



Agenda Item # 5
SUB-003442-2025

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

[**Applicant Materials for Consideration**](#)

DETAILS

Location: 3520 Spanish Alley	Applicable Codes, Policies, and Plans: • Unified Development Code • Subdivision Regulations • Map for Mobile Comprehensive Plan												
Subdivision Name: Sunset Creek Subdivision, Resubdivision of Lots 1 - 3	Proposal: • Subdivision approval to create one (1) legal lot of record from three (3) existing legal lots of record.												
Applicant: Philip & Christa Quinley	Commission Considerations: 1. Subdivision proposal with ten (10) conditions.												
Property Owner: Philip & Christa Quinley													
Current Zoning: R-1, Single-Family Residential Suburban District	Report Contents:												
Future Land Use: Low Density Residential	<table><tr><td></td><td>Page</td></tr><tr><td>Context Map</td><td>2</td></tr><tr><td>Site History</td><td>3</td></tr><tr><td>Staff Comments</td><td>3</td></tr><tr><td>Subdivision Considerations</td><td>5</td></tr><tr><td>Exhibits</td><td>6</td></tr></table>		Page	Context Map	2	Site History	3	Staff Comments	3	Subdivision Considerations	5	Exhibits	6
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SUNSET CREEK SUBDIVISION, RESUBDIVISION OF LOTS 1-3



APPLICATION NUMBER 5 DATE September 18, 2025



SITE HISTORY

The subject 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 October 1998, the site was the subject of Frederic Place Subdivision, approved by the Commission with five (5) lots.

In September 2017, the Commission approved the resubdivision of Frederic Place Subdivision into three (3) lots as Sunset Creek Subdivision.

In October 2022, Sunset Creek Subdivision was submitted as a three (3)-lot private street subdivision, along with an accompanying Planned Unit Development (PUD) to allow a gated private street single-family residential subdivision. Both applications were denied by the Commission.

The site has no history of ever going before the Board of Zoning Adjustment.

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. 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.
- C. 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.
- D. 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.
- E. Revise NOTE 13 – change “...LOT 1 - _____ SF.” to “...LOT 1 - 7,400 SF.”
- F. 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.

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 three (3) existing legal lots of record. The site is served by public water and sanitary sewer services.

The site has frontage on the North terminus of Spanish Alley and Riviere du Chien Road. The North terminus of Spanish Alley is a cul-de-sac with a current 50-foot diameter. As current Fire Department standards call for a 60-foot radius to allow access for larger fire fighting equipment, dedication should be required to provide a 60-foot radius. Riviere du Chien Road is a minor street without curb and gutter and with a compliant 60-foot right-of-way. Therefore, no dedication would be required along Riviere du Chien Road. Both streets should be labeled with their right-of-way widths, after any required dedication, on the Final Plat, if approved.

As on the preliminary plat, the 25-foot minimum building setback line along both street frontages should be retained on the Final Plat, if approved, adjusted for any required dedication.

The proposed lot would exceed the minimum area requirements of the UDC for lots in an R-1, Single-Family Residential Suburban District. As on the preliminary plat, the lot size label 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.

The site has a 20-foot drainage easement within it. Therefore, a note should be required on the Final Plat, if approved, stating that no structure shall be constructed or placed within any easement without the permission of the easement holder.

The proposed lot would exceed the maximum depth-to-width ratio allowance of Section 6-C.3. of the Subdivision Regulations. However, as this lot would retain the existing ratio of the parent parcel, a waiver of Section 6-C.3. would seem in order.

SUBDIVISION CONSIDERATIONS

Standards of Review:

