



Agenda Item # 5 SUB-003584-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

313 St. Louis Street

Subdivision Name:

RGH St. Louis 2 Subdivision

Applicant / Agent:

Stephen Howle, RGH St. Louis, LLC

Property Owners:

Stephen Howle, RGH St. Louis, LLC

Current Zoning:

T-5.1 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 thirteen (13) conditions.

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RGH ST. LOUIS 2 SUBDIVISION



APPLICATION NUMBER 5 DATE January 15, 2026



SITE HISTORY

The site is a metes-and-bounds parcel with 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 to allow two (2) upper building signs and a non-compliant frontage type within the T-5.1 sub-district of the Downtown Development District.

The property was rezoned from B-4, General Business District, to T-5.1 upon adoption of the Downtown Development District in 2014.

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. 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 21,000 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).
- 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 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 an existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The property is located within the Downtown Development District (DDD) and is therefore subject to the additional site and property standards set forth in Appendix A of the Unified Development Code (UDC). Compliance with the DDD standards will be reviewed concurrently with the Subdivision Regulations.

The proposed lot fronts 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 Claiborne Street, a Major Collector Street with curb and gutter improvements also classified as an "A Street" within the DDD, which requires a 40-foot-wide right-of-way. The preliminary plat depicts sufficient existing rights-of-way; therefore, no additional dedication should be required.

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 properties within the DDD that abut more than one (1) street to designate a primary street frontage. Where a lot fronts an “A Street,” the primary frontage must be along that street; and where a lot fronts two (2) “A Streets,” one must be identified as the primary frontage. The Board of Zoning Adjustment previously approved a variance allowing non-compliant frontage types for a site design identifying St. Louis Street as the primary frontage. Accordingly, a note designating St. Louis Street as the site’s primary frontage should be included on the Final Plat.

Section 9.F.4.(b)(3) of the Subdivision Regulations and Appendix A, Section 9.A.2.(c) of the UDC require newly platted properties within the DDD zoned T-5.1 to have a minimum lot width of fourteen (14) feet and a maximum width of one hundred eighty (180) feet along the primary frontage. The proposed lot is approximately 133 feet wide along St. Louis Street (the primary frontage) and approximately 175 feet wide along North Claiborne Street.

While no minimum lot area is required within 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’s area in square feet only; therefore, the Final Plat should be revised to label the lot’s area in both square feet and acres, adjusted for any required dedication.

Table A-9.1 in Appendix A of the UDC permits primary buildings within the T-5.1 sub-district to be set back a maximum of twelve (12) feet from the primary frontage and limits outbuildings to locations behind the façade of the primary building. As no setbacks are depicted on the preliminary plat, the maximum building setback along St. Louis Street should be illustrated on the Final Plat or identified by note.

Appendix A, Section 9.C.3.(1) of the UDC requires any on-site parking to be accessed from the site’s secondary frontage (North Claiborne Street). A note reflecting this requirement should be placed on the Final Plat, if approved.

Appendix A, Section 9.C.3.(e)(3) of the UDC limits properties within the T-5.1 sub-district to one (1) curb cut per street frontage, not including primary street frontage on corner lots. Appendix A, Section 9.C.3.(c)(2) further limits driveway widths to a maximum of twenty-five (25) feet within the site frontage. Notes reflecting these requirements should be included on the Final Plat.

Finally, the site is currently developed with a single structure. Proposed redevelopment of the property will require full compliance with the DDD standards set forth in Appendix A of the UDC. In addition, approval by the Consolidated Review Committee will be required prior to zoning approval of any associated development permits, including any permits required for demolition of the existing structure.

SUBDIVISION CONSIDERATIONS

Standards of Review:

