



Agenda Item # 6 - EXTENSION SUB-003327-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5451 Halls Mill Road

Subdivision Name:

Cloverleaf Plaza, Unit One Subdivision

Applicant / Agent:

Steven Silverstein, Velmeir Acquisition Services, LLC

Property Owner:

Zack Rolen, Aronov Realty Management, Inc.

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

District Center & 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 six (6) metes-and-bounds parcels.

Commission Considerations:

- One (1) year extension of previous approval.

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CLOVERLEAF PLAZA UNIT ONE SUBDIVISION



APPLICATION NUMBER 6 DATE July 16, 2026



SITE HISTORY

The subject site was annexed into the City of Mobile in 2009. After annexation, the City Council rezoned the site from R-1 to B-3.

At the June 3, 2021, meeting of the Planning Commission, the site was the subject of a two (2) lot Subdivision as well as a Planned Unit Development (PUD) to allow shared access between multiple building sites. Those approvals were allowed to expire.

On June 12, 2025, the Planning Commission approved a subdivision to create two (2) legal lots of record from six (6) metes-and-bounds parcels with fourteen (14) listed conditions.

There have been no Board of Zoning Adjustment applications 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. Check the label and the written description listed for the POC.
- C. Review and revise the written legal description and written bearing/distance information beginning at the 483 ft section along Halls Mill Rd.
- D. Check the ARC LENGTH information for Curve C4.
- E. Delete NOTE 14.
- 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.gov prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments:

A Traffic Impact Study will be required. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and 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 applicant is requesting a one (1) year extension of the original Subdivision approval to allow the property owner and developer to complete the due diligence period required to sell the lots. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved.

SUBDIVISION EXTENSION CONSIDERATIONS

Standards of Review:

The Commission is typically amenable to granting extensions, especially a first request when the applicant is working towards complying with the conditions of approval. Granting of such extensions are always in compliance with the findings of facts and conditions associated with the original approval.

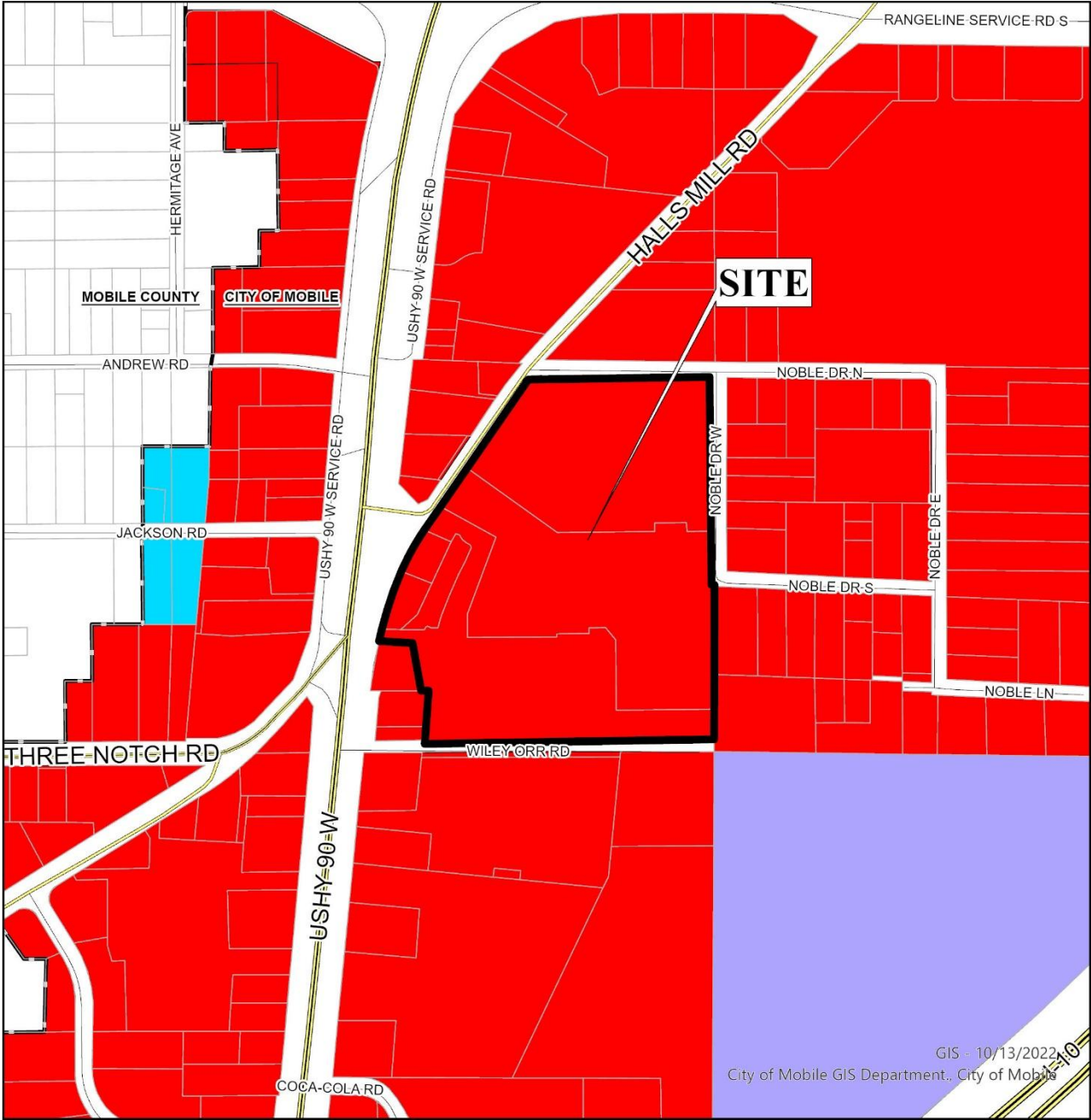
Considerations:

If the Planning Commission considers approving the extension request, the previous conditions of approval should still apply:

1. Dedication to provide 30' from the centerline along Noble Drive West;
2. Dedication to provide 30' from the centerline along Noble Drive North;
3. Either dedication to provide 35' from the centerline along Halls Mill Road, or depiction of sufficient existing right-of-way;
4. Either dedication to provide 125' from the centerline along U.S. Highway 90 West, or depiction of sufficient existing right-of-way;
5. Dedication to provide 25' from the centerline along Wiley Orr Road;

6. Dedication to provide a 25-foot corner radius where Halls Mill Road and Noble Drive North intersect, unless a waiver of Section 6.B.12. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
7. Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
8. Depiction of the 25' minimum building setback along all public rights-of-way, adjusted for dedication;
9. Retention of the lot area labels in both square feet and acres on the Final Plat for each lot, adjusted for any required dedication, or placement of a table on the Final Plat with the same information;
10. Depiction of the 25-foot front yard setback along both street frontages, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2 of the Unified Development Code;
11. Compliance with all Engineering comments noted in this staff report;
12. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in this staff report;
13. Compliance with all Urban Forestry comments noted in this staff report; and
14. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP

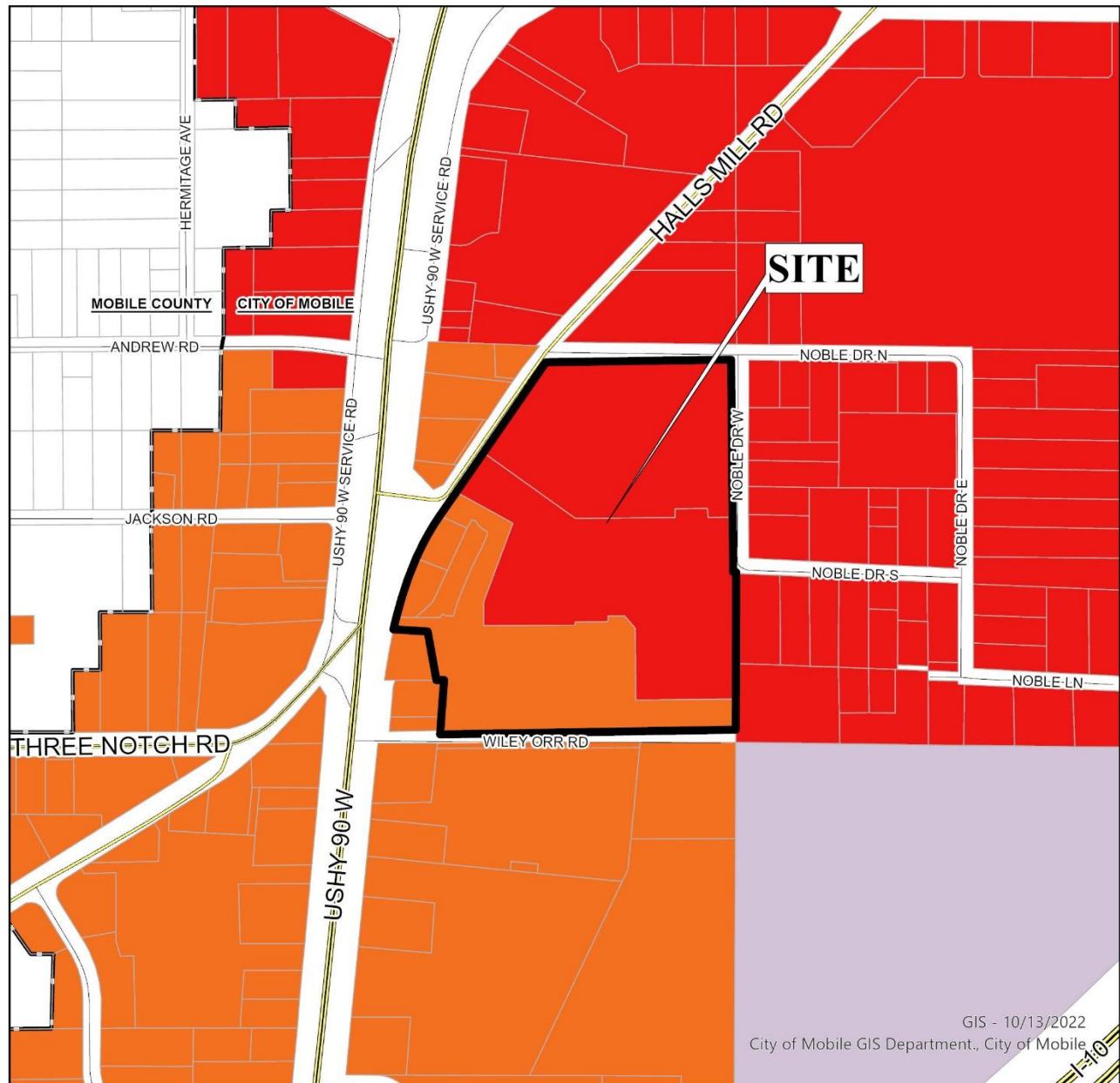


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APPLICANT	Cloverleaf Plaza Unit One Subdivision		
REQUEST	Subdivision		

