



## Agenda Item # 5

### SUB-003525-2025

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

[Applicant Materials for Consideration](#)

## DETAILS

**Location:**

1615 & 1622 Mackie Avenue

**Subdivision Name:**

Coffman – Turner Subdivision

**Applicant:**

James H. Coffman, Jr.

**Property Owner:**

James H. Coffman, Jr. & Prince E. Turner, III

**Current Zoning:**

R-1, Single-Family Residential Suburban District

**Future Land Use:**

Mixed Commercial Corridor

**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 three (3) existing legal lots of record and one (1) existing metes-and-bounds parcel.

**Commission Considerations:**

1. Subdivision proposal with nine (9) conditions.

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## COFFMAN - TURNER SUBDIVISION



APPLICATION NUMBER 5 DATE November 20, 2025



## SITE HISTORY

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The subject site was originally recorded as part of Schwartz Park Subdivision, a 14-lot subdivision approved and recorded in 1953, prior to annexation into the City.

The site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the site was assigned an R-1, Single-Family Residential District zoning classification.

In November 1981, the portion of the site North of the Mackie Avenue cul-de-sac was approved by the Commission and recorded as Robinson Bayou Estates Subdivision, consisting of two (2) lots.

In March 1993, the Commission approved the portion of the site South of the Mackie Avenue cul-de-sac as Mackie Heights Subdivision, consisting of two (2) lots, and recorded in February 1994.

In May 2000, the Commission approved the Resubdivision of Robinson Bayou Estates Subdivision as a one (1)-lot subdivision, which was recorded in October 2000.

In June 1971, the Board of Zoning Adjustment approved a Use Variance request to allow a bait shop on the portion of the site on the North side of the Mackie Avenue cul-de-sac.

In March 1981, the Board denied a Use Variance request to park a trailer on the portion of the site on the North side of the Mackie Avenue cul-de-sac.

In April 1981, the Board denied a Use Variance request to park a mobile home on the portion of the site on the West side of the Mackie Avenue cul-de-sac.

## 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. Provide a written description for the proposed subdivision boundary. Make sure to include the western boundary of the subdivision since it is not shown or labeled with bearings and distances or reference ties.
- C. Provide (by dedication) a full 50' wide ROW to the end of Mackie Ave.
- D. Provide an adequate public turnaround at the west end of Mackie Ave.
- E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.



- F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- G. 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.
- H. Retain NOTES 7 – 9, 13, and 15.
- I. Revise NOTE 16 to read “As shown on the 1984 aerial photo LOTS A and B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE and LOT 2 – NONE. Stormwater detention will be required for any additional impervious area on either LOT over 4,000 SF.
- 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 access will be limited to Crestwood Drive. 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 two (2) legal lots of record from three (3) existing legal lots of record and one (1) existing metes-and-bounds parcel, with a private street cul-de-sac. The site is served by public water and sanitary sewer services.

The site has frontage on Mackie Avenue, a minor street without curb and gutter and a substandard 50-foot right-of-way, and requiring a 60-foot right-of-way. Therefore, dedication should be required to provide 30 feet from the centerline of Mackie Avenue along that street frontage. The preliminary plat indicates an existing private turn-around easement at the West terminus of Mackie Avenue within the subject site. As this is actually a physical extension of Mackie Avenue, this area should be dedicated to the City of Mobile, with revision of the cul-de-sac diameter to comply with International Fire Code Standards, and as determined by the City Engineer per Section 6.B.9. of the Subdivision Regulations.

The preliminary plat illustrates the 25-foot minimum building setback line along Mackie Avenue as measured from the current right-of-way line. The plat should be revised to illustrate the 25-foot minimum building setback line as measured from any required frontage dedication, including the cul-de-sac radius dedication. The lot size labels in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information.

As proposed, Lot 7-A would exceed the depth-to-width ratio of Section 6.C.3. of the Subdivision Regulations and would require a waiver of that section, if approved.

The preliminary plat illustrates various drainage, sanitary sewer, and utility easements within the site. These should be retained on the Final Plat, if approved, and a note should be furnished on the Final Plat stating that no structure shall be constructed or placed within any easement without the permission of the easement holder.

