Planning Commission
November 19, 2026

Agenda Item # 6

SUB-003948-2026

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

Applicant Materials for Consideration

DETAILS

Location:
400 & 404 Government Street and 50 South Franklin Street

Subdivision Name:
Figures Place Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owners:
Archbishop of Mobile

Current Zoning:
T-5.2 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 two (2) legal lots of record.

Commission Considerations:

1. Subdivision approval with fourteen (14) conditions.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

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APPLICANT Figures Place Subdivision

REQUEST Subdivision

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SITE HISTORY

The property was rezoned from B-4, General Business District, to T-5.2 upon adoption of the Downtown Development District in 2014.

There have been no Planning Commission or Board of Adjustment applications for this site previously.

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 SE corner of LOT 1 and the NE corner of LOT 2.
C. Add the following to the end of NOTES #7 - Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
D. Retain NOTES 1 - 5.
E. 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 ALDOT 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 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 two (2) legal lots of record from a single metes-and-bounds parcel. 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.

The proposed lots have frontage along Conti Street, South Franklin Street, Government Street, and South Hamilton Street. South Franklin Street and South Hamilton Street are both minor streets with curb and gutter, classified as “B” streets within the DDD, and require 50-foot-wide rights-of-way. Conti Street is a minor street with curb and gutter, and Government Street is a principle arterial street, both of which are classified as “A” streets within the DDD and require a 50-foot-wide right-of-way. The preliminary plat depicts sufficient rights-of-way, making additional dedication unnecessary.

The DDD requires that where a lot abuts an “A” street, that the “A” street be the primary frontage. As such, if approved, a note should be placed on the Final Plat identifying Government Street as the primary frontage for Lot 1, and Conti Street as the primary frontage for Lot 2.

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 at either street intersection.

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-5.2 sub-district of the DDD. The proposed lots, if approved, will be compliant with this requirement.

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-5.2 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 does not depict the twelve-foot (12')-maximum setback along all street frontages, and should be added on the Final Plat, if approved.

Appendix A, Section 9.C.3.(e)(3) of the UDC limits properties within the T-5.2 sub-district to one (1) curb cut per secondary street frontage. As such, if approved, a note should be added to the Final Plat stating that at the time of redevelopment, Lot 1 is limited to one (1) curb cut to South Franklin Street and one (1) curb cut to South Hamilton Street. Similarly, if approved, a note should be added to the Final Plat stating that at the time of redevelopment, Lot 2 is limited to one (1) curb cut to South Franklin Street.

Appendix A, Section 9.C.3.(c)(2) of the UDC limits driveway widths in the T-5.2 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.

There is a 20-foot-wide ingress and egress easement depicted on Lot 2, to provide Lot 1 access to an existing curb cut Lot 2 has to Conti Street. If approved, a note should be added to the Final Plat, stating that no construction is allowed in any easement without the easement holder's permission.

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.

