



Agenda Item # 7

SUB-003439-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

655 Congress Street & 260 North Washington Avenue

Subdivision Name:

Tamberlyn Park at Downtown North Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Historic Mobile, LLC

Current Zoning:

T-4 Sub-District of the Downtown Development District

Future Land Use:

Downtown

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create five (5) legal lots of record from a single metes-and-bounds parcel.

Considerations:

1. Subdivision proposal with eleven (11) conditions.

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TAMBERLYN PARK AT DOWNTOWN NORTH SUBDIVISION



APPLICATION NUMBER 7 DATE September 18, 2025



SITE HISTORY

At its October 18, 2007 meeting, the Planning Commission granted approval for a Planned Unit Development (PUD) to allow multiple buildings to be located on a single building site. The site was never developed as approved, and the PUD approval has expired.

The subject site was rezoned from B-4 to T-4 in 2014 with the adoption of the Downtown Development District (DDD).

The subject site has not been before the Board of Zoning Adjustment before.

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 to include a distance for the east property line.
- C. Delete NOTE 7 and insert the following: "As shown on the 1984 aerial photo LOTS 1 - 5 will share the 9,000 SF 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 lot as follows: LOT 1 – 2,600 SF, LOT 2 – 2,600 SF, LOT 3 – 2,600 SF, LOT 4 – 2,600 SF, and LOT 5 – 2,600 SF.
- 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.org 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.

Fire hydrants will be required within 500' of all structures.

Planning Comments:

The purpose of this request is to create five (5) legal lots of record from a single metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The subject site is within the Downtown Development District (DDD), which has property standards based upon zoning classification. The site is zoned T-4, which requires newly platted lots to have street frontage between 18-feet and 120-feet along their primary frontage. All proposed lots comply with this requirement.

Properties located within a T-4 sub-district are allowed a 12-foot maximum setback along street frontages. If approved, the maximum setback line should be depicted on the Final Plat.

The preliminary plat does provide the proposed lot sizes in square feet and acres. If approved, this information should be retained on the Final Plat or a table should be furnished on the Final Plat providing the same information.

The proposed lot fronts Congress Street and Washington Avenue, both major collector streets and "B" streets in the DDD. All existing rights-of-way are a compliant width currently. Therefore, the only potential dedication required would be the corner radius at the intersection of Congress Street and Washington Avenue, if deemed necessary and appropriate by the Engineering Department.

The subject site is currently undeveloped. The DDD requires parking to be accessed from a secondary frontage where available. A note stating this should be placed on the Final Plat, if approved. As the proposed Lot 1 will have frontage along both Congress Street and Washington Avenue, both of which are "B" streets, the preliminary plat has a note stating that Congress Street will be its primary frontage. If approved, this note should be retained on the Final Plat.

It should be noted that T-4 lots that are less than 42-feet wide, and do not have a secondary frontage available, are not allowed a curb cut. As such, if approved, a note should be placed on the Final Plat stating that Lots 2 & 3 are not allowed to have a curb cut.

SUBDIVISION CONSIDERATIONS

Standards of Review:

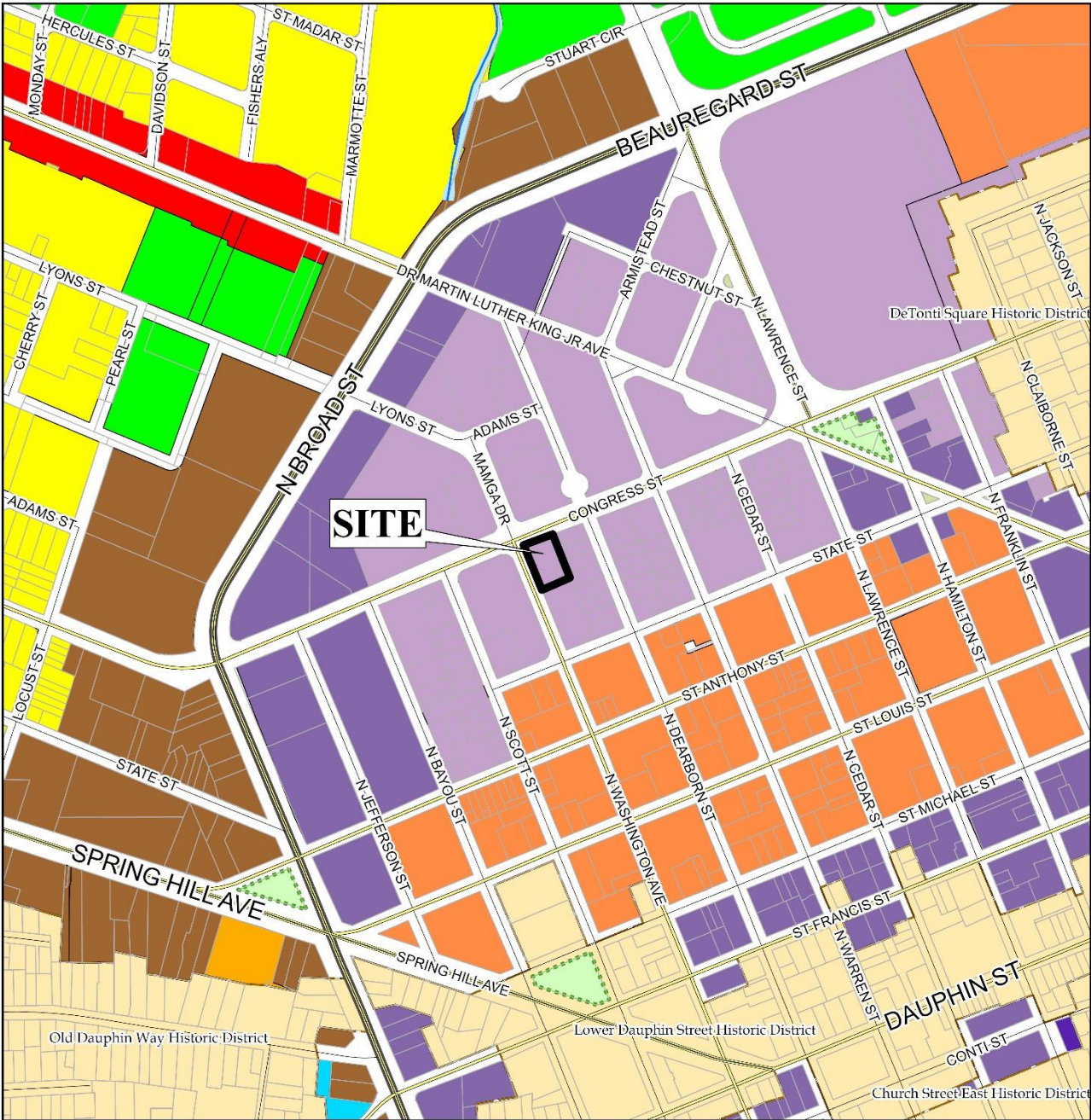
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, if the Planning Commission considers approving the Subdivision request, the following conditions should apply:

1. Dedication of the corner radius at the intersection of Congress Street and Washington Avenue, if deemed necessary and appropriate by the Engineering Department;
2. Retention of the existing right-of-way along all street frontages;
3. Depiction of the 12-foot maximum setback along all street frontages, adjusted for dedication, if any;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication, if any;
5. Retention of the note identifying Congress Street as the primary frontage for Lot 1;
6. Placement of a note stating that Lots 2 & 3 are prohibited from having curb cuts;
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;
10. Compliance with all Fire Department comments noted in this staff report; and
11. Completion of the Subdivision process prior to the application for permits.

