



Agenda Item # 9

SUB-003905-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

7951 Yorkhaven Road #A

Subdivision Name:

Raintree Farms Subdivision, Resubdivision of and Addition To Lot 1

Applicant / Agent:

Randall C. LeCroy, PLS, McCrory & Williams, Inc.

Property Owner(s):

Mobile County, Bradley Cox, Ann Smith, Robin Smith, & Kasey Smith

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential & Parks and Open Space

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.

Commission Considerations:

1. Holdover

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	7

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	9	DATE	October 15, 2026
APPLICANT	Raintree Farms Subdivision		
REQUEST	Subdivision		



SITE HISTORY

A portion of the subject site was originally part of the *Raintree Farms Subdivision*, a two (2)-lot subdivision approved by the Planning Commission in June 2004. A portion of the subject site was identified as Lot 1 on the subdivision plat, which was recorded in the Mobile County Probate Court in June 2004.

The adjoining property to the south is a metes-and-bounds parcel currently owned by Mobile County.

It should be noted that the aforementioned Lot 1 appears to have been subdivided without the proper approvals, such that there are now two (2) parcels with metes-and-bounds legal descriptions.

No other Planning Commission or Board of Zoning Adjustment cases are associated with the subject 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. Provide a vicinity map.
- C. Add a note - As shown on the 1984 aerial photo LOTS 1A and 2A will share the 19,000 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 share the 12,000 SF credit provided to the original SF residential lot as follows: LOT 1A – 11,000 sf and LOT 2A – 20,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
- I. 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 two (2) legal lots of record from two (2) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1A has frontage at the south terminus of Second Creek Drive South, a private road. Both proposed lots also have frontage at the west terminus of an unnamed, unopened right-of-way located along the west side of Schillinger Road South, approximately 825 feet north of its intersection with Candlewood Drive. As both the private road and unopened right-of-way may be considered closed-end streets, existing or proposed, Sections 6.B.3. and 6.B.9. of the Subdivision Regulations require sufficient dedication to provide a turnaround at each closed end, as determined by the City Engineer and in accordance with the most recently adopted International Fire Code.

A previous subdivision of proposed Lot 1A was approved with a waiver of the closed-end turnaround requirement for Second Creek Drive South. Therefore, a waiver of Sections 6.B.3. and 6.B.9. of the Subdivision Regulations may be appropriate for Second Creek Drive South. However, dedication of an adequate turnaround at the terminus of the unnamed, unopened right-of-way should be required, given that the right-of-way is situated to provide access to private lots from Schillinger Road South.

Proposed Lot 2A is accessed from Second Creek Drive South via a 25-foot-wide ingress/egress easement extending through proposed Lot 1A. If approved, this easement should be retained and clearly depicted on the Final Plat.

If approved, the Final Plat should be revised to correctly label "Second Creek Drive South."

Both proposed lots exceed the minimum area requirements of Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer in an R-1 Suburban District. The preliminary plat also properly identifies the area of each lot in both square feet and acres, as required by Section 5.A.2(e).4. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat and adjusted to account for any required dedication. Alternatively, a table providing the same information is acceptable.

Neither proposed lot meets the 60-foot minimum lot width required for residential lots in a suburban sub-district. Given the configuration of the proposed lots, a waiver of Section 6.C.2.(b)(2) of the Subdivision Regulations may be appropriate and will be required if the subdivision is approved.

The preliminary plat does not depict the required minimum front yard setbacks. If approved, a 25-foot minimum building setback should be illustrated along each street frontage where the lot is at least 60 feet wide, including frontage along both opened and unopened rights-of-way, and adjusted for any required dedication, as required by Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the UDC.

The preliminary plat depicts an existing 7,821-square-foot barn, a 266±-square-foot wood barn, and two (2) pump houses, as well as multiple drainage easements and a concrete drainage structure. If approved, all existing structures and easements should be retained and accurately depicted on the Final Plat. Additionally, a note should be placed on the Final Plat stating that no structure shall be placed within any easement without permission from the easement holder.