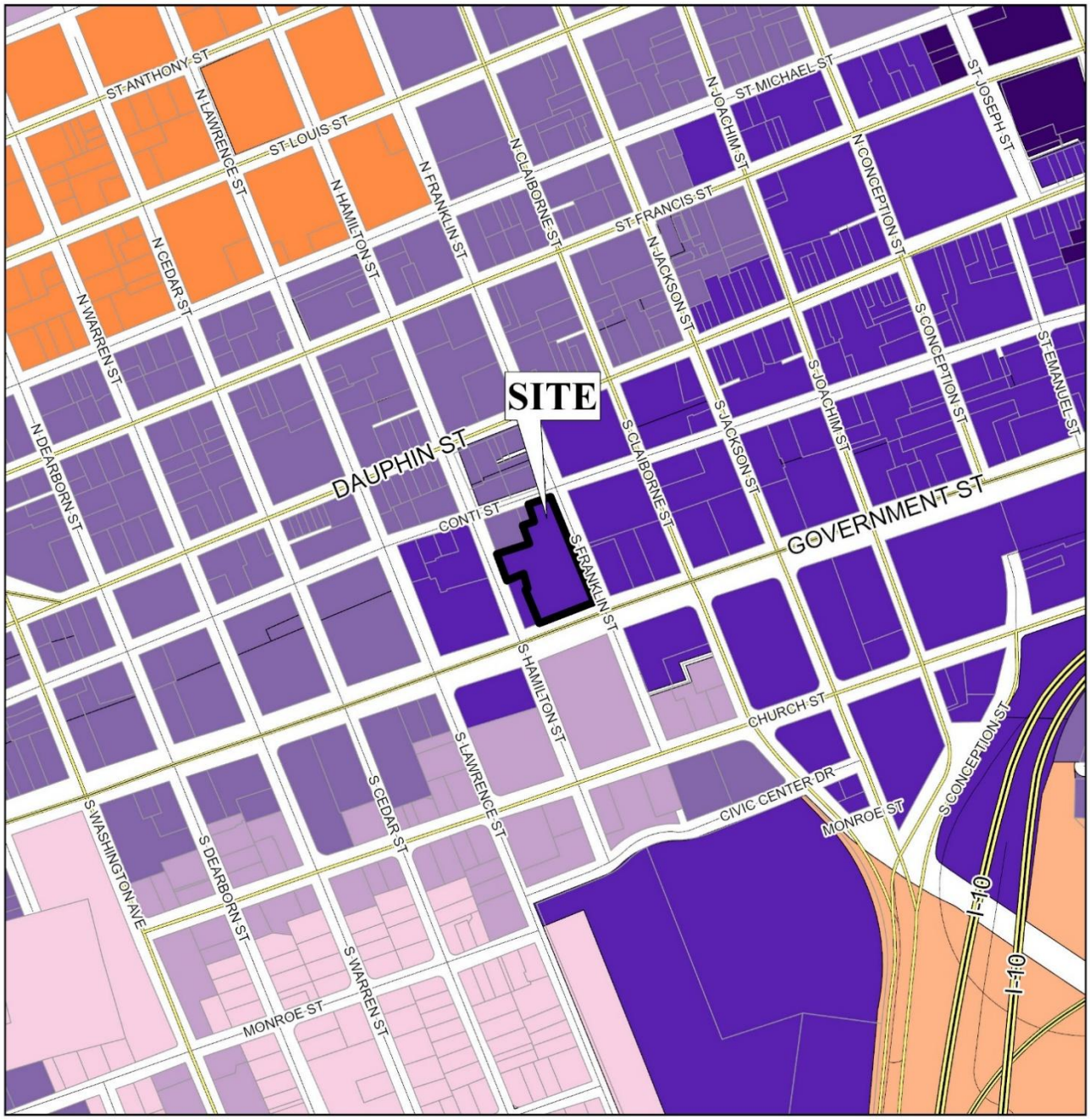
Considerations:

If the Subdivision request is considered for approval 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 Conti Street and South Franklin 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 South Franklin Street and Government Street;
4. Provision of a note on the Final Plat stating that Lot 1's primary frontage is designated along Government Street;
5. Provision of a note on the Final Plat stating that Lot 2's primary frontage is designated along Conti Street;
6. 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;
7. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along all street frontages;
8. Placement of a note on the Final Plat stating that at the time of redevelopment, Lot 1 is limited to one (1) curb cut to South Franklin Street and one (1) curb cut to South Hamilton Street;
9. Placement of a note on the Final Plat stating that at the time of redevelopment, Lot 2 is limited to one (1) curb cut to South Franklin Street;

10. Provision of a note on the Final Plat stating that at the time of redevelopment, 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;
11. Compliance with all Engineering comments noted in this staff report;
12. Placement of a note on the Final Plat stating all 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 Figures Place Subdivision