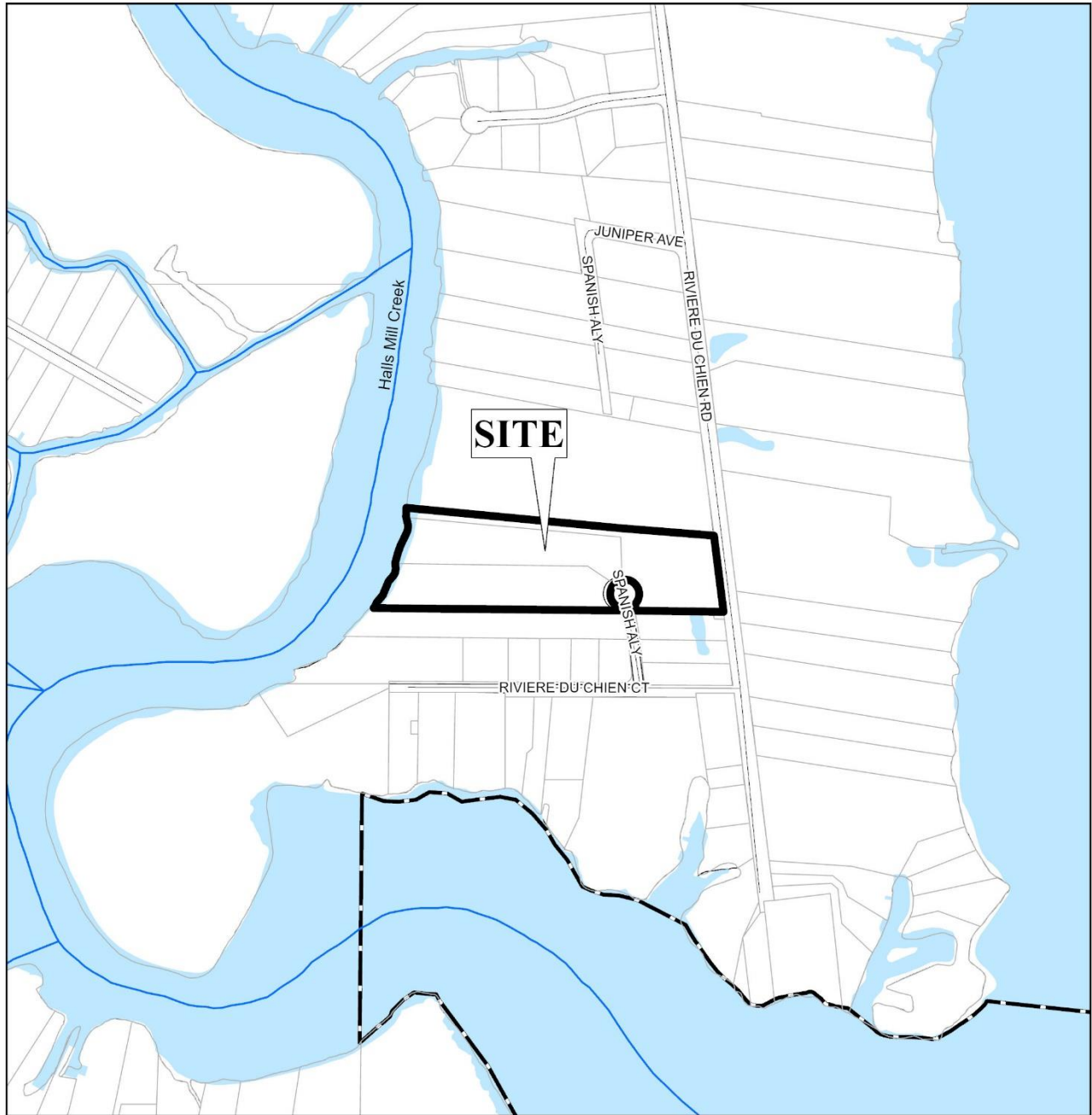
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, with a waiver of Section 6-C.3. of the Subdivision Regulations, the following conditions could apply:

1. Dedication to provide a 60-foot radius for the cul-de-sac at the North terminus of Spanish Alley;
2. Retention of the right-of-way width label for Riviere du Chien Road on the Final Plat;
3. Retention of the right-of-way radius for the Spanish Alley cul-de-sac on the Final Plat, adjusted for any required dedication;
4. Illustration of the 25-foot minimum building setback line along both street frontages on the Final Plat, as measured from any required right-of-way dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. 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;
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



