



Agenda Item # 6

SUB-003891-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

251 & 255 Saint Louis Street, and 106 & 160 North
Jackson Street

Subdivision Name:

Ace Hardware and Spirits Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owners:

G5 Realty, 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 three (3) existing legal lots of record.

Commission Considerations:

1. Subdivision approval with twelve (12) conditions.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER	6	DATE	October 15, 2026
APPLICANT	Ace Hardware and Spirits Subdivision		
REQUEST	Subdivision		



SITE HISTORY

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

In August 2024, the portion of the site containing the structure addressed as 251 St. Louis Street, had a one (1) lot Subdivision before the Planning Commission for consideration, which was approved and recorded in Probate Court as the *G5 Parking Subdivision*.

In March 2025, the portion of the site containing 106 and 160 North Jackson Street was had a two (2) lot Subdivision before the Planning Commission for consideration, which was approved and recorded in Probate Court as the *G5 Parking Subdivision, First Addition*.

On October 1, 2026, the site went before the Board of Zoning Adjustment, and was granted Variances to allow a newly proposed lot to exceed the maximum lot width of 180-feet for newly platted lots in a T-5.1 sub-district of the DDD. The Board also granted Curb Cut Variances to allow the site to maintain two (2) curb cuts to North Jackson Street and one (1) curb cut to St. Louis Street. A condition of approval for these Variances is the completion of the current Subdivision application.

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. ENG Dept. recommends and supports a waiver of Section 6.C.6 (corner radius dedication) of the Subdivision Regulations for the NW and NE corner of LOT A.
- C. Retain NOTES 1 - 5.
- 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 Appendix A, Section 5 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 three (3) existing legal lots of record. 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. It should be noted that the review of the subject site's development began prior to the adoption of revised Downtown Development District (DDD) regulations that went into effect on July 20, 2026, therefore it is being reviewed under the previous version of the DDD.

The proposed lot has frontage along North Joachim Street and North Jackson Street, major collector streets classified as "B Streets" within the DDD, and require 50-foot-wide rights-of-way. The lot also fronts, St. Louis Street, a major collector street classified as an "A Street" within the DDD, and 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. As such, a note identifying St. Louis Street as the lot's primary frontage should be placed on the Final Plat.

Section 9.F.4.(b) of the Subdivision Regulations and Appendix A, Section 9.A.2. of the UDC establishes a minimum lot width of 14-feet and a maximum lot width of 180-feet along the primary frontage for properties within the T-5.1 sub-district of the DDD. The proposed lot, if approved, will be 293.3-feet wide, making a waiver of Section 9.F.4.(b) of the Subdivision Regulations necessary.

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 both square feet and acres. The Final Plat should retain this information, adjusted for any required dedication.

Table A-9.1 in Appendix A of the UDC allows primary buildings in the T-5.1 sub-district to be set back a maximum of 12-feet from the primary frontage, with unrestricted setbacks for outbuildings provided applicable fire-rating requirements are met. The preliminary plat submitted depicts the twelve-foot (12') maximum setback along all street frontages, and should be retained 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 secondary street frontage. As such, typically the site would be required to reduce the number of curb cuts in order to comply, however as mentioned previously, the site was granted a Variance to allow a curb cut to the site's primary frontage (St. Louis Street) and two (2) curb cuts to a secondary frontage (North Jackson Street). As such, either a note stating the Variance allowances for curb cuts should be placed on the Final Plat (if recorded prior to the Variance expiration in April 2027) or stating the standard curb cut allowances of the DDD.

Appendix A, Section 9.C.3.(c)(2) of the UDC limits driveway widths in the T-5.1 sub-district to a maximum of 25-feet within the site's frontage. A note reflecting this requirement should be placed on the Final Plat, if approved.

As previously mentioned, the site is currently developed with a building and associated parking. Any further development or redevelopment of the site will require full compliance with the DDD standards set forth in Appendix A of the UDC. The applicant has been working with the Consolidate Review Committee (CRC) on the redevelopment of the subject site.

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.

