



## Agenda Item # 7

SUB-003551-2025

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

1645 & 1655 Dawes Road

**Subdivision Name:**

Farill Place Subdivision

**Applicant / Agent:**

Kari Givens, Byrd Surveying

**Property Owner:**

Estate of Julian R. Farill

**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 lot of record from two (2) metes-and-bounds parcels.

**Commission Considerations:**

1. Subdivision proposal with eight (8) conditions.

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## FARILL PLACE SUBDIVISION



APPLICATION NUMBER 7 DATE December 18, 2025



## SITE HISTORY

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The site is part of the 2023 Cottage Hill Corridor Annexation. Rezoning of the property from R-1, Single-Family Residential District, was adopted by the City Council as part of the annexation process.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the site.

## STAFF COMMENTS

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### 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 reference to Section 35. Should it be listed as the NE corner of Section 35?
- C. Retain NOTES 1 – 5, AND 7.
- 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](mailto: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 two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lots have frontage on Dawes Road and Jeff Hamilton Road Extension. Dawes Road is a Minor Arterial street requiring a 100-foot right-of-way at this location. Jeff Hamilton Road Extension is a minor street without curb and gutter requiring a 60-foot-wide right-of-way at this location. Sufficient right-of-way is depicted along Jeff Hamilton Road Extension on the preliminary plat, but not along Dawes Road. As such, if approved, the plat should be revised to illustrate dedication sufficient to provide 50-feet from the centerline of Dawes Road.

The proposed lots meet the minimum width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for residential lots in a Suburban District. The lots also 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, adjusted for any required dedication; alternatively, a table providing the same information will suffice.

Finally, the 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. However, it should be noted that, if dedication is required along Dawes Road, the existing house will encroach on this setback. As such future development may require compliance with the setback requirements unless a variance is obtained from the Board of Zoning Adjustment. In any case, the front yard setback should be retained along both street frontages on the Final Plat, adjusted for any required dedication.

## **SUBDIVISION CONSIDERATIONS**

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### **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.

