



## Agenda Item # 4 SUB-003583-2025

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

401 St. Louis Street

**Subdivision Name:**

RGH St. Louis Subdivision

**Applicant / Agent:**

Stephen Howle, RGH St. Louis, LLC

**Property Owners:**

Stephen Howle, RGH St. Louis, LLC

**Current Zoning:**

SD-WH, Special-District Warehousing Sub-District of the Downtown Development District

**Future Land Use:**

Downtown

**Applicable Codes, Policies, and Plans:**

- Unified Development Code (UDC)
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

**Proposal:**

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

**Commission Considerations:**

1. Subdivision approval with twelve (12) conditions.

**Report Contents:**

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# RGH ST. LOUIS SUBDIVISION



APPLICATION NUMBER 4 DATE January 15, 2026



## SITE HISTORY

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The site is a metes-and-bounds parcel, and there is no record of any prior Planning Commission cases associated with the property.

At its August 4, 2025, meeting, the Board of Zoning Adjustment approved variances for curb cuts, building orientation, signage, materials, and frontage type. Specifically, the approvals allow three (3) curb cuts along North Franklin Street; permit the proposed building to utilize a "B Street" as its primary frontage; allow an address number exceeding one (1) square foot; permit non-compliant garage door materials; and allow non-compliant frontage types within the SD-WH sub-district of the Downtown Development District.

The property was rezoned from B-4, General Business District, to SD-WH upon adoption of the Downtown Development District in 2014.

## STAFF COMMENTS

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### 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 the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 11.
- D. As shown on the 1984 aerial photo LOT 1 shall receive the 5,900 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).
- E. Add a note that 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.
- F. Add a note that 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.
- G. Add a note that 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.
- H. Add a note that 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.
- I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- 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.org](mailto:land.disturbance@cityofmobile.org) 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 Appendix A, Section 9.C 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 one (1) legal lot of record from a single metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The property is located within the Downtown Development District (DDD), which is subject to additional site and property standards contained in Appendix A of the Unified Development Code (UDC). Accordingly, compliance with the DDD requirements will be reviewed concurrently with the Subdivision Regulations.

The proposed lot has frontage along St. Louis Street, a Major Collector Street with curb and gutter improvements classified as an "A Street" within the DDD, which requires a 60-foot-wide right-of-way. The lot also fronts North Franklin Street, a minor street with curb and gutter improvements classified as a "B Street" within the DDD, which

requires a 50-foot-wide right-of-way. The preliminary plat depicts sufficient rights-of-way, making additional dedication unnecessary.

As a corner lot, Section 9.F.3.(b)(3) of the Subdivision Regulations allows the provision of additional corner or curb radii to be determined by the City Engineer, Traffic Engineering Director, and, where applicable, the Alabama Department of Transportation (ALDOT). The preliminary plat does not depict dedication of a corner radius.

Section 9.F.4.(a)(1) of the Subdivision Regulations requires the designation of a primary street frontage for properties within the DDD that abut more than one (1) street. When a lot has frontage along an “A Street,” the primary frontage is required to be along that street. However, the Board of Zoning Adjustment approved a variance allowing the primary frontage to be along a “B Street,” specifically North Franklin Street. As such, a note reflecting this approval should be placed on the Final Plat. If the variance expires prior to completion of the subdivision process, the note should be revised to reflect compliance with the original DDD frontage requirements.

Section 9.F.4.(b) of the Subdivision Regulations and Appendix A, Section 9.A.2. of the UDC do not establish minimum or maximum lot width requirements for properties within the SD-WH sub-district of the DDD. Additionally, while no minimum lot area is required in this zoning district, Section 5.A.2.(e)(3) of the Subdivision Regulations requires lot area to be labeled in both square feet and acres on the Final Plat. The preliminary plat provides the lot area in square feet only; therefore, the Final Plat should be revised to label the lot area in both square feet and acres, adjusted for any required dedication.

Table A-9.1 in Appendix A of the UDC allows primary buildings in the SD-WH sub-district to be set back a maximum of ten (10) feet from the primary frontage, with unrestricted setbacks for outbuildings provided applicable fire-rating requirements are met. As no setbacks are depicted on the preliminary plat, the maximum building setback along North Franklin Street should be illustrated on the Final Plat or, alternatively, identified by note. If the variance designating North Franklin Street as the site’s primary frontage expires prior to completion of the subdivision process, the plat should be revised to demonstrate compliance with the original DDD setback requirements.

