Planning Commission
February 19, 2026

Agenda Item # 9
SUB-003594-2025

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

Applicant Materials for Consideration

DETAILS

Location:
5070 Old Shell Road

Subdivision Name:
The Cottages at Spring Hill Subdivision

Applicant:
195, LLC

Property Owner:
Mahin Ghavamian

Current Zoning:
R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay

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 six (6) legal lots of record from one (1) existing legal lot of record.

Commission Considerations:
1. Subdivision proposal with thirteen (13) conditions.

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THE COTTAGES AT SPRING HILL SUBDIVISION

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SITE HISTORY

The subject site was annexed into the City in 1956.

The site was recorded in Probate Court in 1943 as part of the Country Club Village Subdivision.

With the adoption of the Zoning Ordinance in 1967, the site was assigned an R-1, Single-Family Residential District zoning classification.

In August 2017, the site was before the Board of Zoning Adjustment for consideration to be used as off-site parking for a restaurant developed at 5054 Old Shell Road, which was denied.

The site was most recently before the Planning Commission at its December 18, 2025, meeting with a six (6) lot Subdivision application, similar to the current application, where the Subdivision failed to be approved.

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. Check the proposed Subdivision Name. The application indicates SPRING HILL COTTAGES, and the drawing indicates COTTAGES AT SPRING HILL.
C. The PLAT submitted is listed as SHEET NO 1 of 2. Provide a copy of SHEET 2 for review.
D. The area labeled 20' ALLEY must be relabeled as a COMMON AREA or ACCESS EASEMENT.
E. SURVEY NOTES #2 - correct the address in - from "…570…" to "…5070…"
F. As shown on the 1984 aerial photo LOTS 1 - 6 will share the 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 665 SF, LOT 2 - 665 SF, LOT 3 - 665 SF, LOT 4 - 665 SF, LOT 5 - 665 SF, and LOT 6 - 665 SF. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
G. Without a common detention area each LOT owner will be required to provide and maintain their own detention pond.
H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
I. Add a note that 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.
J. Add a note that 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.
K. Add a note that 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.
L. Add a note that 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.
M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.

N. 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 access will be limited to the shown alleyway. 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 six (6) legal lots of record from one (1) existing legal lot of record. The site is served by public water and sanitary sewer services. As the site is located in the Neighborhood General sub-district of the Spring Hill Overlay (SHO), the Subdivision will be considered with those criteria.

The site has frontage along Old Shell Road, Parkway Street East, East Border Drive, and an alley. Old Shell Road is a minor arterial street in this area and, as such, should have a right-of-way width of 60 feet. It should be noted that

the preliminary plat depicts the right-of-way as varying; therefore, if approved, the Final Plat should be revised to clearly depict that a minimum of 30 feet exists between the subject site and the centerline of Old Shell Road.

Parkway Street East is a minor street without curb and gutter and, as such, should have a right-of-way width of 60feet. The preliminary plat submitted depicts the existing right-of-way as being 30 feet; therefore, dedication to provide 30 feet from the centerline of Parkway Street East should be required, if approved.

East Border Drive is a minor street without curb and gutter and, as such, should have a right-of-way width of 60 feet. The preliminary plat submitted depicts the existing right-of-way as being 50 feet; therefore, dedication to provide 30 feet from the centerline of East Border Drive should be required, if approved.

The alley has an existing, compliant 20-foot-wide right-of-way, which should be retained on the Final Plat, if approved. It should be noted that the SHO requires lots less than 65 feet in width to have a rear alley. Each of the proposed lots is less than 65 feet in width, and a new 20-foot-wide alley is proposed between the lots, thus complying with this requirement.

The proposed lots range in size from 3,360 square feet to 4,255 square feet. The lot size labels should be retained in both square feet and acres on the Final Plat, adjusted for any required dedication, if approved. The SHO does not have a minimum lot size; however, the SHO allows lots exceeding 4,000 square feet to have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance. As such, a note stating as much should be placed on the Final Plat, if approved.

