Planning Commission
November 19, 2026

# Agenda Item # 7

SUB-003955-2026

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

**Applicant Materials for Consideration**

## DETAILS

**Location:**
4786 & 4788 Noble Drive East

**Subdivision Name:**
Johnny Kelly Subdivision

**Applicant(s)/Agent(s):**
John & Tracy Kelly

**Property Owner(s):**
John & Tracy Kelly

**Current Zoning:**
B-3, Community Business Suburban District,

**Future Land Use:**
District Center

**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.

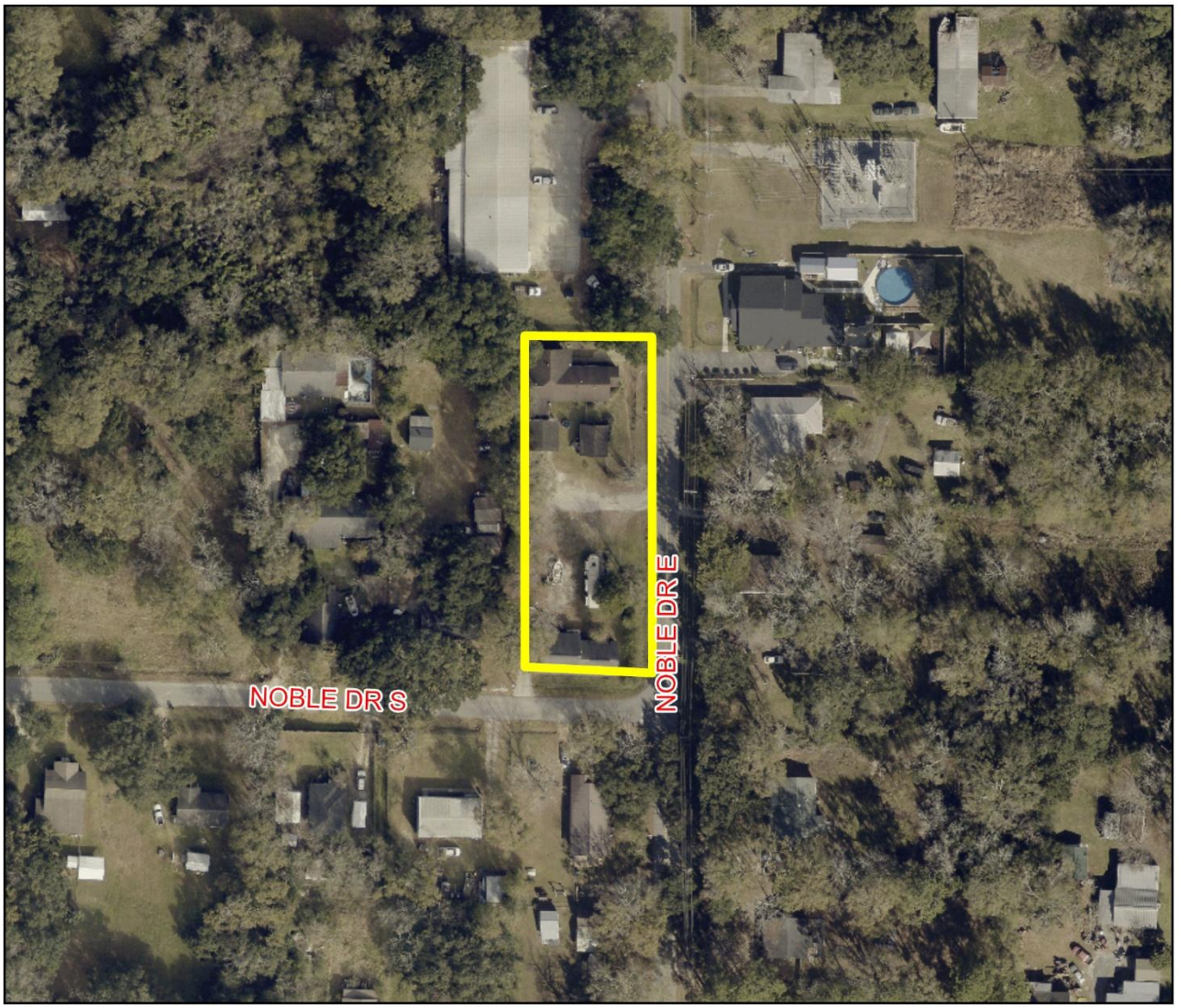
**Commission Considerations:**

1. Subdivision proposal with eight (8) conditions.

**Report Contents:** **Page**


Context Map ..... 2
Site History ..... 3
Staff Comments ..... 3
Subdivision Considerations ..... 5
Exhibits ..... 6

# PLANNING COMMISSION
# VICINITY MAP - EXISTING AERIAL




The site is surrounded by residential units.