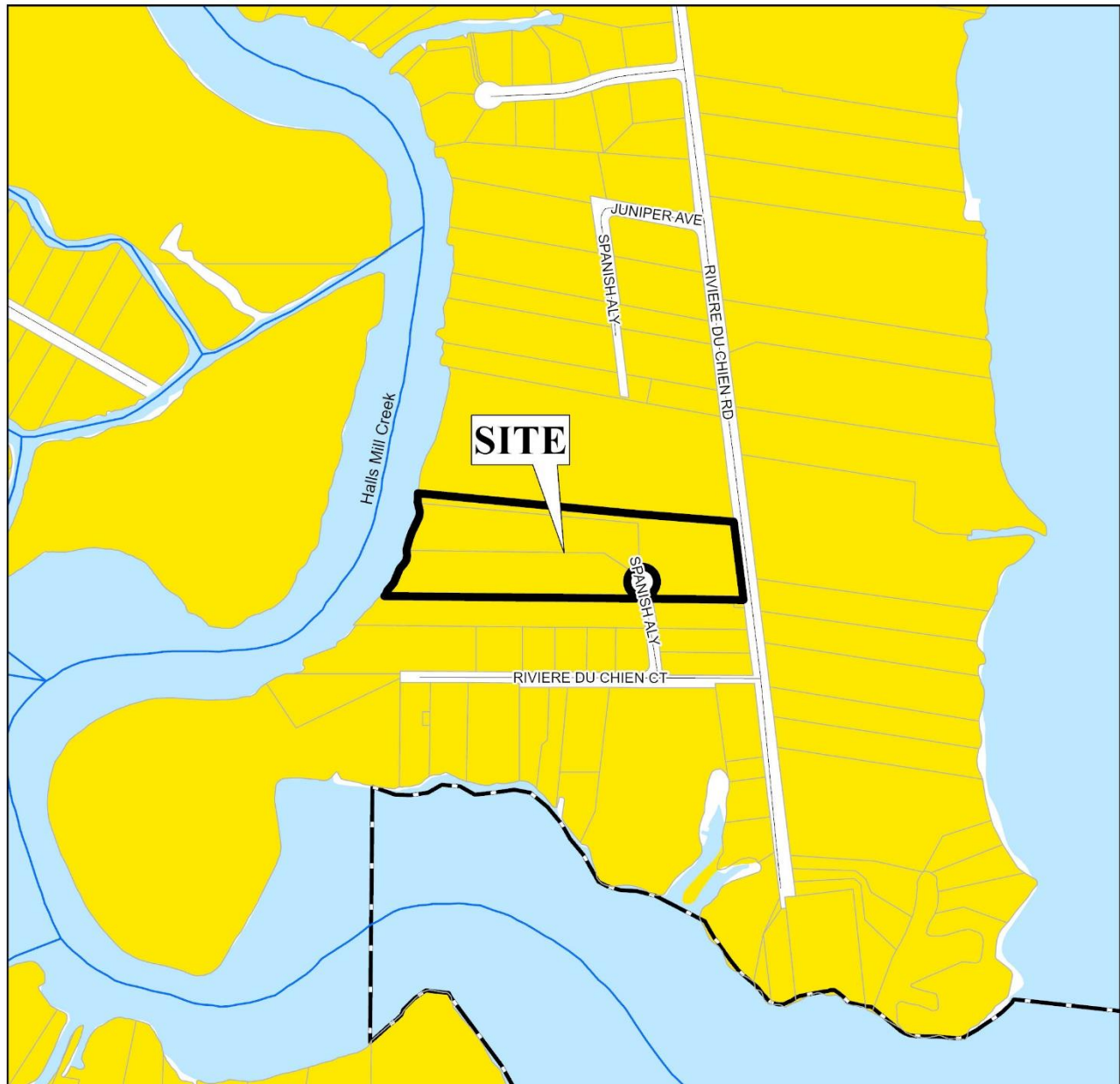
APPLICATION NUMBER 5 DATE September 18, 2025

APPLICANT Sunset Creek Subdivision, Resubdivision of Lots 1-3

REQUEST _____ Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE September 18, 2025

