five (5) lots provide a table of "PROPOSED WEIGHTED RUNOFF COEFFICIENT (Cw)" for the lots on the PLAT. These numbers will be used in the review of the land disturbance permit for each LOT.
- D. Add a note - As shown in the 1984 aerial photo LOTS 1 - 5 will share the 4,000 SF credit provided to the original SF residential lot. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- E. Add a note – The proposed stormwater improvements (Stormwater Detention system, Parkway Drive extension, and a required cul-de-sac/turn-around shall be complete and approved prior to issuing a CO for any structure on LOTS 1 – 5.
- F. 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.

- G. 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.
- H. 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.
- I. 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.
- J. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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 ALDOT and 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 five (5) legal lots of record from two (2) existing legal lots of record and one metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The proposed lots front Parkway Drive, a minor street without curb and gutter requiring a 60-foot-wide right-of-way at this location. The preliminary plat depicts a substandard right-of-way width; therefore, additional dedication is required. If approved, the plat should be revised to illustrate sufficient dedication to provide 30 feet from the centerline of Parkway Drive, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

In addition, Parkway Drive terminates at this location and does not appear to comply with International Fire Code (IFC) standards for maneuverability on closed-end streets. Sections 6.B.3. and 6.C.9. of the Subdivision Regulations require right-of-way dedication sufficient to meet IFC standards, as determined by the City Engineer. Therefore, the Final Plat should be revised to demonstrate compliance with these requirements, unless waivers of Sections 6.B.3. and 6.B.9. are recommended by the City Engineer.

A common area is depicted and labeled on the preliminary plat, including its area in both square feet and acres, as required by Section 5.A.2.(f) of the Subdivision Regulations. It should be noted that maintenance of the common area is the responsibility of the property owners and not the City of Mobile. If approved, a note stating this should be included on the Final Plat.

The proposed lots meet the minimum width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for Residential Suburban Districts. Lots 2, 3, and 5 also exceed the minimum lot area requirements of Article 2, Section 64-2-7.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer within the R-3, Multi-Family Residential Suburban District. However, Lots 1 and 4 do not meet the minimum lot area requirements. Therefore, approval of the request will require a waiver of Section 6.C.2.(a) of the Subdivision Regulations to allow Lots 1 and 4 to remain below the required minimum lot area.

All lots are labeled with their areas in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat and adjusted as necessary to account for any required dedications. Alternatively, a table containing the same information may be provided on the Final Plat.

The preliminary plat depicts a 25-foot front yard setback along Parkway Drive, in compliance with Article 2, Section 64-2-7.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. If approved, this setback should be retained on the Final Plat and adjusted as necessary for any required dedication.

As proposed, Lots 2 and 3 exceed the maximum width-to-depth ratio of 3.5-to-1 measured at the building setback line. Therefore, approval of the request will require a waiver of Section 6.C.3. of the Subdivision Regulations.

A drainage easement is depicted along the south property line of proposed Lot 5. If approved, a note should be placed on the Final Plat stating that no structure shall be constructed within any easement without permission from 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