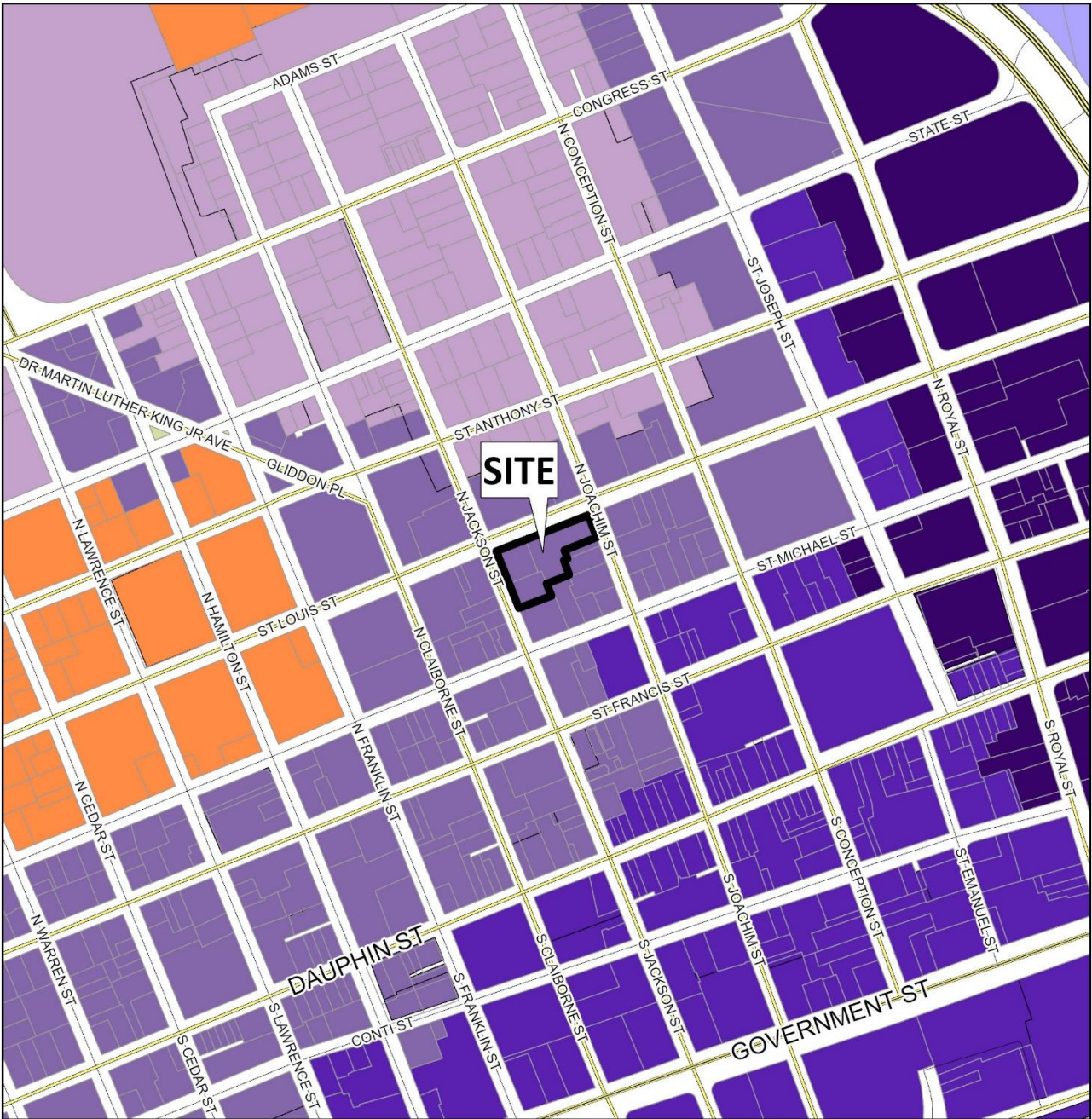
Considerations:

If the Subdivision request is considered for approval, a waiver of Section 9.F.4.(b) (lot width) of the Subdivision Regulations will be required and the following conditions could apply:

1. Retention of the right-of-way labels along all street frontages;
2. 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 North Joachim Street and St. Louis Street;

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 North Jackson Street and St. Louis 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 lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations, adjusted for dedication, if required;
6. Retention of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along all street frontages;
7. Either provision of a note on the Final Plat stating that the site is limited to two (2) curb cuts to North Jackson Street and one (1) curb cut to St. Louis Street (if the October 2026 Variance approval is still active) or provision of a note stating that the site is limited to a single curb cut to its secondary frontage;
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 Unified Development Code;
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.