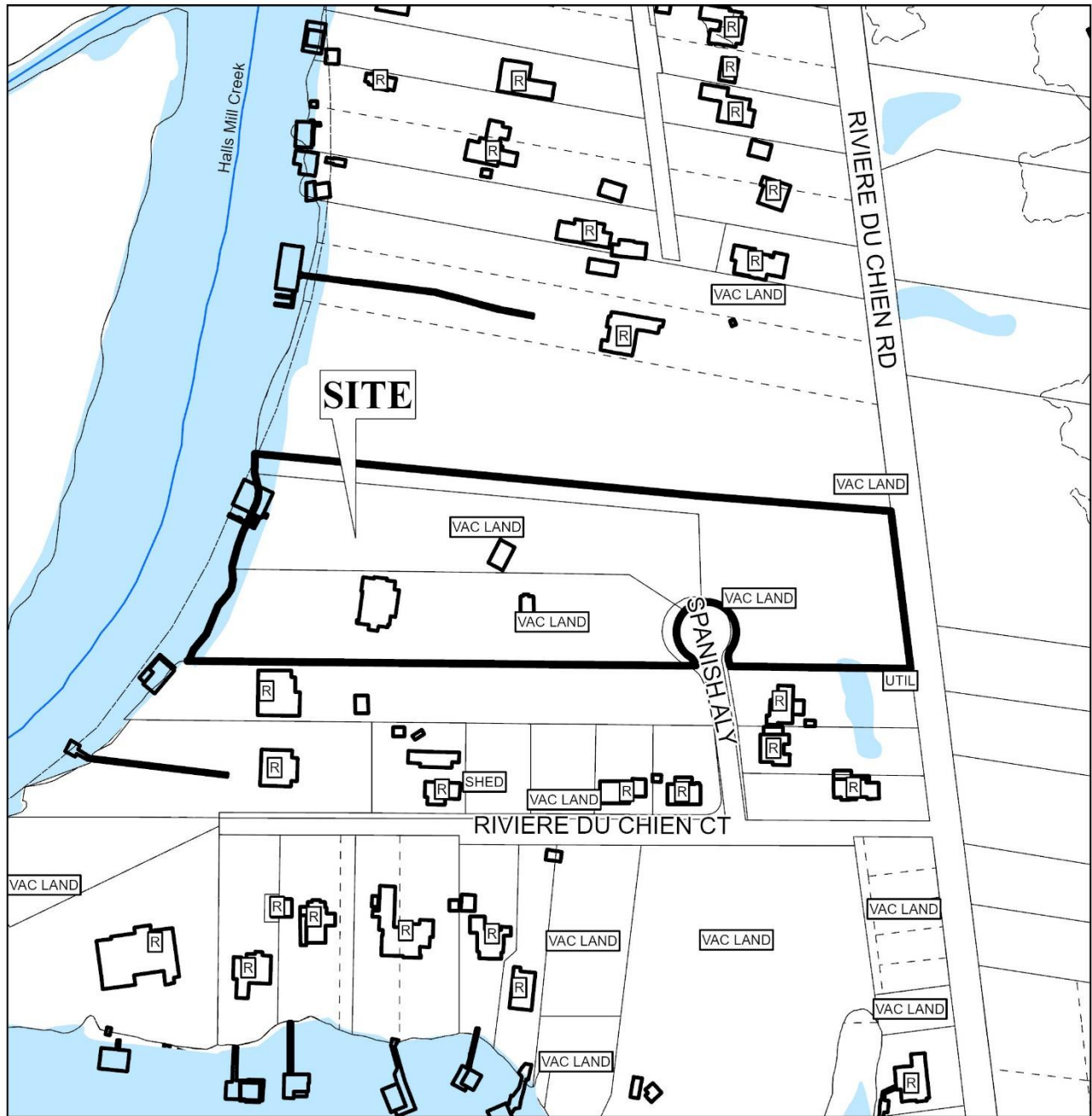
APPLICANT Sunset Creek Subdivision, Resubdivision of Lots 1-3

