



Agenda Item # 6 SUB-003569-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

61 Ridgelawn Drive East & 4813 Ravine Court

Subdivision Name:

North Ridgelawn – Ravine Subdivision

Applicant / Agent:

Daniel Clark, Smith Clark & Associates, LLC

Property Owner:

Sandy & Christina Stimpson

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

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) metes-and-bounds parcels.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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NORTH RIDGELAWN - RAVINE SUBDIVISION



APPLICATION NUMBER 6 DATE January 15, 2026



SITE HISTORY

The site was annexed into the City of Mobile in 1956.

The site has been the subject of a proposed Planning Commission case. Proposed Lot 2A has been the subject of a subdivision approval for Ravine Woods Unit 8, approved by the Planning Commission at its October 5, 1966 meeting, recorded in Mobile County Probate Court on November 4, 1966.

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. Add a graphic scale.
- C. Retain NOTES 4-6, and 9-10.
- 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.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 Mobile County (where applicable) and 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 two (2) legal lots of record from one (1) metes-and-bounds parcel and one (1) legal lot of record. The site is served by public water and sanitary sewer.

Proposed Lot 2A has frontage on Ravine Court, and proposed Lot 1A has frontage on Ridgelawn Drive East. Both are minor streets with curb and gutter, each requiring a 50-foot-wide right-of-way. Sufficient rights-of-way are depicted along both street frontages on the preliminary plat, making additional dedication unnecessary. If approved, the rights-of-way should be retained on the Final Plat.

Ridgelawn Drive East is incorrectly labeled as “East Ridgelawn Drive” and should be corrected on the Final Plat, if approved.

The proposed lots meet the minimum width requirement of Section 6.C.2.(b)(2) of the Subdivision Regulations for Residential Suburban Districts. The lots exceed the minimum area requirements of Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the R-1, Single-Family Residential Suburban District. They are properly labeled with their area in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information will suffice.

The preliminary plat illustrates the required 25-foot front yard setback along both street frontages, in accordance with Article 2, Section 64-2-14.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. If approved, the front yard setbacks should be retained on the Final Plat.

Multiple drainage and utility easements are illustrated on the preliminary plat. If approved, placement of a note on the Final Plat stating that no structure shall be constructed in any easement without permission of the easement holder should be required.

SUBDIVISION CONSIDERATIONS

Standards of Review:

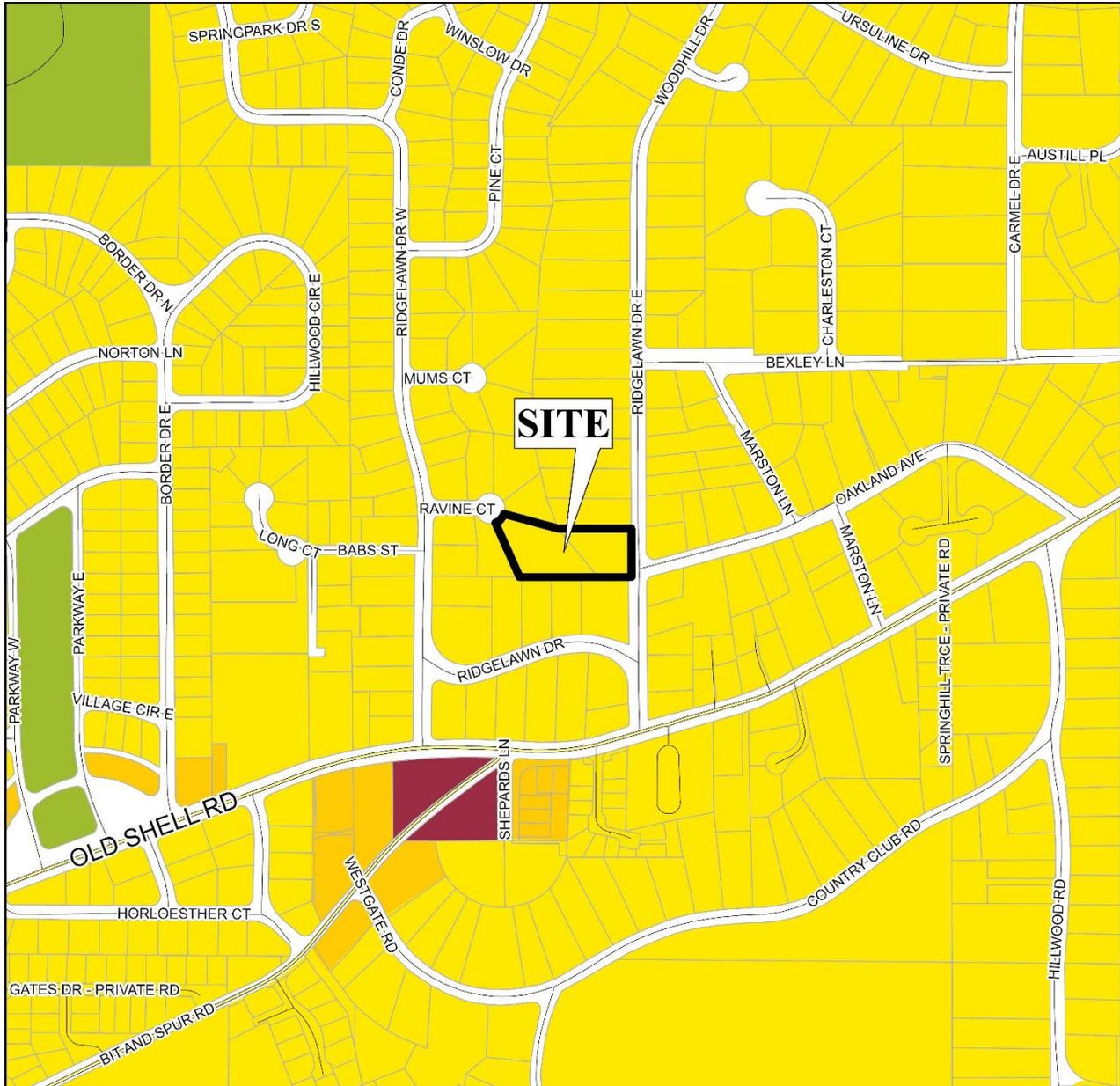
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 rights-of-way along Ravine Court and Ridgelawn Drive East, as depicted on the preliminary plat;
2. Revision of the plat to correctly label Ridgelawn Drive East.
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. 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;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