REQUEST Subdivision

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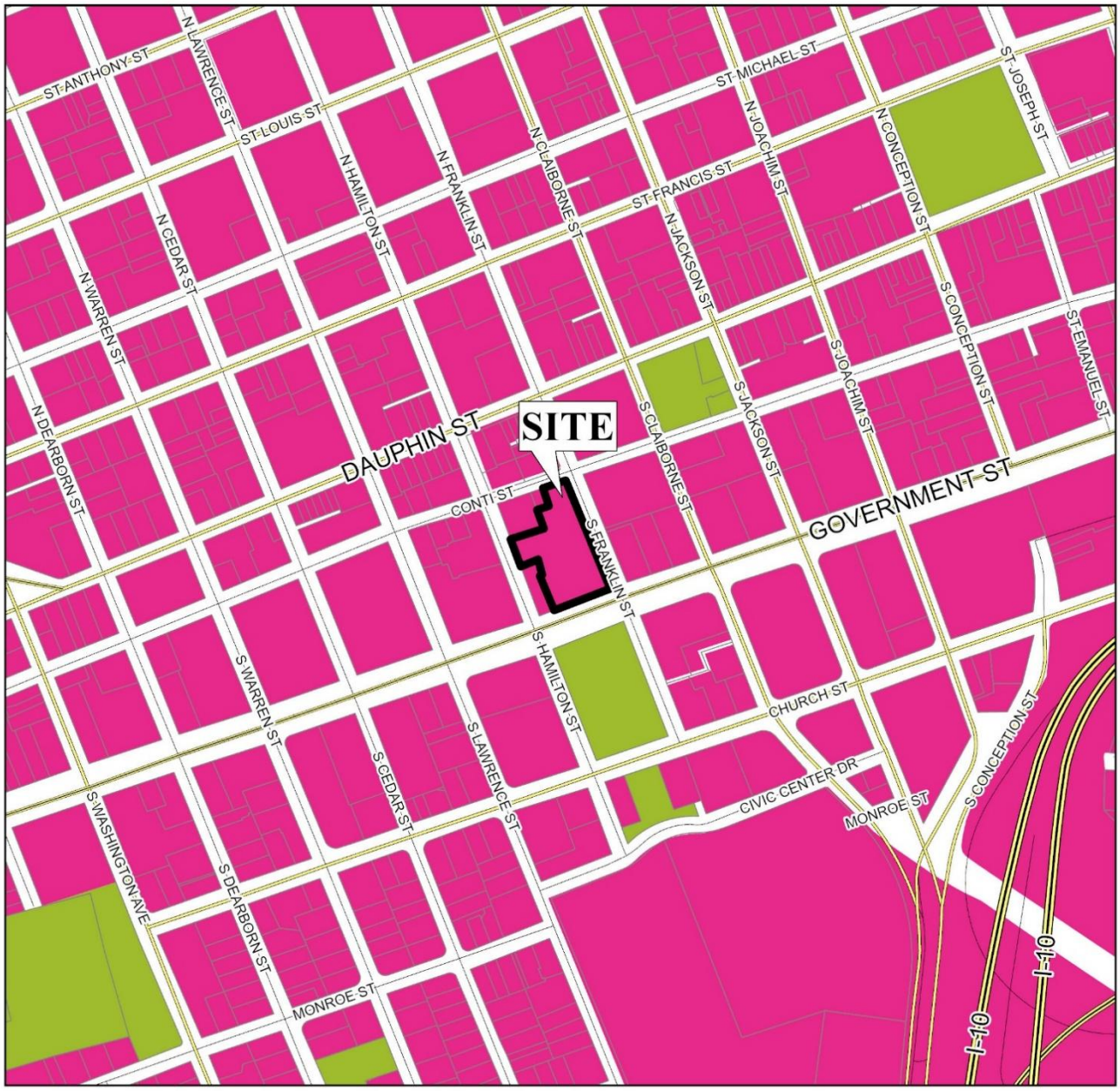
FLUM LOCATOR MAP



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APPLICANT Figures Place 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	