It should be noted that the proposed configuration of Lot 1A excludes a portion of its parent parcel, Lot 1 of *Raintree Farms Subdivision*, without identifying the remainder as an additional proposed legal lot. As configured, the proposed subdivision would also create a landlocked parcel. Because subdivision review is intended, in part, to ensure that proposed development is coordinated with adjacent development and existing or planned public utilities and services, and that subdivisions meet the minimum standards established by the Subdivision Regulations, the proposed subdivision of the existing metes-and-bounds parcel requires Planning Commission approval.

Accordingly, a holdover of the request may be appropriate to allow the applicant to revise the proposed subdivision to incorporate the remainder of the parent parcel from which Lot 1A is proposed to be created.

SUBDIVISION CONSIDERATIONS

Standards of Review:

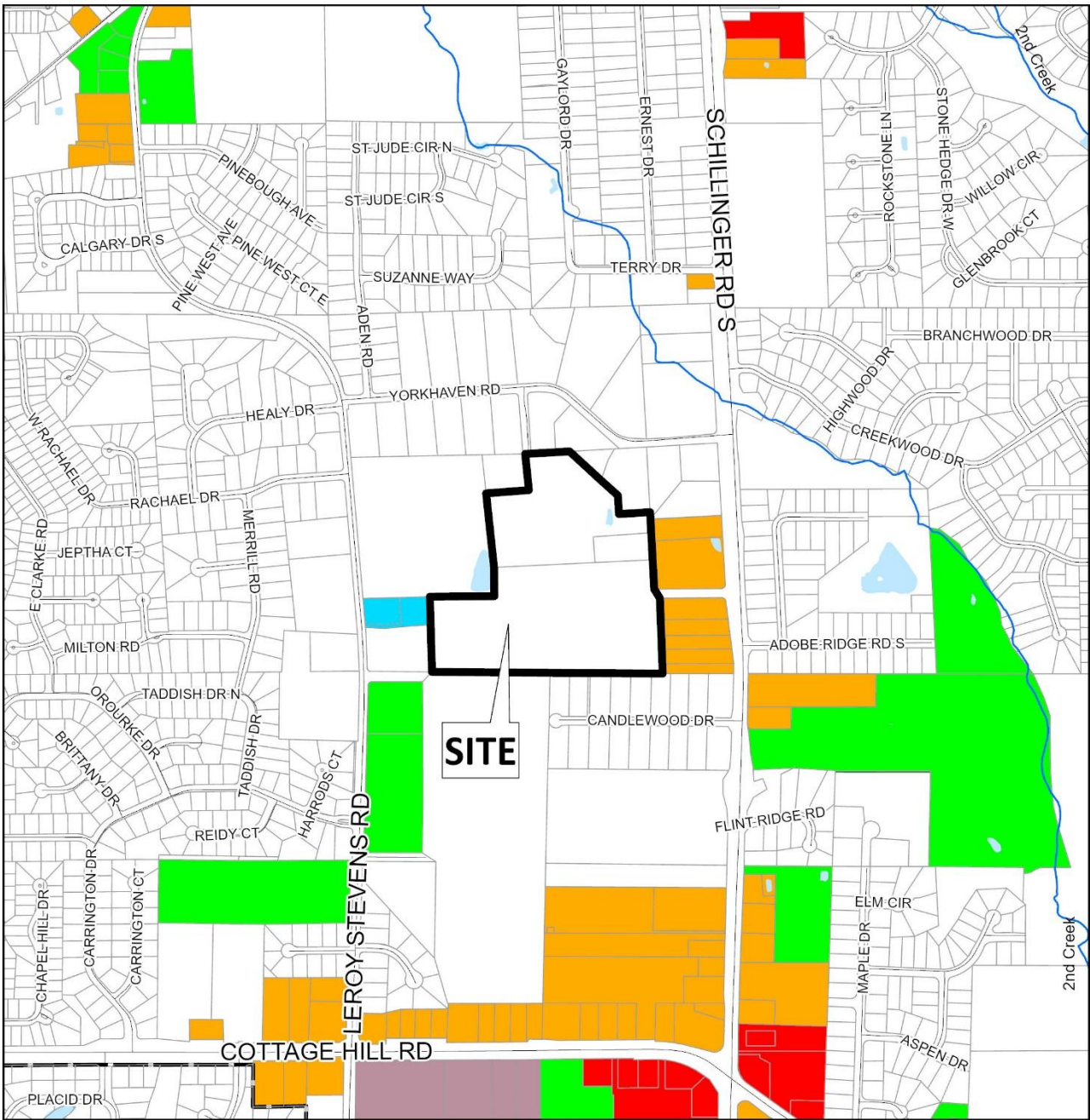
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

The Planning Commission should consider holding over the request until the November 19th meeting, with revisions and any additional labels and fees submitted by October 19th, to allow the applicant to address the following:

1. Submit a revised preliminary plat to include the remainder of the parcel from which Lot 1A is proposed to be subdivided.