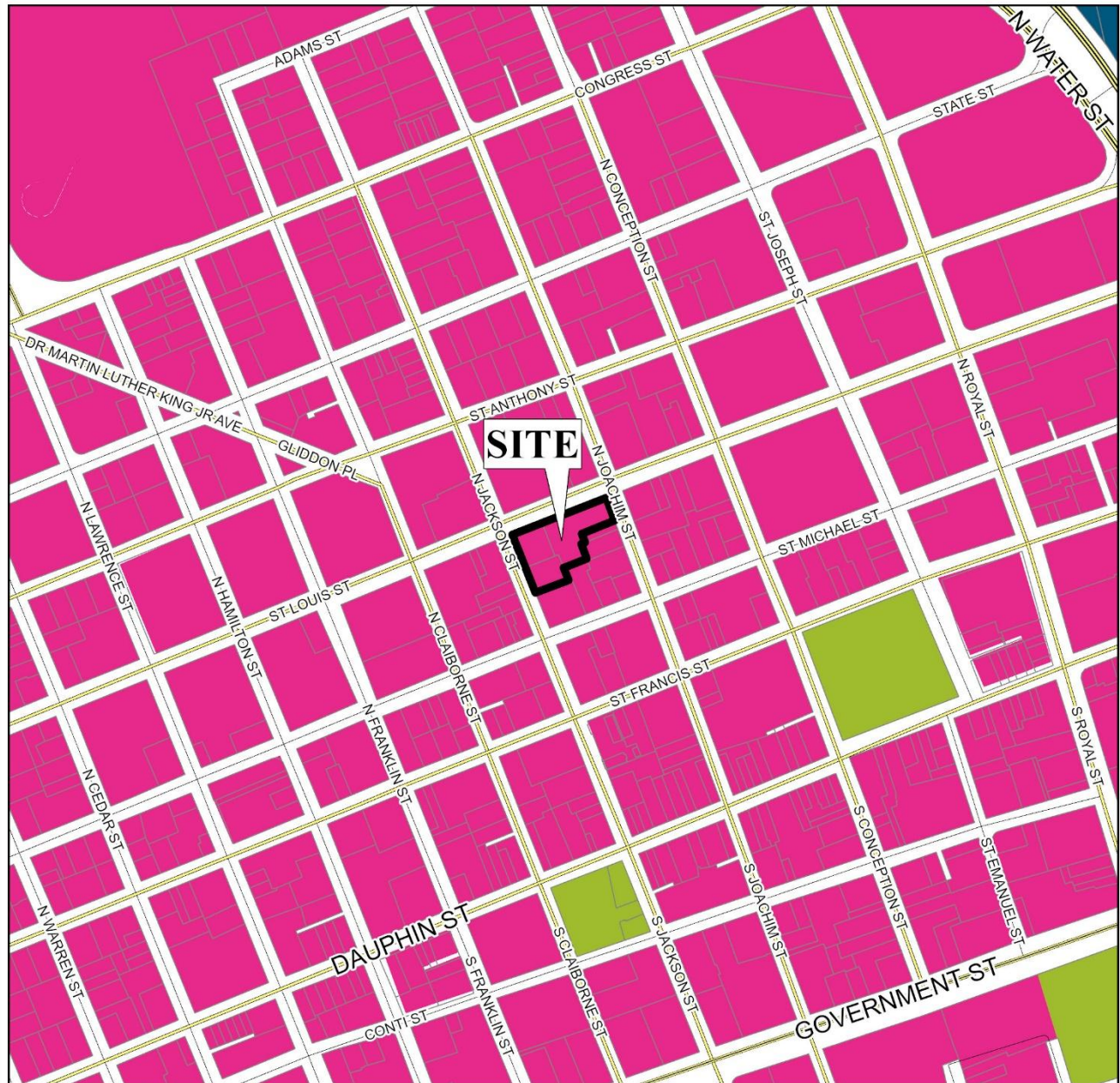
LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE October 15, 2026
APPLICANT Ace Hardware and Spirits Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE October 15, 2026

APPLICANT Ace Hardware and Spirits 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 | |



