



## Agenda Item # 7

SUB-003667-2026

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

258 North Hamilton Street

**Subdivision Name:**

Resubdivision of Hampton Park at Downtown North Subdivision

**Applicant / Agent:**

Kari Givens, Byrd Surveying, Inc.

**Property Owners:**

Kimberly Knowles

**Current Zoning:**

T-4 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 three (3) legal lots of record from one (1) existing legal lot of record.

**Commission Considerations:**

1. Subdivision approval with ten (10) conditions.

**Report Contents:**

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# RESUBDIVISION OF HAMPTON PARK AT DOWNTOWN NORTH SUBDIVISION



APPLICATION NUMBER 7 DATE April 16, 2026



## SITE HISTORY

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The property located at 258 North Hamilton Street was previously the subject of a one (1)-lot subdivision, *Kimberlyn Downs Estates Subdivision*, which was approved by the Planning Commission at its October 6, 2022, meeting but subsequently expired.

On June 15, 2023, the subject site was again brought before the Planning Commission with applications for a one (1)-lot subdivision and a rezoning from T-4 and T-5.1 to T-4. The subdivision, *Hampton Park at Downtown North*, was subsequently recorded in Probate Court, and the rezoning was approved by the City Council.

## 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. Retain NOTES 1 - 5.
- C. Revise NOTES #7 to read "...LOT 1-A – NONE, LOT 1-B – NONE, and LOT 2-A – NONE."
- 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.gov](mailto: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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Appendix A, Section 9.C 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 three (3) legal lots of record from one (1) existing legal lot of record. 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 site has frontage on North Hamilton Street and North Franklin Street, both minor streets with curb and gutter and existing compliant rights-of-way, making no additional dedications necessary. It should also be noted that each street is a “B” street, per the DDD Street Hierarchy.

The proposed lot sizes are provided in square feet and acres on the preliminary plat, and if approved, should be retained on the Final Plat.

The DDD limits setbacks to a maximum of 12 feet in T-4 sub-districts. If approved, the Final Plat should depict a 0-foot minimum and a 12-foot maximum setback.

As proposed, all lots have widths less than the 42-foot minimum required for properties in the T-4 District to qualify for a curb cut. Lot 2-A, which has two (2) street frontages and a primary frontage along North Hamilton Street, may retain its existing curb cut from North Franklin Street. However, Lots 1-A and 1-B are not permitted to have curb cuts. If approved, the Final Plat should include notes clearly addressing curb cut access for each lot.

Finally, approval from the Consolidated Review Committee (CRC) will be required prior to zoning approval of any associated development permits for Lots 1-A and 1-B.

## **SUBDIVISION CONSIDERATIONS**

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### **Standards of Review:**

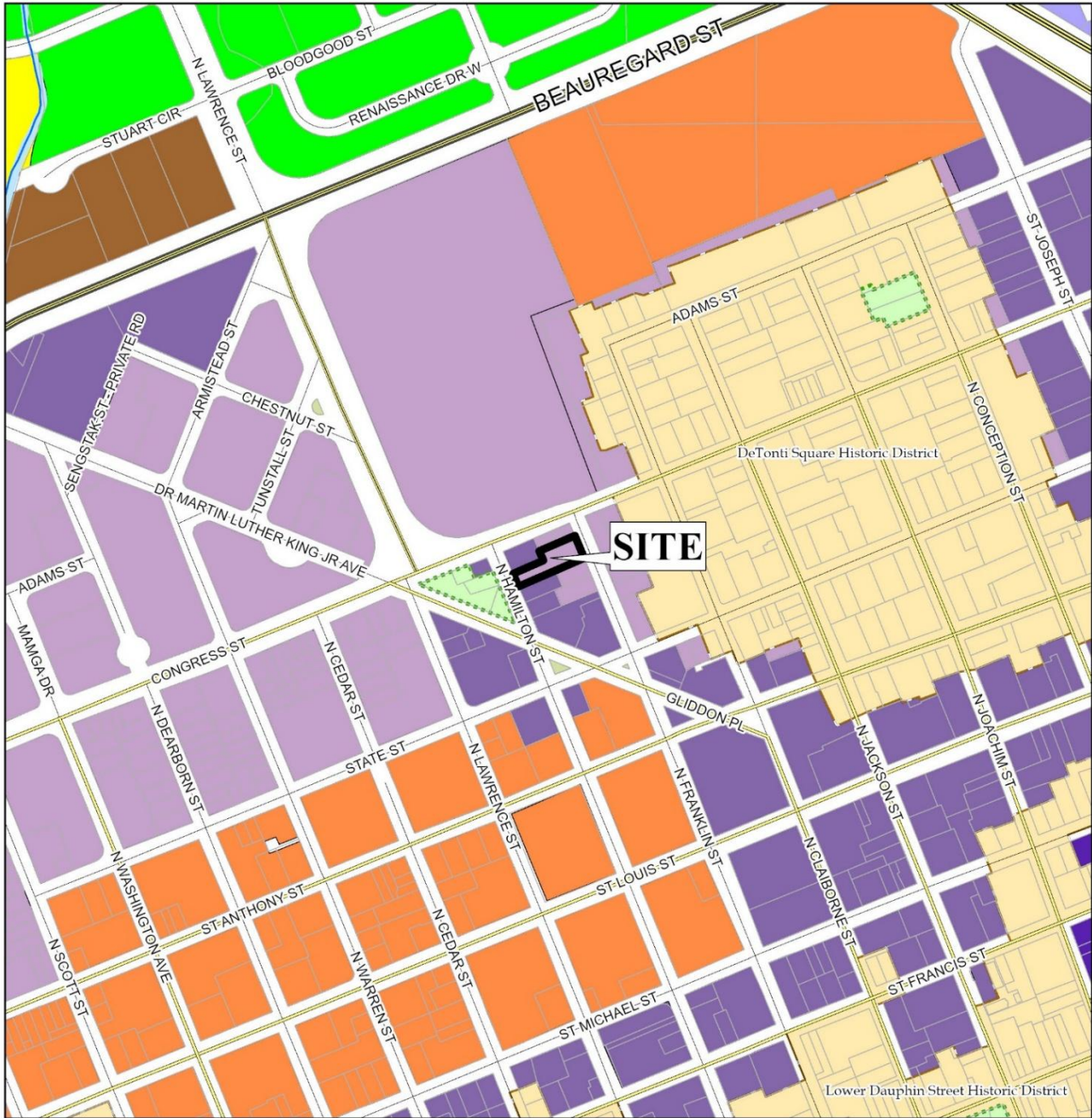
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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. Retention of the 50-foot-wide right-of-way along North Hamilton Street, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide right-of-way along North Franklin Street, as depicted on the preliminary plat;
3. Retention of the lot sizes in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;
4. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along both street frontages;
5. Provision of a note on the Final Plat stating that Lot 2-A is limited to one (1) curb cut access to North Franklin Street;
6. Provision of a note on the Final Plat stating that Lots 1-A and 1-B are not allowed a curb cut;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with 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.

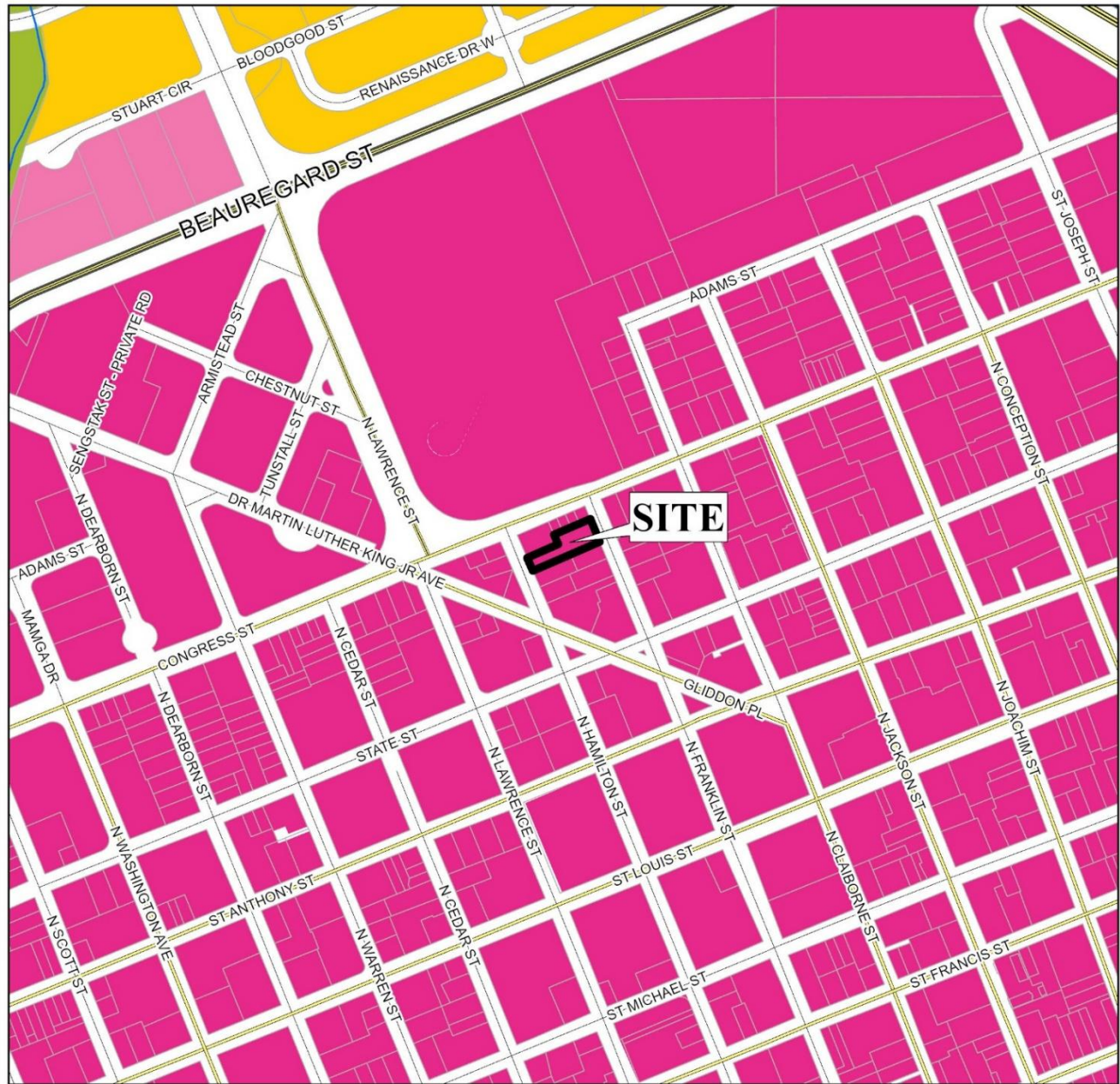
# LOCATOR ZONING MAP



APPLICATION NUMBER <u>      7      </u> DATE <u>      April 16, 2026      </u>
APPLICANT <u>      Resubdivision Of Hampton Park At Downtown North Subdivision      </u>
REQUEST <u>      Subdivision      </u>



# FLUM LOCATOR MAP

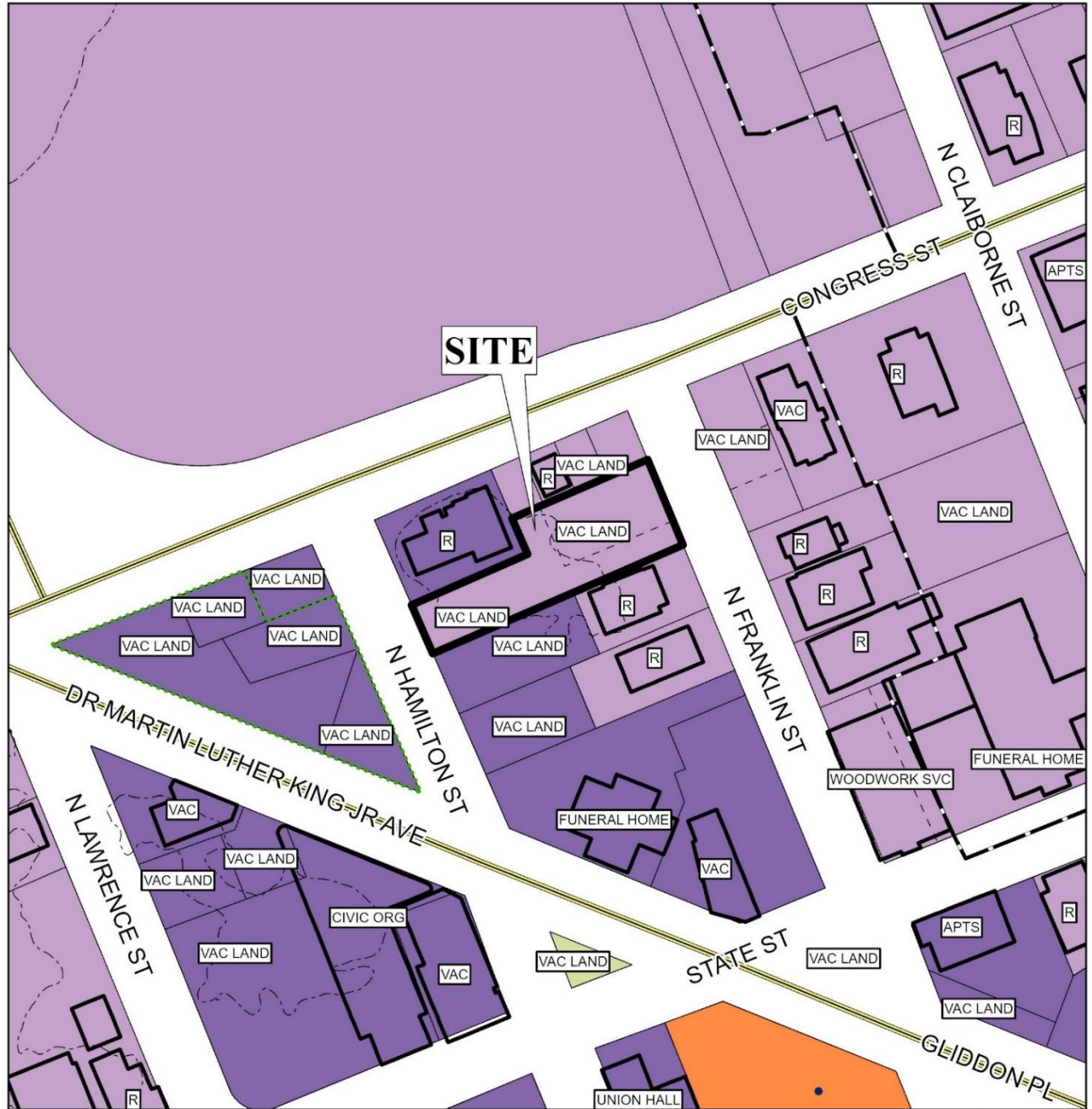


APPLICATION NUMBER 7 DATE April 16, 2026  
 APPLICANT Resubdivision Of Hampton Park At Downtown North Subdivision  
 REQUEST Subdivision

- |                           |                                   |                   |                 |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 |                 |