APPLICATION NUMBER 7 DATE November 19, 2026

APPLICANT Johnny Kelly Subdivision

REQUEST Subdivision

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## SITE HISTORY

The site was originally included in the *Noble Heights Subdivision*, the plat for which was recorded in January 1941. It was subsequently included in the *Revised and Extended Noble Heights Subdivision*, recorded in December 1945, and the *Resubdivision of Lots 1 and 2, Block 3, of the Noble Heights Subdivision*, recorded in March 1946.

The property was annexed into the City of Mobile in 2008 as part of the Tillmans Corner Annexation. The property was rezoned from R-1, Single-Family Residential District, to B-3, Community Business District, by the City Council as part of the annexation process.

There are no records of prior Planning Commission or Board of 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 2 to the City of Mobile and list the amount of dedicated acreage in SF and ACRES.
C. Revise ENGINEERING COMMENTS #1 to read - As shown on the 1984 aerial photo LOTS 1 & 2 will share the 9,500 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 6,400 sf and LOT 2 – 7,100 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
D. Revise ENGINEERING COMMENTS #4: Delete "THAT" from the beginning of the sentence.
E. Retain ENGINEERING COMMENTS 2, 3, 5, & 6.
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:

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 purpose of this request is to subdivide one (1) existing legal lot of record into two (2) legal lots of record. The site is served by public water and sanitary sewer services.

The site has frontage along Noble Drive East and Noble Drive South, both of which are classified as minor streets without curb and gutter improvements and require a 60-foot-wide right-of-way at this location. The preliminary plat does not depict sufficient right-of-way dedication. Accordingly, if approved, the Final Plat should be revised to illustrate dedication sufficient to provide 30 feet of right-of-way, measured from the centerline of each respective street.

Proposed Lot 2 is a corner lot subject to the 25-foot corner radius requirement. Therefore, if approved, the Final Plat should be revised to illustrate dedication sufficient to provide the required 25-foot corner radius at the intersection of Noble Drive East and Noble Drive South, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

The proposed lots meet the minimum lot area requirements for properties served by public water and sanitary sewer in the B-3 Suburban District. Additionally, the preliminary plat properly identifies the area of each lot in both square feet and acres, as required by Section 5.A.2(e).4. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat, adjusted to account for any required right-of-way dedication, or provided in a table containing the same information.

The proposed lots also meet the minimum width requirements for commercial lots in accordance with Section 6.C.2.(b)(4) of the Subdivision Regulations.
A 25-foot front yard setback is illustrated along both Noble Drive East and Noble Drive South, consistent

with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-14.E. of the Unified Development Code. If approved, this setback information should be retained on the Final Plat and adjusted, as necessary, to account for any required right-of-way dedication.

