



Agenda Item # 5

SUB-003660-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

7380 Zeigler Circle South & 620 Zeigler Circle West

Subdivision Name:

Resubdivision of Lots 44 & 46, Revised Zeigler Airport Commercial Park Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Mobile Society for the Prevention of Cruelty to Animals

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Mixed Commercial Corridor

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 two (2) legal lots of record from two (2) legal lots of record.

Commission Considerations:

1. Subdivision proposal with eight (8) conditions.

Report Contents:

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

RESUBDIVISION OF LOTS 44 & 46, REVISED ZEIGLER AIRPORT COMMERCIAL PARK SUBDIVISION



APPLICATION NUMBER 5 DATE April 16, 2026



SITE HISTORY

The site was annexed into Mobile City limits in 2007 as part of the West Mobile Annexation.

Rezoning of the property from R-1, Single-Family Residential District, to B-3, Community Business District, was adopted by the City Council on January 15, 2008, as part of the annexation process.

Prior to annexation the site was part of the 49-lot *Zeigler Airport Commercial Park Subdivision*, as Lot 44 and Lot 46, the revised plat for which was recorded in the Mobile County Probate Court in January 1979.

There are no other Planning Commission or 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. Retain NOTES 1-5.
- C. Revise NOTES #7 to read "As shown on the aerial photos LOTS 44-A and 46-A will receive historical credit of existing (2007) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 44-A – 15,000 sf, and LOT 46-A – 20,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. 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 adjust an interior lot line between two (2) legal lots of record. The site is served by public water and sanitary sewer.

Lot 44-A has frontage along Zeigler Circle South, and Lot 46-A has frontage along Zeigler Circle West. Both are minor streets with curb and gutter improvements requiring 50-foot-wide rights-of-way. The preliminary plat depicts sufficient right-of-way widths along both streets; therefore, no additional dedication is required.

Both lots exceed the minimum area requirements of Article 2, Section 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer within the B-3, Community Business Suburban District. The preliminary plat properly labels each lot with its area in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information will suffice.

The lots also exceed the minimum width requirements of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercial lots along all street frontages.

Lot 46-A is technically classified as a flag-shaped lot, which disqualifies the request from Minor Subdivision approval under Section 3.E.9. Subdivision Regulations. Additionally, Section 6.C.9. of the Subdivision Regulations generally discourages flag-shaped lots unless specific hardship or contextual criteria are present (e.g., natural or man-made barriers, unusual lot configuration, disparate uses, or a pattern of irregular lot designs in the vicinity). While these criteria may not be clearly satisfied, the proposed adjustment of the interior lot line does not alter the functional design of either lot in a manner typically associated with concerns over flag-shaped lots—such as creating limited street access via a narrow “pole” or preventing the provision of additional frontage. Instead, the adjustment primarily reduces the area of Lot 44-A without adversely affecting access or development potential. As such, a waiver of Section 6.C.9. may be appropriate.

A 25-foot front yard setback is shown along both street frontages, consistent with Article 2, Section 64-2-14.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

Multiple drainage and utility easements are depicted on the preliminary plat. Accordingly, Note #8—stating that no structures shall be constructed within any easement without permission from the easement holder—should be retained on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

