



Agenda Item # 8

SUB-003849-2026 & SUB-SW-003850-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Sidewalk Waiver](#)

DETAILS

Location:

2770 Government Boulevard

Subdivision Name:

Roote Subdivision

Applicant / Agent:

TowerCo, LLC (Baker Donelson Law Firm, Agent)

Property Owners:

Cassie H. Roote

Current Zoning:

B-2, Neighborhood 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:

- Subdivision approval to create one (1) legal lot of record.
- Waive construction of sidewalks along Government Boulevard.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions; and
2. Sidewalk Waiver.

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PLANNING COMMISSION

VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units, as well as vacant land.

APPLICATION NUMBER	8	DATE	September 17, 2026
APPLICANT	Roote Subdivision		
REQUEST	Subdivision, Sidewalk Waiver		



SITE HISTORY

At its August 3, 2026, meeting, the Board of Zoning Adjustment granted the subject site a Special Exception and Setback, Access, Surfacing, Tree Planting and Landscape Area, Height, and Camouflage Variances to allow a telecommunications facility within a B-2, Neighborhood Business Suburban District. The approvals allow reduced setbacks, reduced driveway width, gravel surfacing, reduced tree planting and landscape area, a maximum height of 150 feet, and no camouflage. Both approvals were granted subject to the submittal and completion of the Subdivision process.

There have been no other Planning Commission or Board of Zoning Adjustment applications associated with the subject site.

STAFF COMMENTS

Engineering Comments:

Subdivision:

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. Remove the County Engineer's signature block from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- C. Add the street name extension (i.e. St., Ave., Dr.) to each of the street names in the vicinity map.
- D. Revise the LOT Designation from LOT 1, BLOCK 1) to LOT 1 or LOT A.
- E. Add a signature block for the Mobile City Planning Commission, Traffic Engineer, and City Engineer.
- F. Delete the FLOODPLAIN DEVELOPMENT NOTE. That appears to be applicable to Mobile County subdivisions. It is not required within the city limits.
- G. Add a note - As shown on the 1984 aerial photo LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- H. Add a note - A Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- I. Add a note - the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- J. Add a note - sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- K. Add a note - all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- L. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
- M. 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.

Sidewalk Waiver:

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 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:

Subdivision

The purpose of this application 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, and the proposed lot meets the minimum area requirements of the Subdivision Regulations.

The applicant's narrative is available via the link provided on the first page of this report.

The site has frontage on Government Boulevard, an Alabama Department of Transportation (ALDOT)-controlled right-of-way, and a principle arterial street that should have a 250-foot-wide right-of-way. The preliminary plat submitted depicts the right-of-way as varying, therefore, if approved, the plat should be revised to either depict that there is an existing right-of-way of 125-feet to the centerline from the subject site, or provide such dedication.

The proposed lot has approximately 20 feet of street frontage. Section 6.C.2.(b)(4) of the Subdivision Regulations requires newly platted commercial lots in a Suburban sub-district to have a minimum of 60 feet of street frontage. Therefore, if approved, a waiver of Section 6.C.2.(b)(4) of the Subdivision Regulations will be required.

The preliminary plat illustrates the required 25-foot minimum front yard setback along the entire frontage. However, it appears that the setback is not depicted accurately, as it increases to over 53-feet from the east property line. If approved, the front setback should be revised to accurately be depicted at 25 feet across the entire property frontage.

The preliminary plat indicates the proposed lot size in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted for any dedication required.

Sidewalk Waiver

The applicant requests a waiver of the requirement to construct a sidewalk along Government Boulevard. There are no existing sidewalks in the area along Government Boulevard.

The applicant's narrative is available via the link provided on the first page of this report.

In support of the waiver request, the applicant states that a sidewalk at the subject site would not connect to any existing pedestrian network, transit stops, or public paths, making it functionally useless. No cross-sections of the topography were provided to illustrate that a sidewalk would be undesirable.

Engineering staff have indicated that sufficient space appears to exist either within the right-of-way or on the subject property to accommodate a sidewalk, which could be permitted through the right-of-way permit process.