## **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.

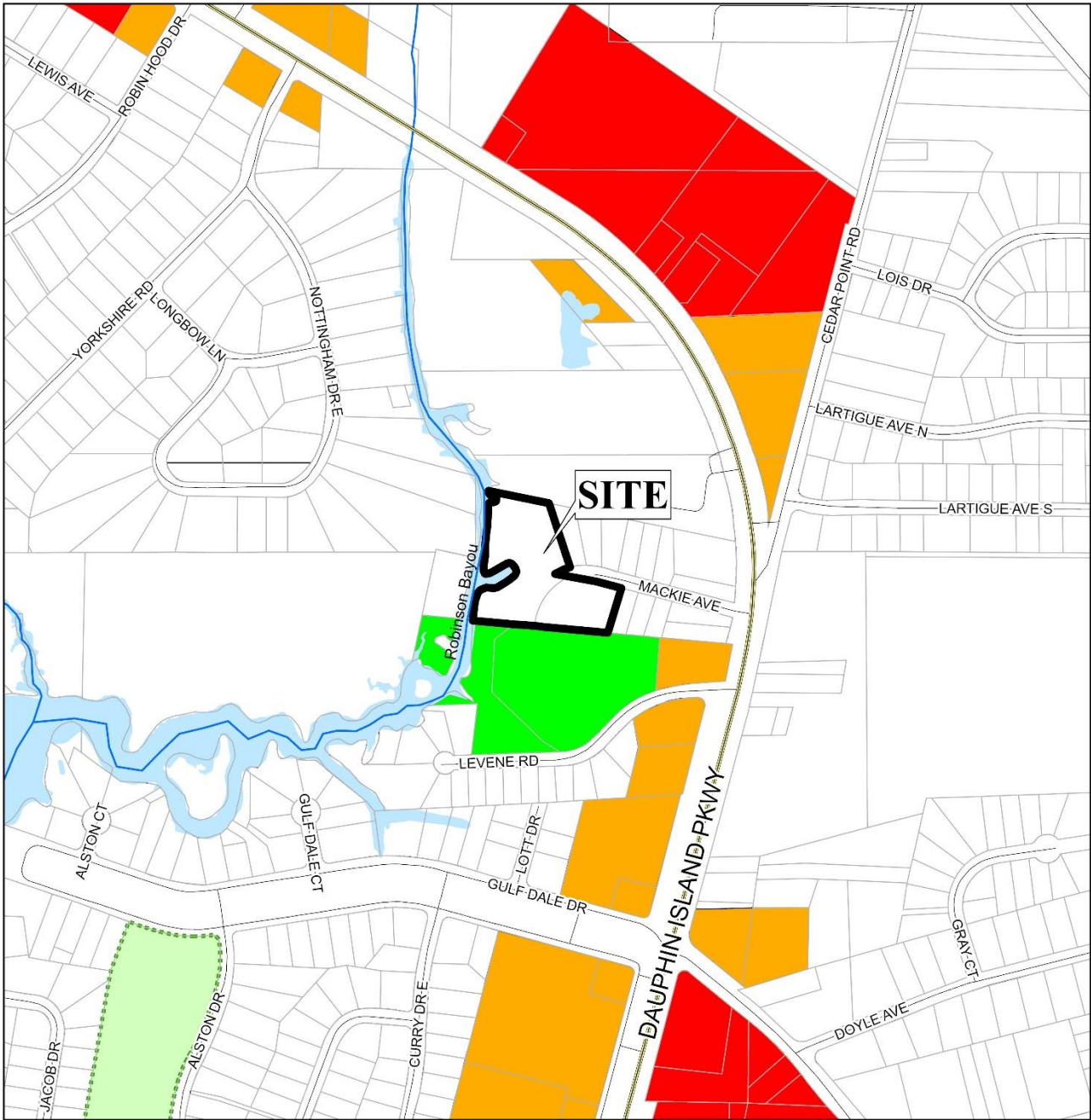
### **Considerations:**

If the Planning Commission considers approving the Subdivision request, a waiver of Section 6.C.3. of the Subdivision Regulations will be required and the following conditions could apply:

1. Dedication to provide 30 feet from the centerline of Mackie Avenue;
2. Dedication of the private easement cul-de-sac to the City of Mobile, as determined by the City Engineer;
3. Revision of the plat to illustrate the 25-foot minimum building setback line along Mackie Avenue and the cul-de-sac as measured from any required dedication;

4. Retention of the lot size labels in both square feet and acres, revised for any required dedication, 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 constructed or placed within any easement without the permission of the easement holder;
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; and,
9. Compliance with all Fire Department comments noted in this staff report.

