



Agenda Item # 9

SUB-003783-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

Northwest corner of Elmira Street and Chatham Street

Subdivision Name:

Corsey-Singleton Estates at Oakleigh Subdivision

Applicant / Agent:

Devin Singleton Blakely

Property Owner(s):

Devin Singleton Blakely

Current Zoning:

R-1, Single-Family Residential Urban District

Future Land Use:

Mixed 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.

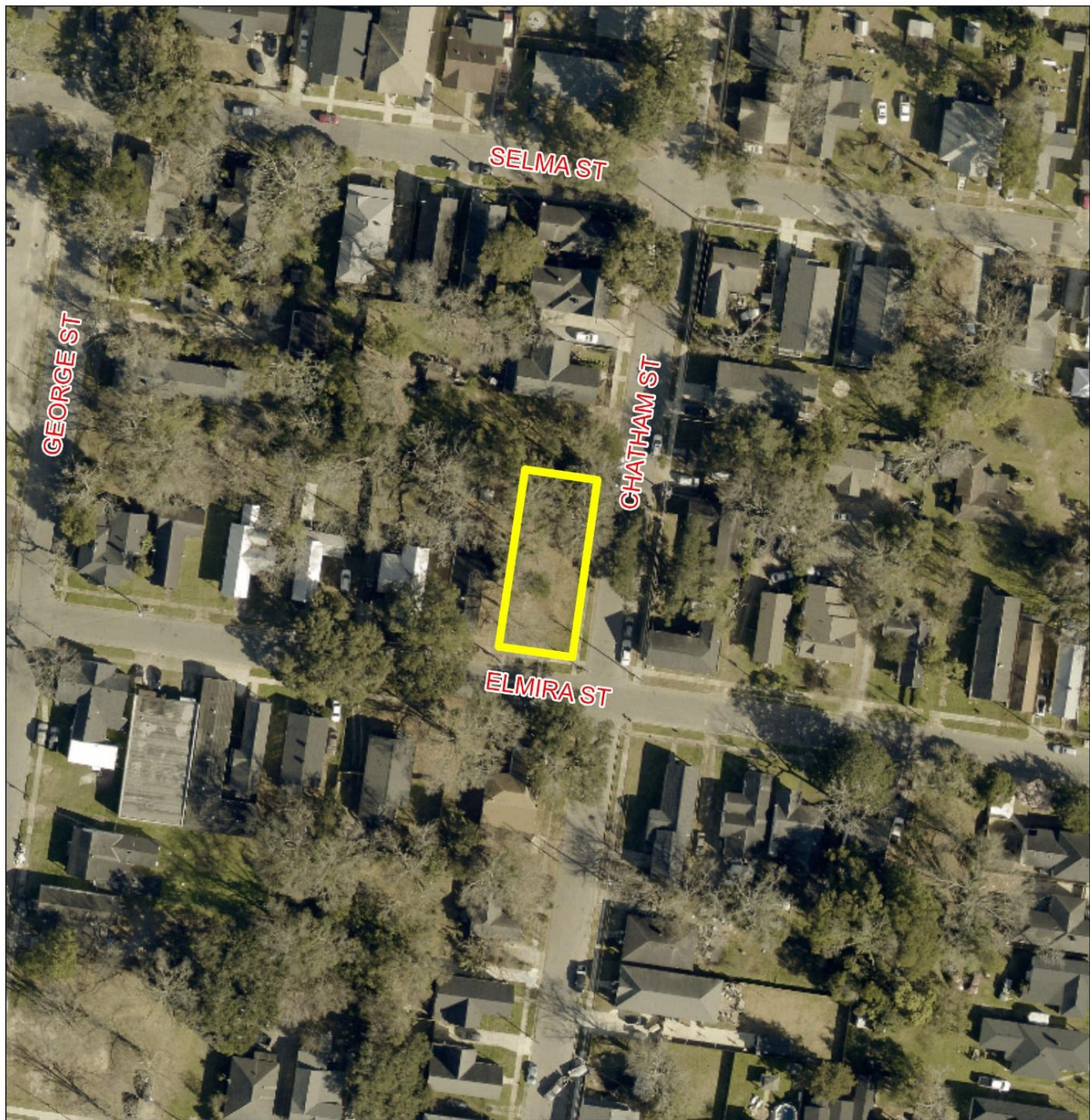
Commission Considerations

1. Subdivision proposal with nine (9) conditions.

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CORSEY-SINGLETON ESTATES AT OAKLEIGH SUBDIVISION



APPLICATION NUMBER 9 DATE July 16, 2026



SITE HISTORY

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

Rezoning of the property from R-3, Multi-Family Residential , to R-1, Single-Family Residential, was adopted by the City Council on July 21, 1992, as part of the Oakleigh Garden District Zoning study.