It should be noted that the SHO limits all new structures to a maximum of three (3) stories tall. If approved, a note stating as much should be placed on the Final Plat.

The 25-foot maximum building setback line is not depicted along any of the street frontages. If approved, it should be depicted along all street frontages, adjusted for dedication. The 25-foot maximum building setback line is not required to be illustrated along the alleys.

It should be noted that the SHO allows for no required side yard setback and a five-foot (5’) minimum rear yard setback. To reduce confusion, it is recommended that the side yard setbacks be removed from the “Site Data Table”, if approved.

The SHO requires the building frontage of new dwellings to be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage. As such, if approved, a note stating as much should be placed on the Final Plat.

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 should apply:

1. Revision of the plat to depict that a minimum of 30 feet exists between the subject site and the centerline of Old Shell Road;
2. Dedication to provide 30 feet from the centerline of Parkway Street East;
3. Dedication to provide 30 feet from the centerline of East Border Drive;
4. Illustration of the 25-foot maximum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
5. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
6. Placement of a note on the Final Plat stating that lots exceeding 4,000 square feet have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance;
7. Revision of the plat to remove setbacks from the "Site Data Table";
8. Placement of a note stating that no structures exceeding three (3) stories tall may be constructed;
9. Placement of a note on the Final Plat stating that all new dwellings must be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage;
10. Compliance with all Engineering comments noted in this staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
12. Compliance with all Urban Forestry comments noted in this staff report; and,
13. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP

APPLICATION NUMBER 9 DATE February 19, 2026

APPLICANT The Cottages At Spring Hill Subdivision

REQUEST Subdivision

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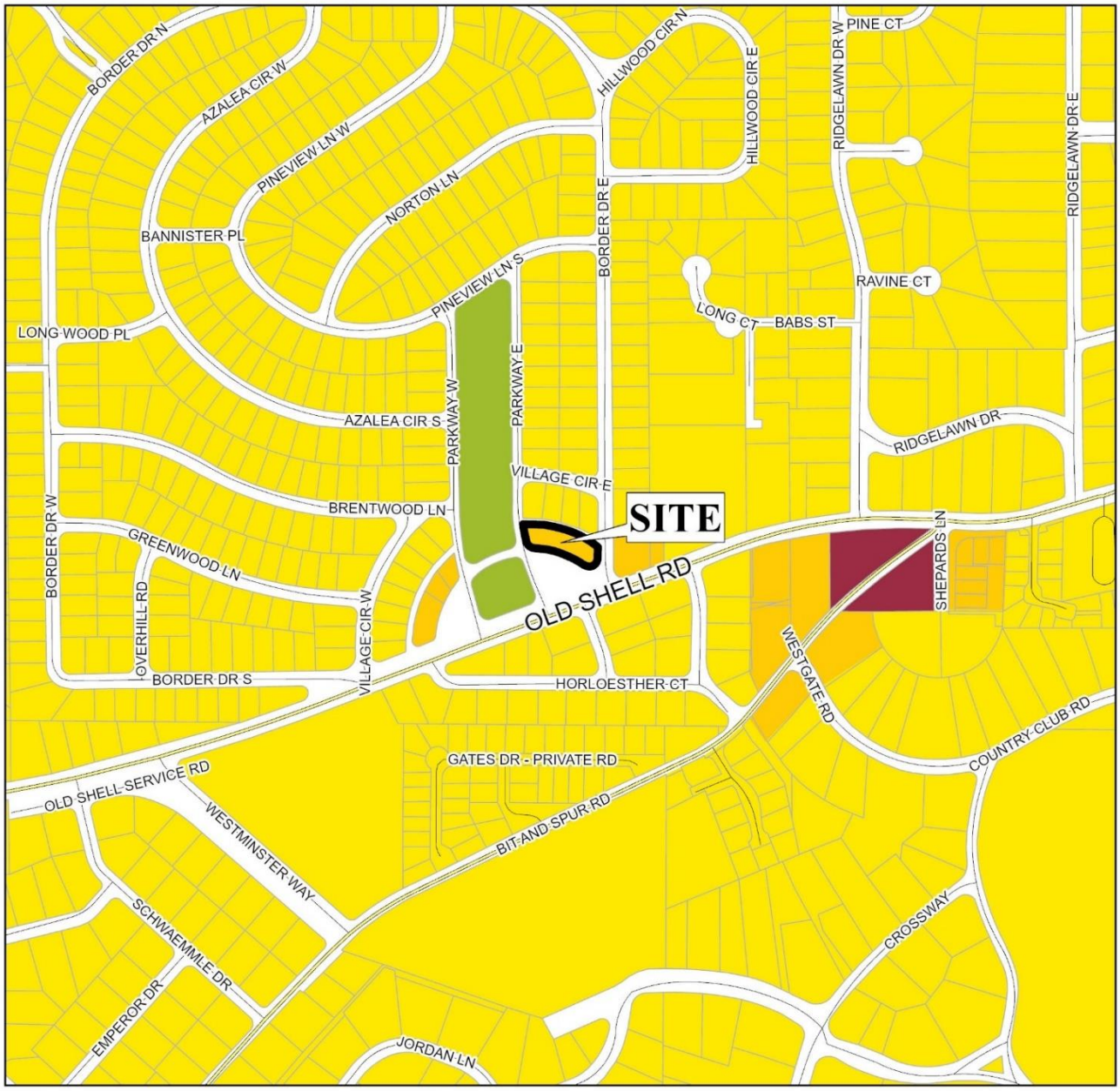
FLUM LOCATOR MAP