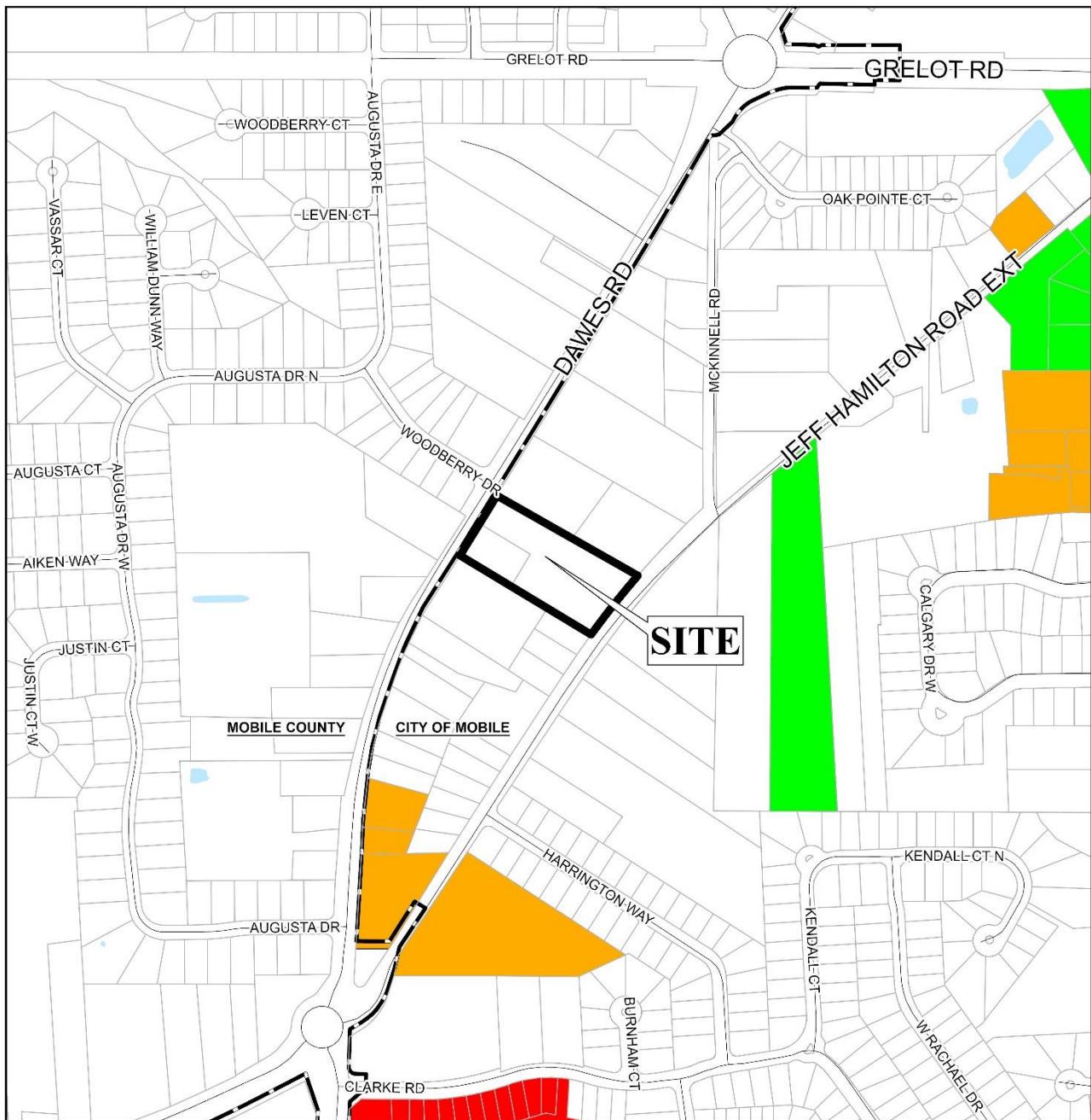
### **Considerations:**

If the Subdivision request is considered for approval the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Dawes Road;

2. Retention of the right-of-way along Jeff Hamilton Road Extension, as depicted on the preliminary plat;
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. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

## LOCATOR ZONING MAP



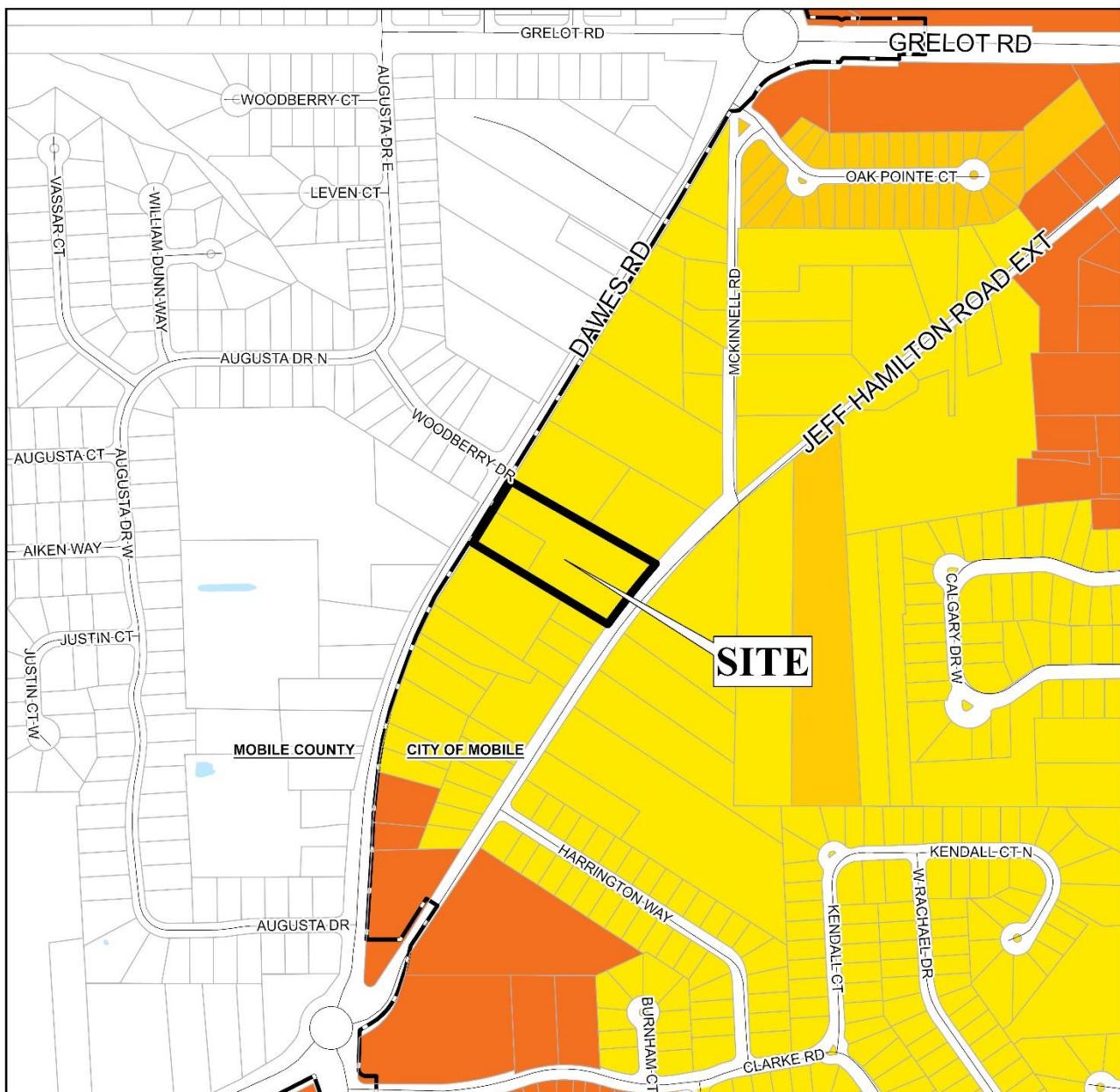
APPLICATION NUMBER 7 DATE December 18, 2025

APPLICANT Farill Place Subdivision

REQUEST Subdivision



## FLUM LOCATOR MAP



APPLICATION NUMBER

7

DATE December 18, 2025

APPLICANT

Farill Place Subdivision

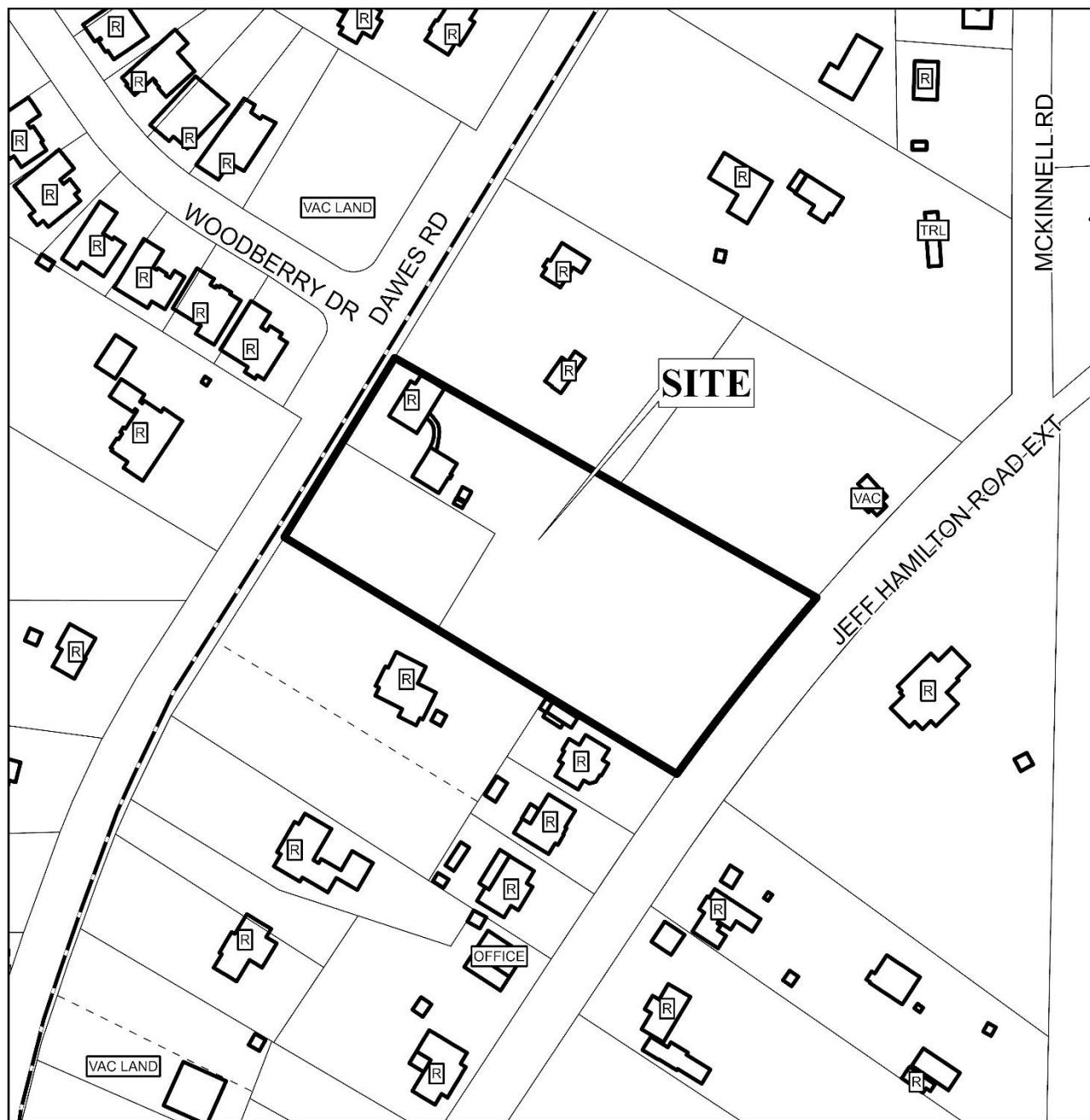
REQUEST

Subdivision

Yellow	Low Density Residential	Maroon	Neighborhood Center - Traditional	Purple	Light Industry	Dark Blue	Water Dependent
Yellow	Mixed Density Residential	Purple	Neighborhood Center - Suburban	Purple	Heavy Industry	Blue	Institutional
Pink	Downtown	Pink	Traditional Corridor				
Red	District Center	Orange	Mixed Commercial Corridor				
							Parks, Open Space