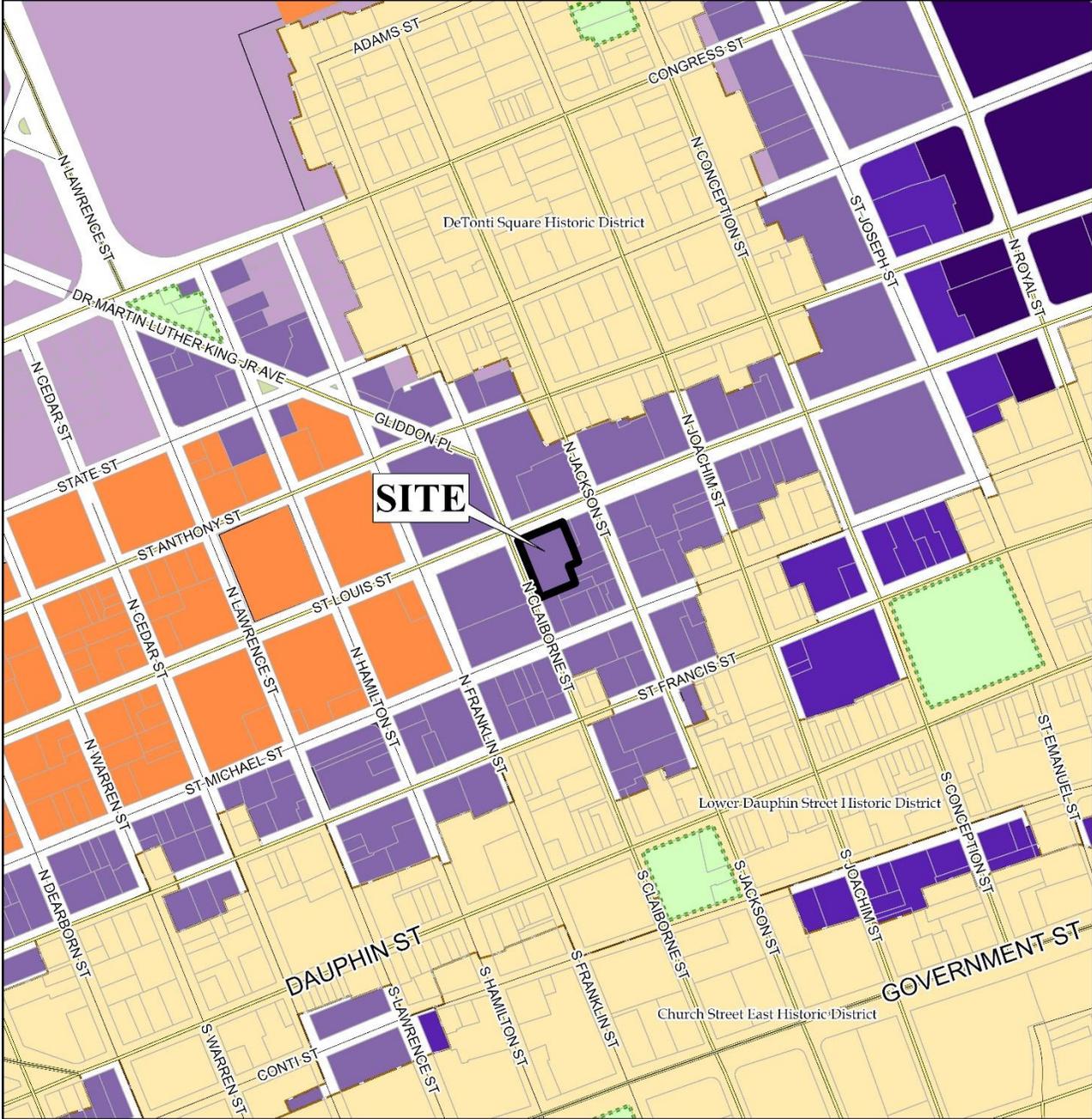
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the 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 Claiborne 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 Claiborne Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Louis Street;
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 twelve (12) feet along the site's primary frontage (St. Louis Street), or provision of a note specifying this requirement in accordance with Table A-9.1 of Appendix A of the UDC;
7. Provision of a note on the Final Plat stating any on-site parking must be accessed from North Claiborne Street;
8. Provision of a note on the Final Plat stating that no curb cut is allowed on St. Louis Street, and that no more than one (1) curb cut is allowed along North Claiborne Street, in accordance with Appendix A, Section 9.C.3(e)(3) of the UDC;
9. 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;
10. Compliance with all Engineering comments noted in this staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
12. Compliance with all Urban Forestry comments noted in this staff report; and,
13. Compliance with all Fire Department comments noted in this staff report.