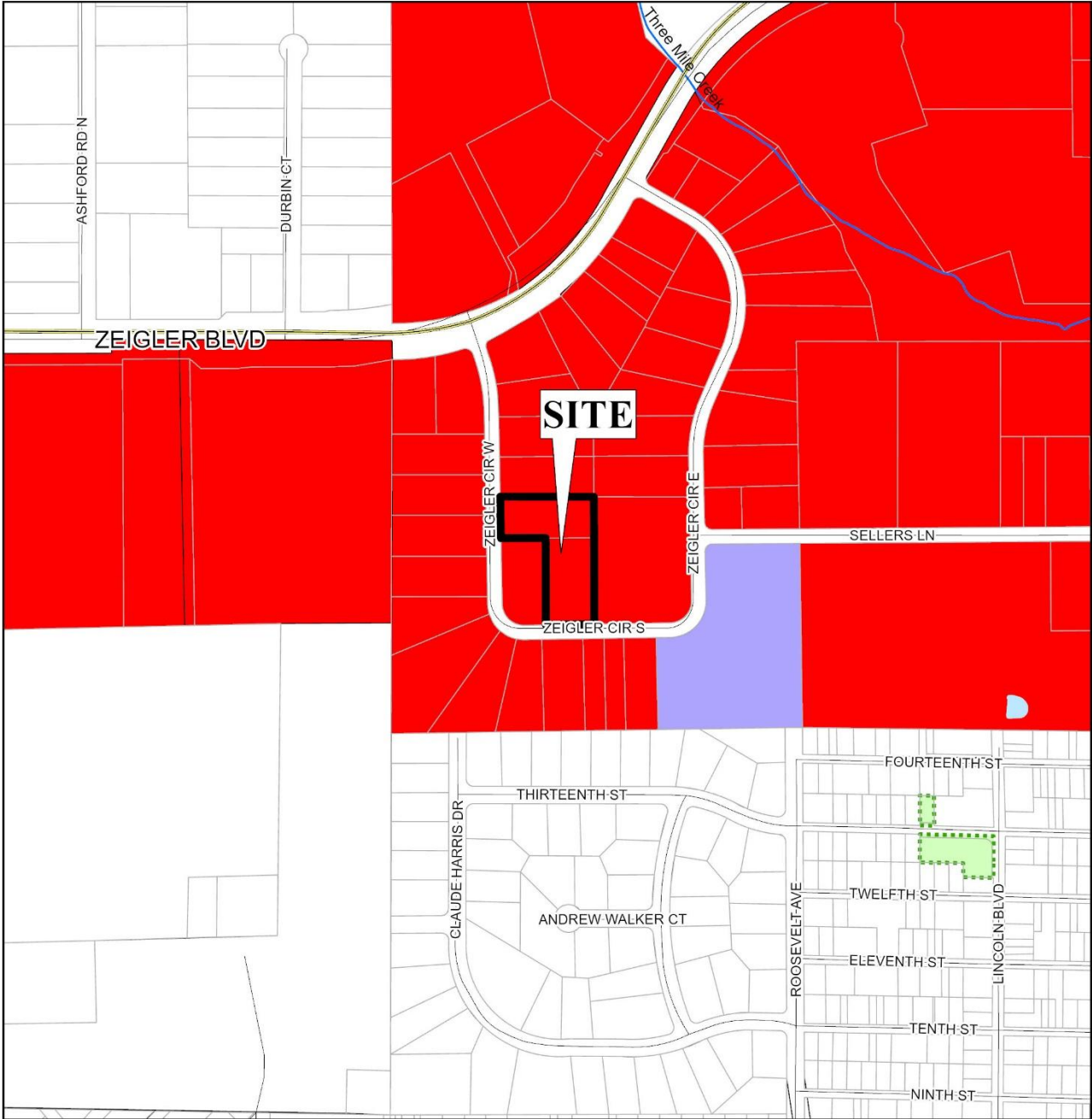
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request a waiver of Section 6.C.9. of the Subdivision Regulations will be required (for lot design), and the following conditions could apply:

1. Retention of the 50-foot-wide rights-of-way along Zeigler Circle South and Zeigler Circle West on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-16.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;
4. Retention of a note on the Final Plat stating no structures shall be constructed within any easement without permission from the easement holder;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