N  
NTS

## FARILL PLACE SUBDIVISION



APPLICATION NUMBER

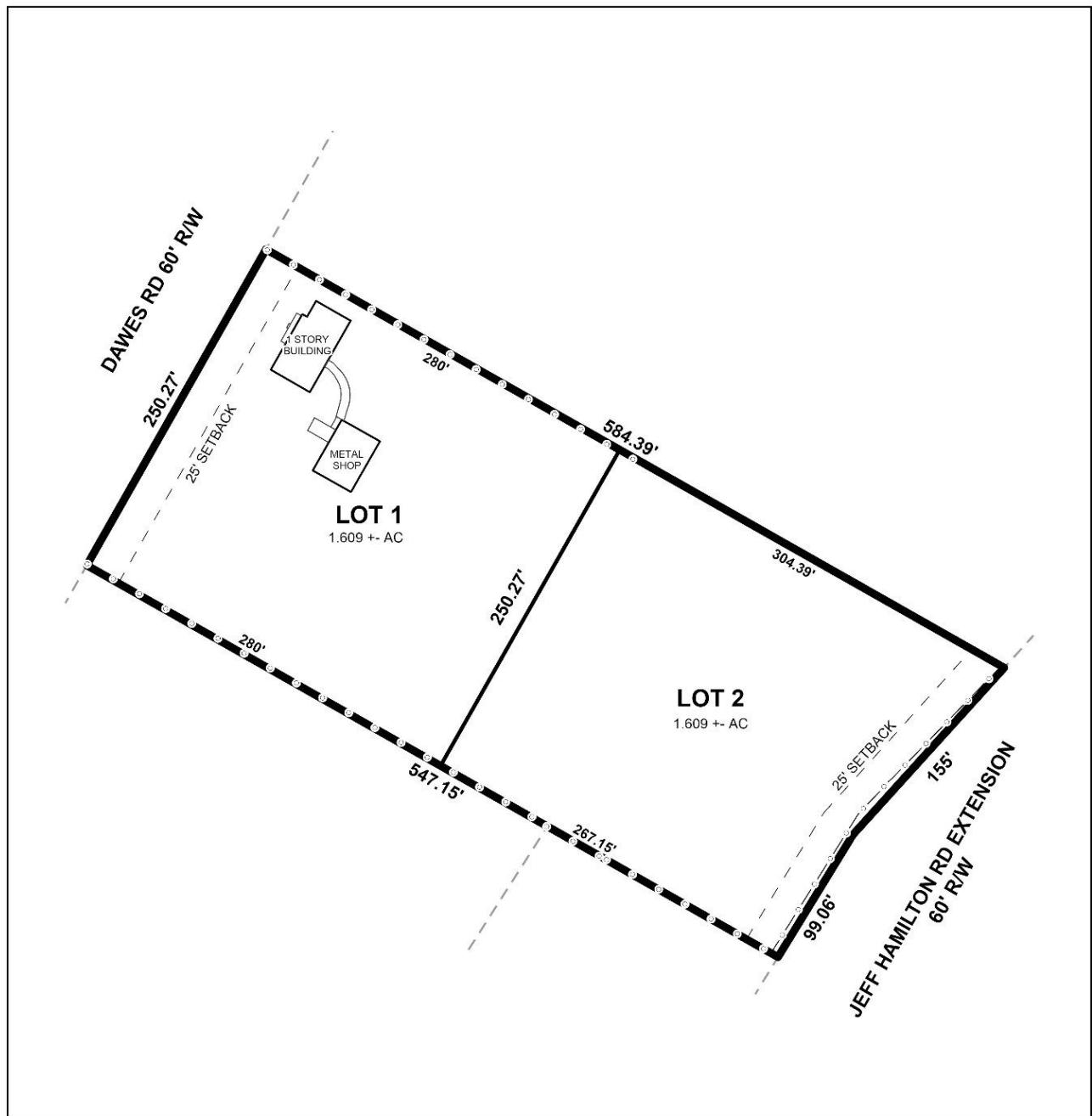
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DATE December 18, 2025



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	7	DATE	December 18, 2025	 NTS
APPLICANT	Farill Place Subdivision			
REQUEST	Subdivision			

## 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

## 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

<b>Primary Uses</b>	<b>Secondary Uses</b>
› Residential, Single family	› Residential, Multifamily
› Residential, Attached	› 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

