



Agenda Item # 7

SUB-003757-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

3812-A Bay Front Road

Subdivision Name:

Sunrise Prayer House Subdivision

Applicant / Agent:

Ricky Dixon

Property Owner:

Ricky Dixon

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 one (1) legal lot of record from a metes-and-bounds parcel.

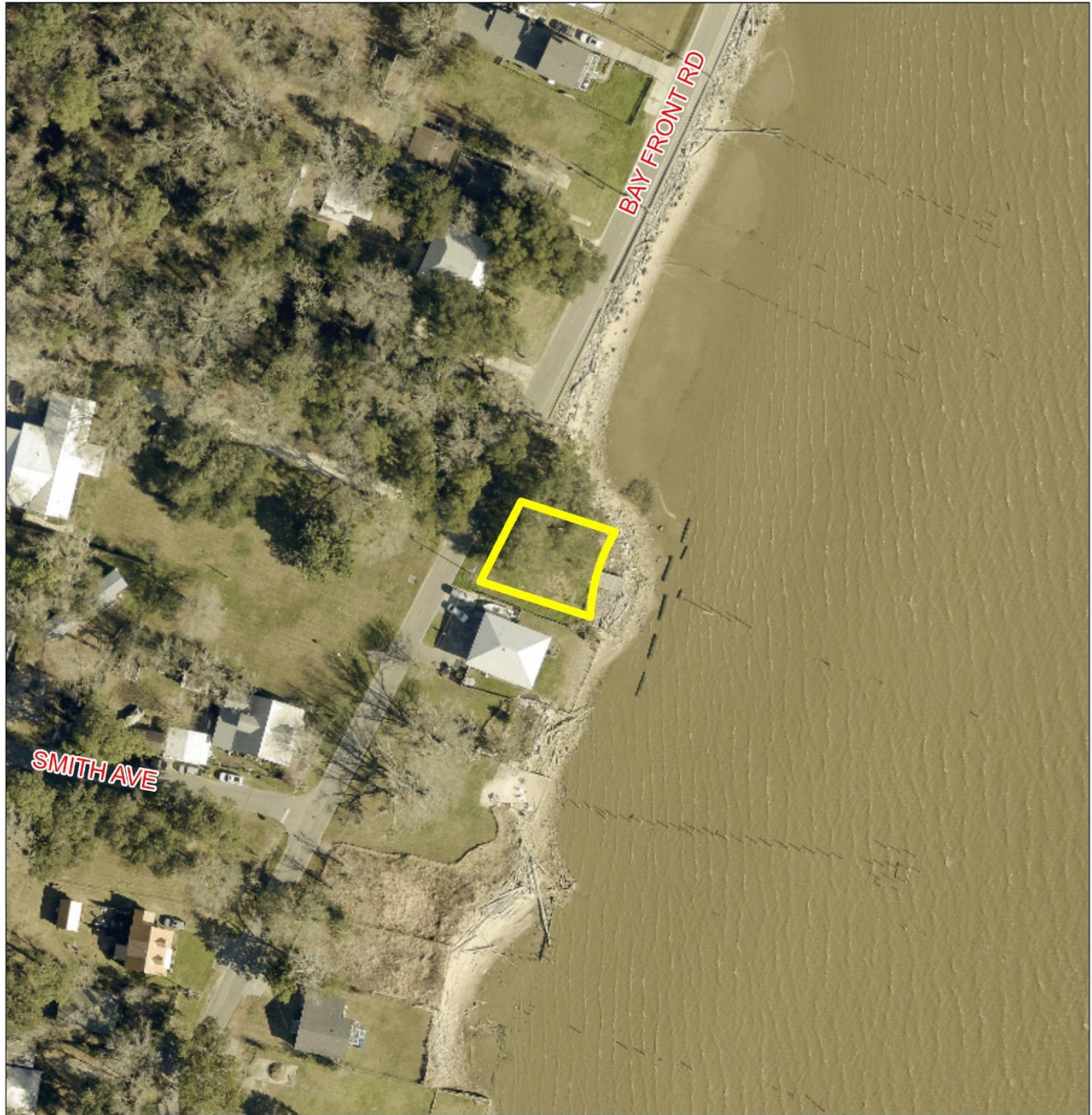
Commission Considerations:

1. Subdivision proposal with seven (7) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	4
Exhibits	6

SUNRISE PRAYER HOUSE SUBDIVISION



APPLICATION NUMBER 7 DATE July 16, 2026



SITE HISTORY

The site was annexed into the City of Mobile in 1956.