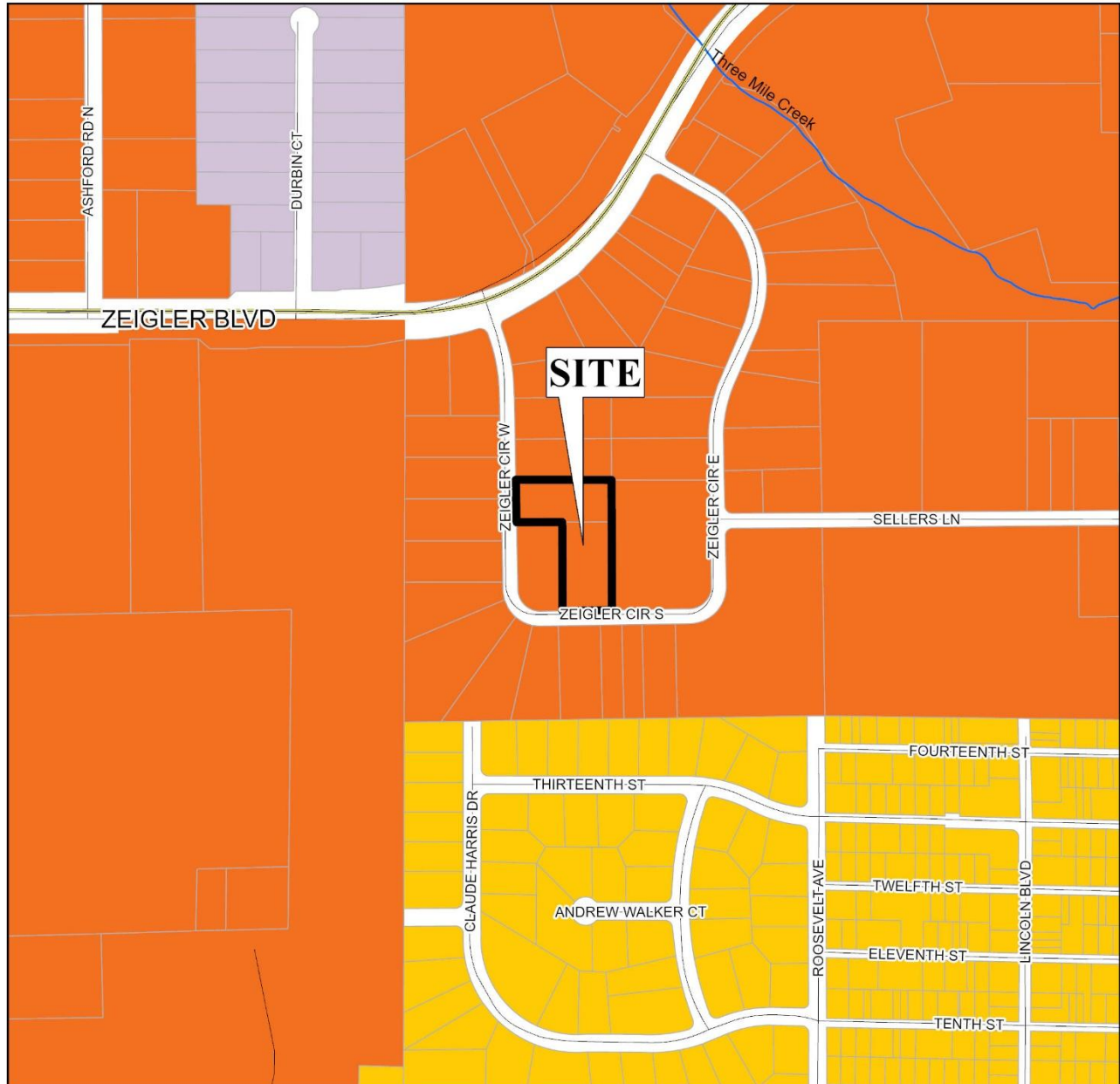
LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE April 16, 2026
 APPLICANT Resubdivision Of Lots 44 & 46, Revised Zeigler Airport Commercial Park Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP

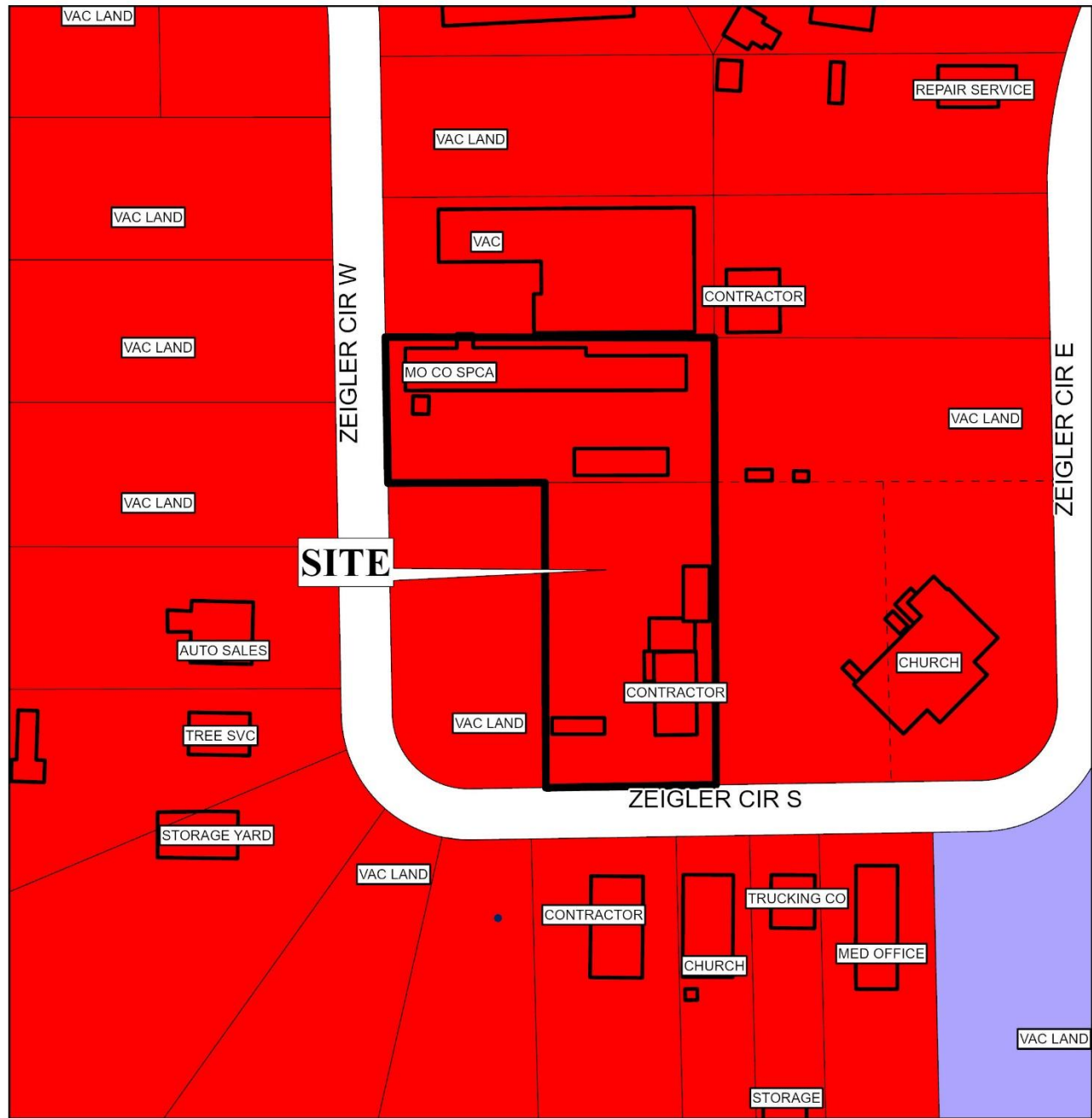


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- | | | | |
|---|---|---|---|
| ■ Low Density Residential | ■ Neighborhood Center - Traditional | ■ Light Industry | ■ Water Dependent |
| ■ Mixed Density Residential | ■ Neighborhood Center - Suburban | ■ Heavy Industry | |
| ■ Downtown | ■ Traditional Corridor | ■ Institutional | |
| ■ District Center | ■ Mixed Commercial Corridor | ■ Parks, Open Space | |