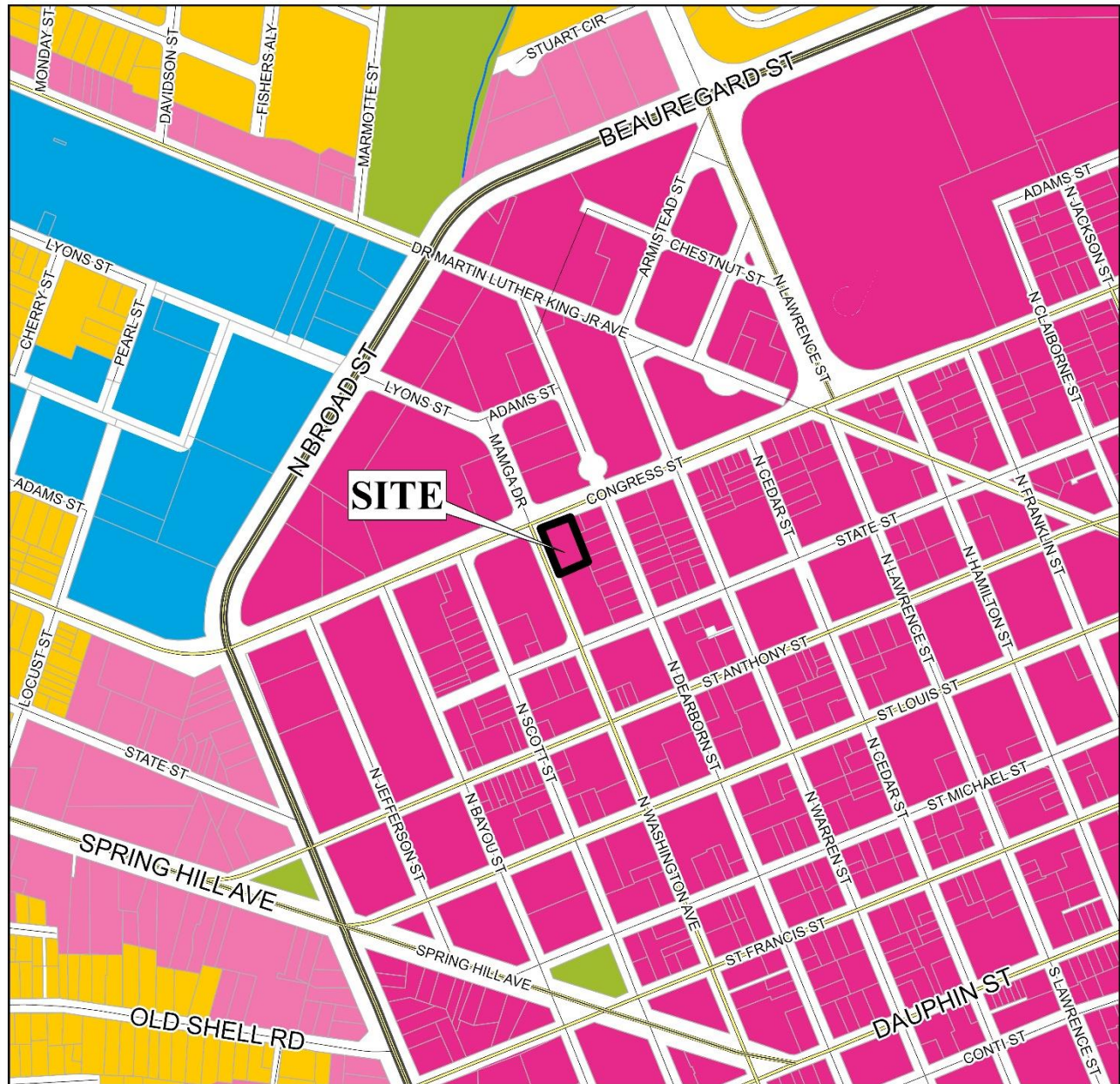
LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE September 18, 2025
 APPLICANT Tamberlyn Park at Downtown North Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE September 18, 2025

APPLICANT Tamberlyn 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 | |



TAMBERLYN PARK AT DOWNTOWN NORTH SUBDIVISION

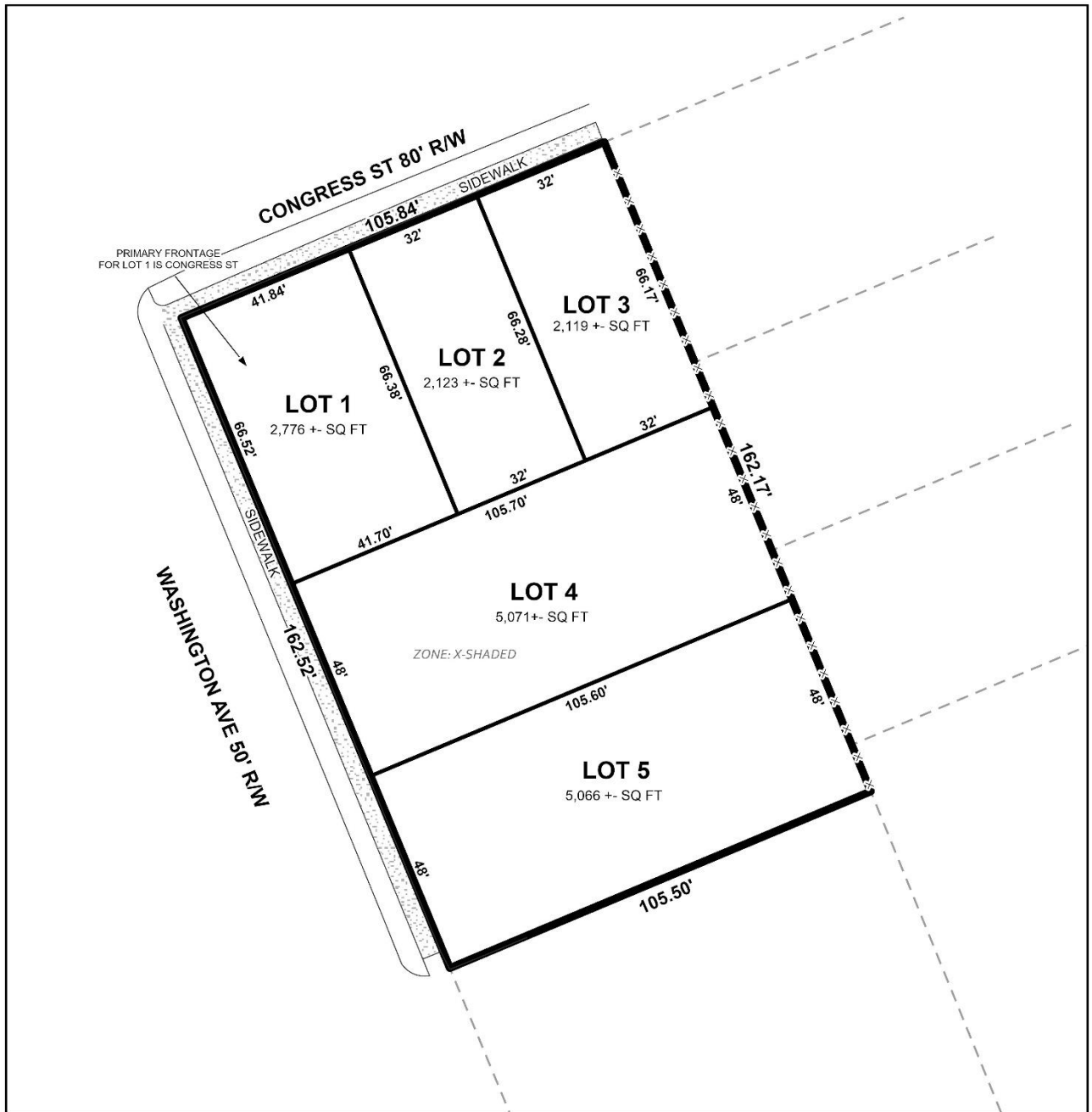


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE September 18, 2025

APPLICANT Tamberlyn Park at Downtown North Subdivision

REQUEST Subdivision



ZONING DISTRICT CORRESPONDENCE MATRIX													
		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)
RESIDENTIAL - AG	R-A												
ONE-FAMILY RESIDENCE	R-1	■				■		■					□
TWO-FAMILY RESIDENCE	R-2	■				■		■					□
MULTIPLE-FAMILY	R-3	○	■			■	■						□
RESIDENTIAL-BUSINESS	R-B		○			■		■					□
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□
HISTORIC BUSINESS	H-B			■		■		■					□
VILLAGE CENTER	TCD					■	■						□
NEIGH. CENTER	TCD					■	■						□
NEIGH. 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	○	○	○	○	○	○	○		○	○		□
BUFFER BUSINESS	B-1		□			□	■	■	■				□
NEIGH. BUSINESS	B-2		○			□	■	■	■				□
LIMITED BUSINESS	LB-2		○			□	■	■	■				□
COMMUNITY BUSINESS	B-3				■				■			○	□
GEN. BUSINESS	B-4			■					■			○	□
OFFICE-DISTRIBUTION	B-5								■	■			□
LIGHT INDUSTRY	I-1									■			□
HEAVY INDUSTRY	I-2										■		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category 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, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.