There are no Planning Commission or Board of Zoning 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. Review and revise the written legal description and/or the boundary labels for the length of the north property line between the POB and Point B.
- C. Show and label the BFE (Base Flood Elevation) on each lot that contains a V or VE flood zone designation.
- D. Retain NOTES 8, 9, 10, 14, & 17.
- E. Delete NOTE 15.
- 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 one (1) legal lot of record from one (1) metes and bounds parcel. The site is served by public water and sanitary sewer.

The proposed lot has frontage along Bay Front Road, a minor street without curb and gutter requiring a 60-foot-wide right-of-way at this location. Sufficient right-of-way is not depicted along Bay Front Road on the preliminary plat, making additional dedication necessary. If approved, the plat should be revised to illustrate dedication sufficient to provide 30 feet from the centerline of Bay Front Road, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

The proposed lot meets the minimum width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for Residential Suburban Districts. The lot does not meet 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. As such, a waiver of Section 6.C.2.(a)(1)a. of the Subdivision Regulations will be necessary for approval.

The lot is properly labeled with its 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.

If approved, the plat should be revised to illustrate a 25-foot front yard setback along Bay Front Road, in accordance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication.

Finally, the property is located within the AE flood zone and is subject to flooding. Pursuant to Section 6.A.3. of the Subdivision Regulations, development in flood-prone areas must comply with all applicable local, state, and federal regulations. This may necessitate elevating any future structures. It should also be noted that the UDC limits building height in the R-1 Suburban District to 35 feet, measured from grade. Any structure requiring additional height to meet elevation requirements would necessitate approval of a Height Variance from the Board of Zoning Adjustment.

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

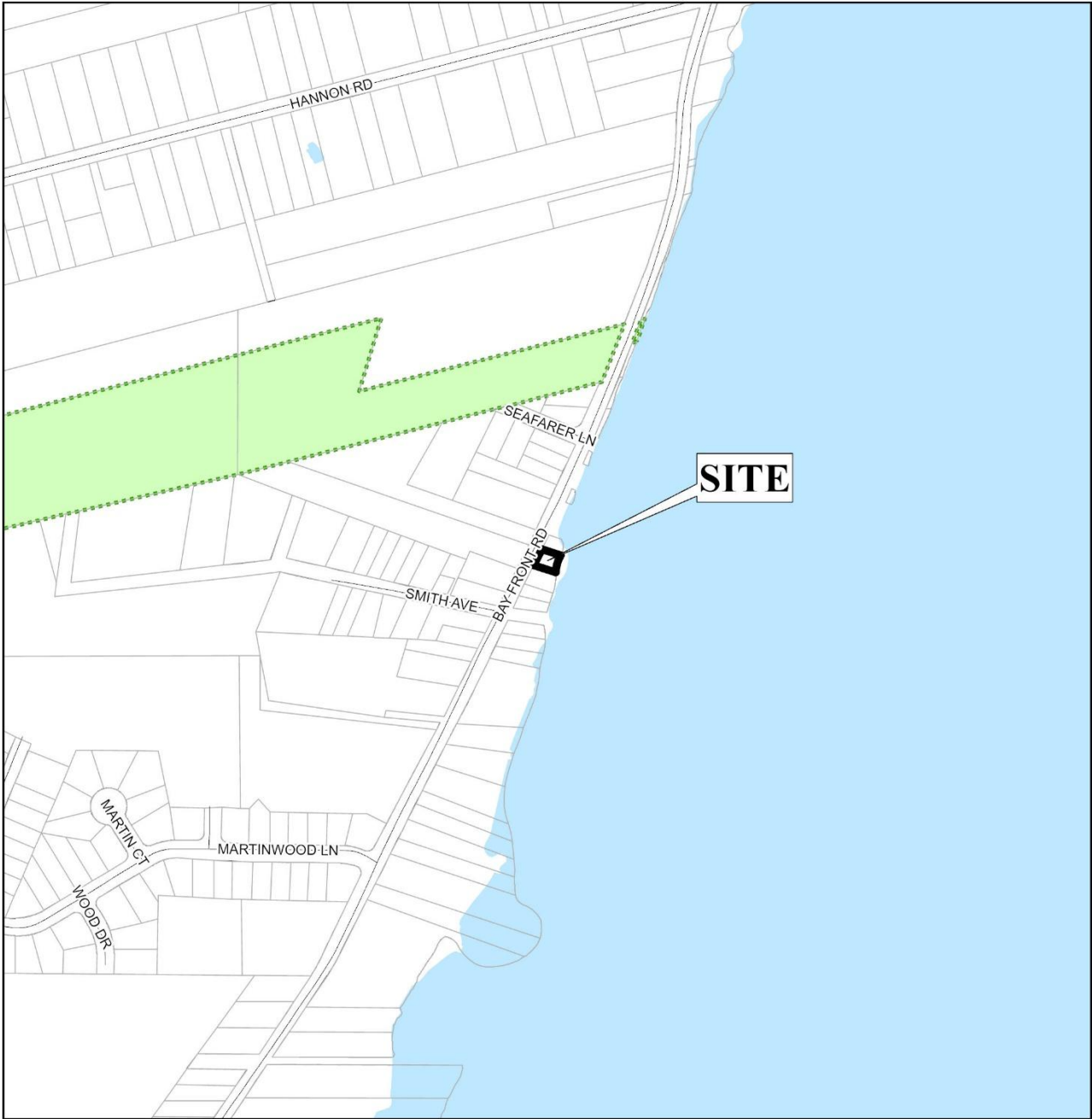
and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Subdivision request is considered for approval, with a waiver of Section 6.C.2.(a)(1)a. of the Subdivision Regulations for substandard lot area, the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 30 feet from the centerline of Bay Front Road, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
2. Retention of the lot's size in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;
3. Revision of the Final Plat to illustrate the required 25-foot front yard setback along Bay Front Road, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