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	



SUNSET CREEK SUBDIVISION, RESUBDIVISION OF LOTS 1-3

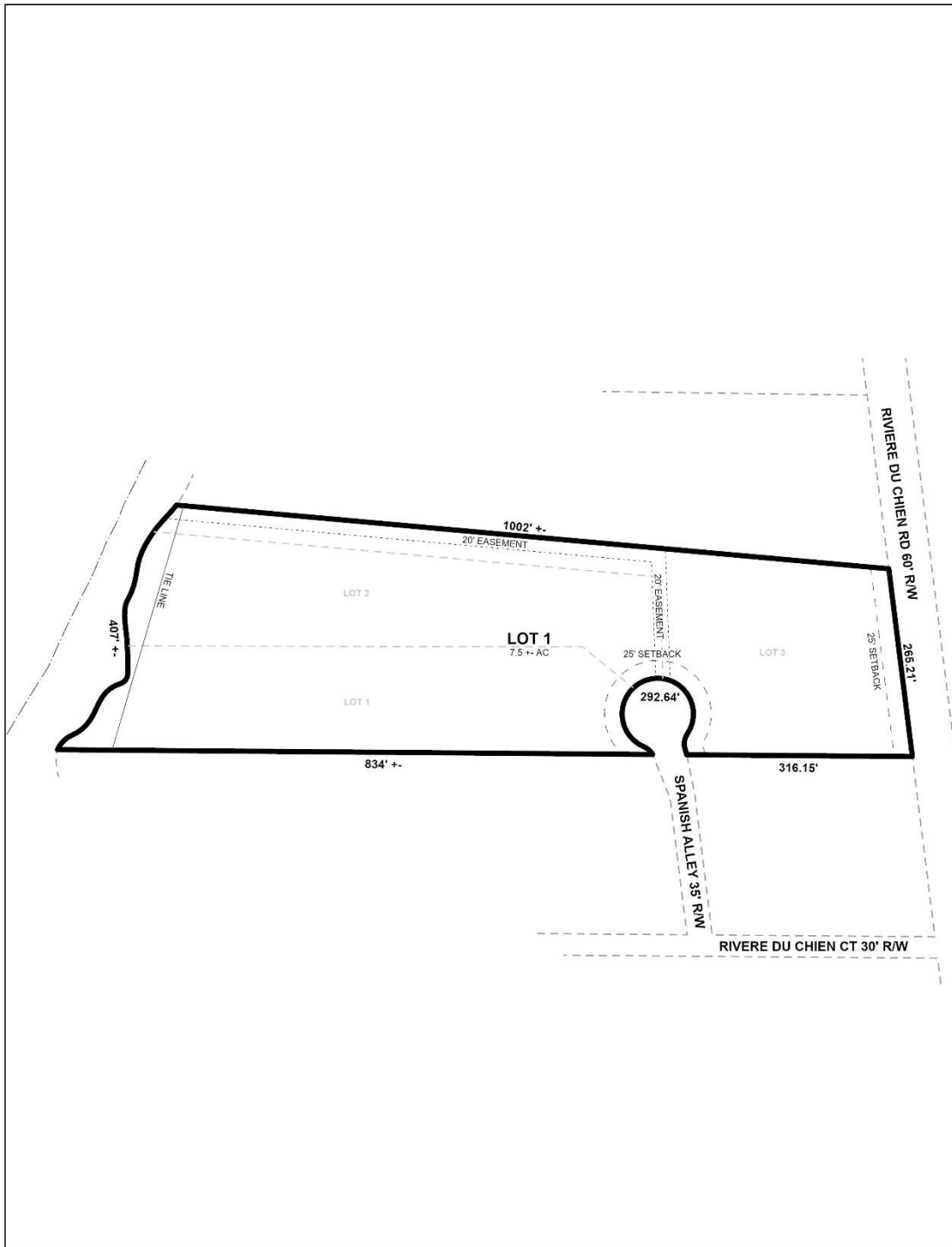


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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APPLICANT Sunset Creek Subdivision, Resubdivision of Lots 1-3

REQUEST Subdivision



ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWUR)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■						□	
TWO-FAMILY RESIDENCE	R-2	■					■		■						□	
MULTIPLE-FAMILY	R-3	○	■				■	■							□	○
RESIDENTIAL-BUSINESS	R-B		○				■		■						□	○
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■						□	
HISTORIC BUSINESS	H-B				■		■		■						□	
VILLAGE CENTER	TCD						■	■							□	
NEIGH. CENTER	TCD						■	■							□	
NEIGH. 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. DDD	SD-WH										○	○			□	
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○			□	
BUFFER BUSINESS	B-1			□			□	■	■	■					□	○
NEIGH. BUSINESS	B-2			○			□	■	■	■					□	○
LIMITED BUSINESS	LB-2			○			□	■	■	■					□	○
COMMUNITY BUSINESS	B-3					■				■			○		□	○
GEN. BUSINESS	B-4				■					■			○		□	○
OFFICE-DISTRIBUTION	B-5									■	■				□	□
LIGHT INDUSTRY	I-1										■				□	□
HEAVY INDUSTRY	I-2											■			□	□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those 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.