RESUBDIVISION OF LOTS 44 & 46, REVISED ZEIGLER AIRPORT COMMERCIAL PARK SUBDIVISION

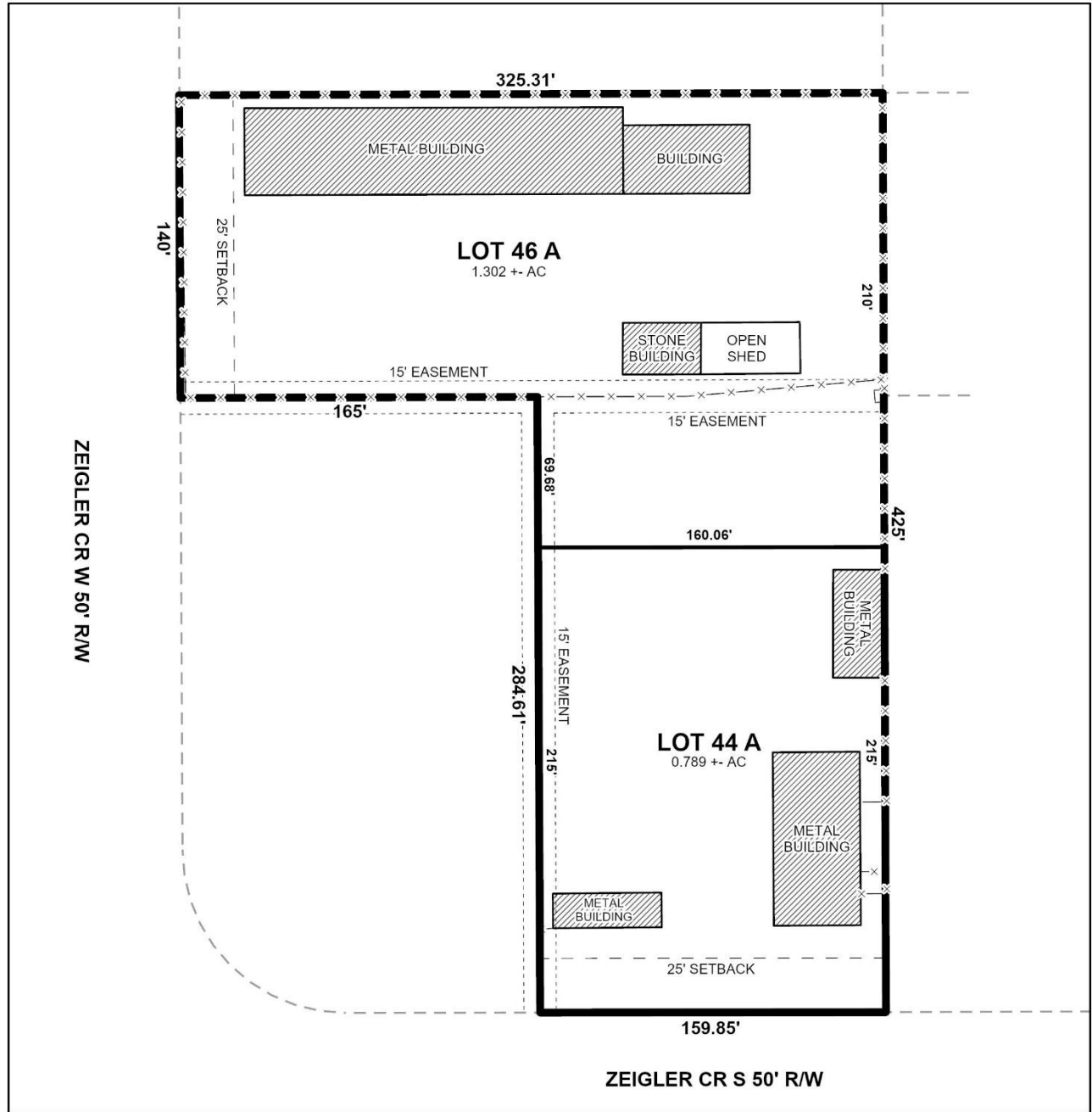


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 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>5</u>	DATE <u>April 16, 2026</u>
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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