# LOCATOR ZONING MAP

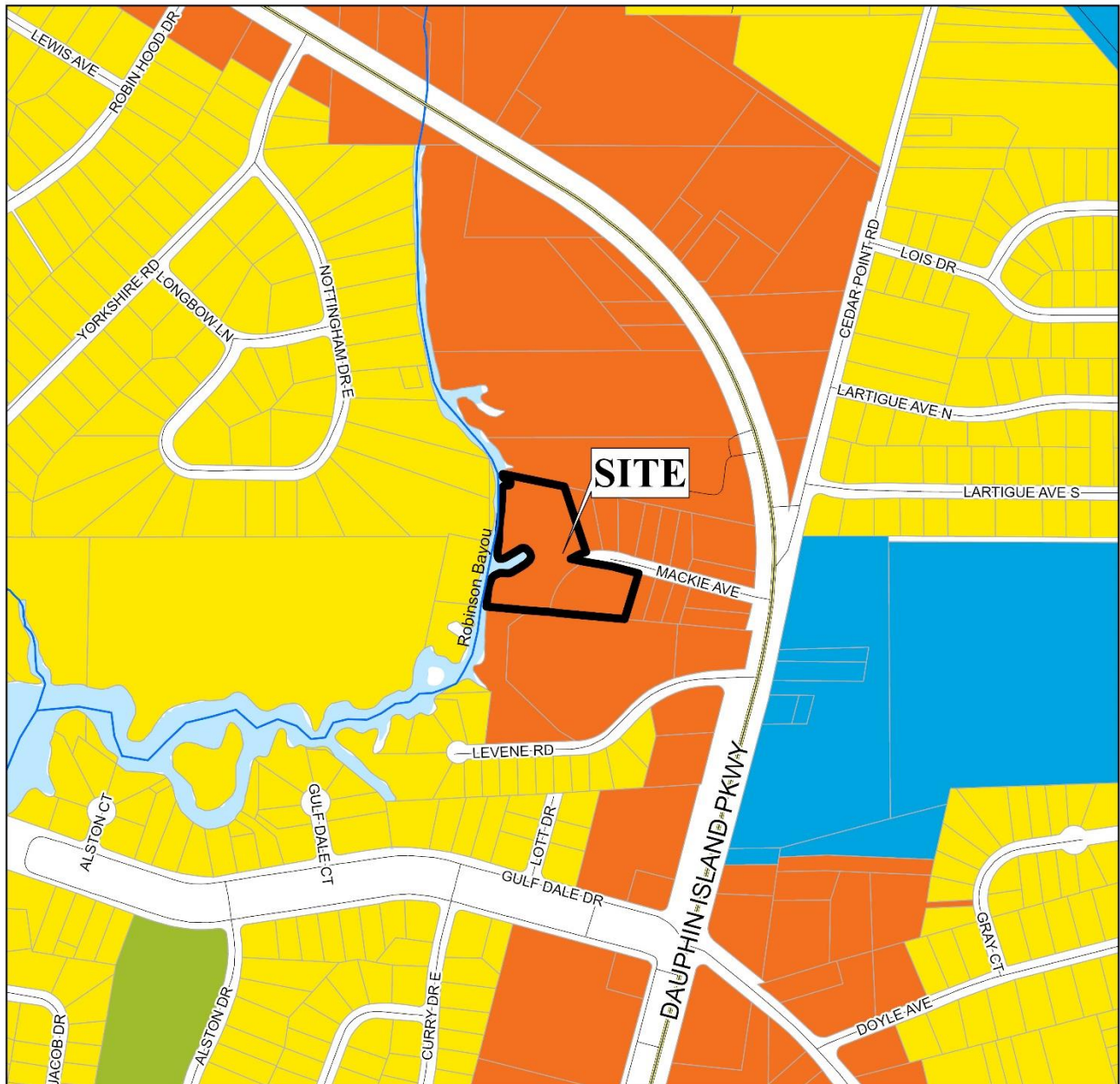


APPLICATION NUMBER	5	DATE	November 20, 2025
APPLICANT	Coffman - Turner Subdivision		
REQUEST	Subdivision		





## FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE November 20, 2025

APPLICANT Coffman - Turner Subdivision

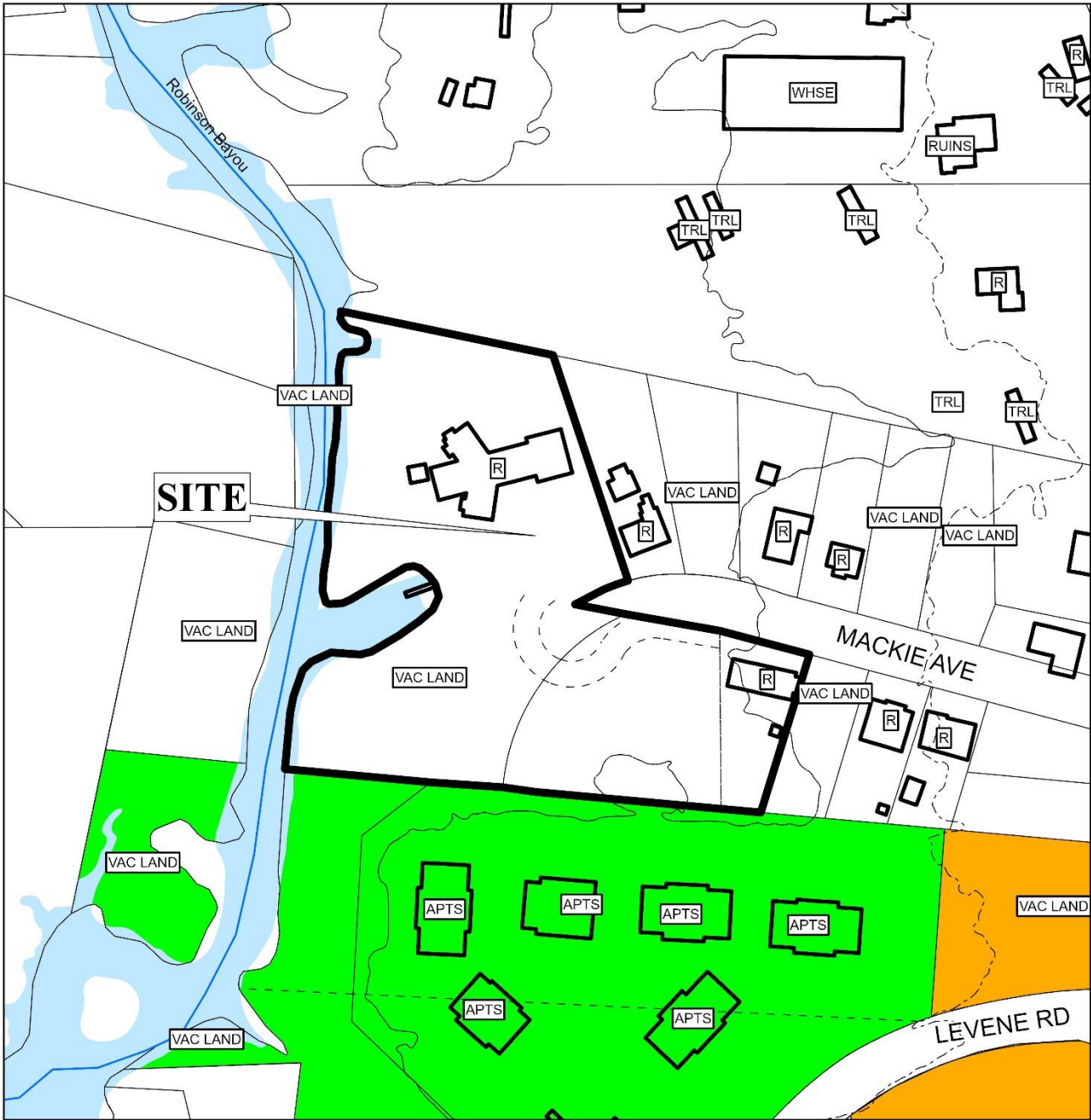
REQUEST Subdivision

- |                           |                                   |                   |                 |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 |                 |