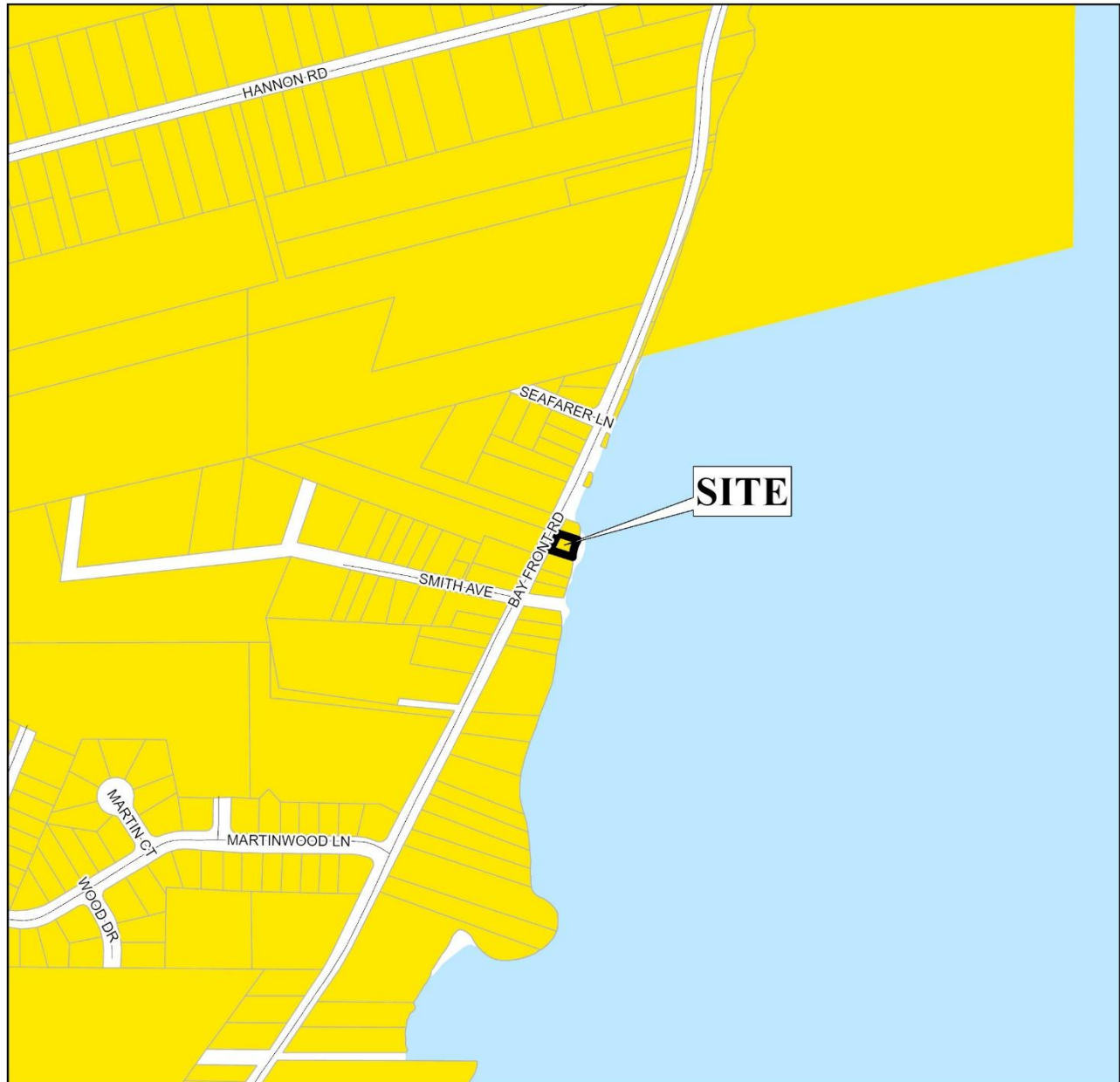
LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE July 16, 2026
APPLICANT Sunrise Prayer House Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