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 NOTES #13 to read - As shown on the 1984 aerial photo LOT 1 will receive the 1,500 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 – 5,500 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain NOTES 6 – 8, 13, and 15.
- 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.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 has frontage along Elmira Street and Chatham Street, both minor streets with curb and gutter improvements, each requiring a 50-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 Elmira Street and Chatham Street intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

The lot size is provided in square feet and acres on the preliminary plat and exceeds the minimum required 6,000 square feet in an R-1 Urban District. If approved, the lot size should be retained in square feet and acres on the Final Plat, adjusted for any required dedication.

The proposed lot is 50.65 feet wide and exceeds the minimum required 50-foot width for residential lots in the Urban sub-district.

The site is located in the Oakleigh Garden Historic District Overlay (HDO), where front yard setbacks are required to be consistent with those structures located on the same side of the street within 150 feet of the proposed building site, measured in both directions and exclusive of right-of-way. Because front yard setbacks within the HDO are determined by the surrounding development, a note should be placed on the Final Plat stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code, including the front yard dimensional standard applicable within the Historic District overlay.

Finally, approvals from the Historic Department/Architectural Review Board are required prior to the issuance of any development permits.

SUBDIVISION CONSIDERATIONS

Standards of Review:

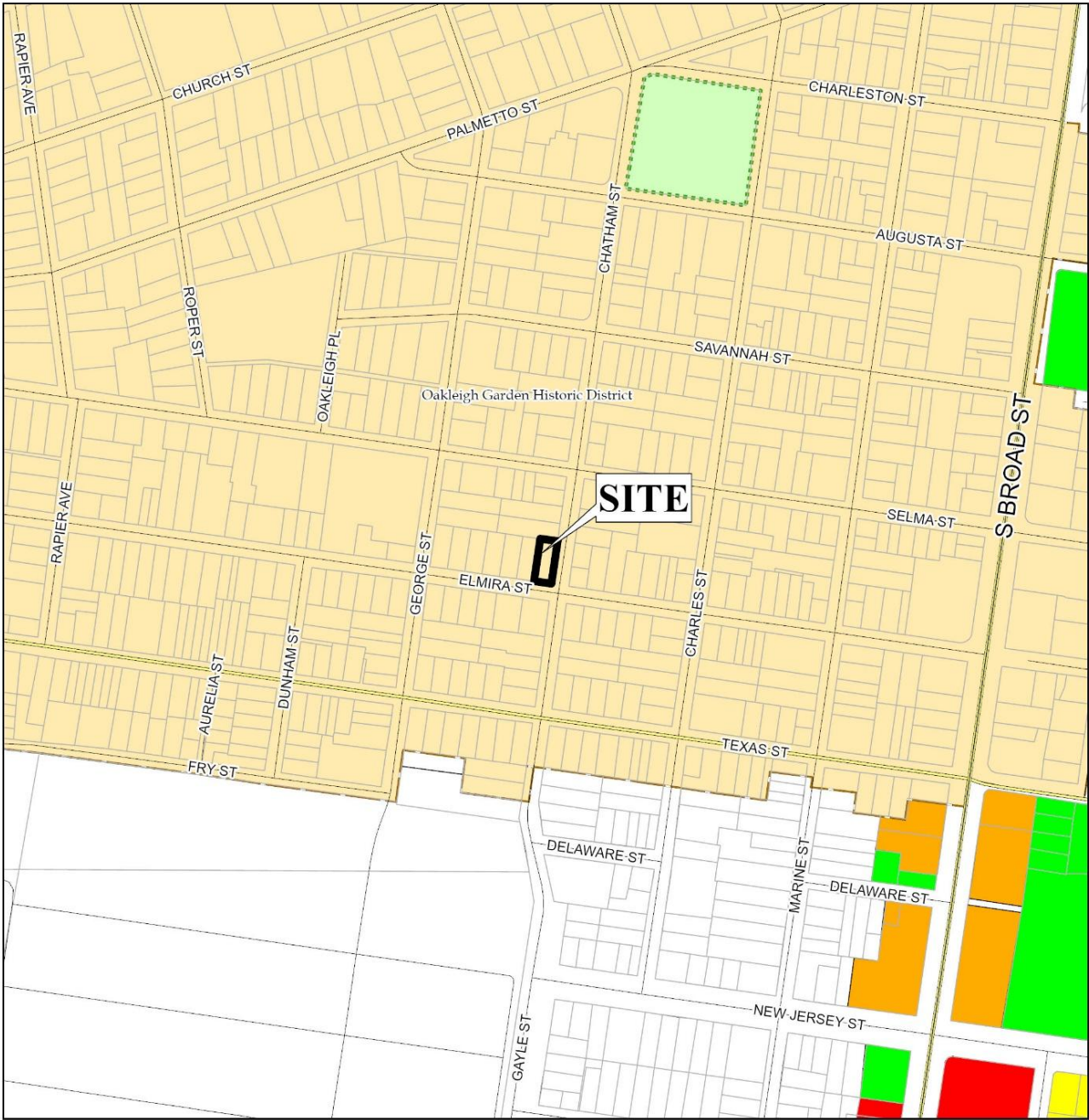
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 50-foot-wide rights-of-way along Chatham Street and Elmire Street on the Final Plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of Elmira Street and Chatham Street unless a waiver of 6.C.6. is recommended by the City Engineer and Traffic Engineer;
3. Retention of the lot's size in square feet and acres on the Final Plat;
4. Revision of the Final Plat to add a note stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code, including the front yard dimensional standard applicable within the Historic District Overlay;
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