Appendix A, Section 9.C.3.(e)(3) of the UDC limits properties within the SD-WH sub-district to one (1) curb cut per street frontage. However, the Board of Zoning Adjustment approved a variance allowing three (3) curb cuts along North Franklin Street. If approved, the Final Plat should include a note stating that the site is denied access to St. Louis Street and allowed three (3) curb cuts along North Franklin Street. If the variance expires prior to completion of the subdivision process, the note should be amended to reflect compliance with the original DDD access standards.

Appendix A, Section 9.C.3.(c)(2) of the UDC limits driveway widths in the SD-WH sub-district to a maximum of twenty-five (25) feet within the site’s frontage. A note reflecting this requirement should be placed on the Final Plat.

The site is currently undeveloped. Any future development will require full compliance with the DDD standards set forth in Appendix A of the UDC. Additionally, approval from the Consolidated Review Committee will be required prior to zoning approval of any associated development permits.

## **SUBDIVISION CONSIDERATIONS**

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### **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

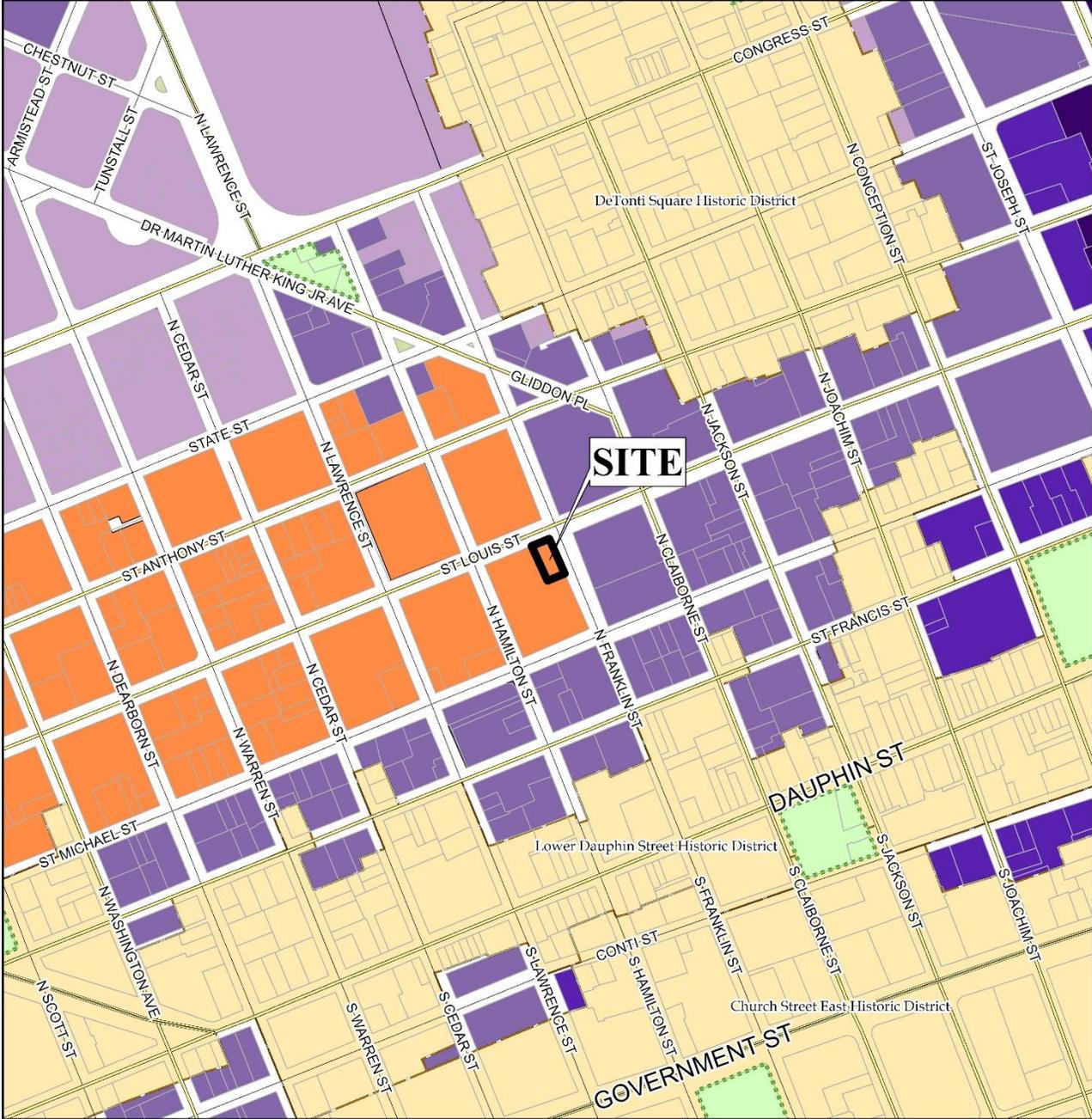
and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