FLUM LOCATOR MAP



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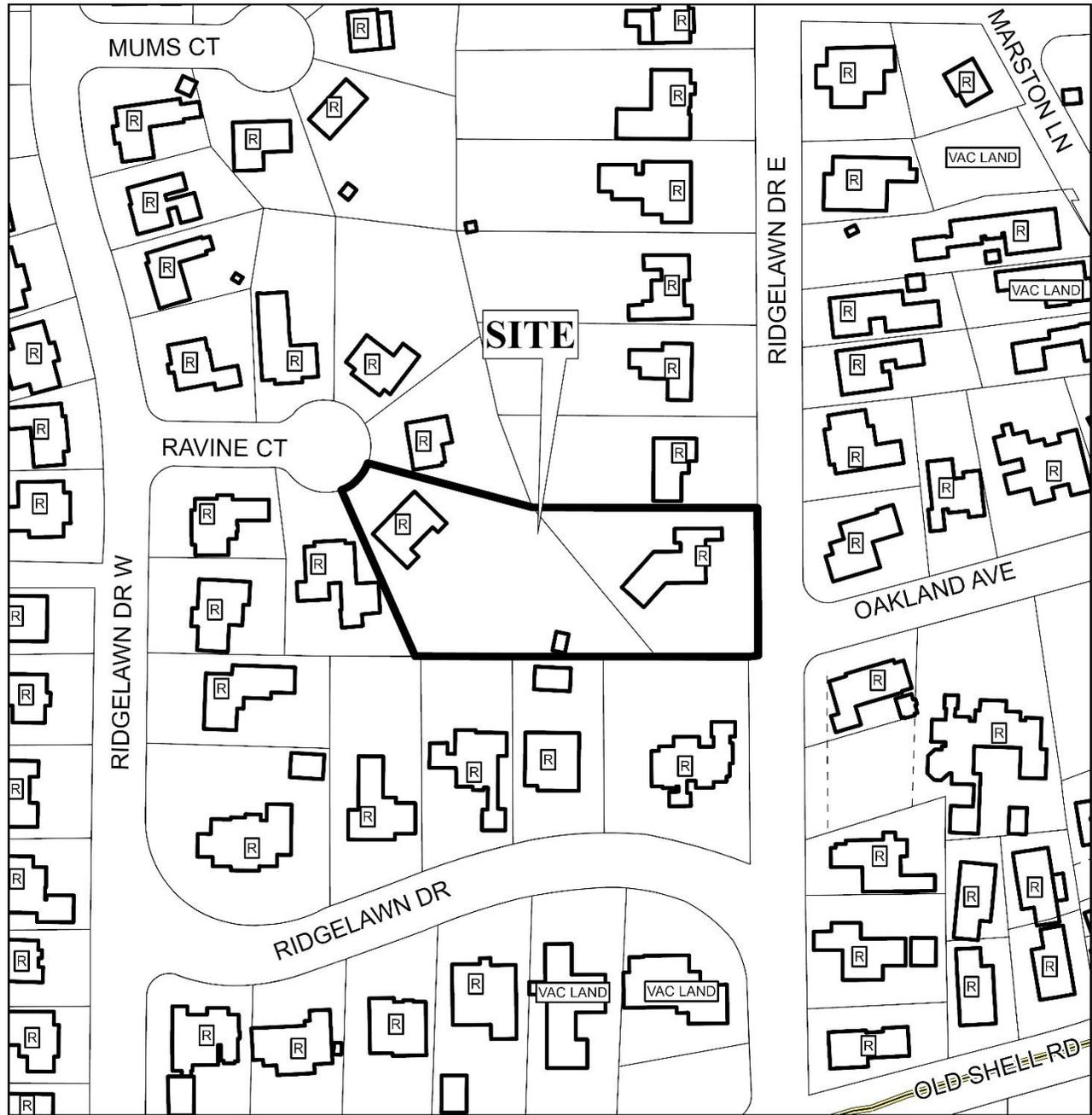
APPLICANT North Ridgelawn - Ravine Subdivision

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 | |



NORTH RIDGELAWN - RAVINE SUBDIVISION

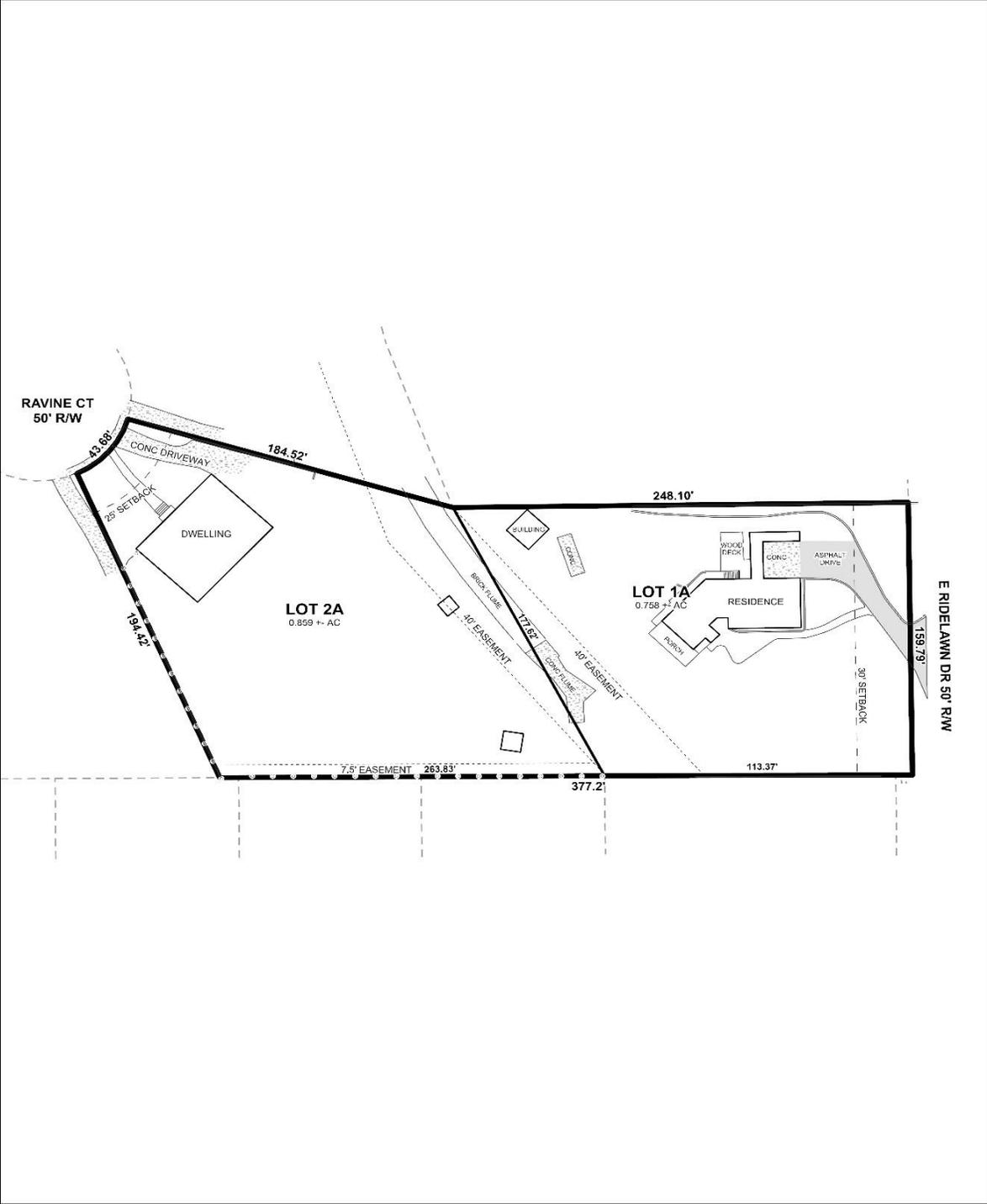


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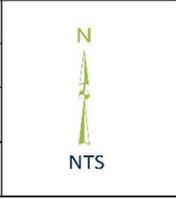
R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER	6	DATE	January 15, 2026
APPLICANT	North Ridgelawn - Ravine Subdivision		
REQUEST	Subdivision		



LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary 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.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example