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APPLICANT The Cottages At Spring Hill Subdivision

REQUEST Subdivision

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

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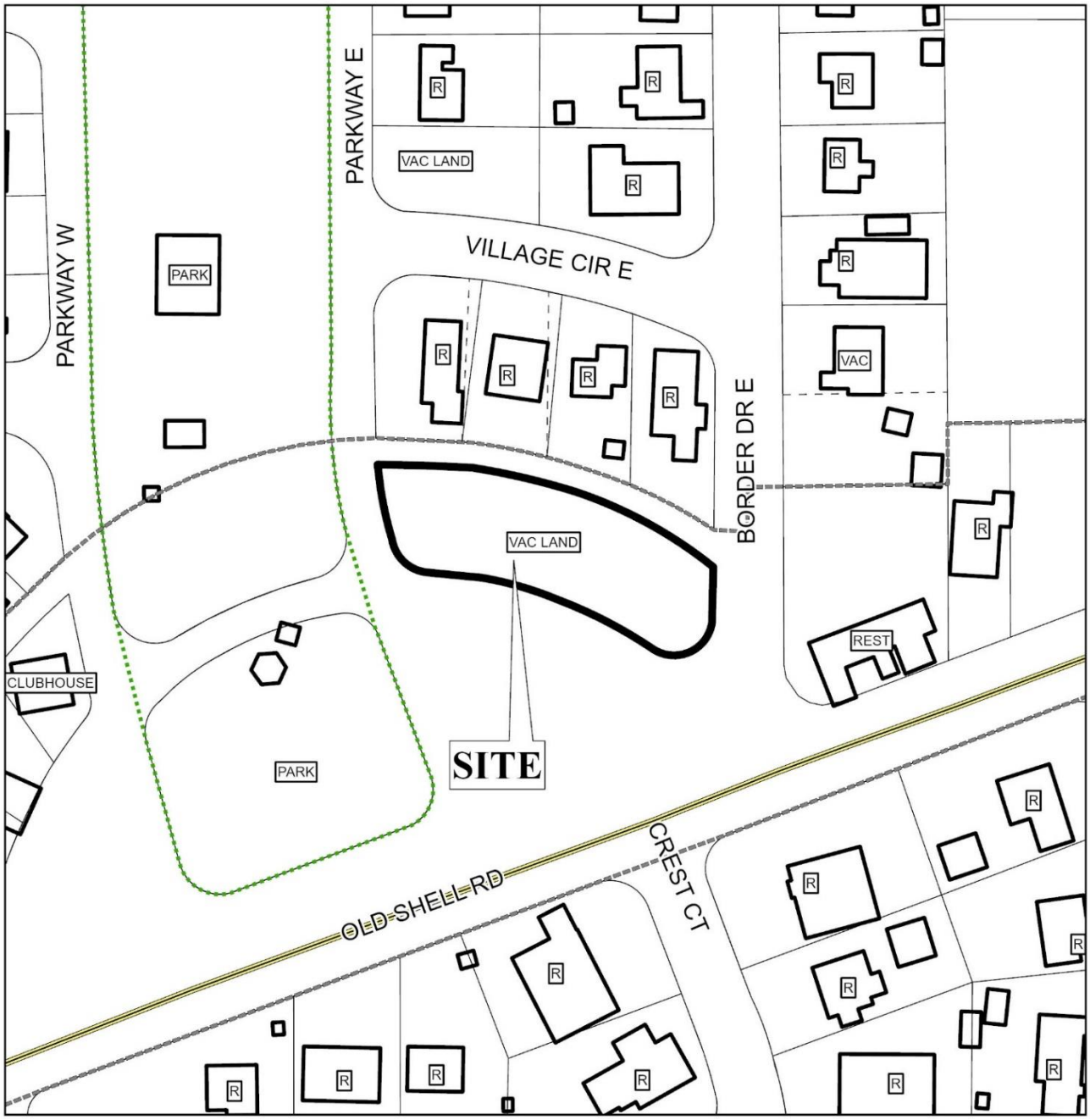
THE COTTAGES AT SPRING HILL SUBDIVISION



