



Agenda Item # 7

SUB-003650-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2200 Green Street

Subdivision Name:

Resubdivision of Lots 4, 5, 6, 7 and 8, Block D, Division 7, Owens, Sims, Griffin, & Earle Subdivision of the St Louis Tract Subdivision

Applicant / Agent:

Karlos Finley, Africatown Redevelopment Corporation / Keri Coumanis, Helmsing Leach, P.C.

Property Owner:

Karlos Finley, Africatown Redevelopment Corporation

Current Zoning:

R-1, Single-Family Residential Urban District

Future Land Use:

Mixed 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 three (3) legal lots of record from five (5) legal lots of record.

Commission Considerations:

1. Subdivision proposal with ten (10) conditions.

Report Contents:

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

RESUBDIVISION OF LOTS 4, 5, 6, 7 AND 8, BLOCK D,
DIVISION 7, OWENS, SIMS, GRIFFIN, & EARLE SUBDIVISION
OF THE ST LOUIS TRACT SUBDIVISION



APPLICATION NUMBER 7 DATE March 19, 2026



SITE HISTORY

The site was originally part of *Division No 7 of the Earle, Owns, Sims & Griffin Subdivision*, the plat for which was recorded the Mobile County Probate Court some time before January 1915.

In July 1999, the Board of Zoning Adjustment denied a variance requesting use of the property as a charter bus facility.

No other Planning Commission or Board of Zoning Adjustment cases are 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. Provide a written description for the subdivision boundary.
- C. Show and label all flood zones. New maps went into effect on June 5, 2020.
- D. Add a note - As shown on the 1984 aerial photo LOTS 1 - 3 share the 3,750 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 20,000 SF credit provided to the original five (5) residential lots as follows: LOT 1 – 4,750 sf, LOT 2 – 4,750 sf, LOT 3 – 4,750 sf, LOT 4 – 4,750 sf, and LOT 5 – 4,750 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- E. Retain NOTES OF SUBDIVISION #1 - #5.
- 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 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 three (3) legal lots of record from five (5) existing legal lots of record. The site is served by public water and sanitary sewer.

Proposed Lots 2, 3, and 4 front Susie Ansley Street, and proposed Lot 1 fronts both Susie Ansley Street and Green Street. Both streets are classified as minor streets with curb and gutter improvements requiring 50-foot-wide rights-of-way (25 feet from centerline). The preliminary plat depicts substandard right-of-way widths along both streets. As such, if approved, the plat should be revised to dedicate sufficient right-of-way to provide 25 feet from the centerline of each street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

Lot 1 is a corner lot and requires a 25-foot radius at the intersection of Green Street and Susie Ansley Street, in accordance with Section 6.C.6. of the Subdivision Regulations. The preliminary plat depicts sufficient dedication to accommodate the required corner radius, and this dedication should be retained on the Final Plat, if approved.

The proposed lots exceed the minimum lot 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 in an R-1, Single-Family Residential Urban District. Lot areas are labeled in both square feet and acres on the preliminary plat, as required by Section 5.A.2(e)(4) of the Subdivision Regulations. If approved, this information should be retained on the Final Plat and adjusted as necessary for any required dedication. Alternatively, the same information may be provided in tabular form on the Final Plat.

Each proposed lot meets the minimum 50-foot width requirement of Section 6.C.2(b)(3) of the Subdivision Regulations for residential lots within the urban sub-district.

A 25-foot front yard setback is illustrated along each street frontage; however, only a 5-foot front yard setback is required in the R-1, Single-Family Residential Urban District pursuant to Article 2, Section 64-2-5.E. of the UDC. While the applicant may choose to retain the 25-foot setbacks, any setback depicted on a recorded plat will control future development of the property. Therefore, if the 25-foot front yard setback is shown on the recorded plat, future development will be subject to that greater setback. As such, at minimum, a 5-foot front yard setback should be illustrated along each street on the Final Plat, if approved, adjusted for any required dedication.