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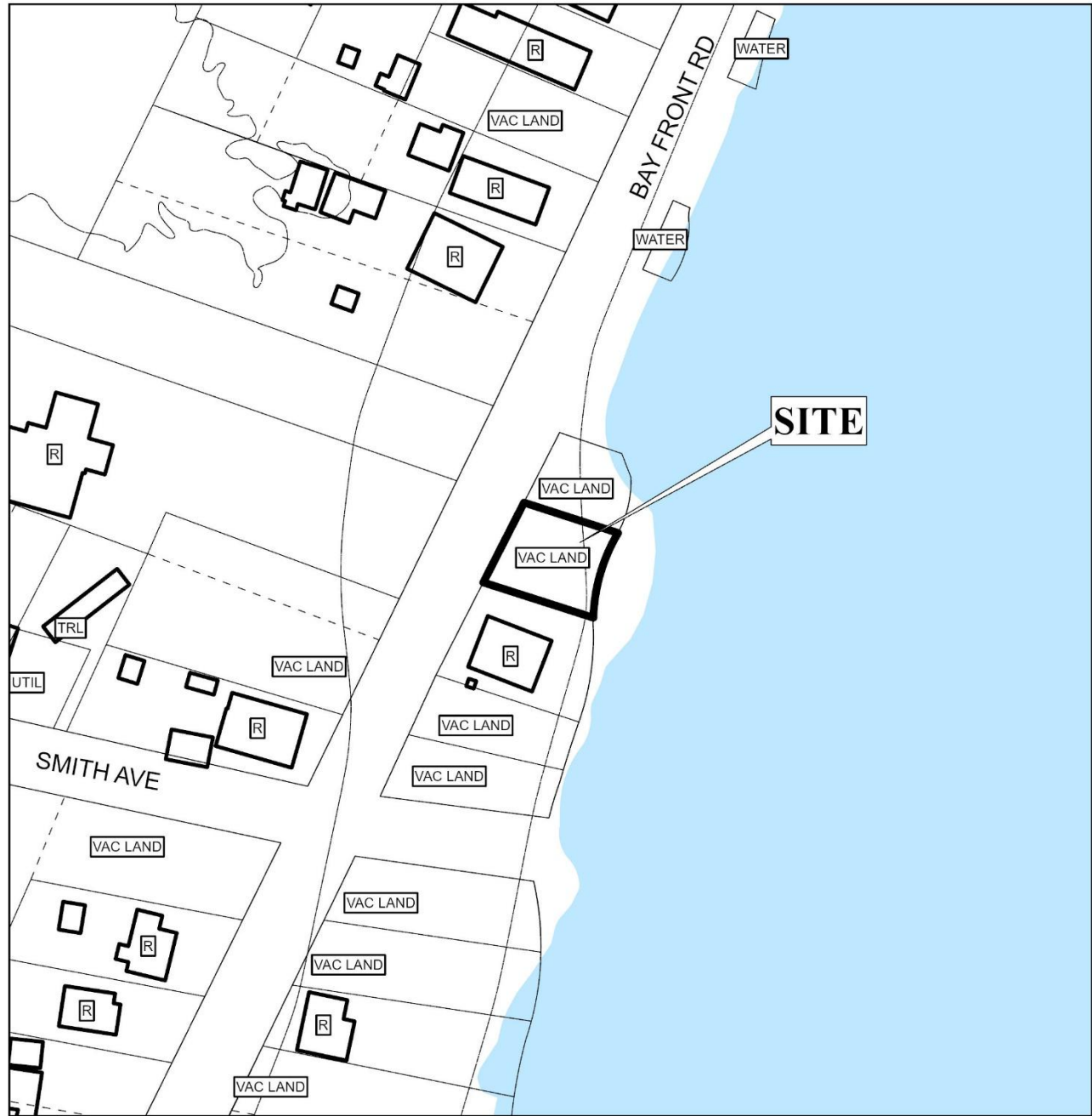
APPLICANT Sunrise Prayer House Subdivision