LOCATOR ZONING MAP



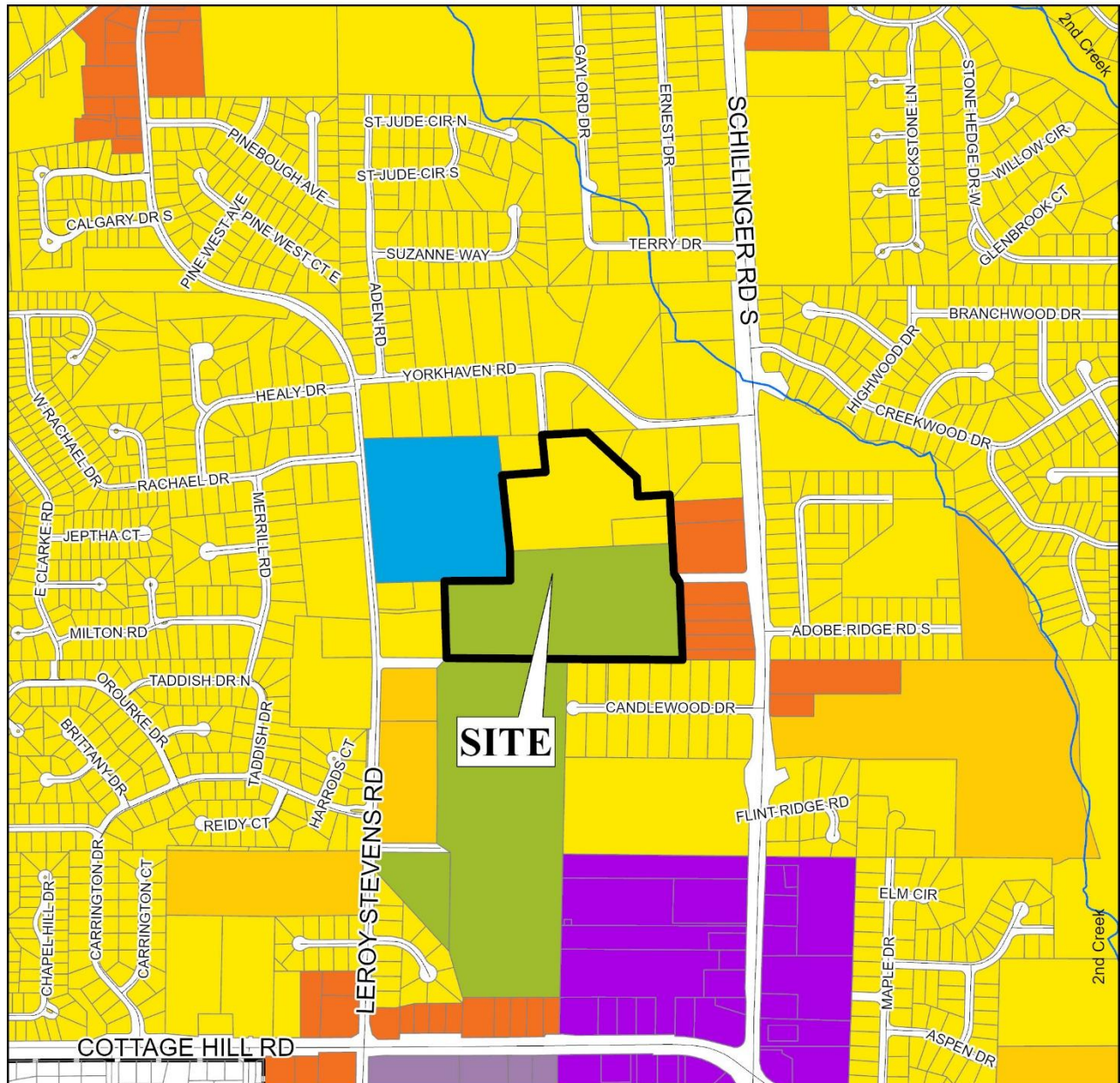
APPLICATION NUMBER 9 DATE October 15, 2026