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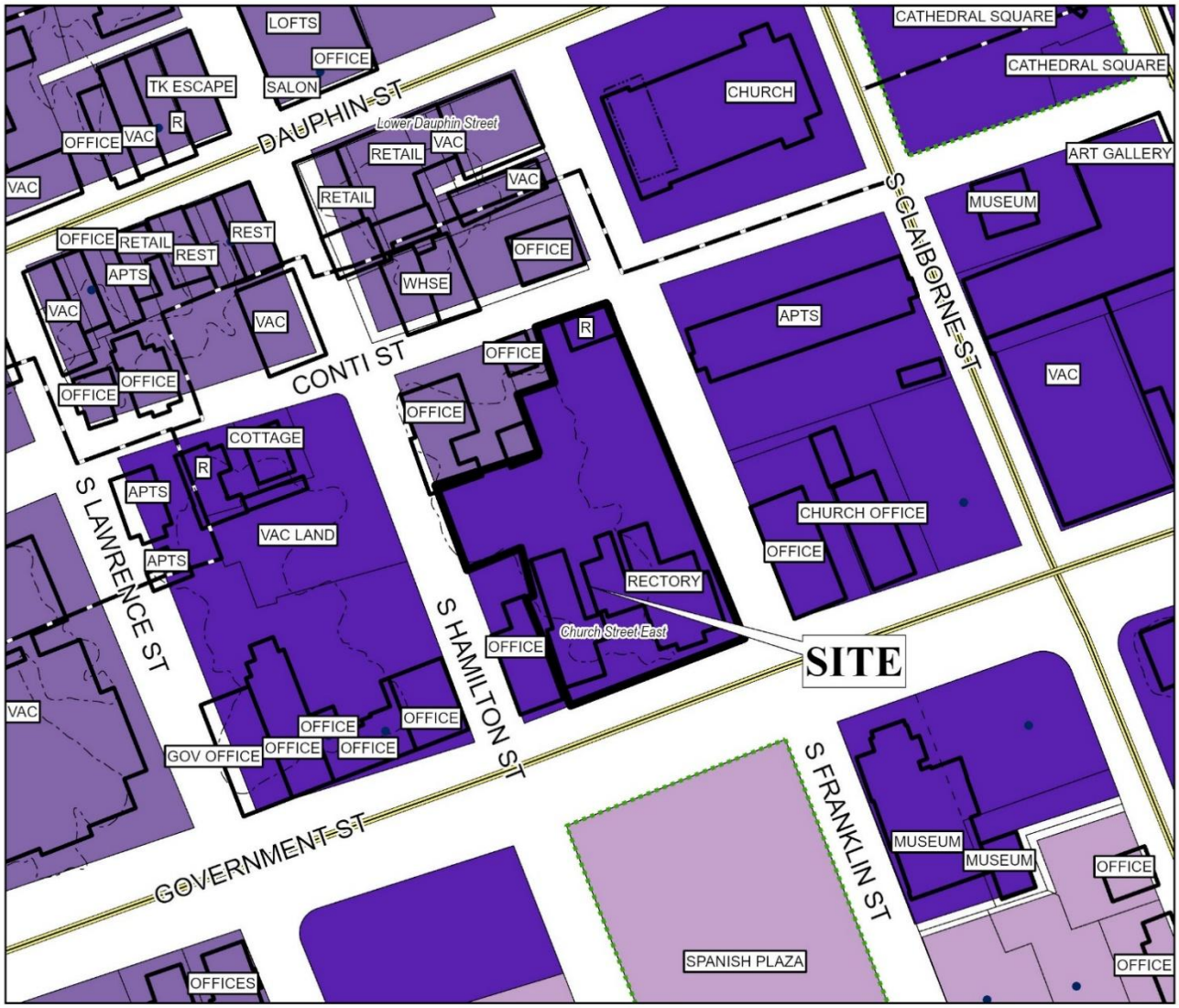
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



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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	