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 | |



SUNRISE PRAYER HOUSE SUBDIVISION

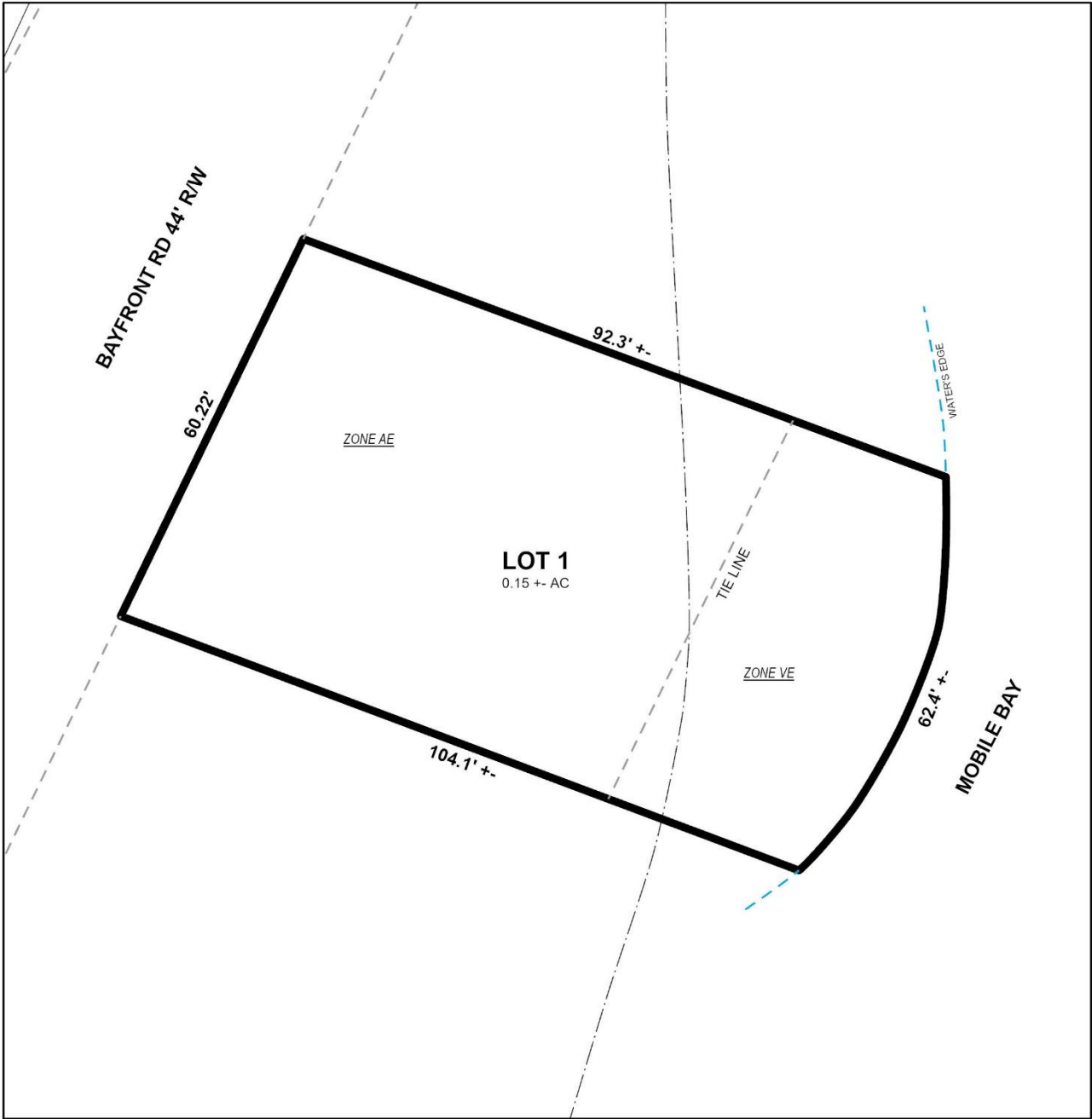


APPLICATION NUMBER 7 DATE July 16, 2026

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 July 16, 2026

APPLICANT Sunrise Prayer House Subdivision

REQUEST Subdivision



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

[illegible]

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

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › 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