## **Considerations:**

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

1. Retention of the right-of-way along St. Louis Street, as depicted on the preliminary plat;
2. Retention of the right-of-way along North Franklin Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Louis Street and North Franklin Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along North Franklin Street pursuant to variance approval by the Board of Zoning Adjustment. If the variance expires prior to completion of the subdivision process, the plat should be revised to designate the primary frontage in accordance with the original DDD requirements;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of ten (10) feet along the site's primary frontage (North Franklin Street), or provision of a note specifying this requirement in accordance with Table A-9.1 of Appendix A of the UDC. If the primary frontage variance expires prior to completion of the subdivision process, the plat should be revised to reflect compliance with the original DDD setback requirements;
7. Provision of a note on the Final Plat stating that the site is denied access to St. Louis Street and allowed three (3) curb cuts along North Franklin Street pursuant to variance approval by the Board of Zoning Adjustment. If the variance expires prior to completion of the subdivision process, the note should be amended to reflect compliance with the original DDD access standards;
8. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the UDC;
9. Compliance with all Engineering comments noted in this staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report; and,
12. Compliance with all Fire Department comments noted in this staff report.

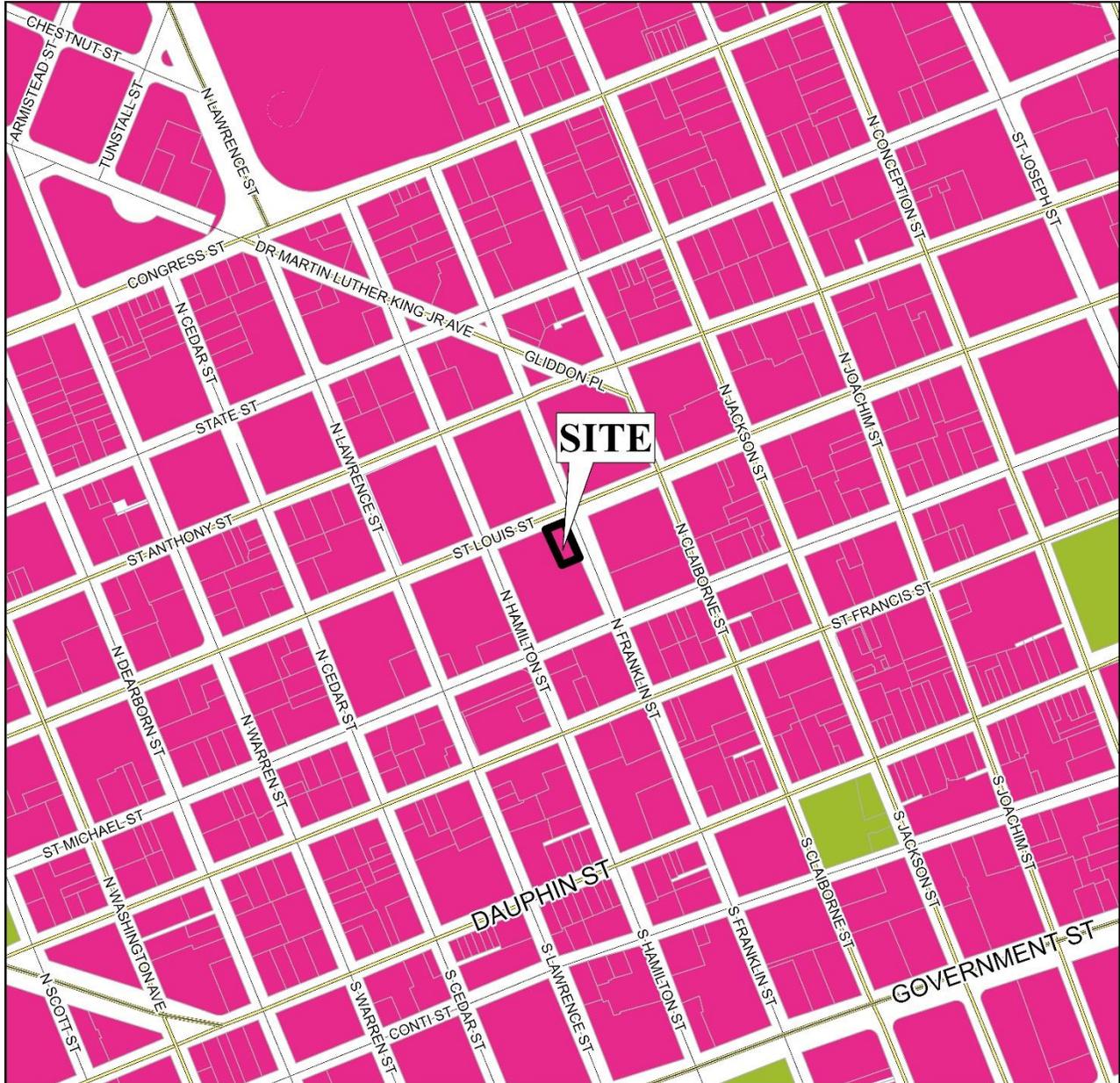
# LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE January 15, 2026  
 APPLICANT RGH St. Louis Subdivision  
 REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE January 15, 2026