# COFFMAN - TURNER SUBDIVISION

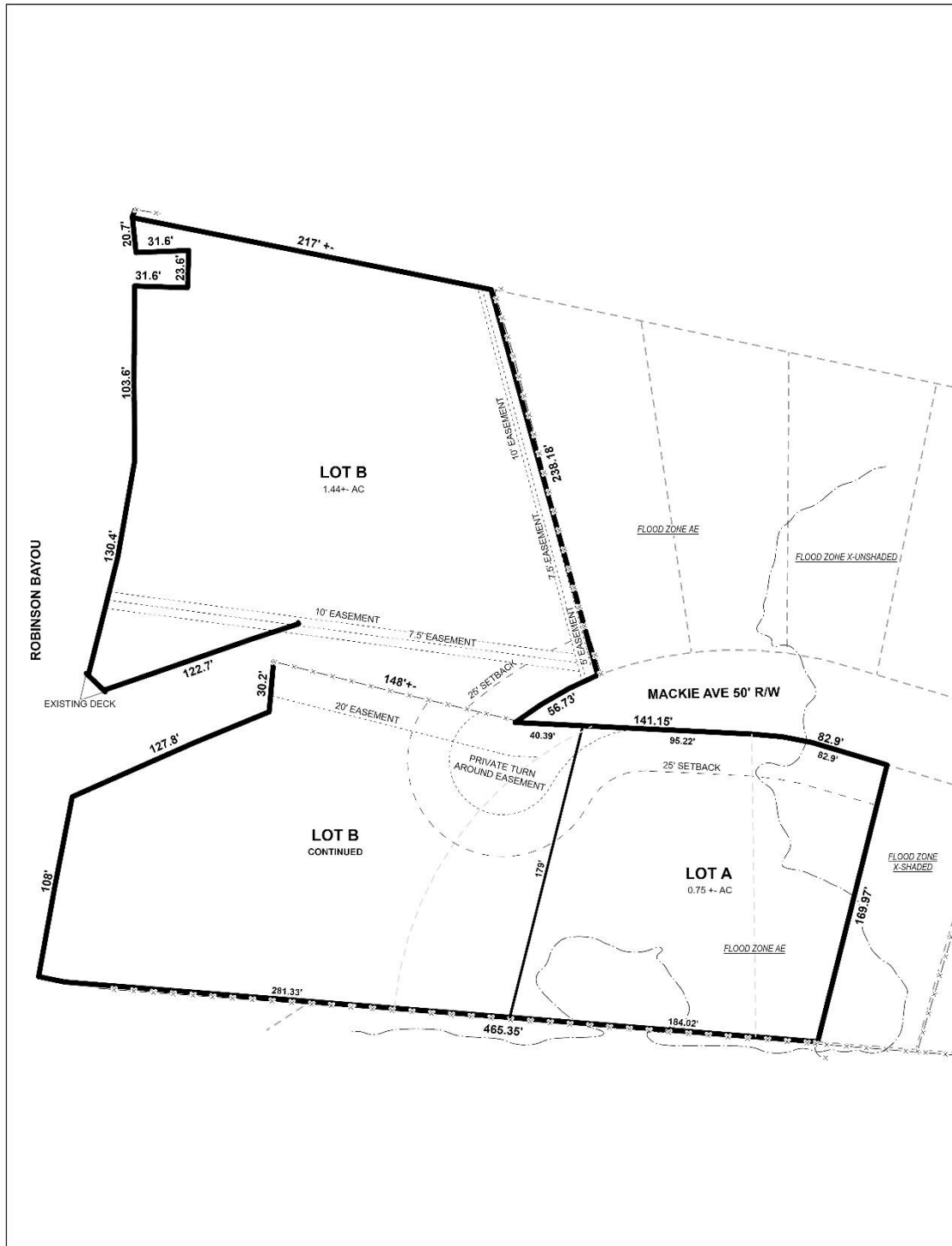


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



## DETAIL SITE PLAN



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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.

### MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

#### Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

#### Land use mix

##### Primary Uses

- › Commercial
- › Office

##### Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

#### Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

#### Character Example