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FLUM LOCATOR MAP



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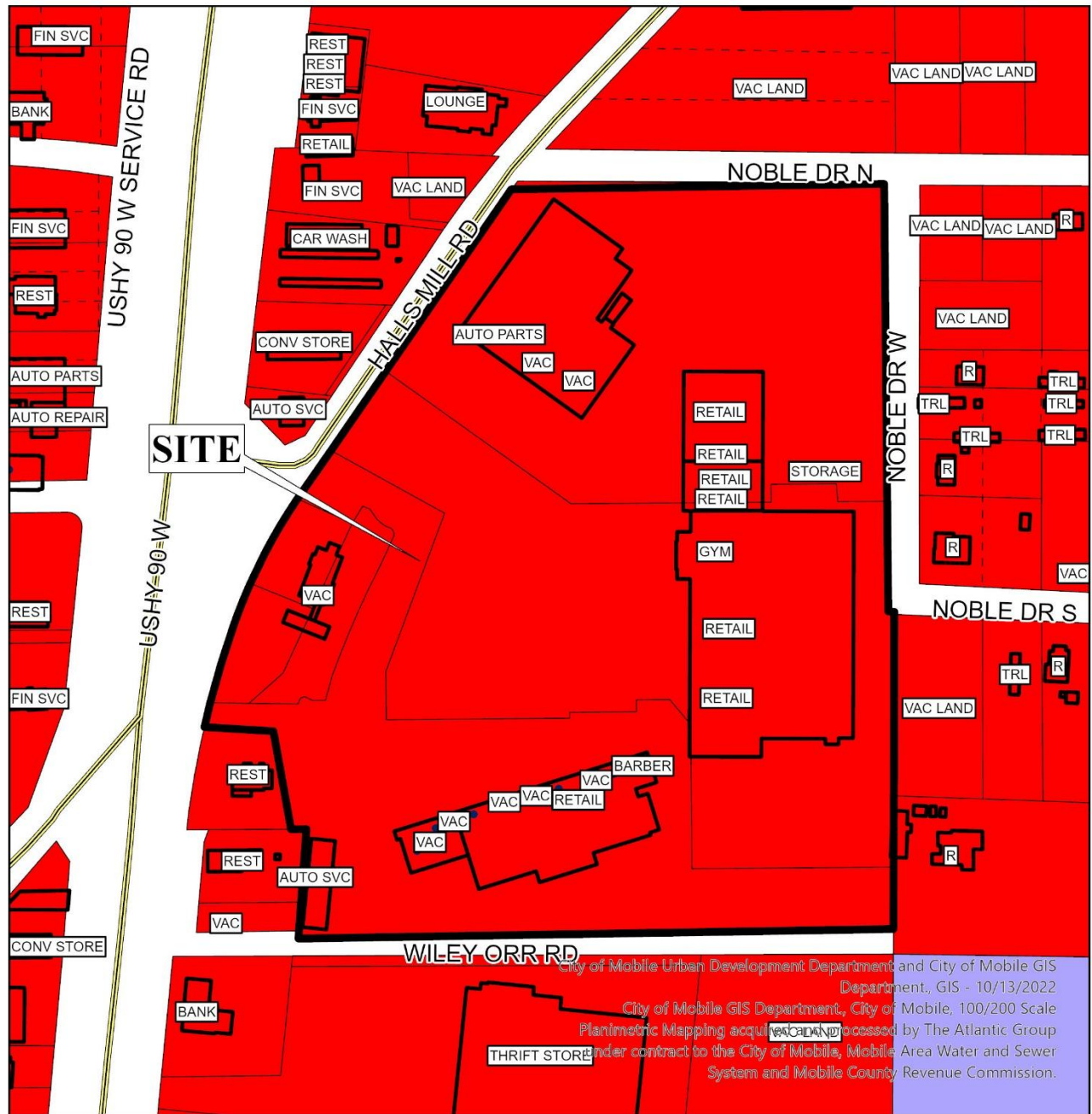
APPLICANT Cloverleaf Plaza Unit One Subdivision

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



CLOVERLEAF PLAZA UNIT ONE SUBDIVISION



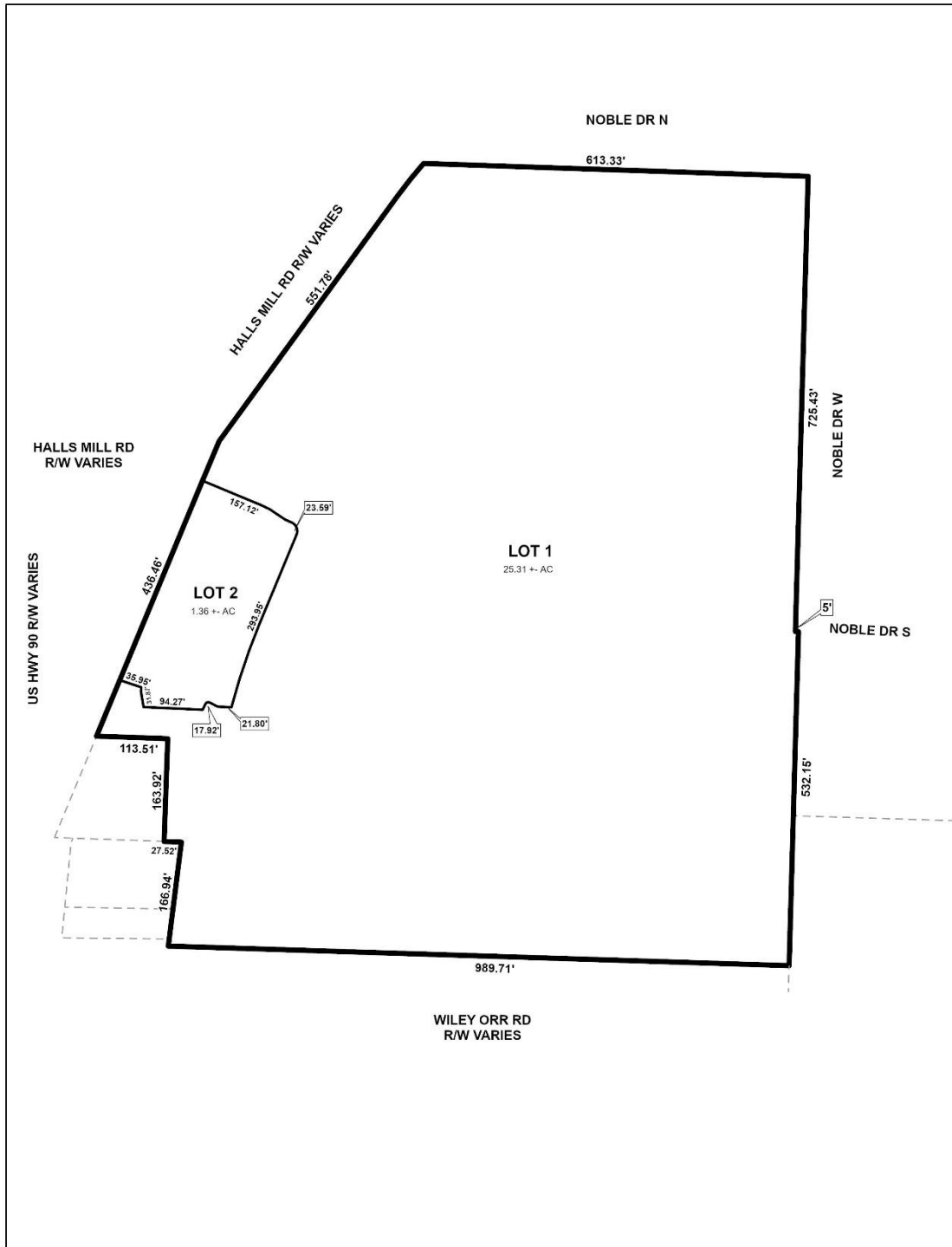
City of Mobile Urban Development Department and City of Mobile GIS Department, GIS - 10/13/2022
City of Mobile GIS Department, City of Mobile, 100/200 Scale
Planimetric Mapping acquired and processed by The Atlantic Group
Under contract to the City of Mobile, Mobile Area Water and Sewer System and Mobile County Revenue Commission.