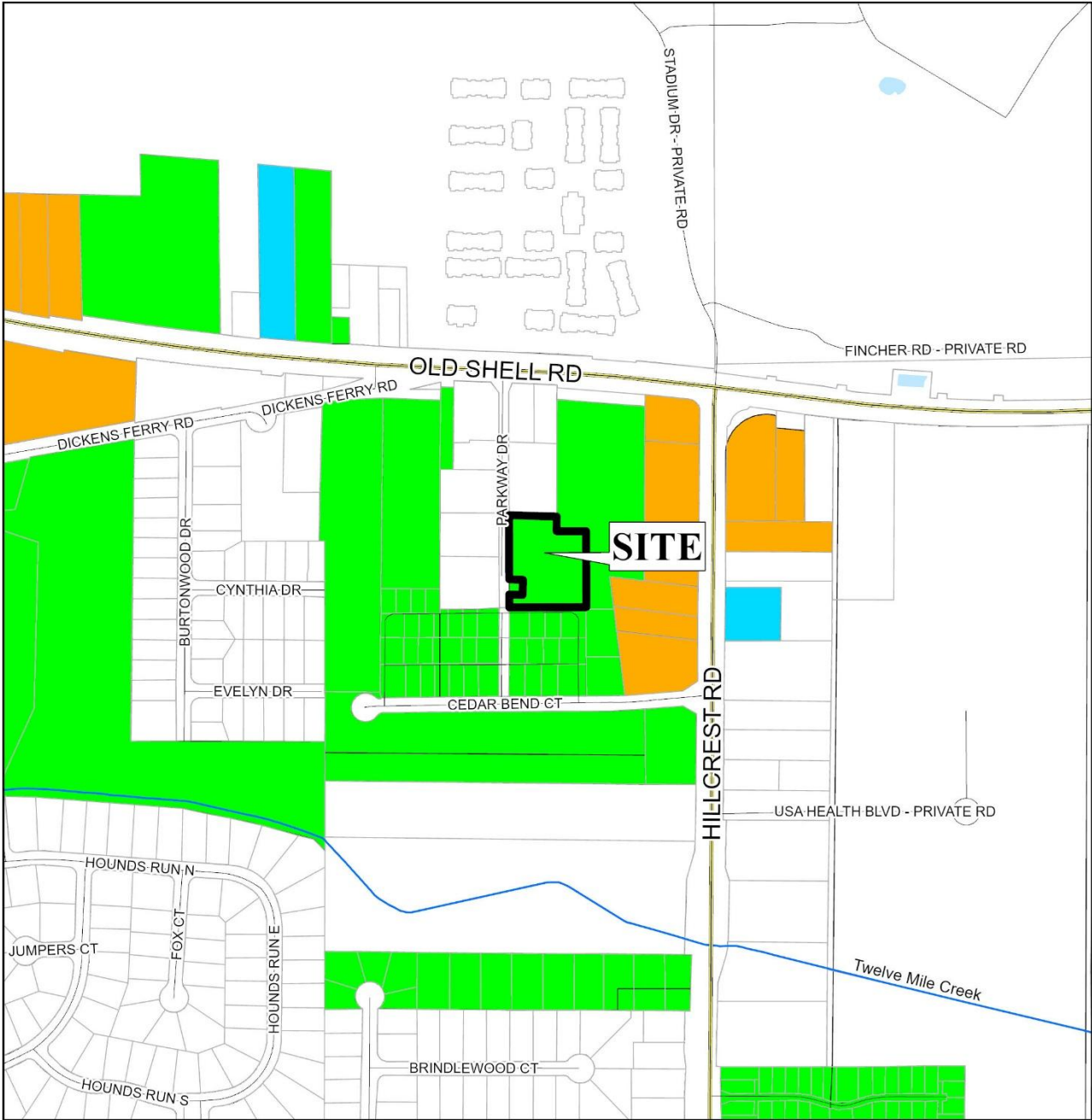
and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, waivers of Section 6.C.2.(a) (for reduced lot area) and Section 6.C.3. (for width-to-depth) of the Subdivision Regulations will be required, and the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 30 feet from the centerline of Parkway Drive, or as approved by the City Engineer or Traffic Engineer, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
2. Revise the plat to illustrate a right-of-way diameter sufficient to meet the requirements of the International Fire Code (IFC), as determined by the City Engineer, in compliance with Sections 6.B.3. and 6.C.9. of the Subdivision Regulations;
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, adjusted for any required dedication;
4. Retention of the required 25-foot front yard setback along all Parkway Drive, in compliance with Article 2, Section 64-2-7.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. Placement of a note on the Final Plat that maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
6. 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;
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.