APPLICANT Raintree Farms Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE October 15, 2026

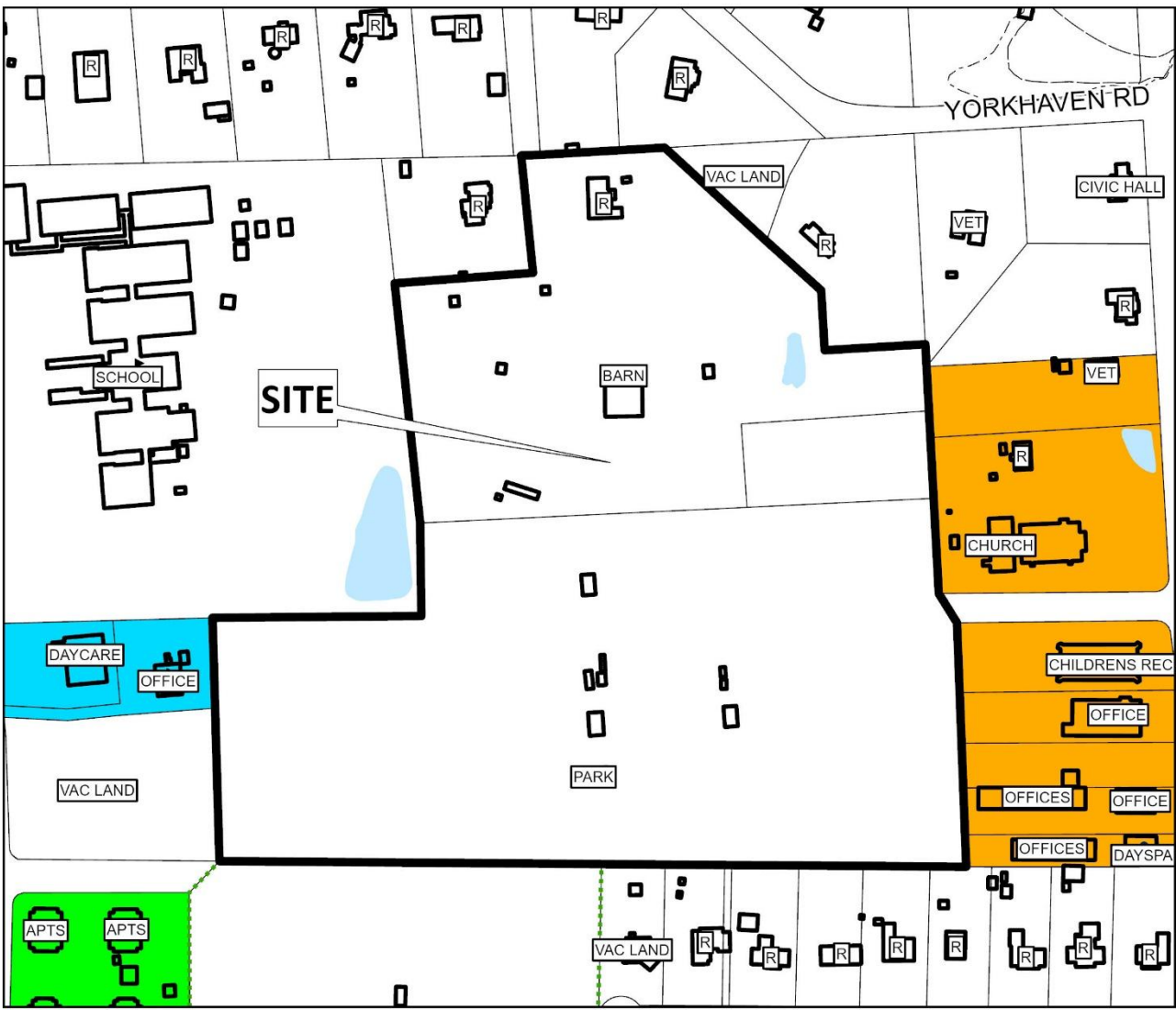
APPLICANT Raintree Farms Subdivision

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 | |



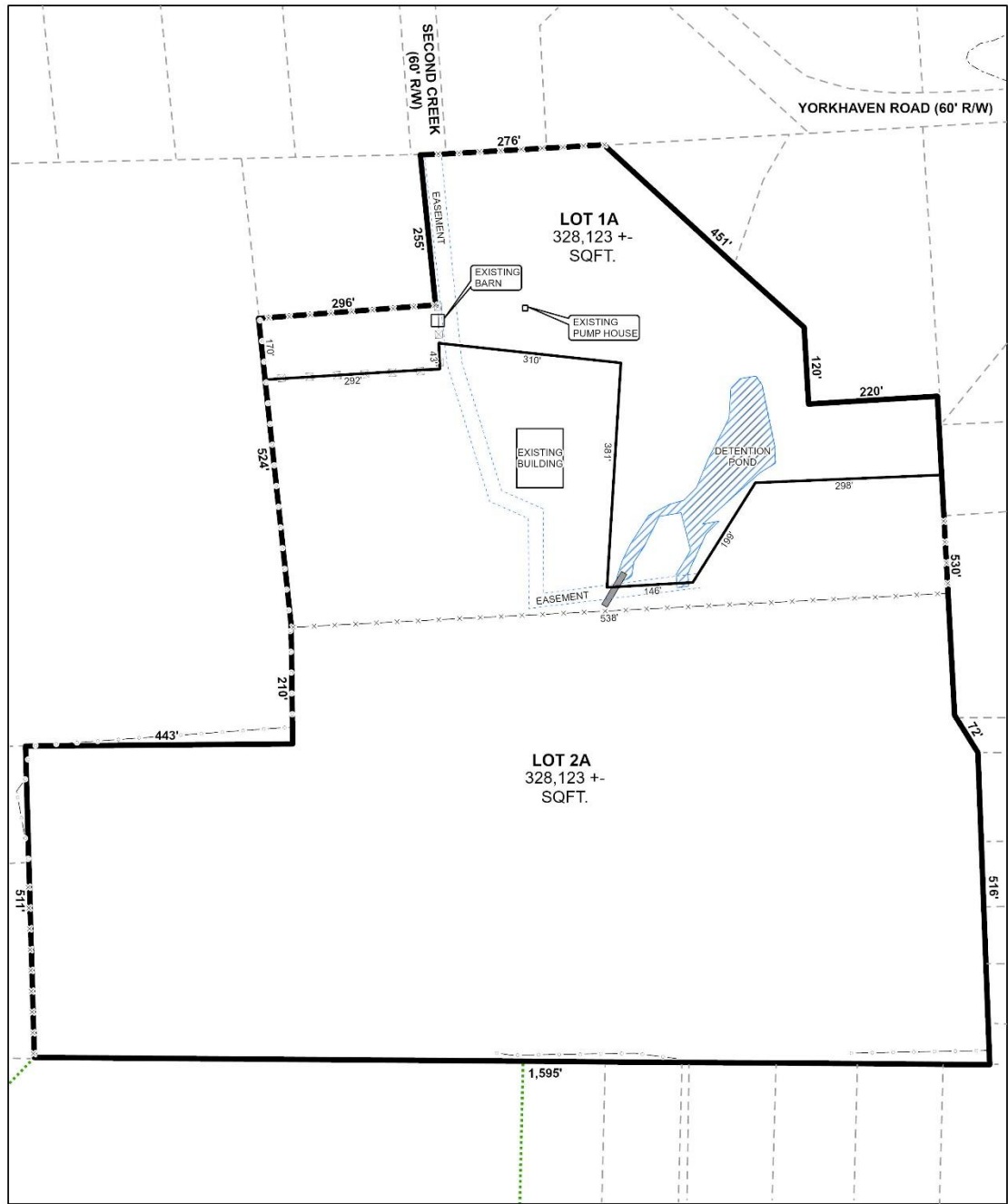
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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<table border="0"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table>			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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SUBDIVISION SITE PLAN



The site plan illustrates proposed lot subdivision, easements, and landscape features.

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 NTS

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).

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.

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



INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Development Features

- ▶ The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- ▶ Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

Character Example



PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

Character Example