# RESUBDIVISION OF HAMPTON PARK AT DOWNTOWN NORTH SUBDIVISION

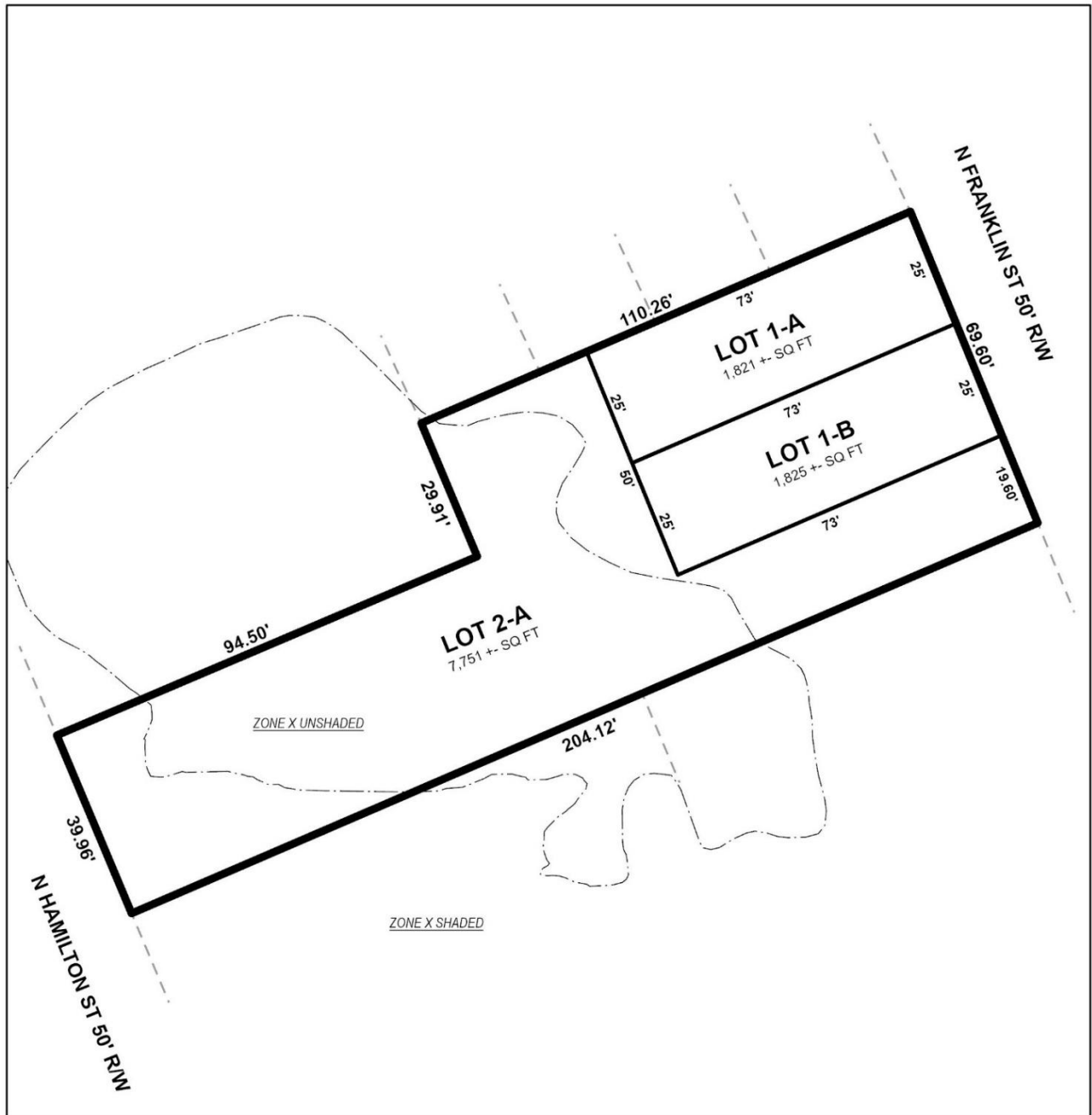


APPLICATION NUMBER 7 DATE April 16, 2026

<span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> R-A	<span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> R-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; border: 1px solid black;"></span> B-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> B-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> B-5	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> ML	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> I-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> OPEN	<span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> T-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> T-5.2
<span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: magenta; border: 1px solid black;"></span> R-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: tan; border: 1px solid black;"></span> T-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> B-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> CW	<span style="display: inline-block; width: 15px; height: 10px; background-color: teal; border: 1px solid black;"></span> MH	<span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> PD	<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> SD	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightpurple; border: 1px solid black;"></span> T-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: darkpurple; border: 1px solid black;"></span> T-6
<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> R-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: peachpuff; border: 1px solid black;"></span> H-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> MM	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightpurple; border: 1px solid black;"></span> I-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> MUN	<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> SD-WH	<span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> T-5.1	



# DETAIL SITE PLAN



APPLICATION NUMBER <u>7</u>	DATE <u>April 16, 2026</u>	
APPLICANT <u>Resubdivision Of Hampton Park At Downtown North Subdivision</u>		
REQUEST <u>Subdivision</u>		

# 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			O																								O	
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■						■																O	
DOWNTOWN (DT)						■						■											■	■	■	■	■		O	O		
DISTRICT CENTER (DC)								■			U	O	O																			
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	O	■	O	O	O											■	■	■									
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)			S			S	■	S	S	O											■	■									O	
TRADITIONAL CORRIDOR (TC)		■	■	■	■	U	■	U	U	O																					O	
MIXED COMMERCIAL CORRIDOR (MCC)						■		■	■	■	■	■	■	■	■																	
LIGHT INDUSTRIAL (LI)													■	■	■	■				■										O	O	
HEAVY INDUSTRY (HI)																■	■	■	■											O	O	
INSTITUTIONAL LAND USE (INS)											■	■		O	O					O												
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					O									■	■	■		O													

- 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)

## 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

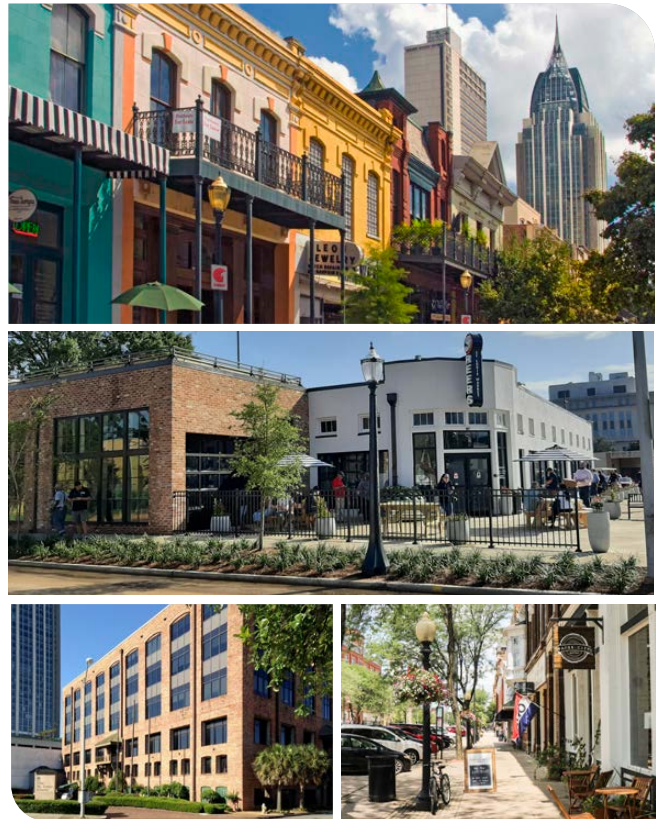
#### Secondary Uses

- › 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