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, a waiver of Section 6.C.2.(b)(4) of the Subdivision Regulations will be required (for substandard lot width), and the following conditions could apply:

1. Either dedication to provide 125 feet to the centerline along Government Boulevard or illustration that such right-of-way currently exists;
2. 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 dedication;
3. Revision of the plat to accurately depict the 25-foot minimum front yard setback line along the entire frontage;
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.

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.

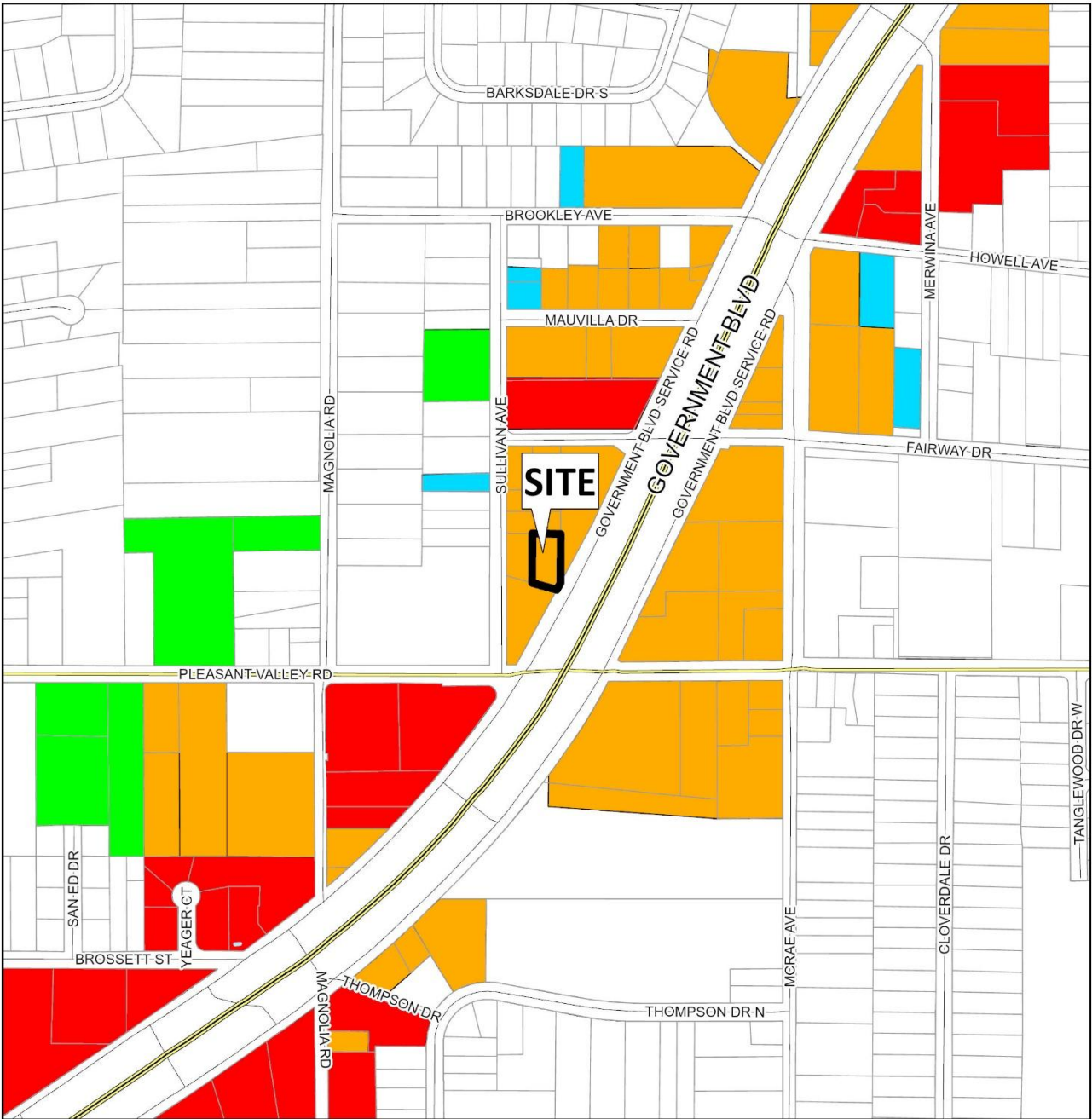
Sidewalks are typically encouraged, even in industrial developments, although the appropriateness of sidewalks should also take into account the existing infrastructure in the area, i.e., does the construction of the existing roadway safely allow for a sidewalk to be utilized.

