



Agenda Item # 8

SUB-003771-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2620 Rose Court

Subdivision Name:

Annie's Place Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owner(s):

David Rowe

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

Proposal:

- Subdivision approval to create one (1) legal lot of record from one (1) metes-and-bounds parcel.

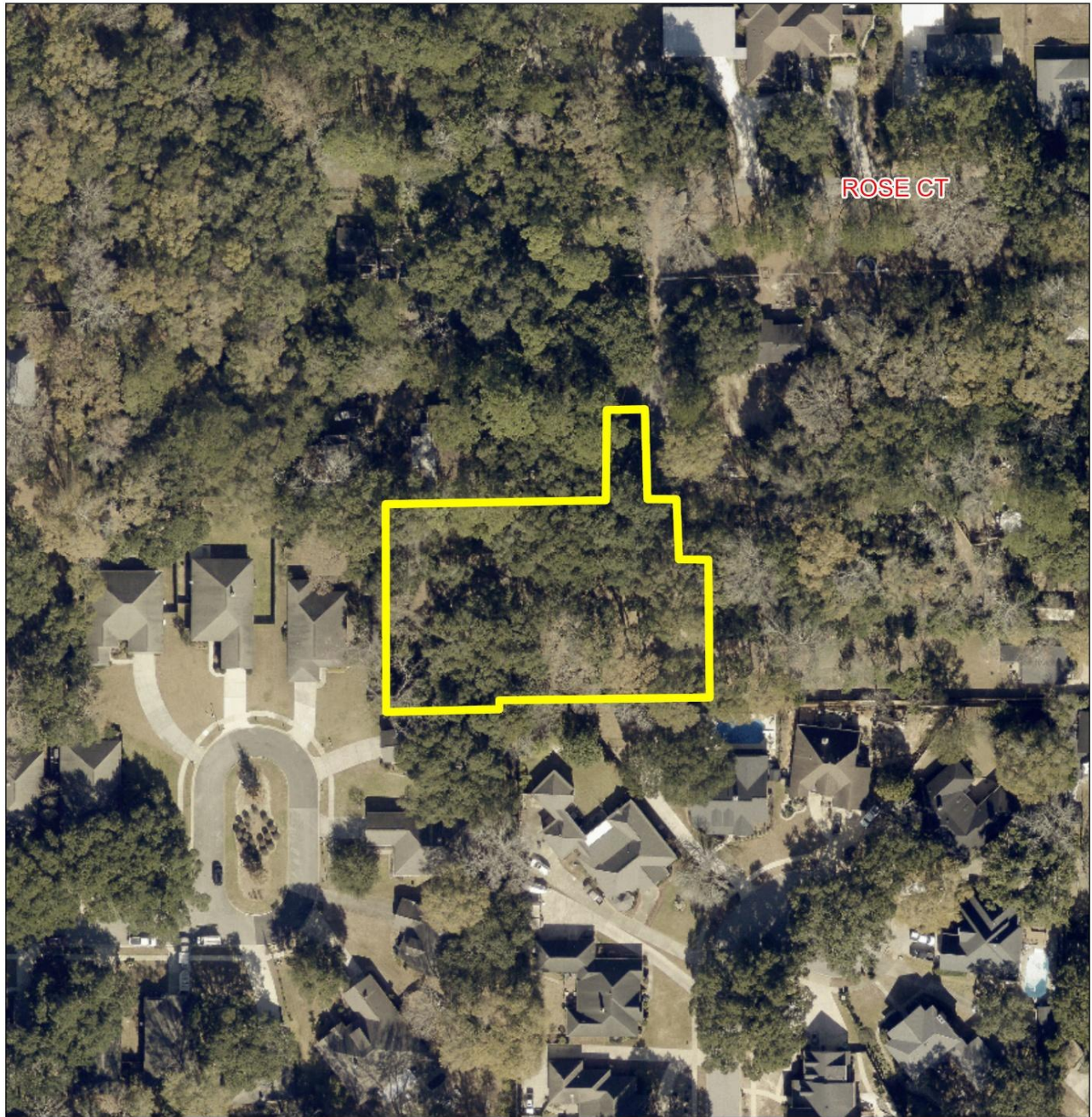
Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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ANNIE'S PLACE SUBDIVISION



APPLICATION NUMBER 8 DATE July 16, 2026

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SITE HISTORY

The site was annexed into Mobile City limits in 1956.

The site is an undeveloped metes-and-bounds parcel.