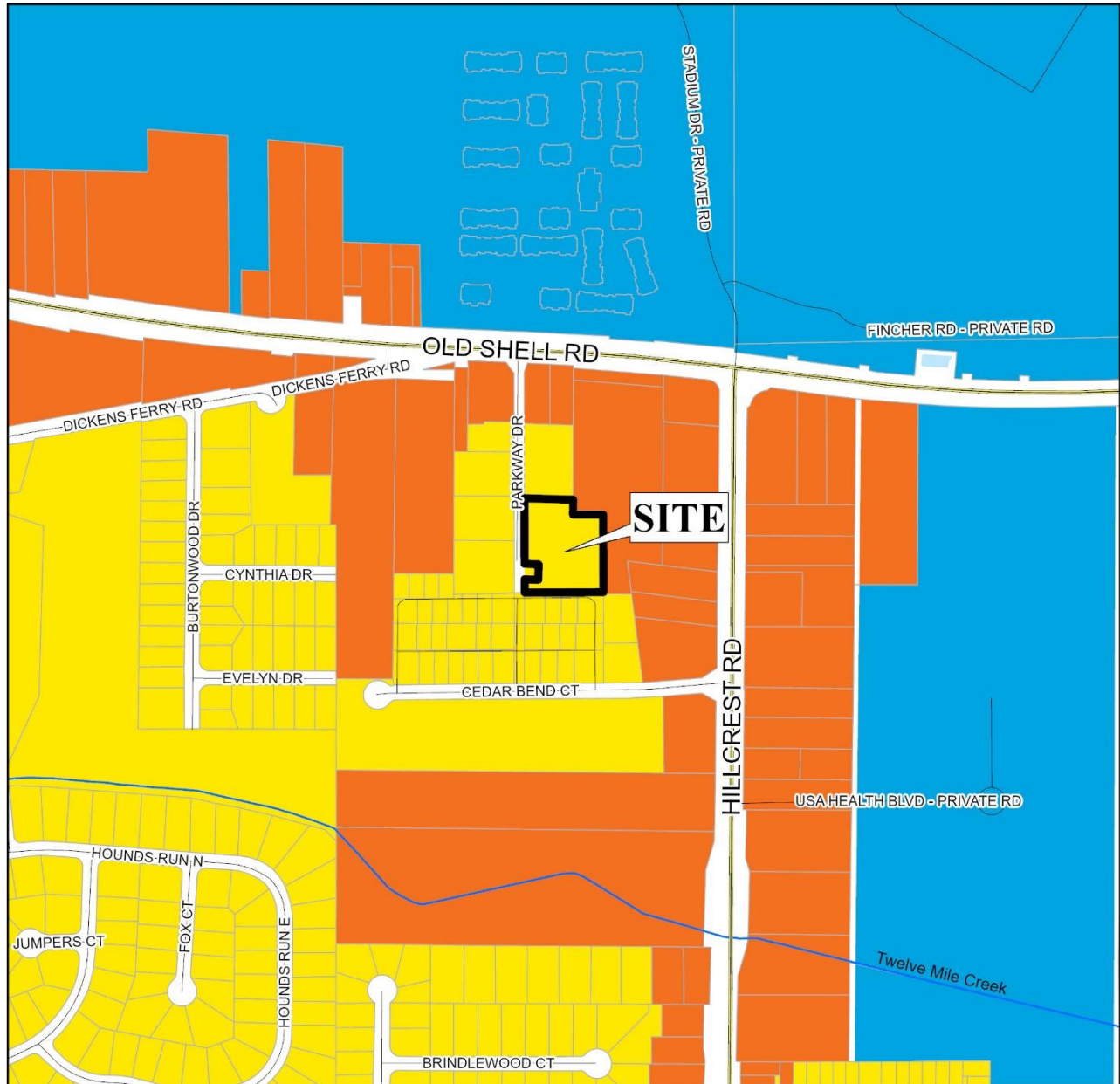
LOCATOR ZONING MAP



APPLICATION NUMBER	4	DATE	May 21, 2026
APPLICANT	Parkway Commons Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE May 21, 2026

