



Agenda Item # 7

SUB-SW-003458-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2453 Eslava Creek Parkway

Applicant / Agent:

Sheet Metal Workers Local Union 441 Apprentice
(George R. Cowles, EIT, CMG Engineers, Inc., Agent)

Property Owner:

Sheet Metal Workers Local Union 441 Apprentice

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Request to waive the construction of a sidewalk along Eslava Creek Parkway.

Commission Considerations:

1. Sidewalk Waiver

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

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REQUEST	Sidewalk Waiver		



SITE HISTORY

The subject site was annexed into the City in 1945.

With the adoption of the Zoning Ordinance in 1967, the site was assigned a B-3, Community Business District zoning classification.

The Western portion of the site was part of Eslava Creek Commercial Park Subdivision, a three (3)-lot subdivision approved by the Planning Commission in May, 1972.

In September, 1972, Eslava Creek Commercial Park Subdivision, Unit No. Two, an eight (8)-lot subdivision, divided the Western portion of the site into two (2) legal lots of record.

In June, 1999, the Eastern portion of the site was made a legal lot of record via the approval and recording of Mramors Addition to Eslava Creek Commercial Park Subdivision, a one (1)-lot subdivision.

A Front Yard Setback Variance to allow construction of a new structure less than 25 feet from the front property line was approved at the October 6, 2025 Board of Zoning Adjustment meeting.

STAFF COMMENTS

Engineering Comments:

Due to the existing drainage ditch and minimal area in front of existing chain link fences it is recommended that this request be approved.

Traffic Engineering Comments:

No comments.

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 applicant has requested a waiver of the construction of a sidewalk along Eslava Creek Parkway.

The applicant states the following concerning the request:

A variance to reduce the front setback to 10 ft has been requested for parcel R022909292000104. If this request is approved, there will not be adequate room for a sidewalk. There are multiple existing trees that could interfere with a sidewalk if it were to be installed. The right-of-way also contains a drainage ditch that conveys stormwater from Eslava Creek Parkway and Pinehill Drive. This ditch prevents construction of a sidewalk. In addition, there are no other sidewalks adjoining the property or anywhere in the vicinity of this site. There is a bridge nearby on Pinehill Drive which also has no sidewalk.

The applicant has submitted a site plan depicting the proposed development. All application materials can be viewed by using the link on page one (1) of this report.

SIDEWALK WAIVER CONSIDERATIONS

Standards of Review:

The Mobile City Council adopted a “Complete Streets” policy on May 31, 2011. The purpose of the Complete Streets Policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

Sidewalks are typically encouraged, even in areas where none currently exist, although the appropriateness of sidewalks should also consider the existing infrastructure in the area.