Five (5)-foot side and rear yard setbacks are also illustrated. The Subdivision Regulations do not require side or rear setbacks to be shown on a plat. Accordingly, if approved, the side and rear setbacks should be removed from the Final Plat.

The site is located within the Africatown Overlay and the Africatown Safety Zone. Therefore, development of the property is subject to the applicable provisions of Article 11 of the UDC. If approved, a note stating as such should be placed on the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

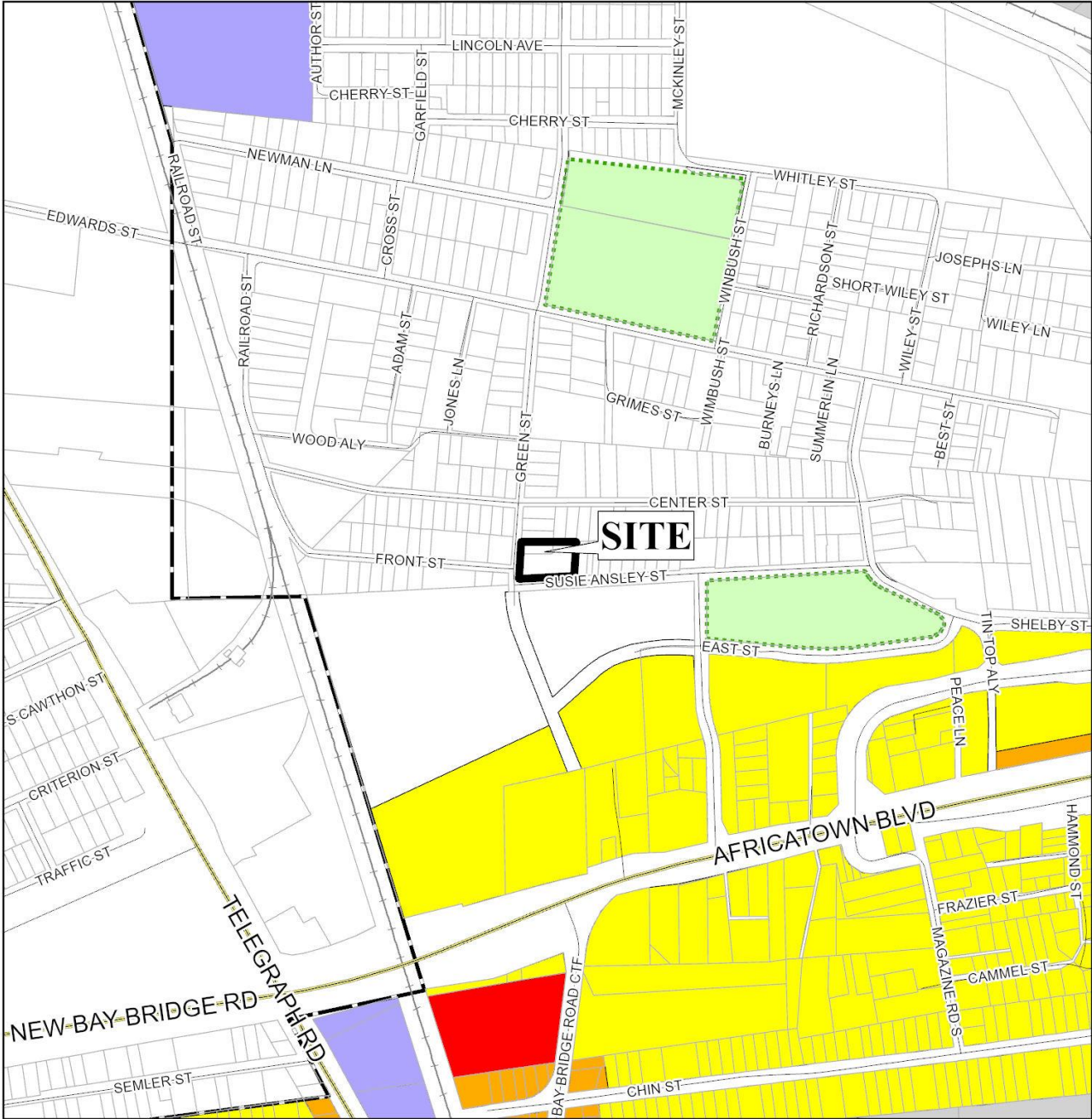
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerlines of Green Street and Susie Ansley Street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
2. Retention of the 25-foot corner radius on Lot 1 where Green Street and Susie Ansley Street intersect;
3. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
4. Retention of at least a 5-foot front yard setback along each street frontage, adjusted for any required dedication;
5. Removal of the side and rear yard setbacks from the Final Plat;
6. Placement of a note on the Final Plat stating development of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and
10. Compliance with all Fire Department comments noted in this staff report.