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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	

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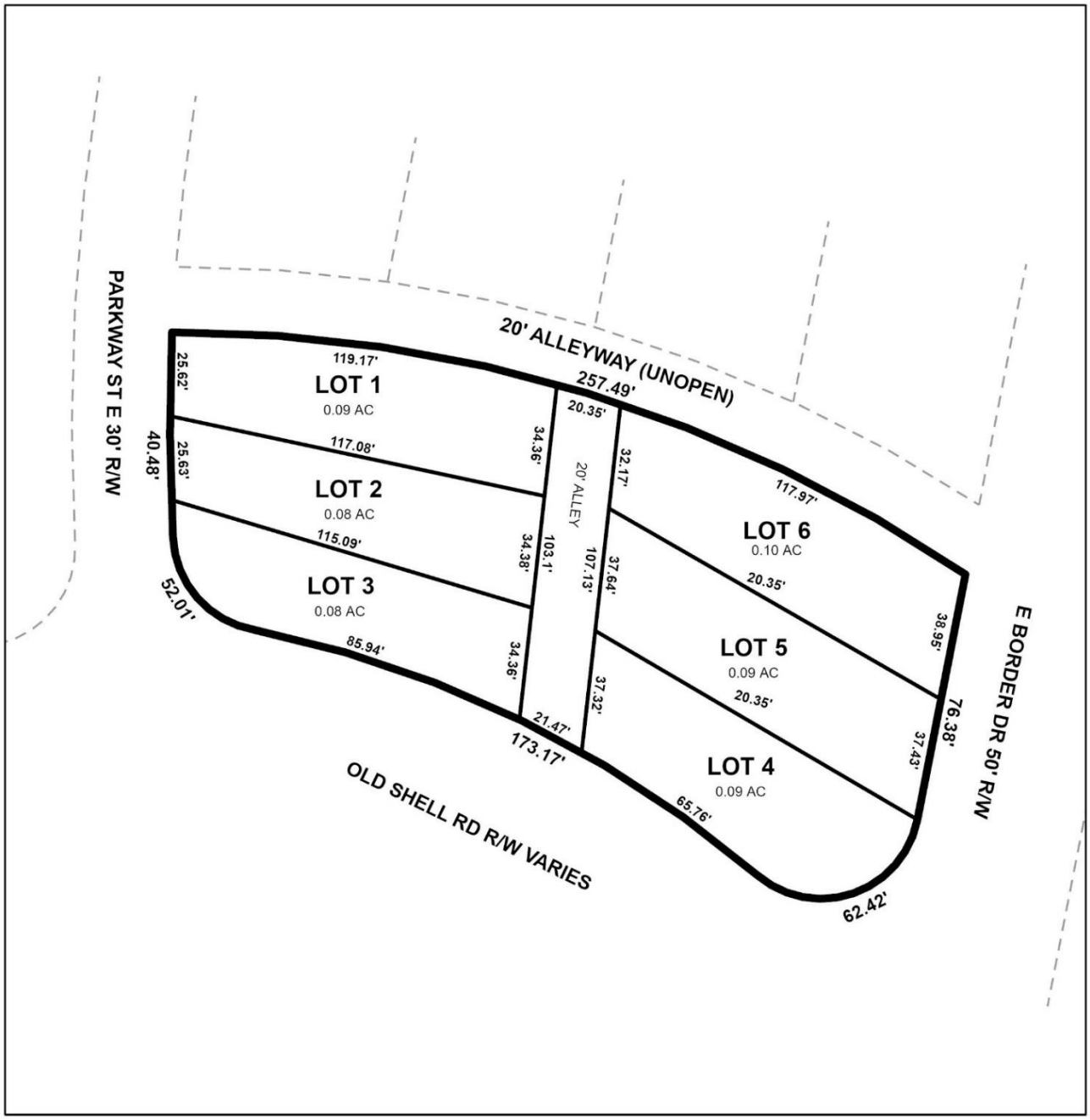
DETAIL SITE PLAN