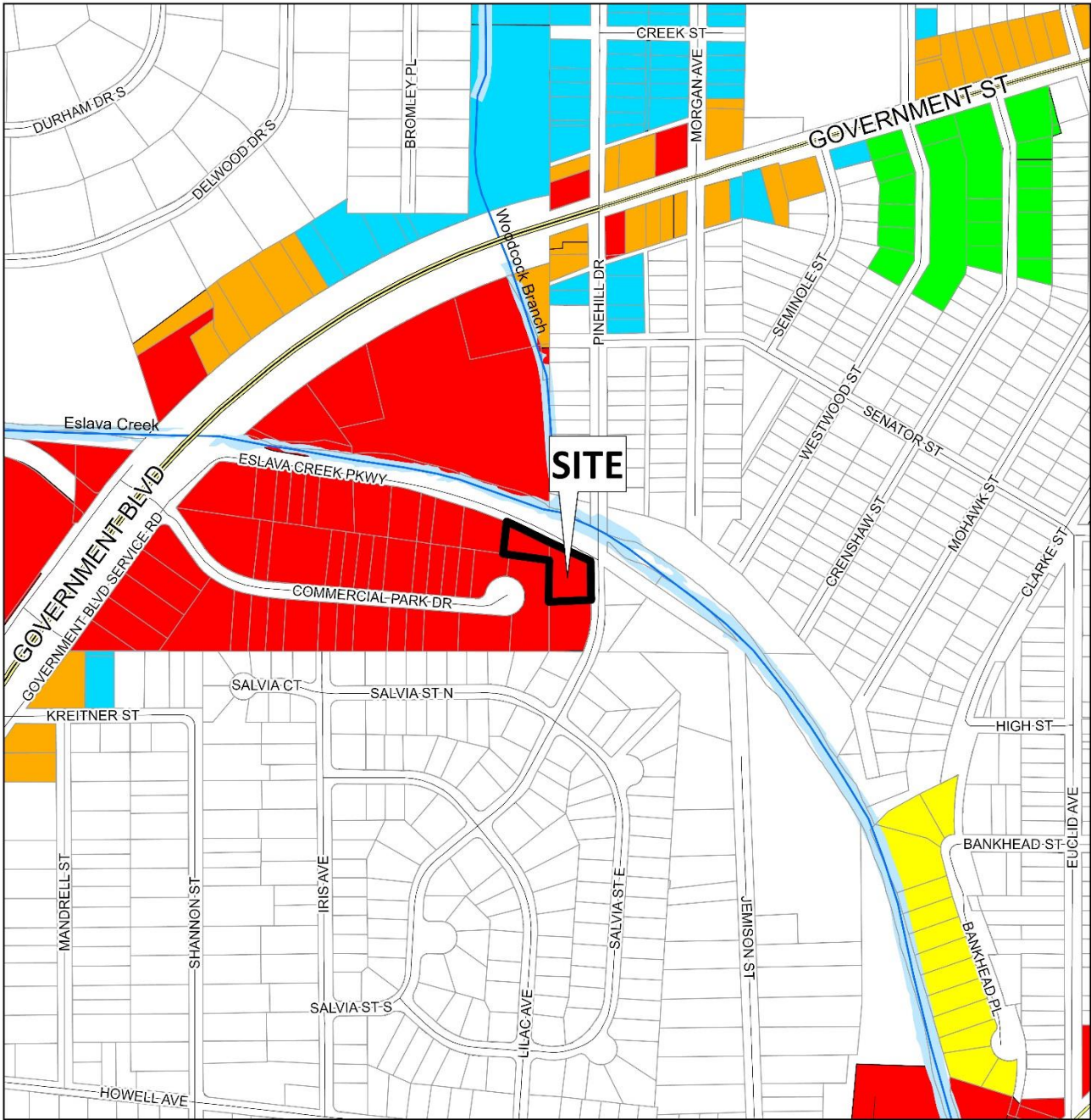
Considerations:

In rendering a decision, the Planning Commission should evaluate the following factors:

1. The City of Mobile Complete Streets Policy which supports the design and construction of streets for all users, including pedestrians;
2. The existing infrastructure in the area, such as adequate room for construction of a sidewalk, topography, as well as connectivity to existing sidewalks; and

3. The Engineering comments which indicate that, due to the existing drainage ditch and minimal area in front of the existing chain link fences, this request should be approved.