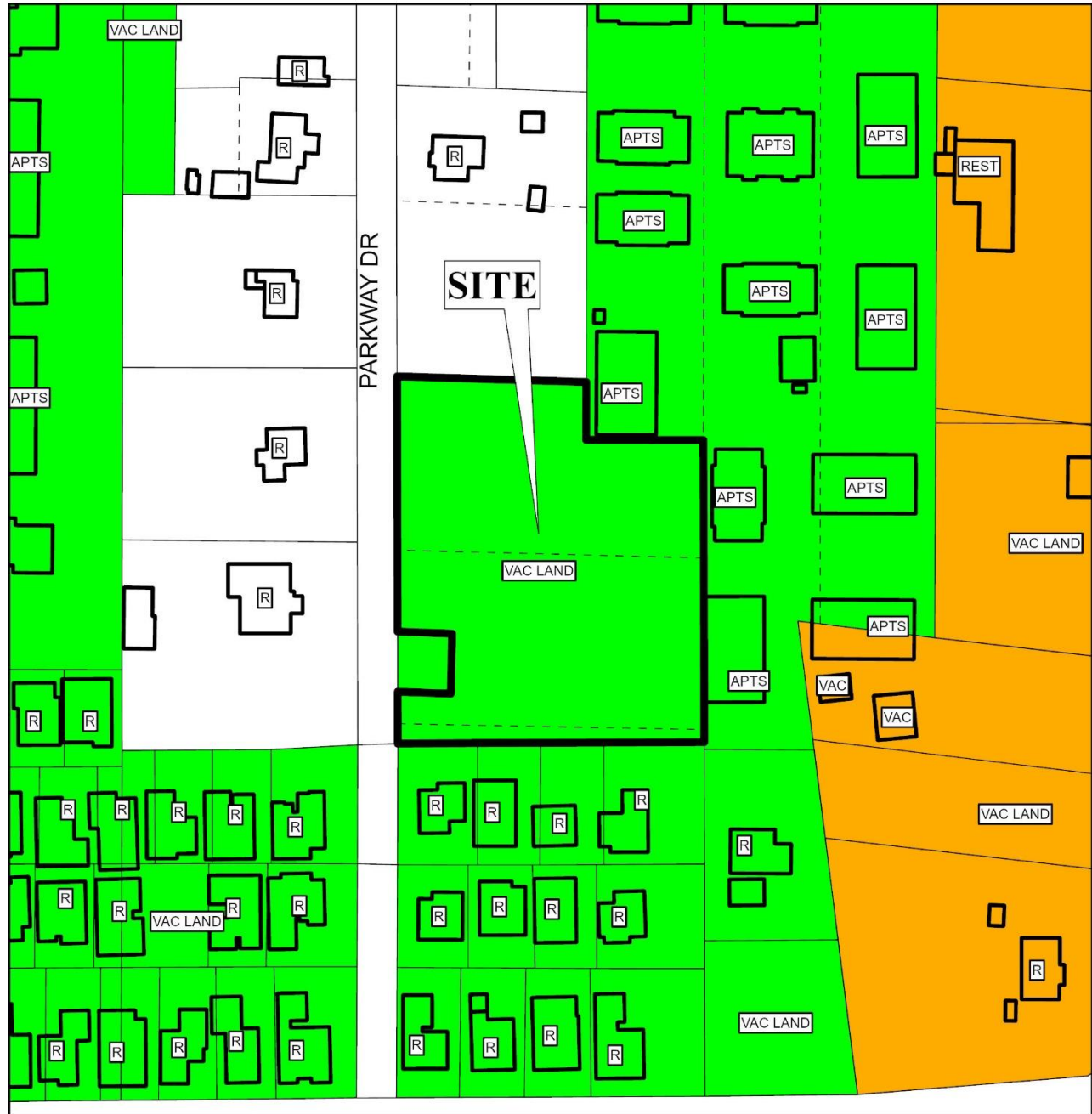
APPLICANT Parkway Commons Subdivision

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 | |



PARKWAY COMMONS SUBDIVISION

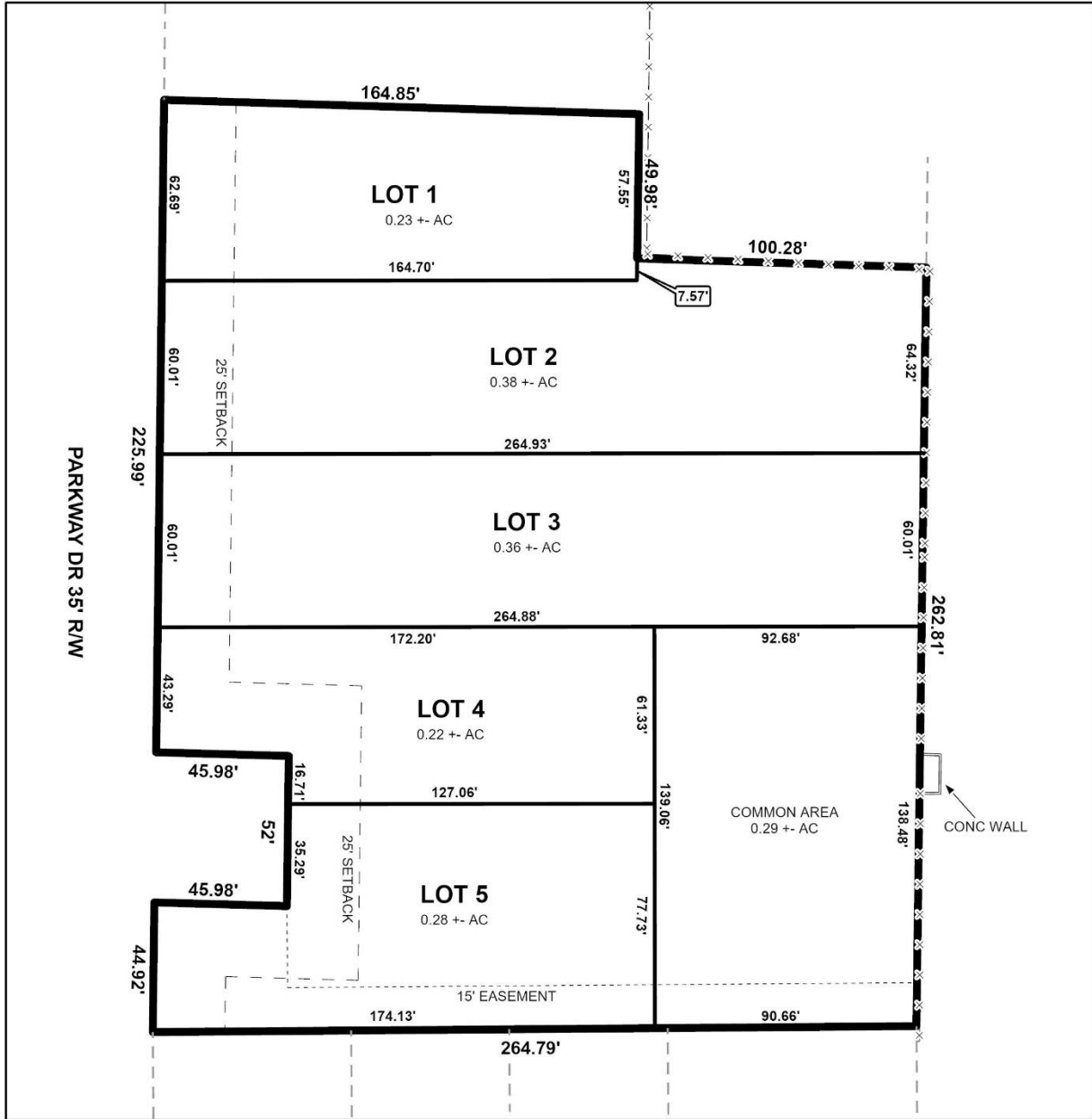


APPLICATION NUMBER 4 DATE May 21, 2026

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>4</u>	DATE <u>May 21, 2026</u>
APPLICANT <u>Parkway Commons Subdivision</u>	
REQUEST <u>Subdivision</u>	

N

NTS

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