APPLICANT RGH St. Louis Subdivision

REQUEST Subdivision

- |                                                                                                                                                      |                                                                                                                                                             |                                                                                                                                              |                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential   | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> Neighborhood Center - Traditional | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> Light Industry | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Neighborhood Center - Suburban   | <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> Heavy Industry      |                                                                                                                                              |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Downtown                     | <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Traditional Corridor               | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Institutional  |                                                                                                                                              |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black;"></span> District Center          | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor        | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> Parks, Open Space  |                                                                                                                                              |



# RGH ST. LOUIS SUBDIVISION

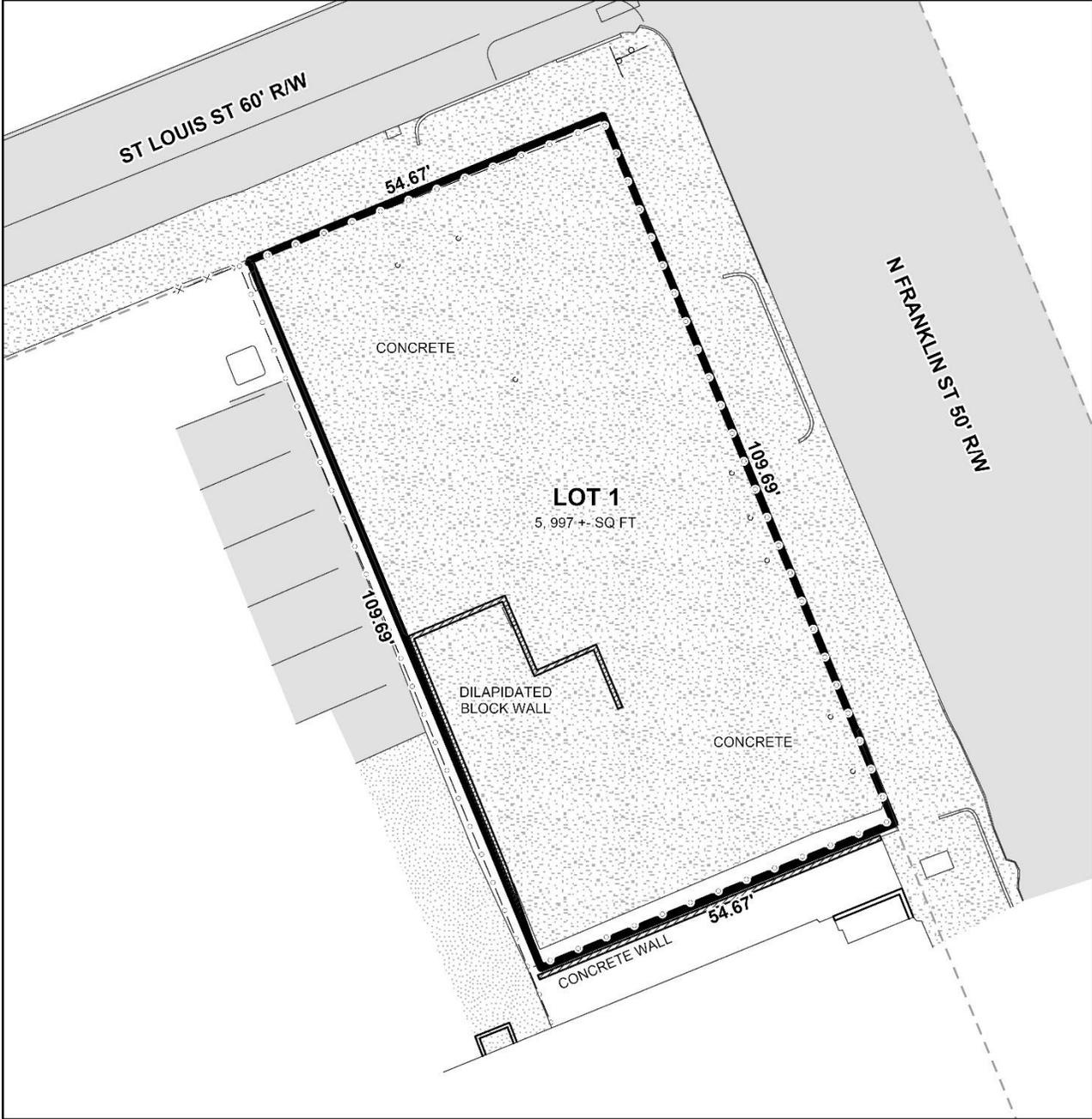


APPLICATION NUMBER 4 DATE January 15, 2026

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<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> R-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> H-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #8A2BE2; border: 1px solid black;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #87CEEB; border: 1px solid black;"></span> MM	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> I-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFE0; border: 1px solid black;"></span> MUN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> SD-WH	<span style="display: inline-block; width: 15px; height: 10px; background-color: #6A5ACD; border: 1px solid black;"></span> T-5.1	



# DETAIL SITE PLAN



APPLICATION NUMBER	4	DATE	January 15, 2026
APPLICANT	RGH St. Louis Subdivision		
REQUEST	Subdivision		





## DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

### Development Intent

- › Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- › Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- › Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- › Protect and enhance the historic and cultural heritage of the City.

### Land use mix

#### Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

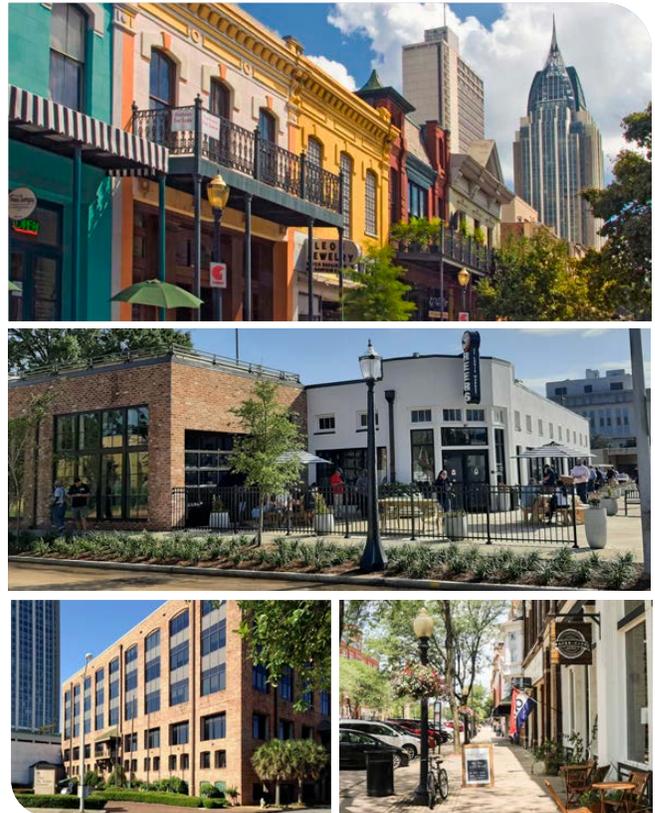
#### Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

### Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Single family homes

### Character Example



Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

Rendering: Dover Kohl