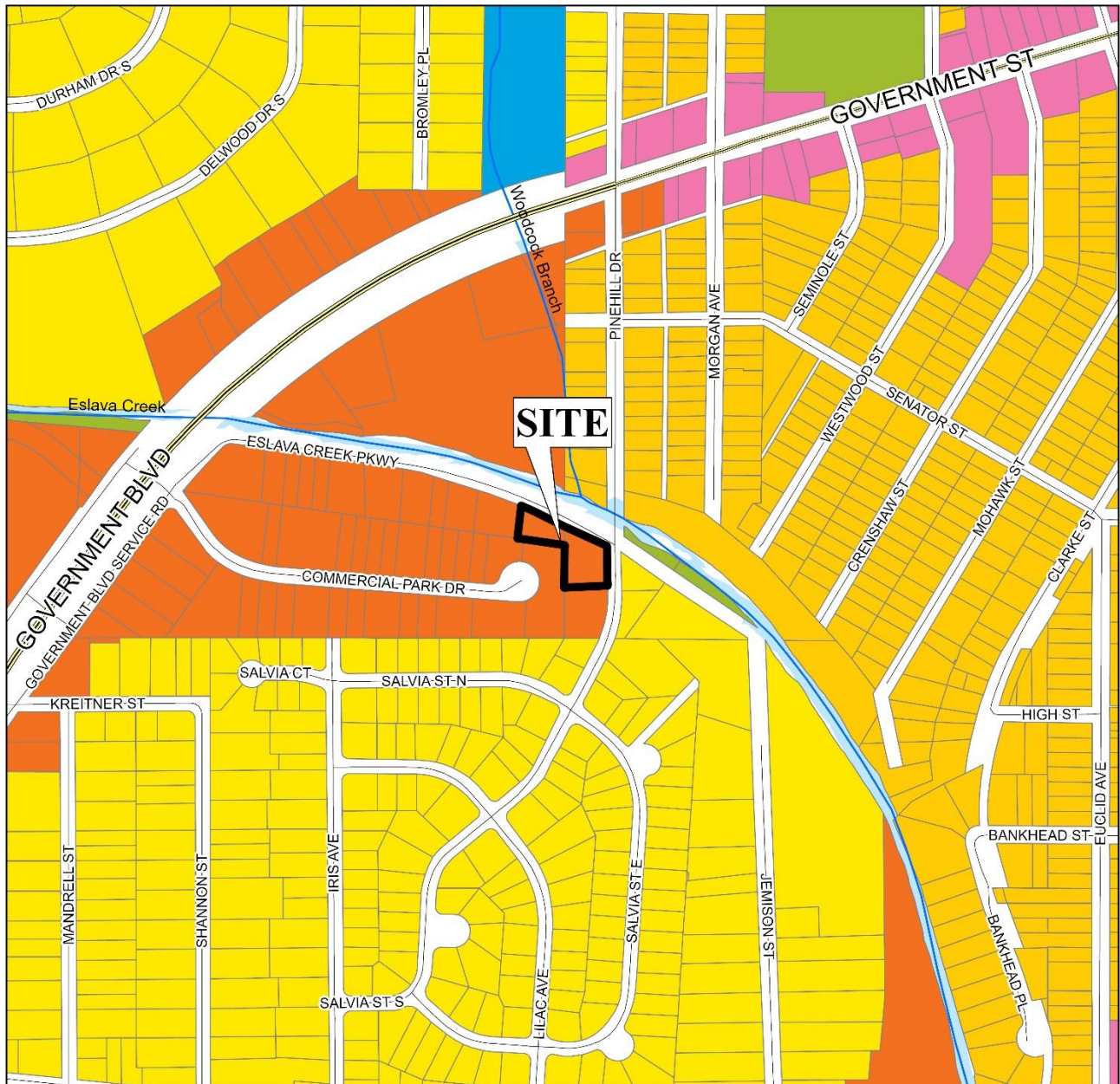
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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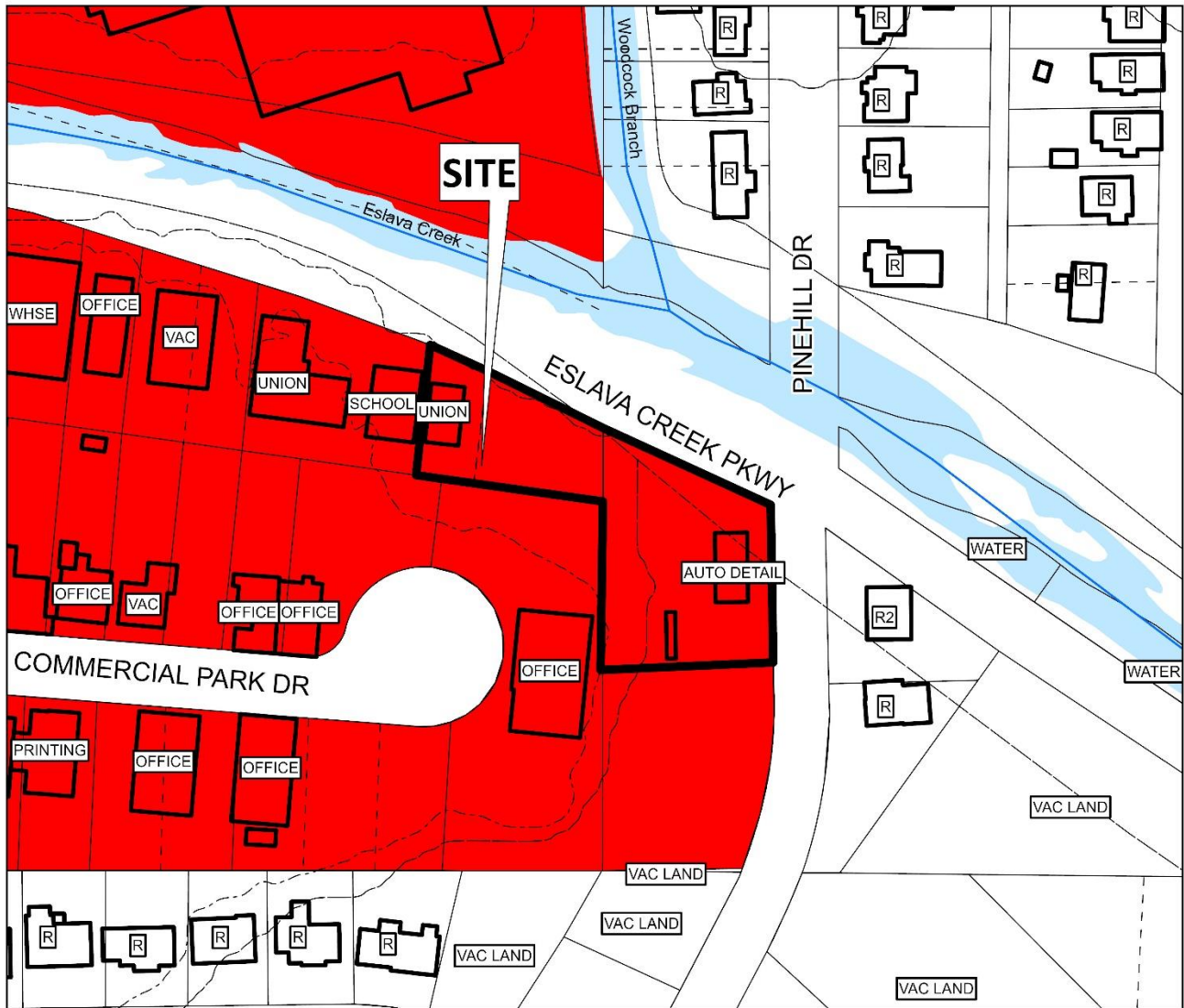
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REQUEST Sidewalk Waiver