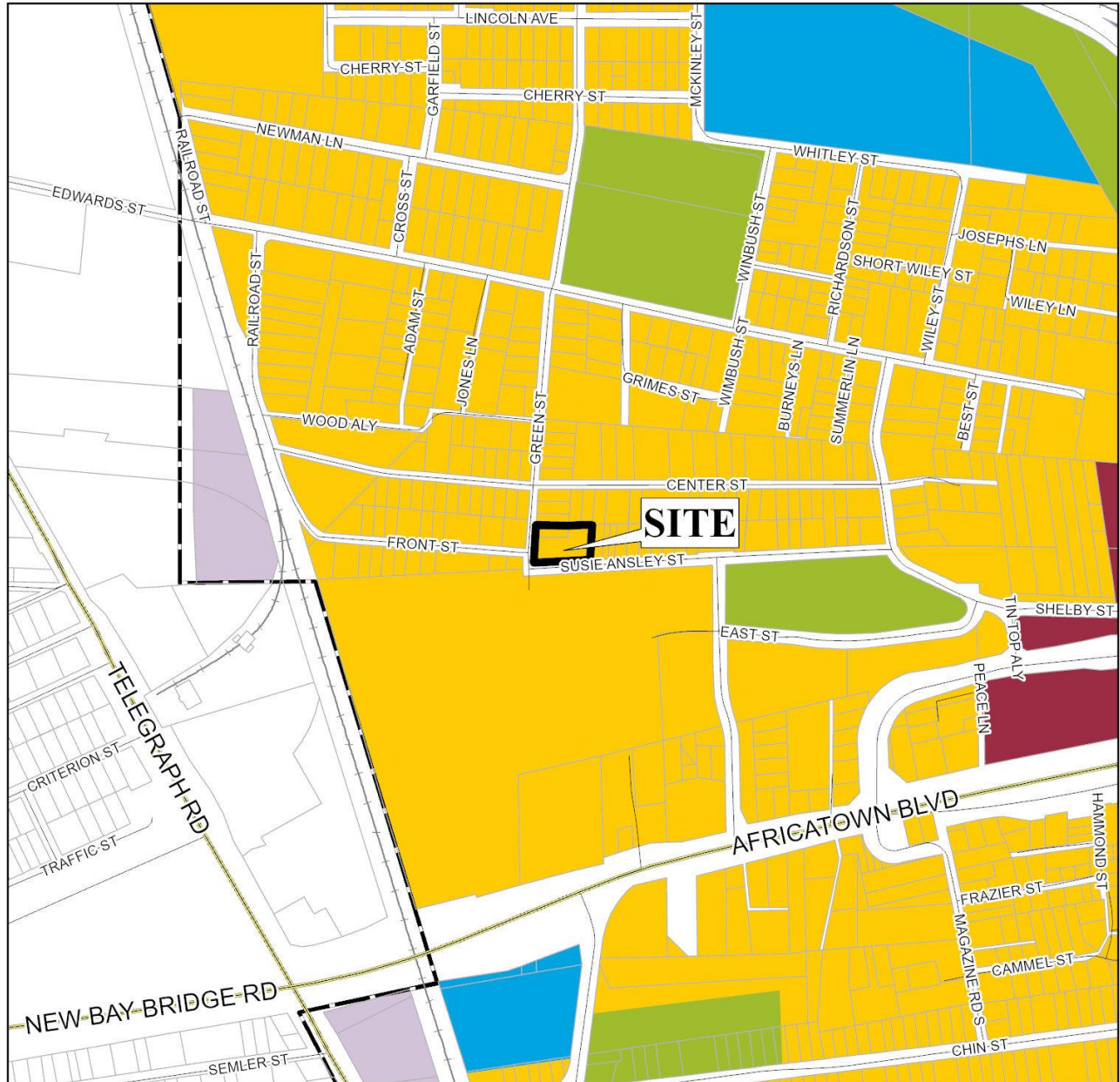
LOCATOR ZONING MAP



APPLICATION NUMBER	7	DATE	March 19, 2026
APPLICANT	Resubdivision of Lots 4, 5, 6, 7 and 8, Block D, Division 7, Owens, Sims, Griffin, & Earle Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE March 19, 2026

APPLICANT Resubdivision of Lots 4, 5, 6, 7 and 8, Block D, Division 7, Owens, Sims, Griffin, & Earle Subdivision

REQUEST Subdivision

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



**RESUBDIVISION OF LOTS 4, 5, 6, 7 AND 8, BLOCK D,
DIVISION 7, OWENS, SIMS, GRIFFIN, & EARLE SUBDIVISION
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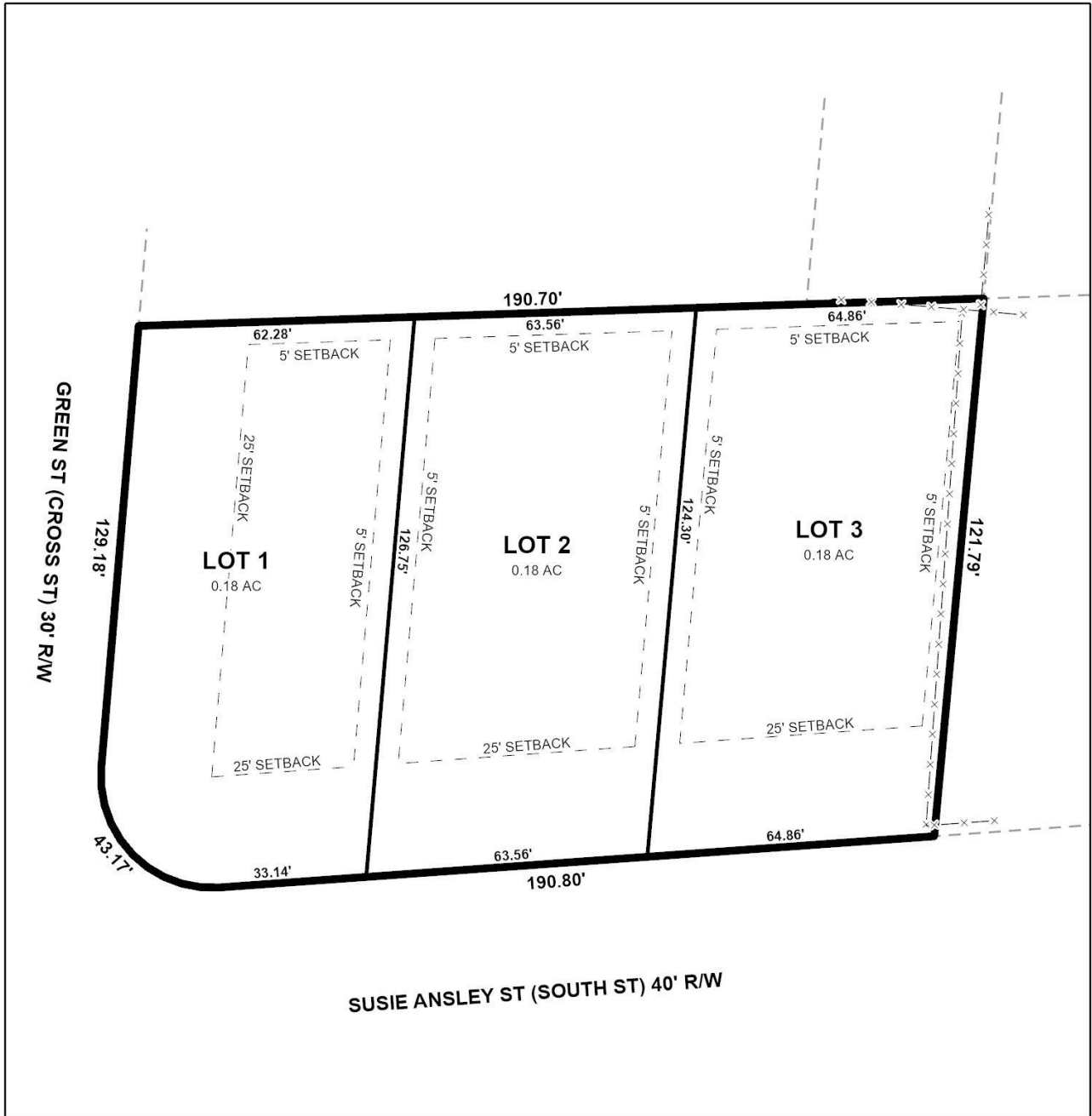