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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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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).

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.

Zoning correspondence matrix

[illegible]

DISTRICT CENTER (DC)

This designation applies across the city beyond Downtown to large areas of existing mixed-use character or where such character is encouraged. District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. They are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center. Depending on location residential areas in District Centers may incorporate a mix of housing types with minimum densities of 20 du/ac in dynamic, horizontal or vertical mixed-use environments ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

Development intent

- › District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area.
- › District Centers may be served by transit and include development of an intensity and design that supports transit use.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

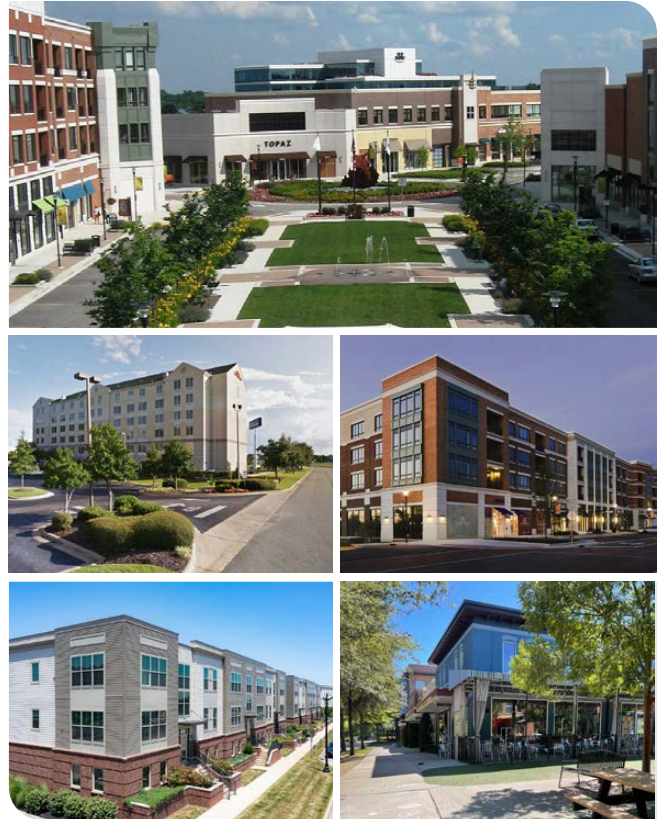
Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



Existing district centers should evolve into large walkable mixed-use areas.

Rendering: Dover Kohl

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