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. Revise the subdivision boundary to dedicate ROW at the end of Rose Court. Coordinate with the Engineering Dept.
- C. Dedicate ROW along Rose Court for a turnaround (layout as approved by the City Engineer and Traffic Engineer) to the City of Mobile and list the amount of dedicated acreage (SF and acres).
- D. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOT 1 will receive the 5,000 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 the 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 9,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- E. Retain NOTES 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 one (1) legal lot of record from an existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The subject site abuts Rose Court, a minor street without curb and gutter improvements, which would typically require a 60-foot-wide right-of-way. The preliminary plat, however, depicts a 50-foot-wide right-of-way, which does not meet this standard. As such, the Final Plat should be revised to illustrate dedication of 30 feet from the centerline of Rose Court to allow for a 60-foot-wide right-of-way.

The lot exceeds the minimum 60-foot width requirement of Section 6.C.2.(b)(2) of the Subdivision Regulations for residential lots in the suburban sub-district.

Rose Court is a closed-end street, which requires dedication sufficient to provide a turnaround in compliance with Sections 6.C.3 and 6.C.9 of the Subdivision Regulations. The size of the turnaround is determined by the City Engineer in compliance with the most recently adopted International Fire Code and should be depicted on the Final Plat, if approved.

The size of the proposed lot is provided in square feet and acres, and exceeds the minimum required, 7,200 square feet in an R-1 Suburban District. If approved, the lot size should be retained in square feet and acres on the Final Plat, adjusted for any required dedication.

The design of the proposed lot is irregular which is generally discouraged by Section 6.C.9 of the Subdivision Regulations. However, the lot has existed for some time in this configuration making a waiver of Section 6.C.9 appropriate.

The preliminary plat submitted does not depict any front yard setbacks. If approved, the Final Plat should be revised to depict a 25-foot front yard setback along Rose Court, in compliance with Section 64-2-5.E. of the Unified Development Code and Section 6.C.8 of the Subdivision Regulations, adjusted for any required dedication.

SUBDIVISION CONSIDERATIONS

Standards of Review:

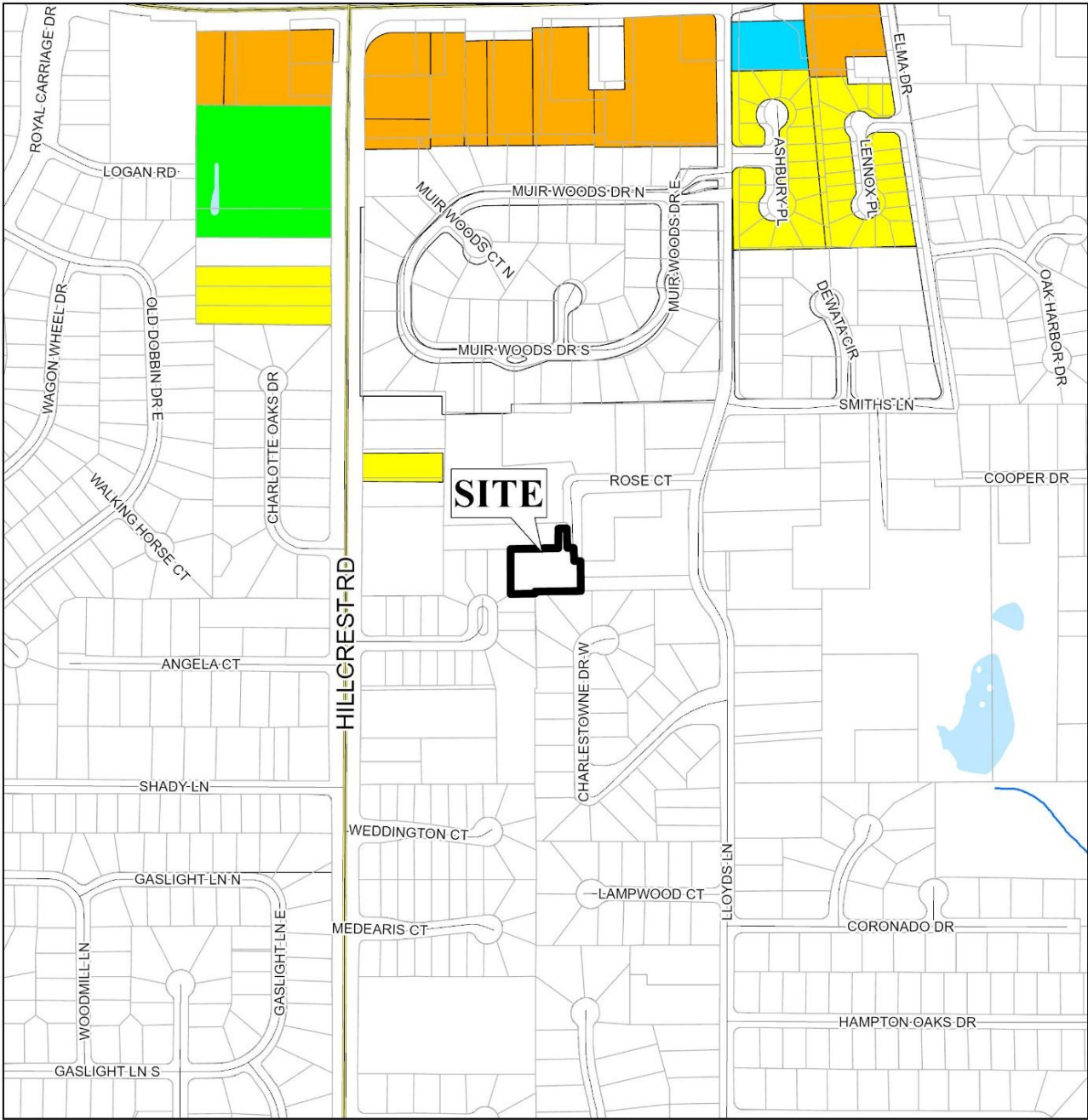
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request a waiver of Section 6.C.9 of the Subdivision Regulations will be required (for irregularly shaped lots), and the following conditions could apply:

1. Revision of the Final Plat to depict dedication along Rose Court to provide a 60-foot right-of-way width;
2. Revision of the Final Plat to depict dedication sufficient to provide a turnaround at the terminus of Rose Court, in compliance with Section 6.C.3 and 6.C.9 of the Subdivision Regulations, and as approved by the City Engineer;
3. Retention of the lot's size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Revision of the Final Plat to depict a 25-foot front yard setback line along Rose Court, adjusted for any required dedication;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report;
8. Compliance with all Fire Department comments noted in this staff report; and
9. Full compliance with all other codes and ordinances.

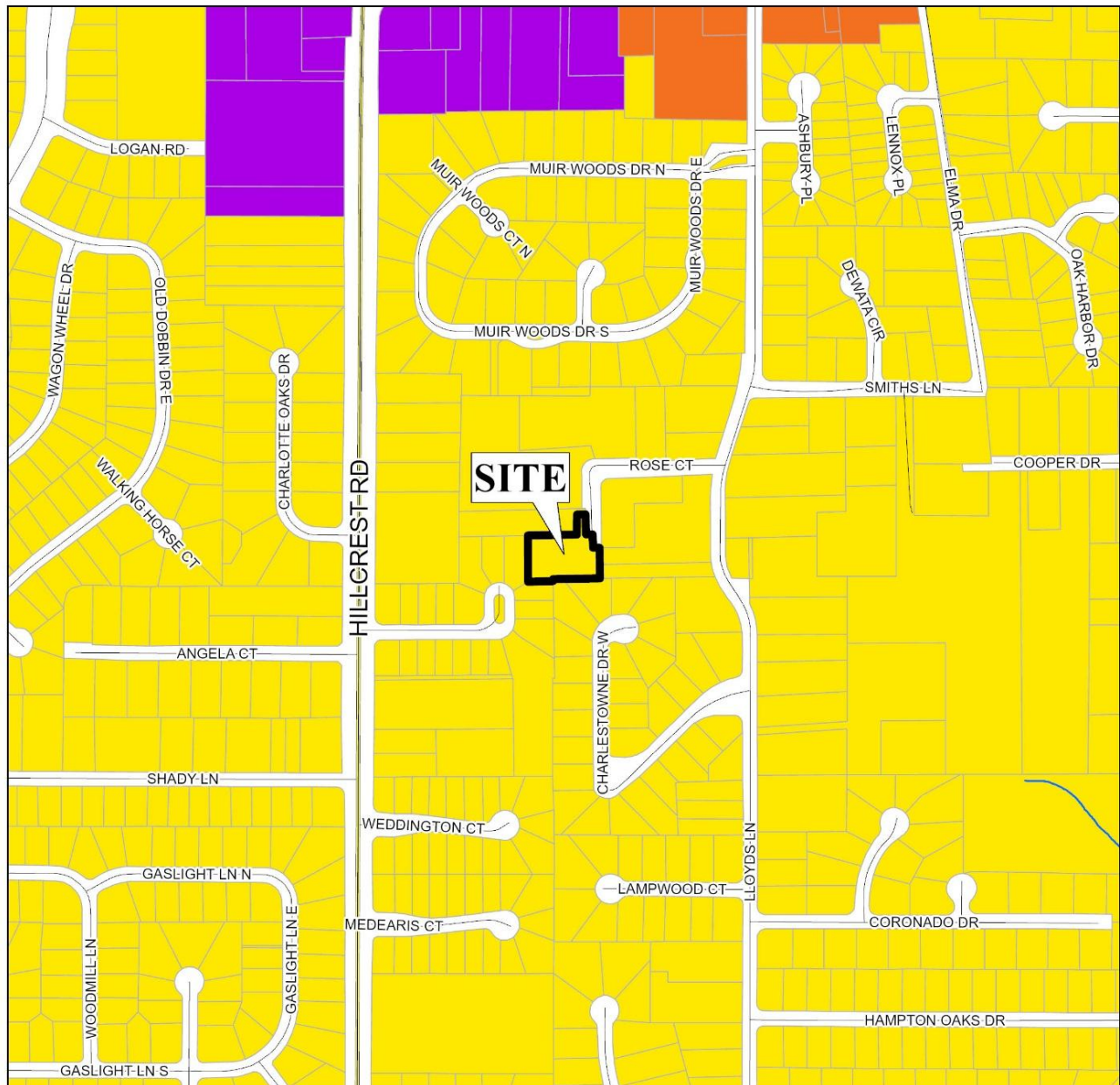
LOCATOR ZONING MAP



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APPLICANT Annie's Place Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



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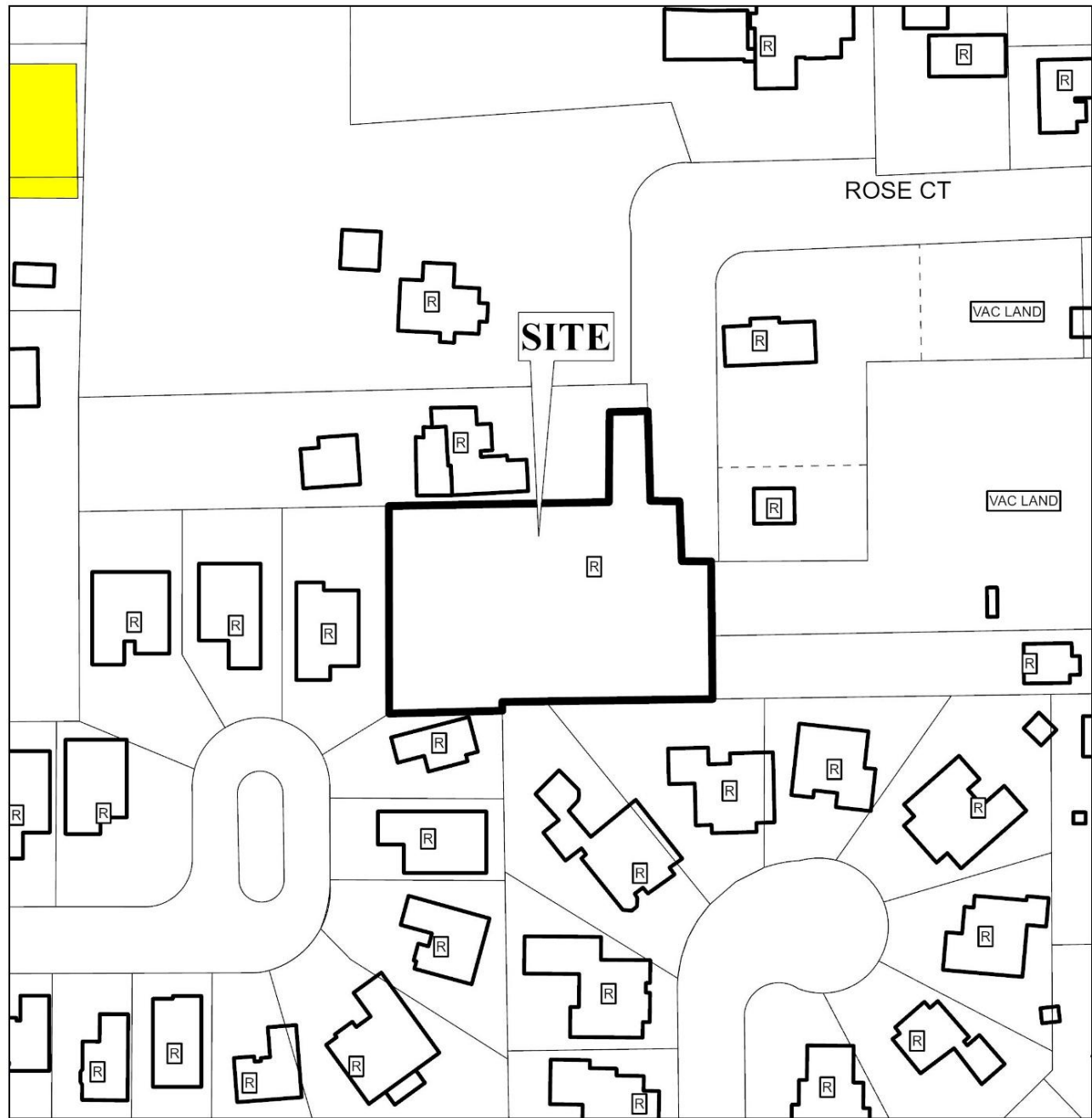
APPLICANT Annie's Place Subdivision

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 | |



ANNIE'S PLACE SUBDIVISION

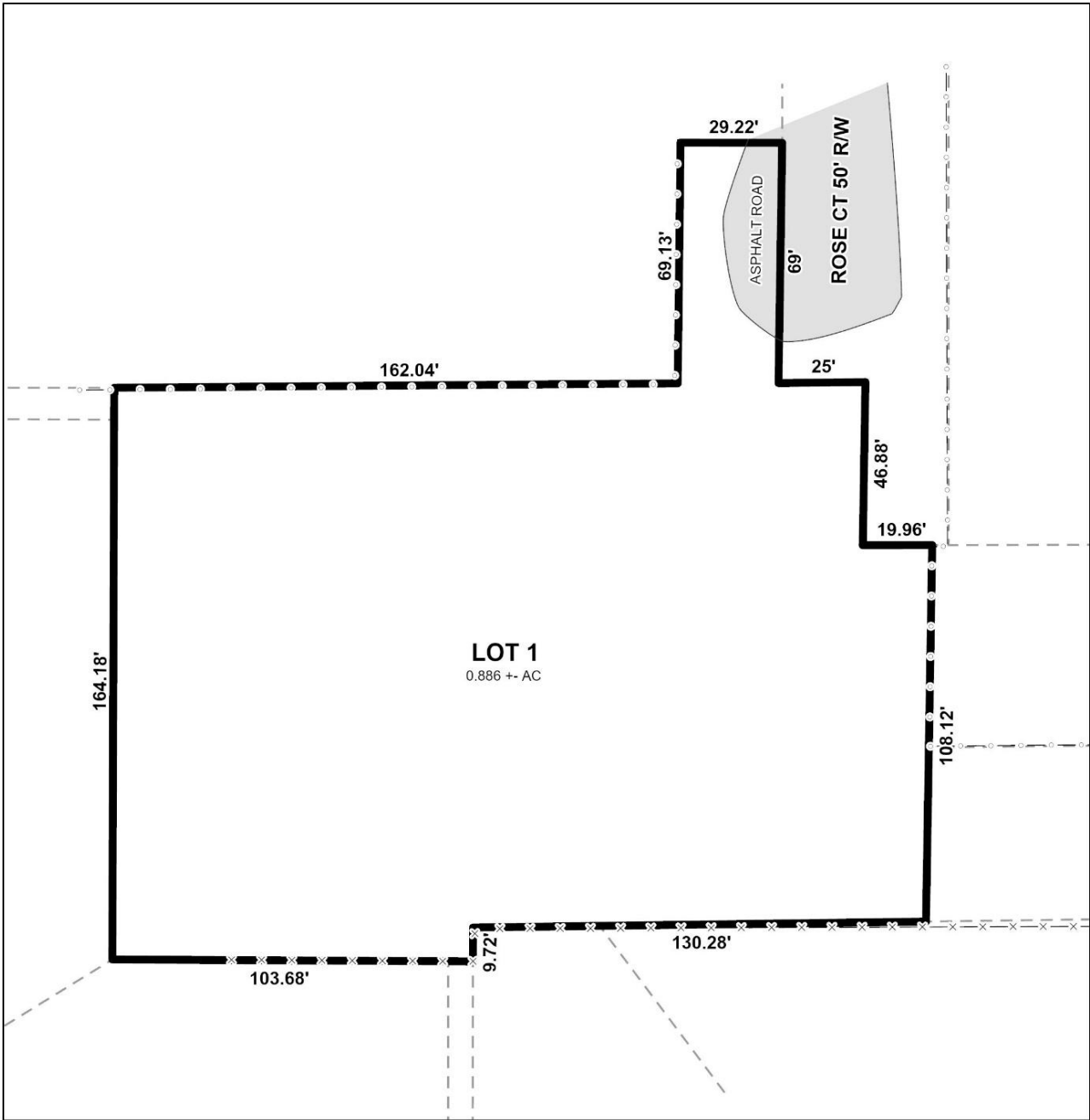


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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APPLICANT Annie's Place 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

[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