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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1																								

EXISTING SITE PLAN



The site plan illustrates existing building, drives, and fencing.

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PROPOSED SITE PLAN

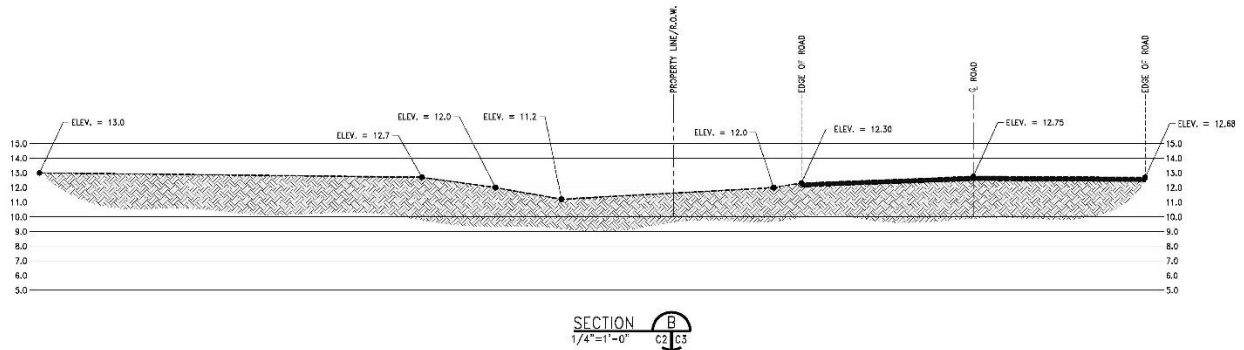
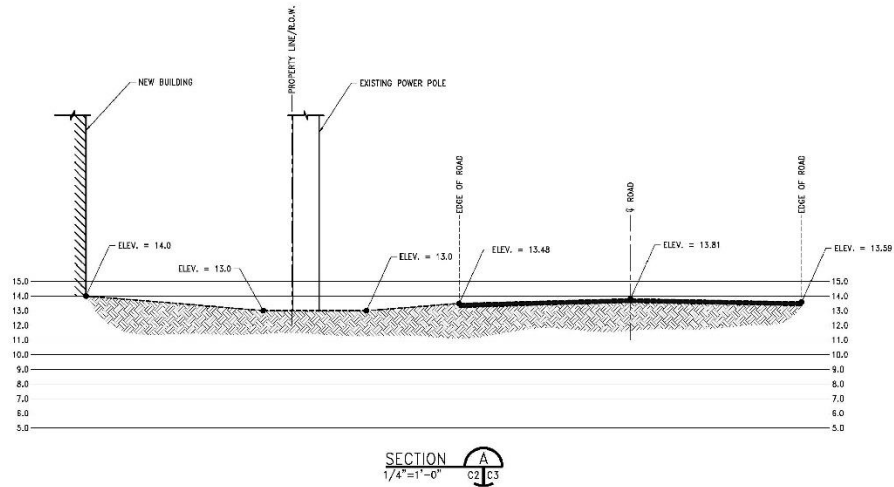


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DETAIL SITE PLAN



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MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