## SUBDIVISION CONSIDERATIONS

### Standards of Review:

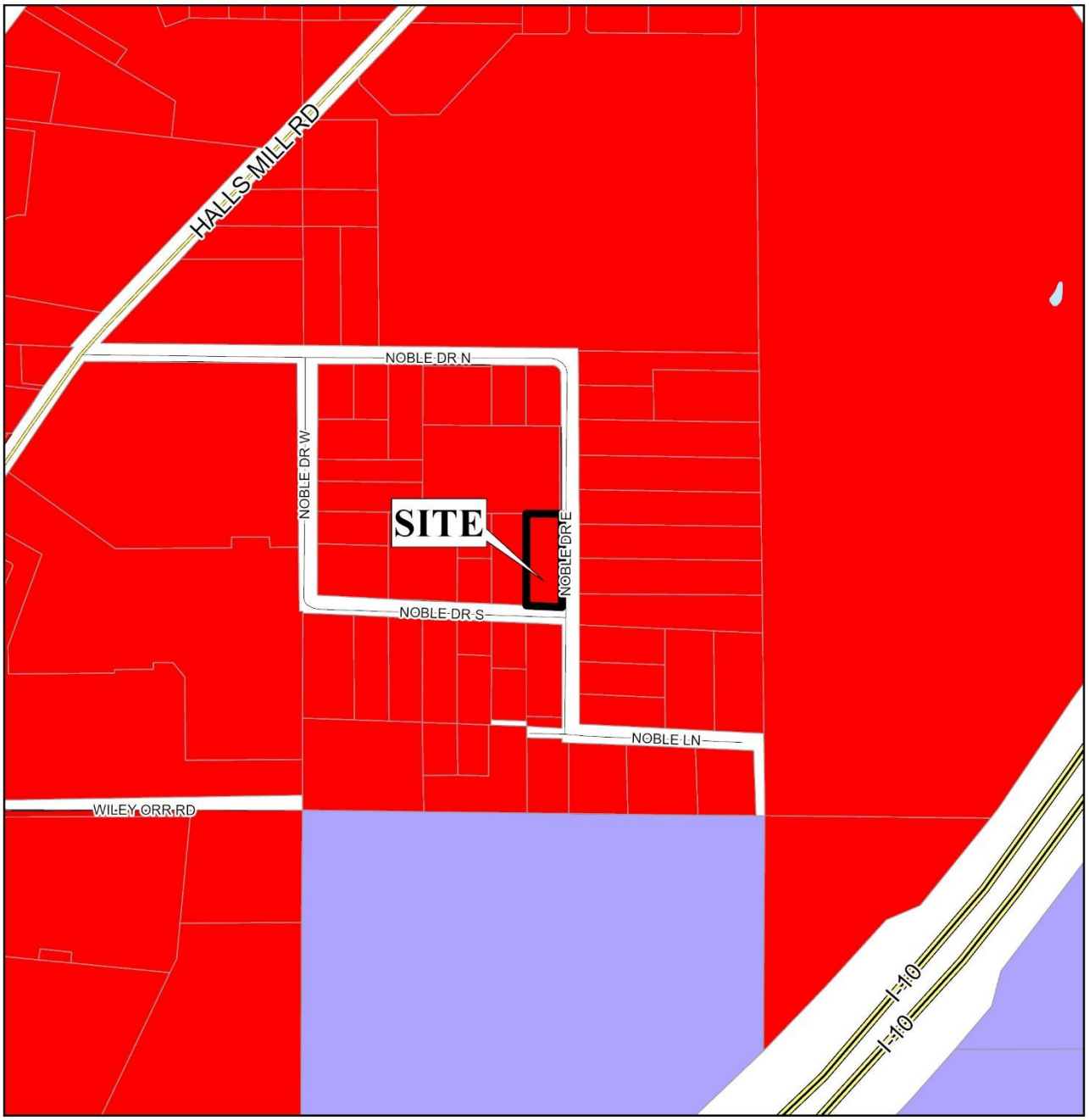
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

### Considerations:

If the Planning Commission considers approving the Subdivision request, the following conditions should apply:

1. Revision of the final plat to depict dedication sufficient to provide 30 feet from the centerlines of Noble Drive East and Noble Drive South;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of Noble Drive East and Noble Drive South, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback line along Noble Drive East and Noble Drive South on the Final Plat, 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 November 19, 2026