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, as well as connectivity to existing sidewalks and future sidewalks; and
3. Engineering comments, which indicate that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

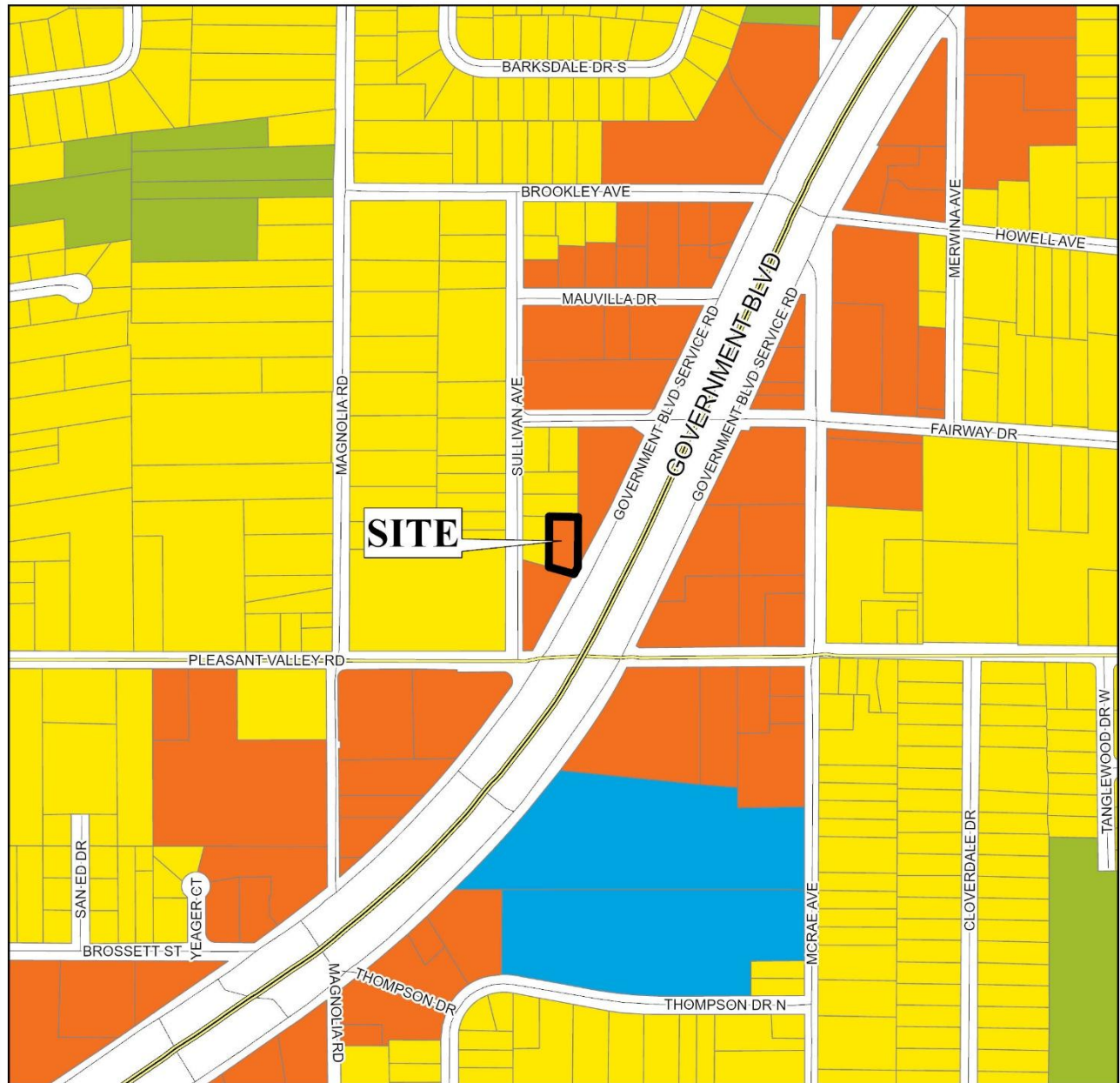
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE September 17, 2026

APPLICANT Roote Subdivision

REQUEST Subdivision, 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

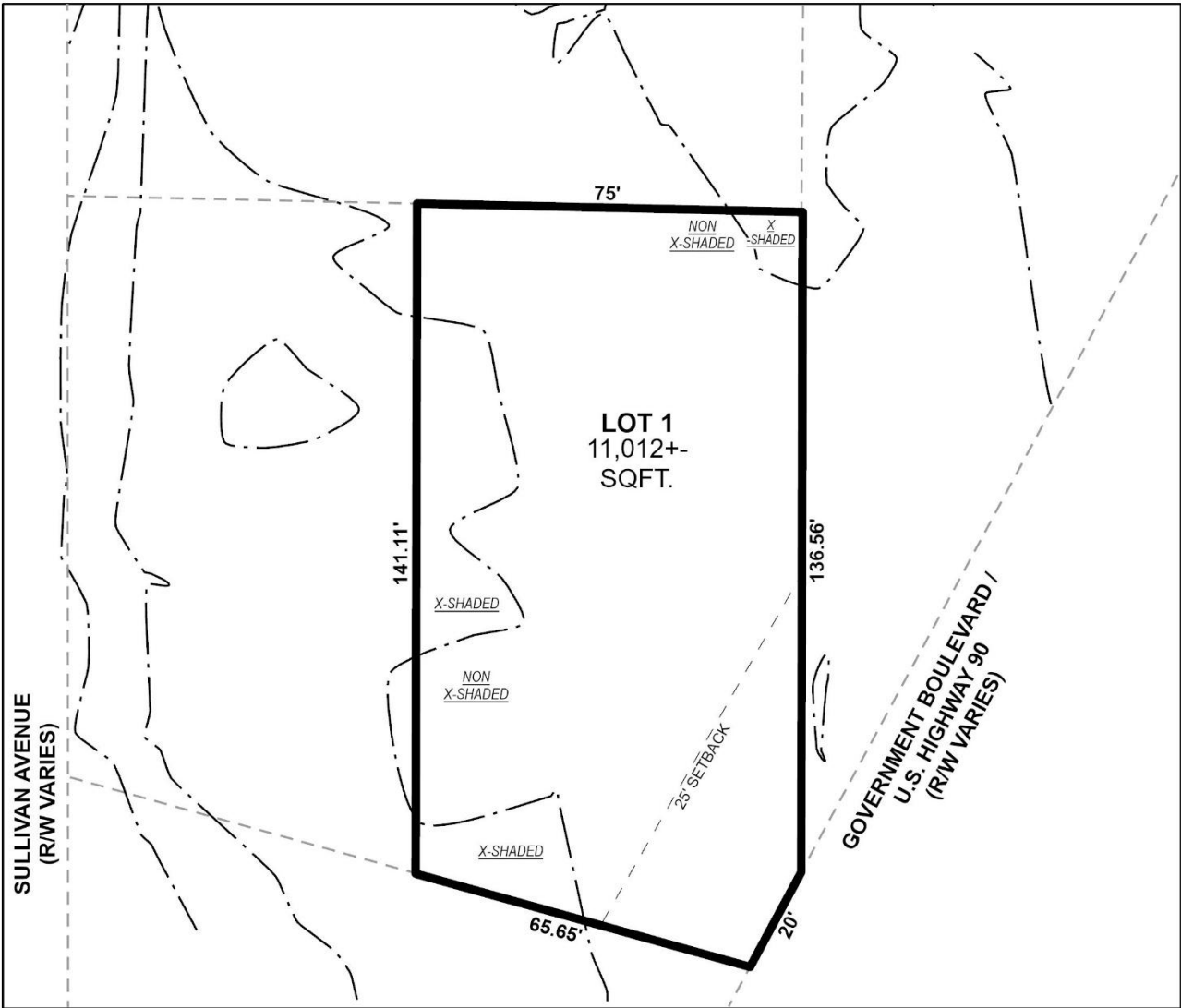


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

SITE PLAN



The site plan illustrates proposed lot subdivision and drainage features of the surrounding landscape.

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NTS

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]

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