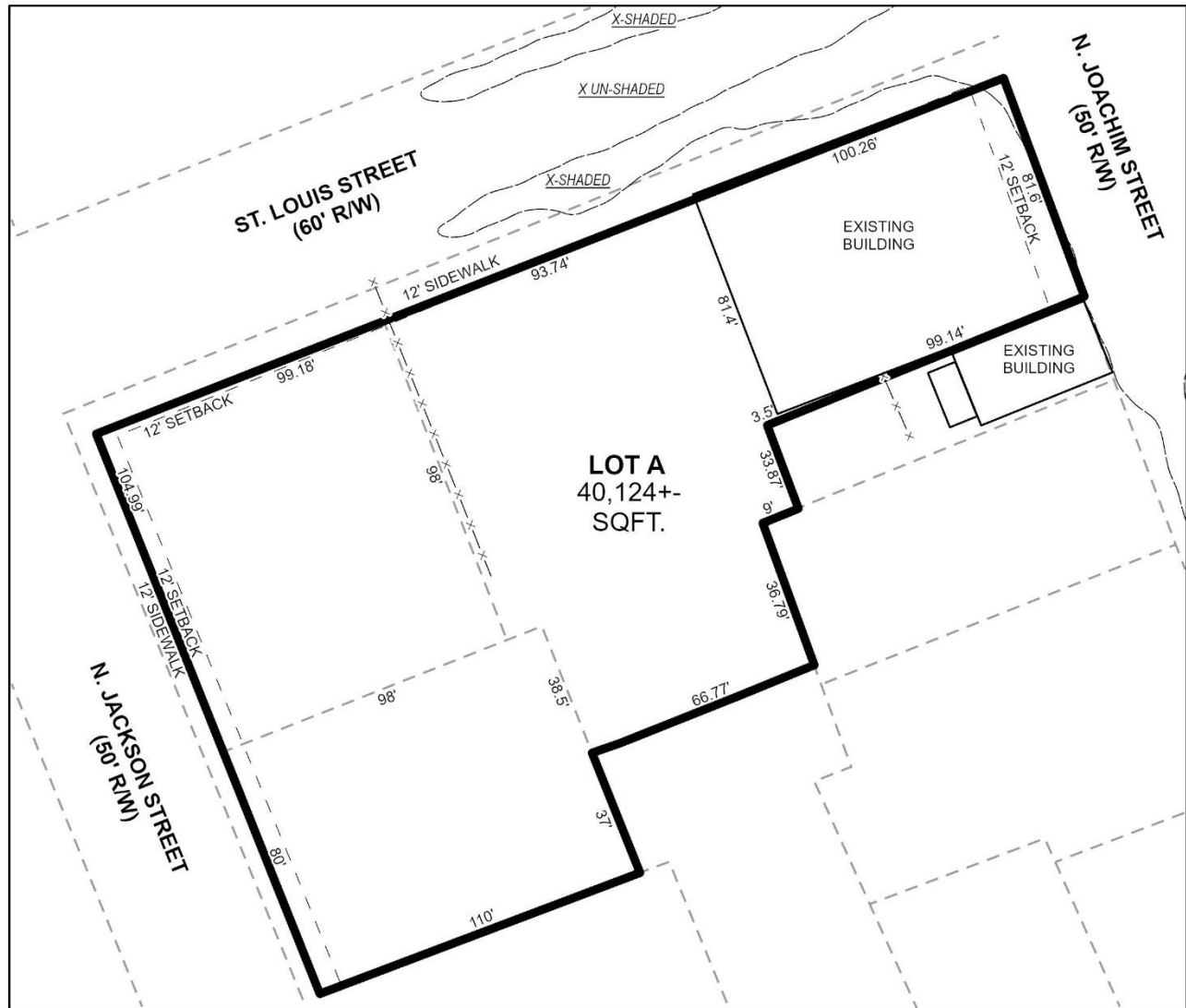
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER <u>6</u> DATE <u>October 15, 2026</u>		 NTS							
APPLICANT <u>Ace Hardware and Spirits Subdivision</u>									
REQUEST <u>Subdivision</u>									
R-A R-1 R-2	R-3 R-B H-B	B-1 T-B LB-2	B-2 B-3 B-4	B-5 CW B-4	ML MH I-1	I-2 PD MUN	OPEN SD SD-WH	T-3 T-4 T-5.1	T-5.2 T-6

SUBDIVISION SITE PLAN



The site plan illustrates proposed lot subdivision and current buildings.

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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.

Zoning correspondence matrix

[illegible]

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

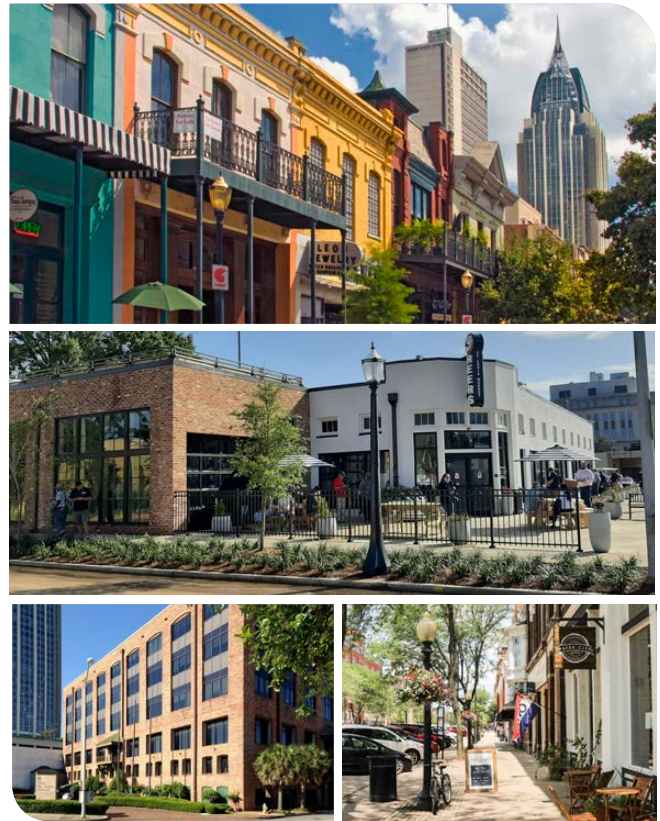
Secondary Uses

- 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