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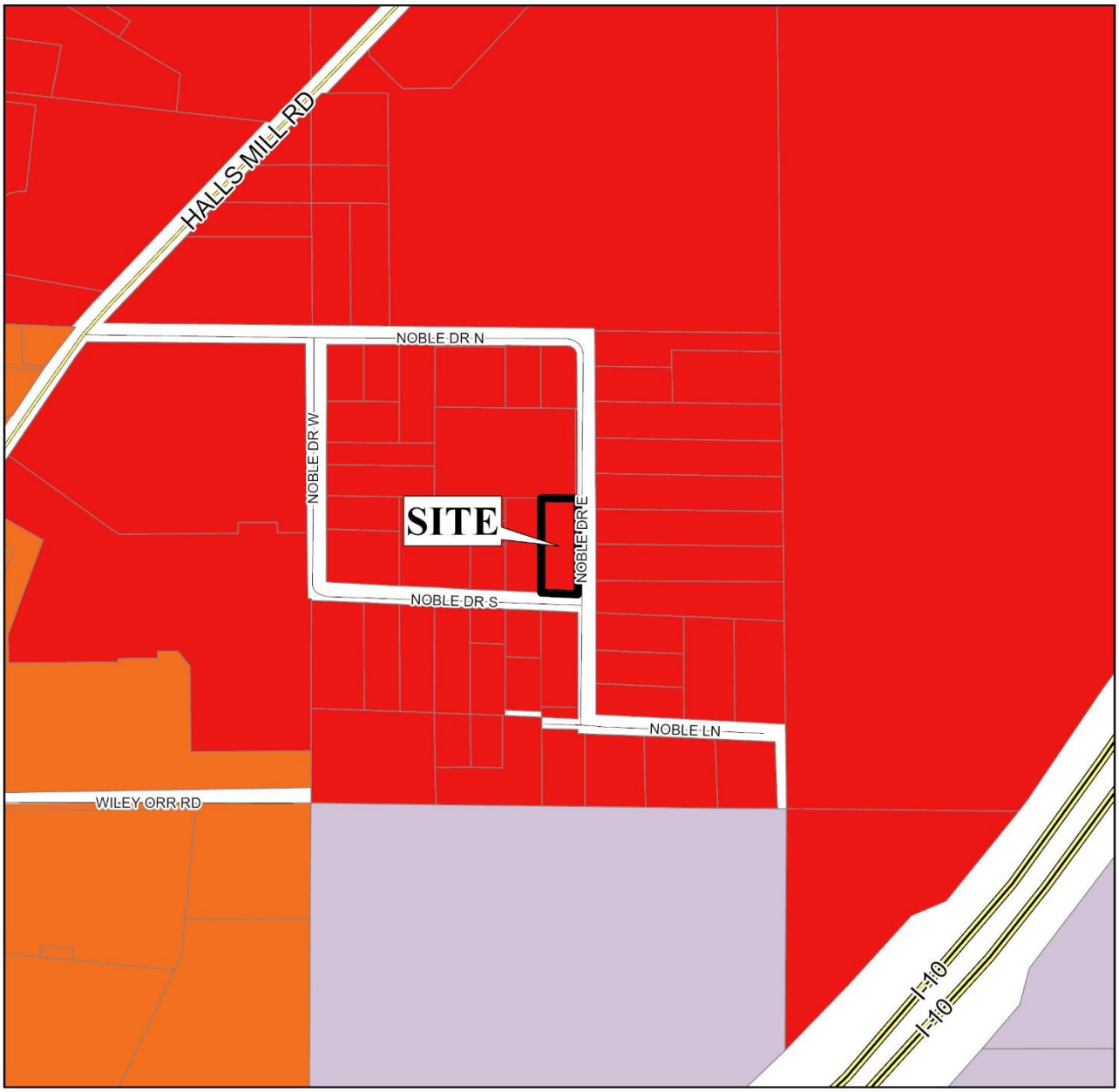
# FLUM LOCATOR MAP

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APPLICANT Johnny Kelly Subdivision

REQUEST Subdivision

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

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# PLANNING COMMISSION
# VICINITY MAP - EXISTING ZONING




The site is surrounded by residential units.

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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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# 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) | ■ | | | | | ○ | | | | | | | | ■ | ■ | ■ | | ○ | | | | | | | | | | | | |

# 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

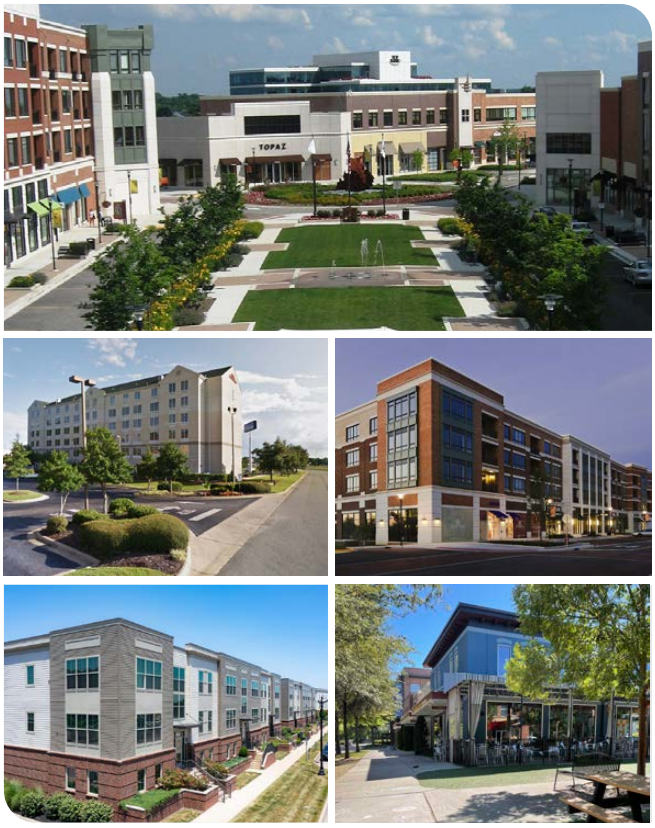
**Secondary Uses**

- 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