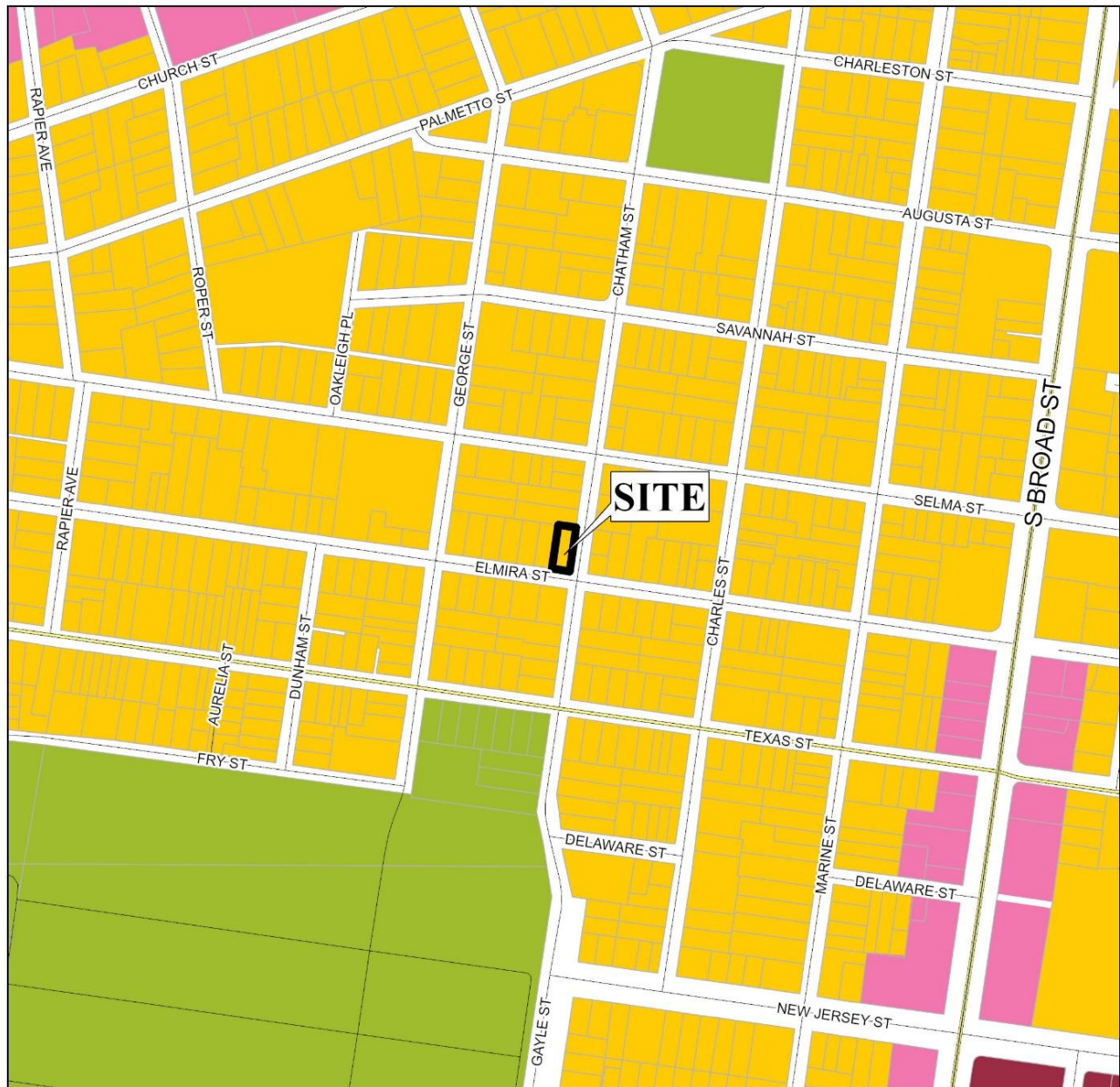
APPLICATION NUMBER 9 DATE July 16, 2026

APPLICANT Corsey-Singleton Estates at Oakleigh Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE July 16, 2026

APPLICANT Corsey-Singleton Estates at Oakleigh 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 | |