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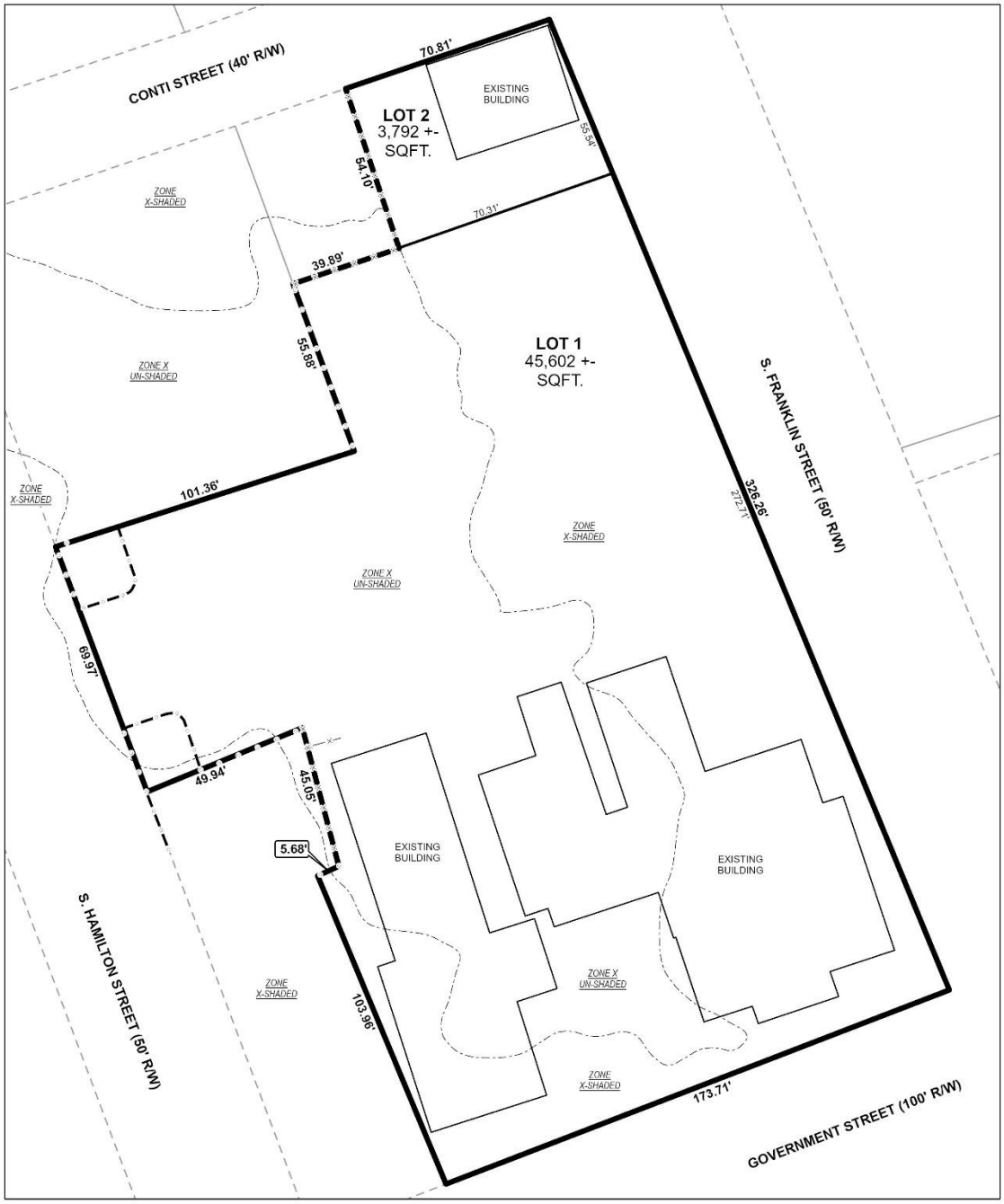
SUBDIVISION SITE PLAN



The site plan illustrates proposed lot subdivision, current buildings, and landscape features.

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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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	RESIDENTIAL - AC (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. DDD (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)	■					○								■	■	■		○												

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

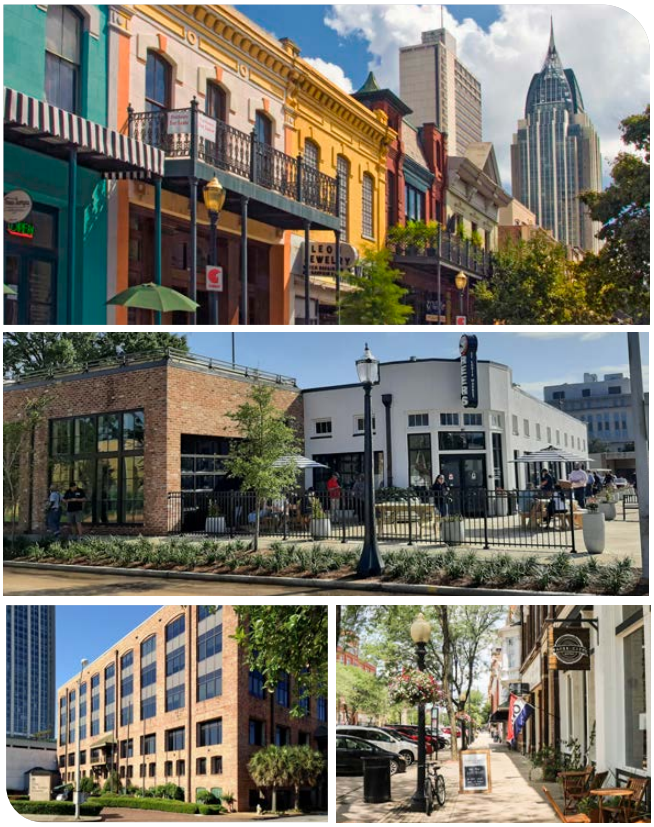
Secondary Uses

- 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