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APPLICANT The Cottages At Spring Hill Subdivision

REQUEST Subdivision

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NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD 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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■														○
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)																■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■		○										

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

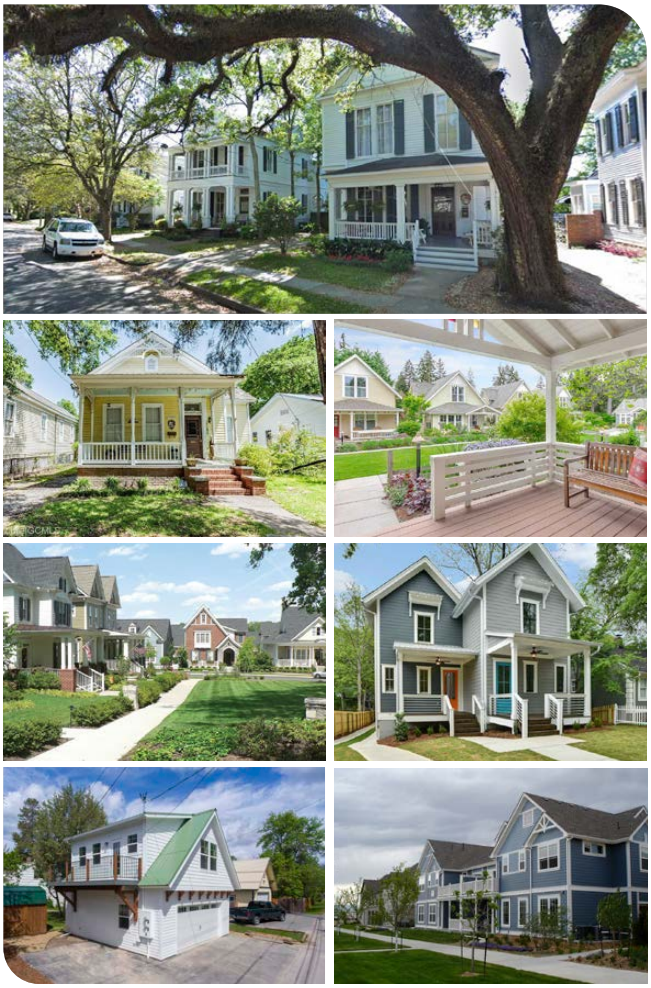
Secondary Uses

- 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