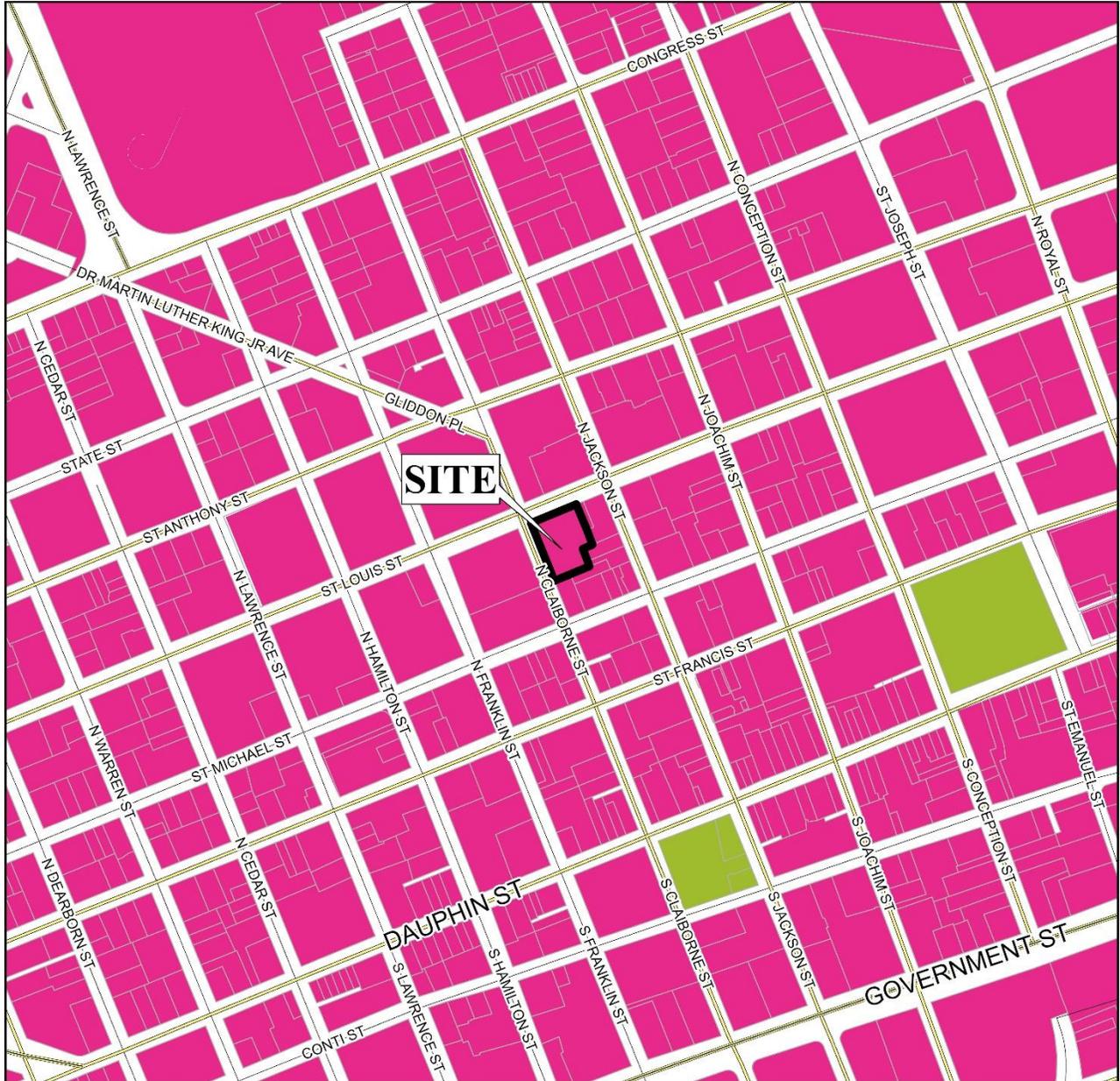
LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE January 15, 2026
 APPLICANT RGH St. Louis 2 Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE January 15, 2026

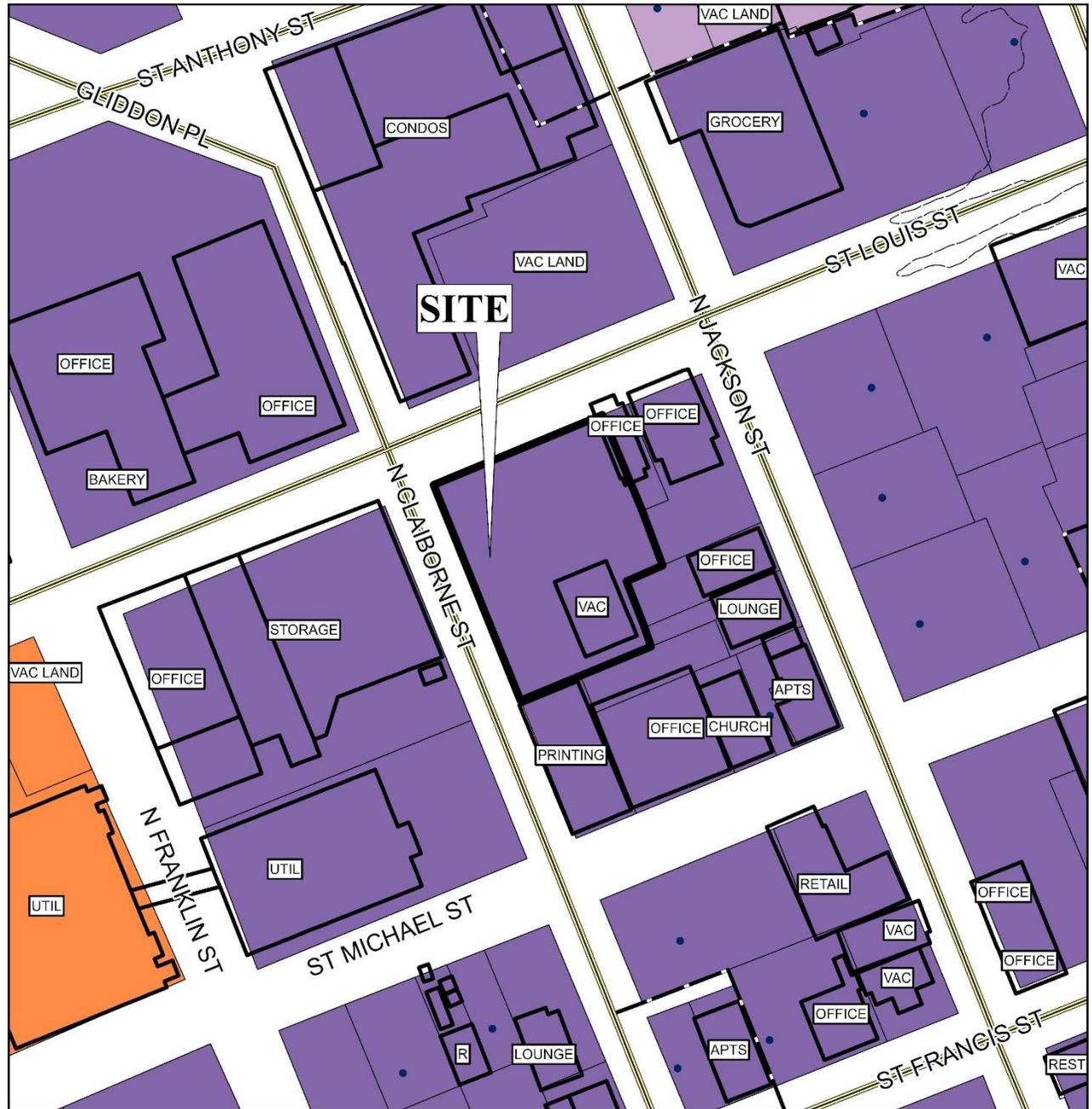
APPLICANT RGH St. Louis 2 Subdivision

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 | |



RGH ST. LOUIS 2 SUBDIVISION

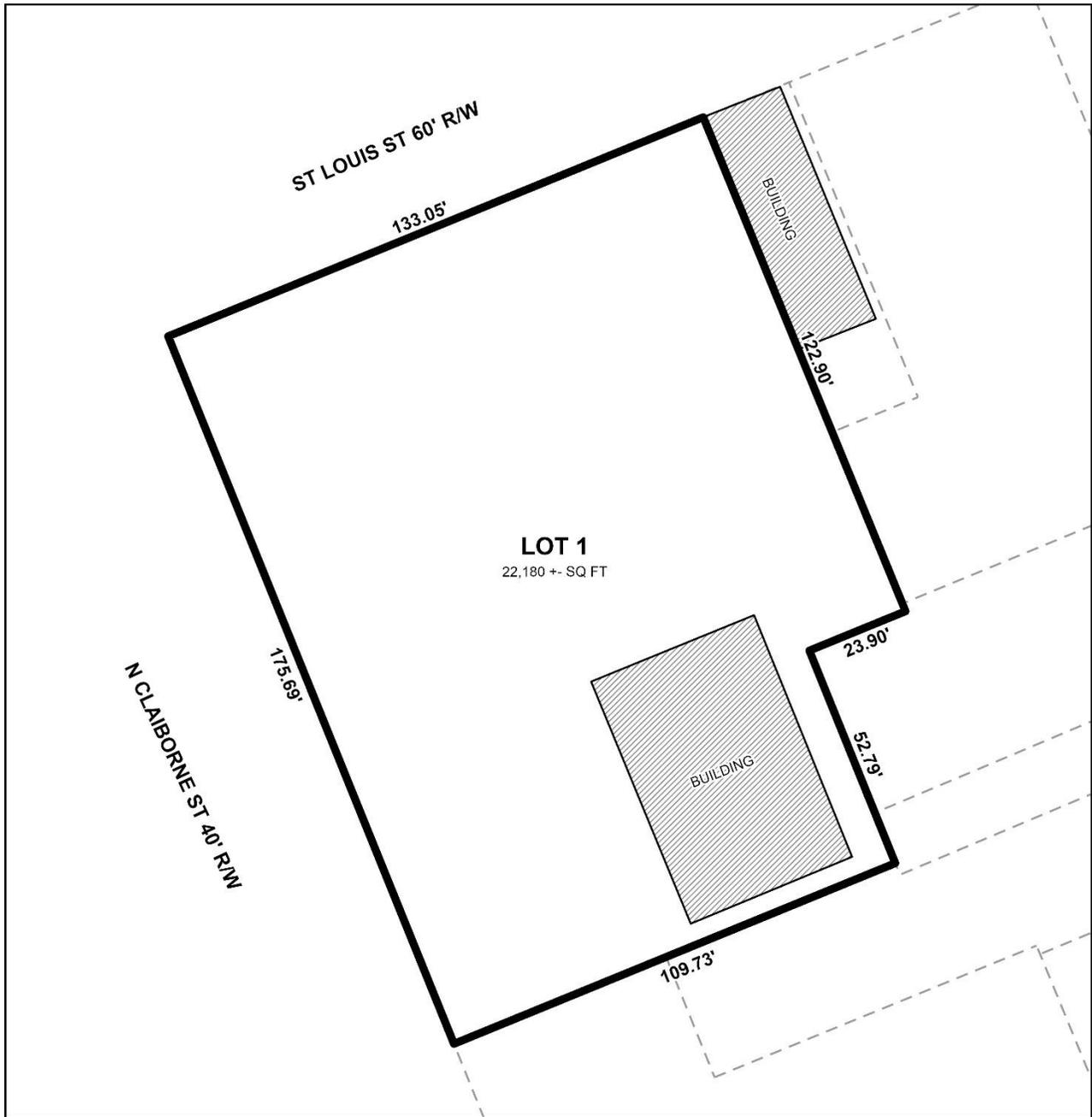


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 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>5</u>	DATE <u>January 15, 2026</u>
APPLICANT <u>RGH St. Louis 2 Subdivision</u>	
REQUEST <u>Subdivision</u>	



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)

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

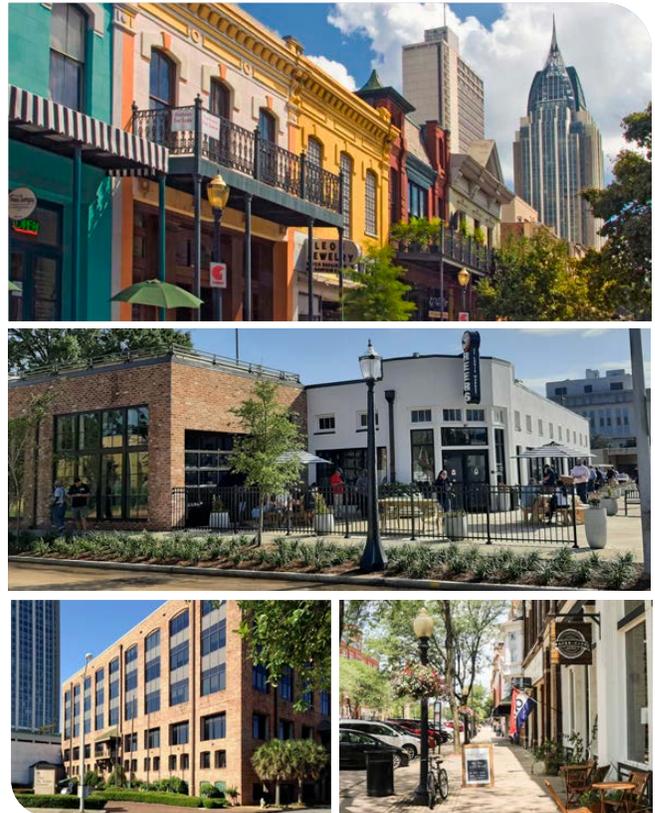
Secondary Uses

- › 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