CORSEY-SINGLETON ESTATES AT OAKLEIGH SUBDIVISION

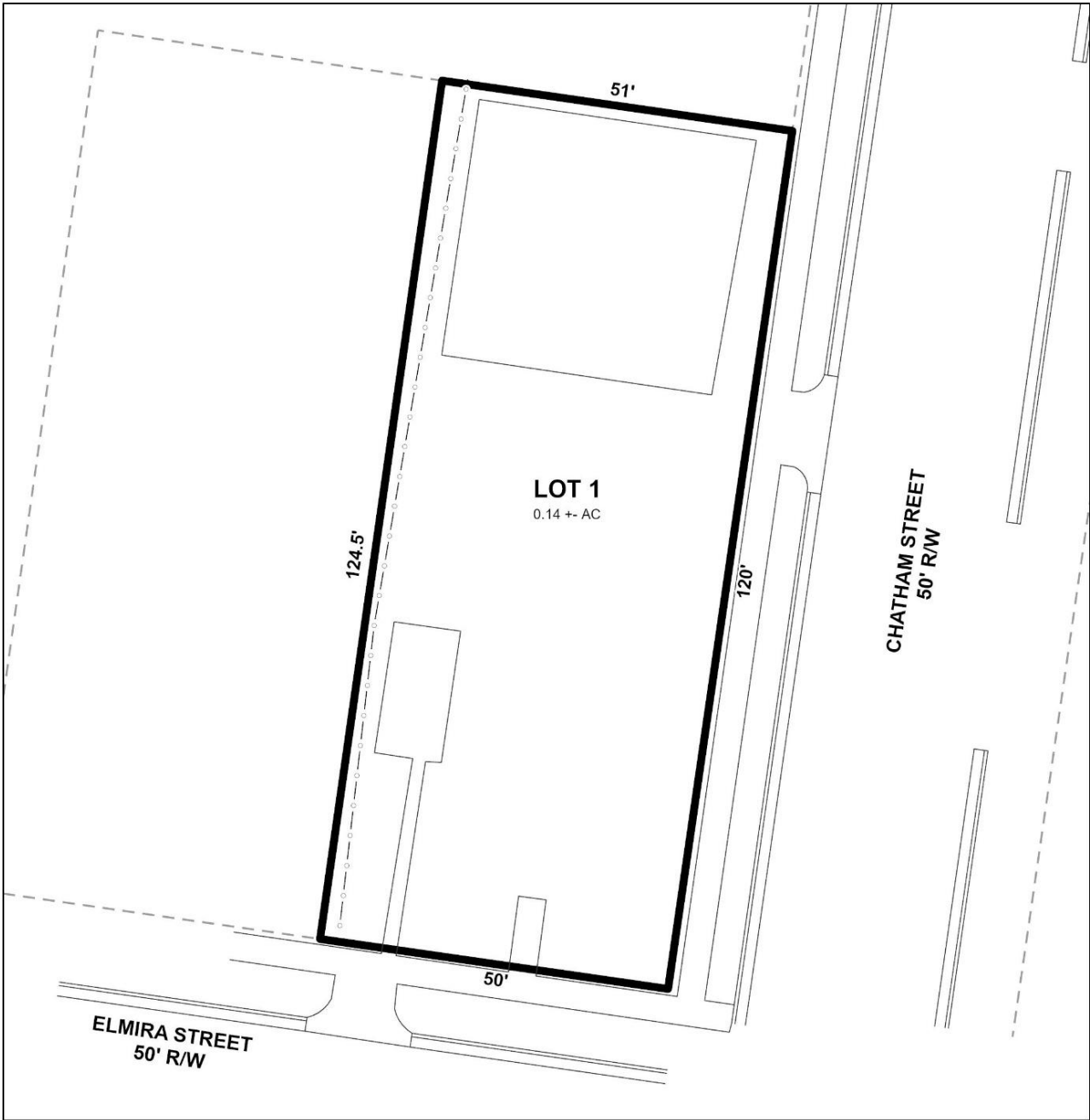


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE July 16, 2026

APPLICANT Corsey-Singleton Estates at Oakleigh 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]

Residential Land Use Areas

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

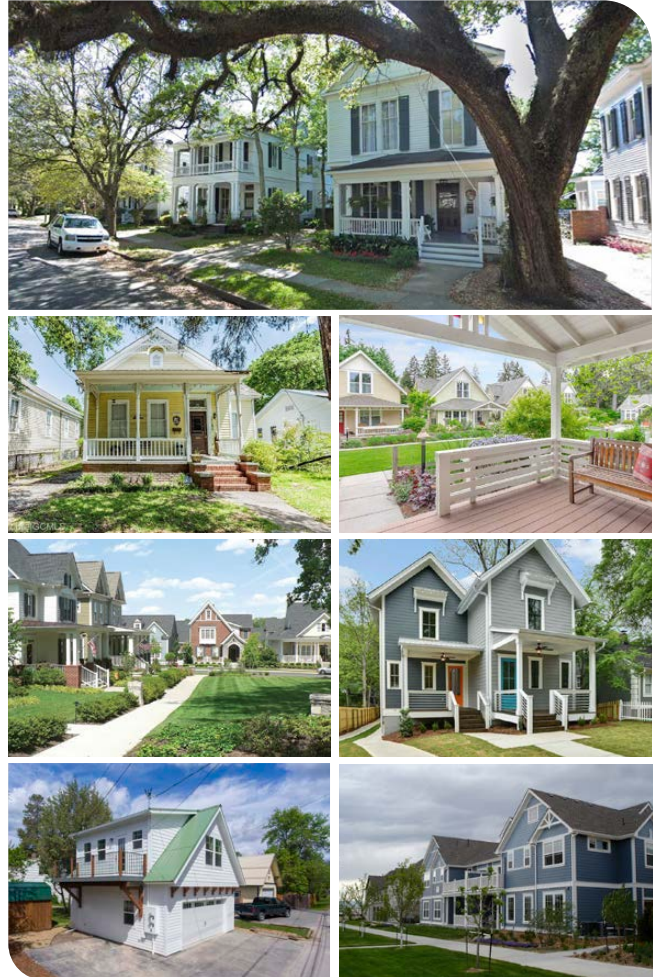
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl