



Agenda Item # 8

SUB-003811-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5654 U.S. Highway 90 West

Subdivision Name:

Tread Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owner(s):

Tread Properties, LLC

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:

- Subdivision approval to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

Commission Considerations

1. Subdivision proposal with nine (9) conditions.

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TREAD SUBDIVISION



APPLICATION NUMBER 8 DATE August 20, 2026



SITE HISTORY

The site is developed as an automotive service station comprised of a metes-and-bounds parcel.

The site was annexed into Mobile City limits in 2008.

Rezoning of the property from R-1, Single Family Residential , to B-3, Community Business District, was adopted by the City Council on February 18, 2009, as part of the annexation process.

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 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile and list the amount of dedicated acreage in SF and ACRE.
- C. Revise NOTES #7 to read "As shown on the aerial photos LOTS 1 - 2 share the 51,500 sf of historical credit of existing impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 36,500 sf, and LOT 2 – 15,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. Retain NOTES 1 - 5.
- E. 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 ALDOT (where applicable) 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:

The purpose of this request is to create two (2) legal lots of record from an existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The subject site has frontage along U.S. Highway 90 West and I-10 Industrial Parkway. U.S. Highway 90 West is a Principal Arterial street requiring 180-foot-wide right-of-way at this location, and I-10 Industrial Parkway is a minor street with curb and gutter improvements requiring a 60-foot-wide right-of-way. The preliminary plat depicts sufficient right-of-way along both streets, making additional dedication unnecessary. This information should be retained on the Final Plat, if approved.

As proposed, Lot 1 is a corner lot requiring a 25-foot corner radius. As such, if approved, the Final Plat should be revised to illustrate dedication sufficient to provide a 25-foot corner radius where U.S. Highway 90 West and I-10 Industrial Parkway intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

Both lots exceed the 60-foot minimum width requirement of Section 6.C.2(b)(4) of the Subdivision Regulations for commercial lots.

The lot sizes for both proposed lots are provided in square feet and acres on the preliminary plat and exceed the minimum required 7,200 square feet in the B-3 Suburban District. If approved, the lot sizes should be retained in both square feet and acres on the Final Plat, adjusted as necessary to account for any required dedication.

A 25-foot front yard setback is illustrated along U.S. Highway 90 West and I-10 Industrial Parkway in compliance with Section 64-2-14.E. of the Unified Development Code and Section 6.C.8 of the Subdivision Regulations. This information should be retained on the Final Plat, if approved, adjusted for any required dedication.

SUBDIVISION CONSIDERATIONS

Standards of Review:

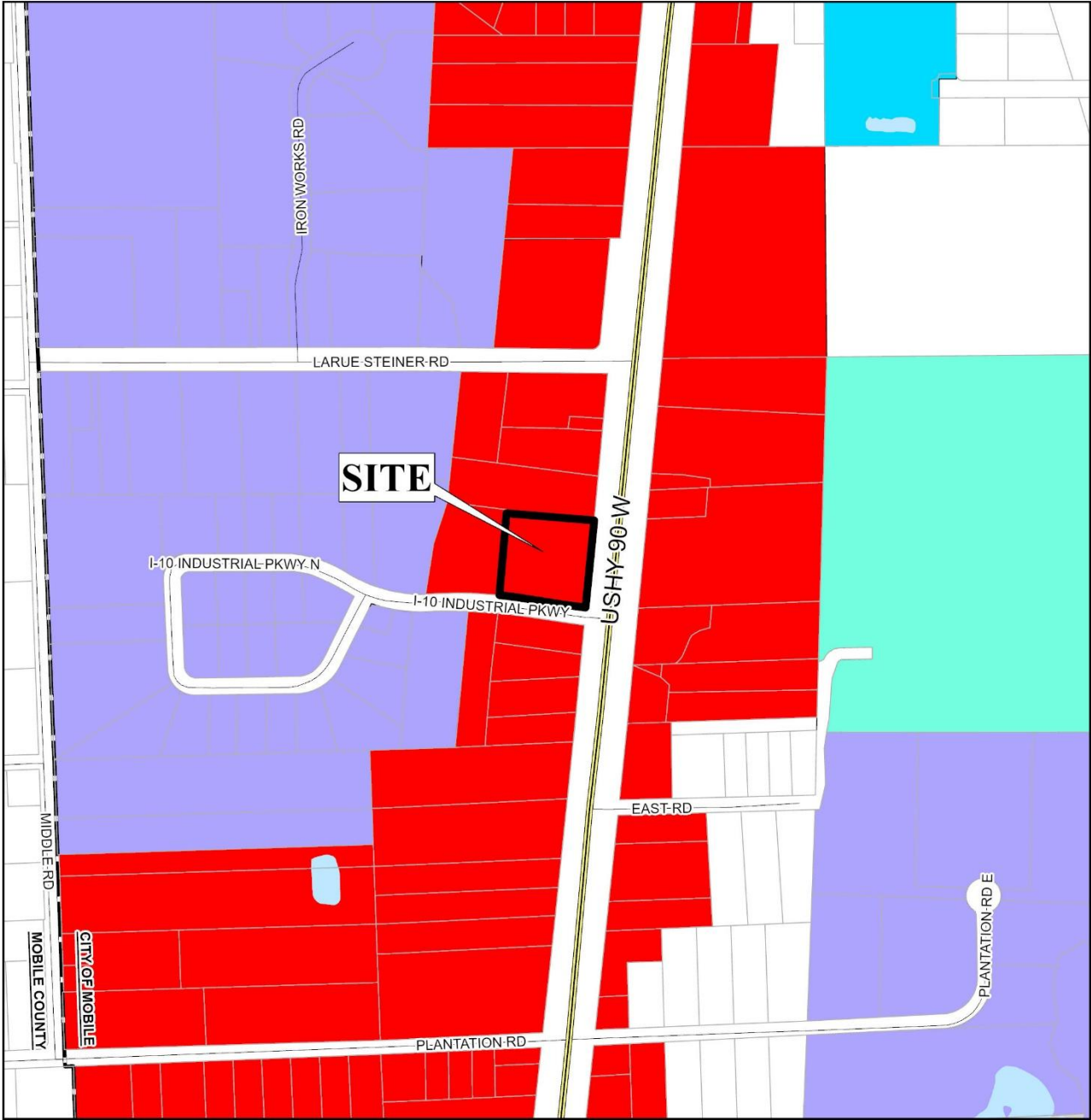
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request the following conditions could apply:

1. Retention of the 180-foot-wide right-of-way along U.S. Highway 90 West and the 60-foot-wide right-of-way along I-10 Industrial Parkway on the Final Plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of U.S. Highway 90 West and I-10 Industrial Parkway unless a waiver of 6.C.6. is recommended by the City Engineer and Traffic Engineer;
3. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
4. Retention of the 25-foot setback along U.S. Highway 90 West and I-10 Industrial Parkway in compliance with Section 64-2-14. E. of the Unified Development Code and Section 6.C.8 of the Subdivision Regulations 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.

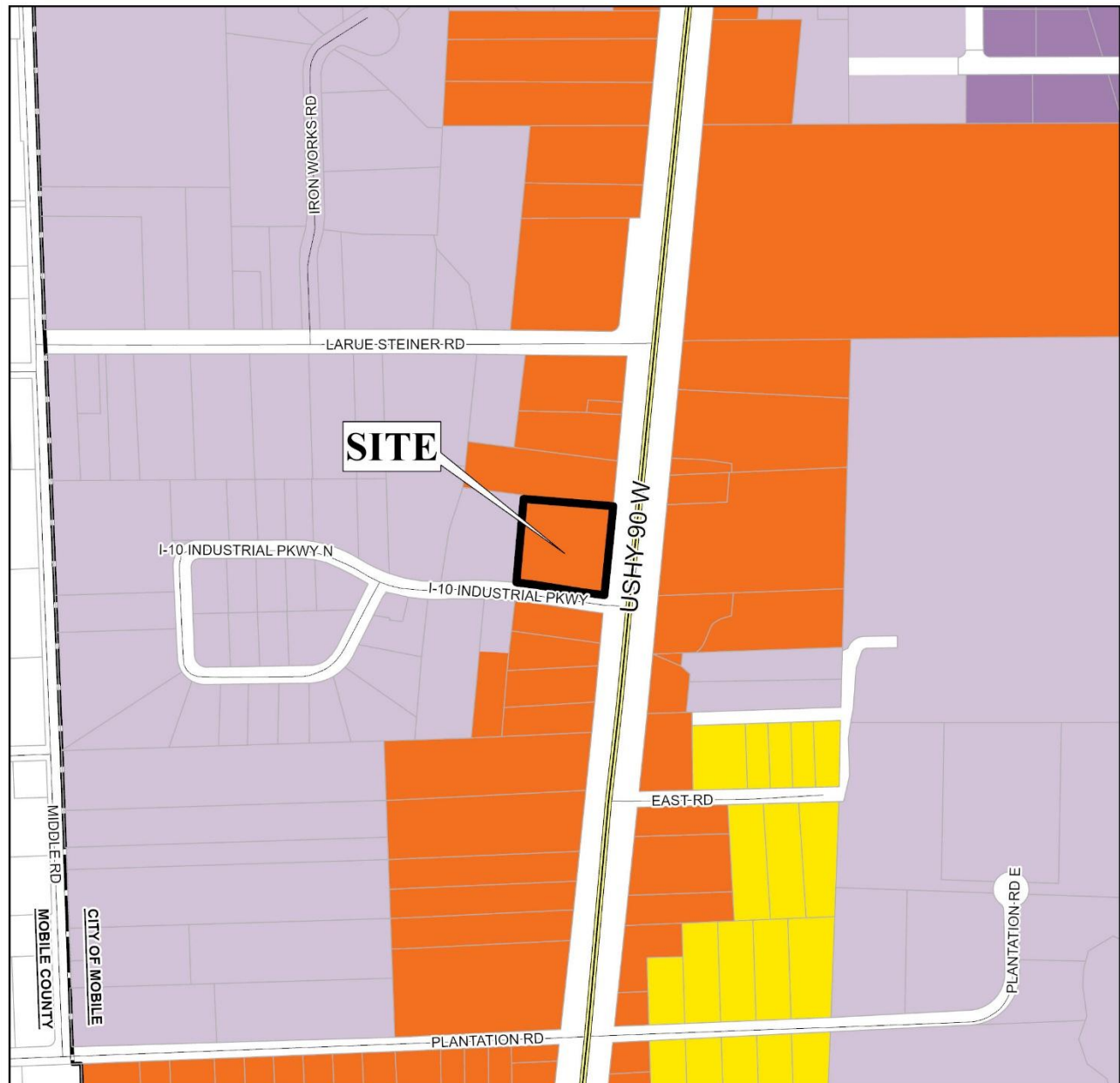
LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE August 20, 2026
APPLICANT Tread Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



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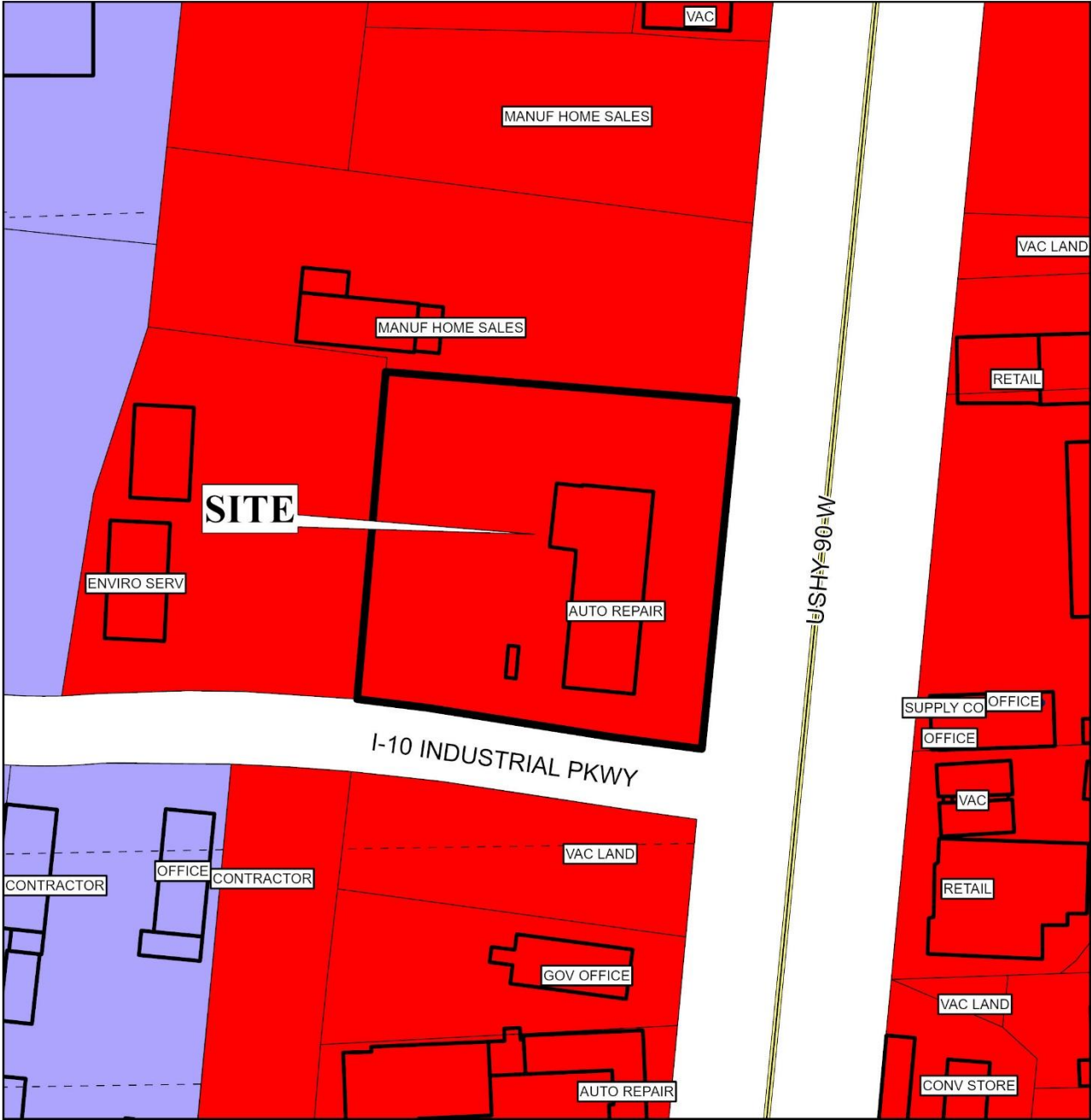
APPLICANT Tread Subdivision

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 | |



TREAD SUBDIVISION

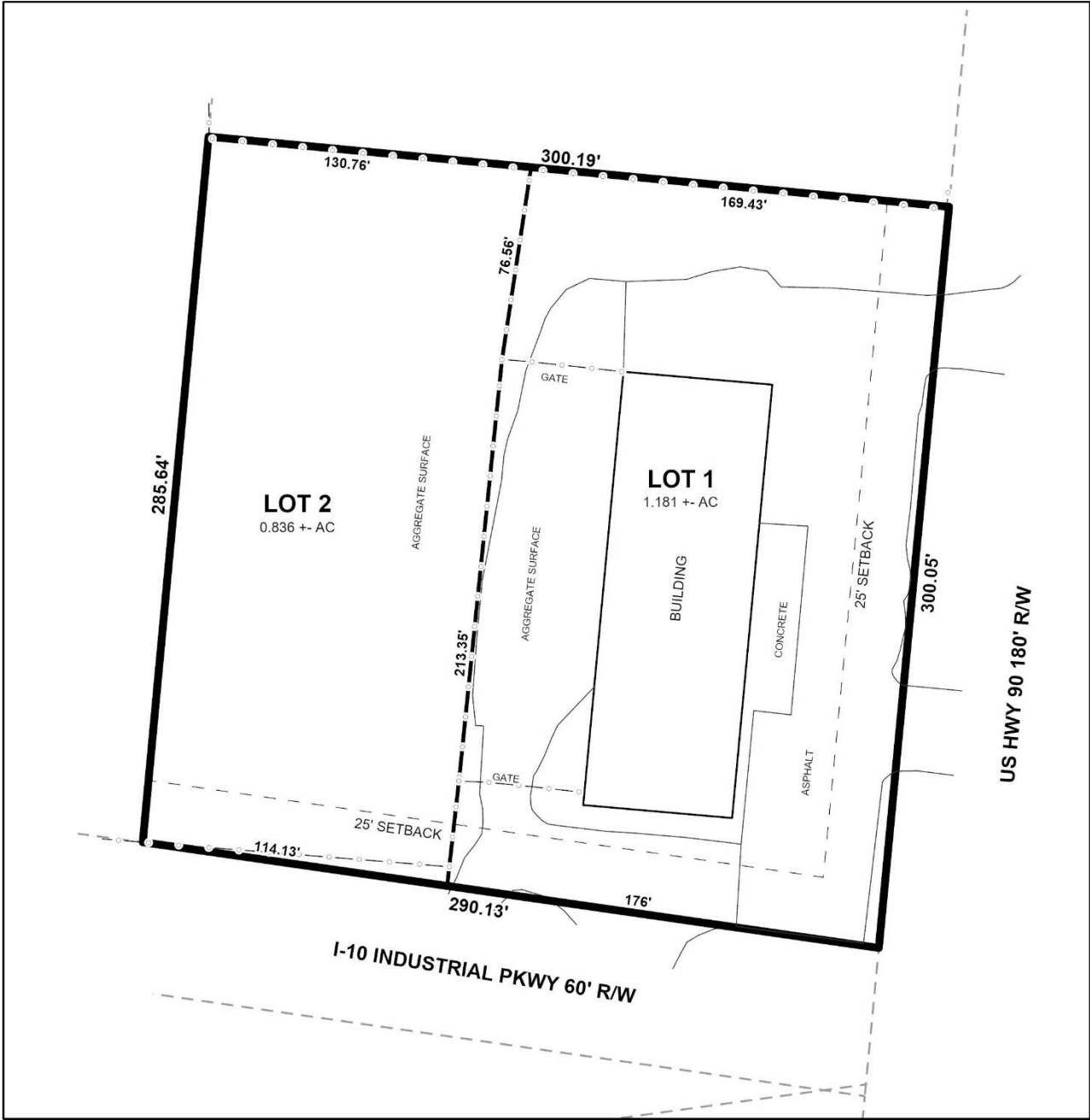


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 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



DETAIL SITE PLAN



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APPLICANT Tread 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.

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