APPLICATION NUMBER 7 DATE 06/20/2024 6

- | | | | | | | | | | |
|-----|-----|------|-----|-----|-----|-----|-------|-------|-------|
| 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	March 19, 2026
APPLICANT	Owens, Sims, Griffin, & Earle 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

	RESIDENTIAL - AG (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. DD (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)	■				○									■	■	■		○											

- Zoning district is appropriate to implement the future land use category.
- US 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 Land Use Areas

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- › Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- › Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

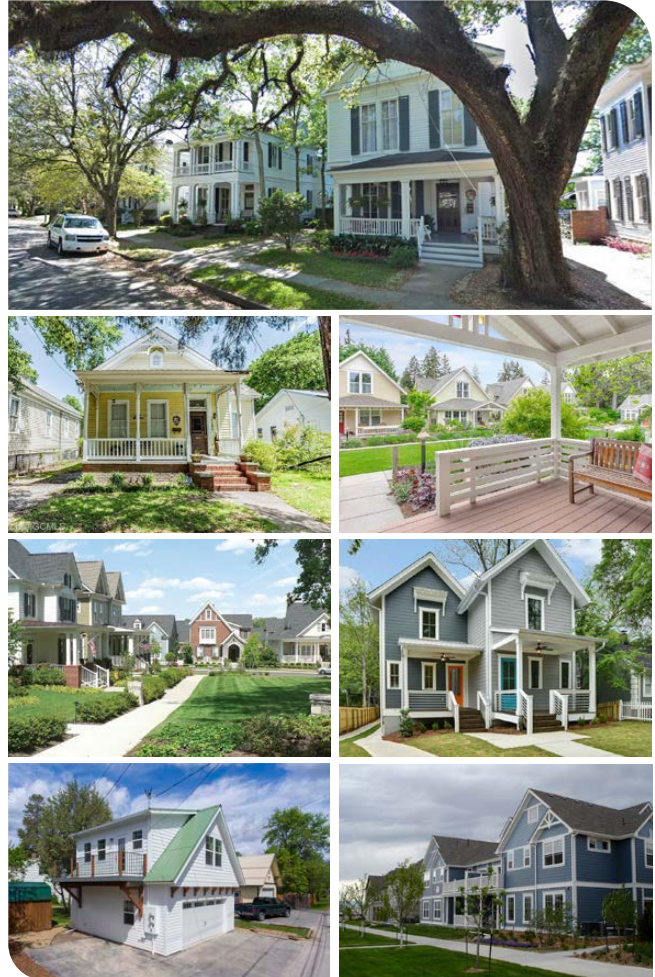
Secondary Uses

- › Residential, Multifamily
- › Commercial
- › Civic
- › Parks

Housing mix

- › Single family on small to medium sized lots
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl