



Agenda Item # 10

SUB-003673-2026

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

[Applicant Materials for Consideration – Subdivision](#)

DETAILS

Location:

4038 Leighton Place Drive

Subdivision Name:

Leighton Village Subdivision, Phase III

Applicant / Agent:

195, LLC

Property Owner:

Audubon Properties LLC

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code (UDC)
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create fifteen (15) legal lots of record

Commission Considerations:

- Subdivision approval with ten (10) conditions.

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LEIGHTON VILLAGE SUBDIVISION, PHASE III



APPLICATION NUMBER 10 DATE April 16, 2026



SITE HISTORY

Since 2004, the subject site has been the subject of multiple Subdivision and Planned Unit Development (PUD) applications before the Planning Commission. The first proposal, *Oak Creek Subdivision* (69 lots), was denied at the April 1, 2004, meeting. In July 2006, the Commission approved *Leighton Place Subdivision* as a 41-lot development; however, only 15 lots were ultimately recorded as Leighton Place, Phase One.

In October 2013, *Leighton Place Phase Two*, a 15-lot subdivision, was approved but never recorded. This was followed in October 2016 by approval of a revised *Leighton Place Phase Two* consisting of a 29-lot private, gated subdivision with an accompanying PUD, which also was never recorded.

In September 2019, the Commission approved *Leighton Village Subdivision*, proposed for 30 lots, along with a PUD to allow reduced front and side yard setbacks. The PUD was later amended in October 2021 for 17 of the lots; however, the subdivision was never recorded.

In January 2023, *Leighton Place Subdivision, Phase II*, a 17-lot subdivision with a PUD amendment allowing reduced front and side yard setbacks and increased site coverage, was approved and subsequently recorded as *Leighton Village Subdivision*. Most recently, in December 2024, the Commission approved *Leighton Place Village Subdivision, Phase III*, a 15-lot subdivision with an accompanying modification to the previously approved PUD. While that subdivision has since expired, the PUD modification remains in effect.

There are no associated cases before the Board of Zoning Adjustment for 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. Check and revise the Subdivision Name. Is this Phase II or Phase III? There is no Leighton Village PH II recorded.
- C. Show and label all flood zones. New maps went into effect on June 5, 2020. Show and label the AE, X(S), and X(U) flood zones.
- D. Provide a table of "PROPOSED WEIGHTED RUNOFF COEFFICIENT (Cw)" for each LOT that was used in the design of the proposed detention area for the development. This number will be used to review the land disturbance permit for each structure.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Retain NOTES 6 - 11.
- G. Add a note - The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- H. Delete GENERAL NOTE #17 and #18.
- 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. 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 applicant proposes a 15-lot subdivision on approximately 3.35± acres within the Future Development portion of the previously recorded Leighton Village Subdivision. The area was originally proposed as a 13-lot subdivision. The site is served by public water and sanitary sewer.

The site is located at the eastern terminus of Leighton Place Drive, a public street with curb and gutter and a compliant 50-foot-wide right-of-way. The preliminary plat indicates the street will terminate in a cul-de-sac with a compliant 60-foot radius (120-foot diameter). If approved, the Final Plat should retain the street extension name, right-of-way width, and the designation of the street as a public right-of-way, as shown on the preliminary plat.

All proposed lots meet the minimum size requirements of the Subdivision Regulations and are labeled with their areas in both square feet and acres. If approved, these labels should be retained on the Final Plat, or a table providing the same information should be included.

The lots are proposed with a 20-foot minimum building setback along the street frontage, consistent with previous phases of the Leighton Village development. Proposed side yard setbacks are seven (7) feet (14 feet combined), with a ten (10)-foot rear setback. This setback information should be retained in the Site Data Table on the Final Plat, if approved.

The preliminary plat also indicates a maximum lot coverage of 50 percent. This information should be retained in the Site Data Table on the Final Plat.

A Common Area is shown in the southern portion of the subdivision, adjacent to a larger Common Area/Detention Area recorded with the previous phase of Leighton Village. Accordingly, the note stating that maintenance of the Common Areas/Detention Areas is the responsibility of the property owners, and not the City of Mobile, should be retained on the Final Plat.

The preliminary plat also depicts various easements within the subdivision. Therefore, the note stating that no structures may be constructed within any easement without permission from the easement holder should also be retained on the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

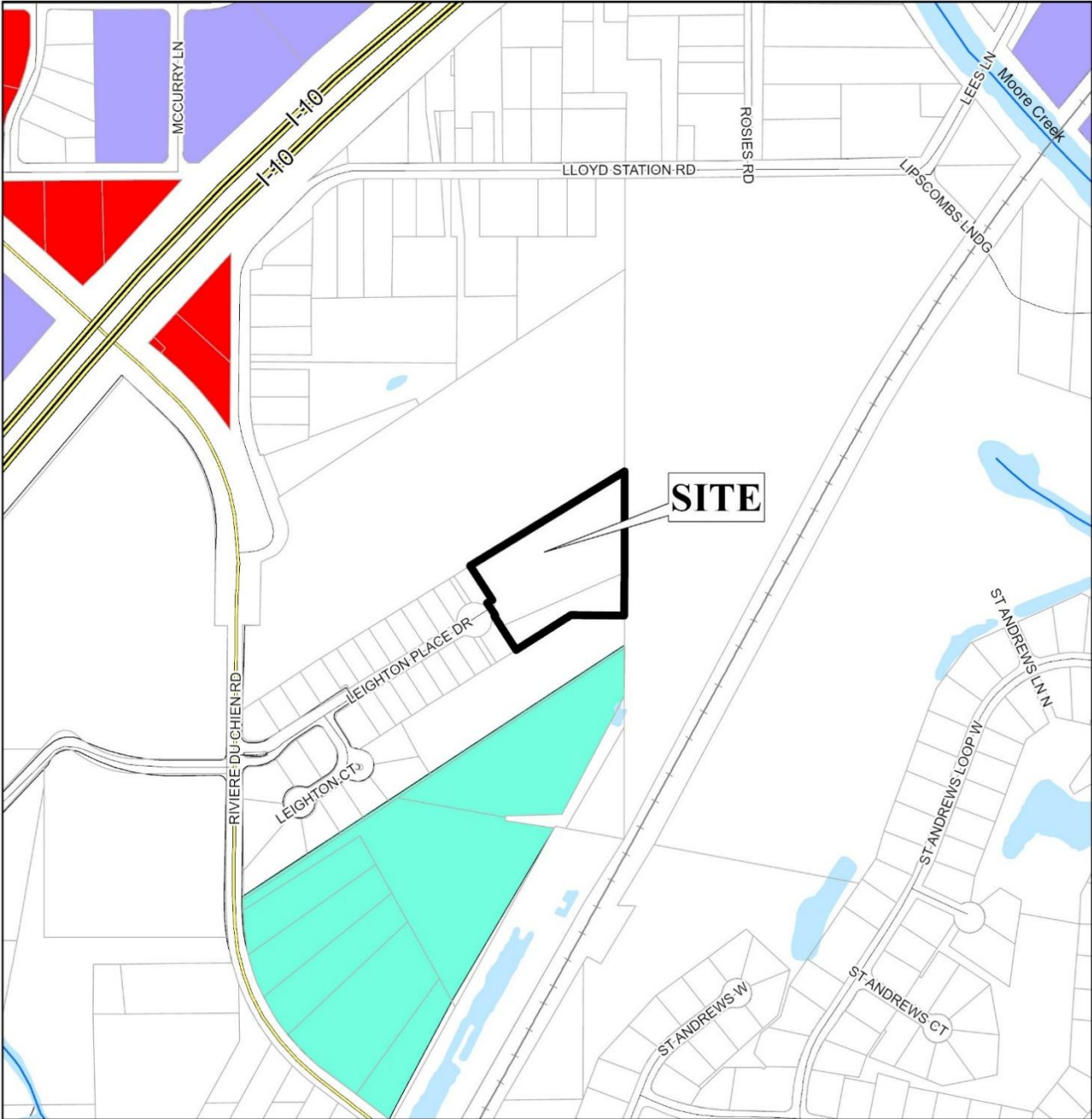
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

Based on the preceding, if the Subdivision request is considered for approval, the following conditions could apply:

1. Retention of the 60-foot radius (120-foot diameter) cul-de-sac on the Final Plat;
2. Retention of the proposed street extension name and 50-foot right-of-way width label, and labeling as a public right-of-way on the Final Plat;
3. Retention of lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of the setback data and site coverage data in the Site Data table on the Final Plat (20-foot front yard, 7-foot side yards, 10-foot rear yards, and 50% site coverage);
5. Retention of Note #10 on the Final Plat stating that the maintenance of the Common Areas/Detention Areas is the responsibility of the property owners and not the City of Mobile;
6. Retention of Note #12 on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

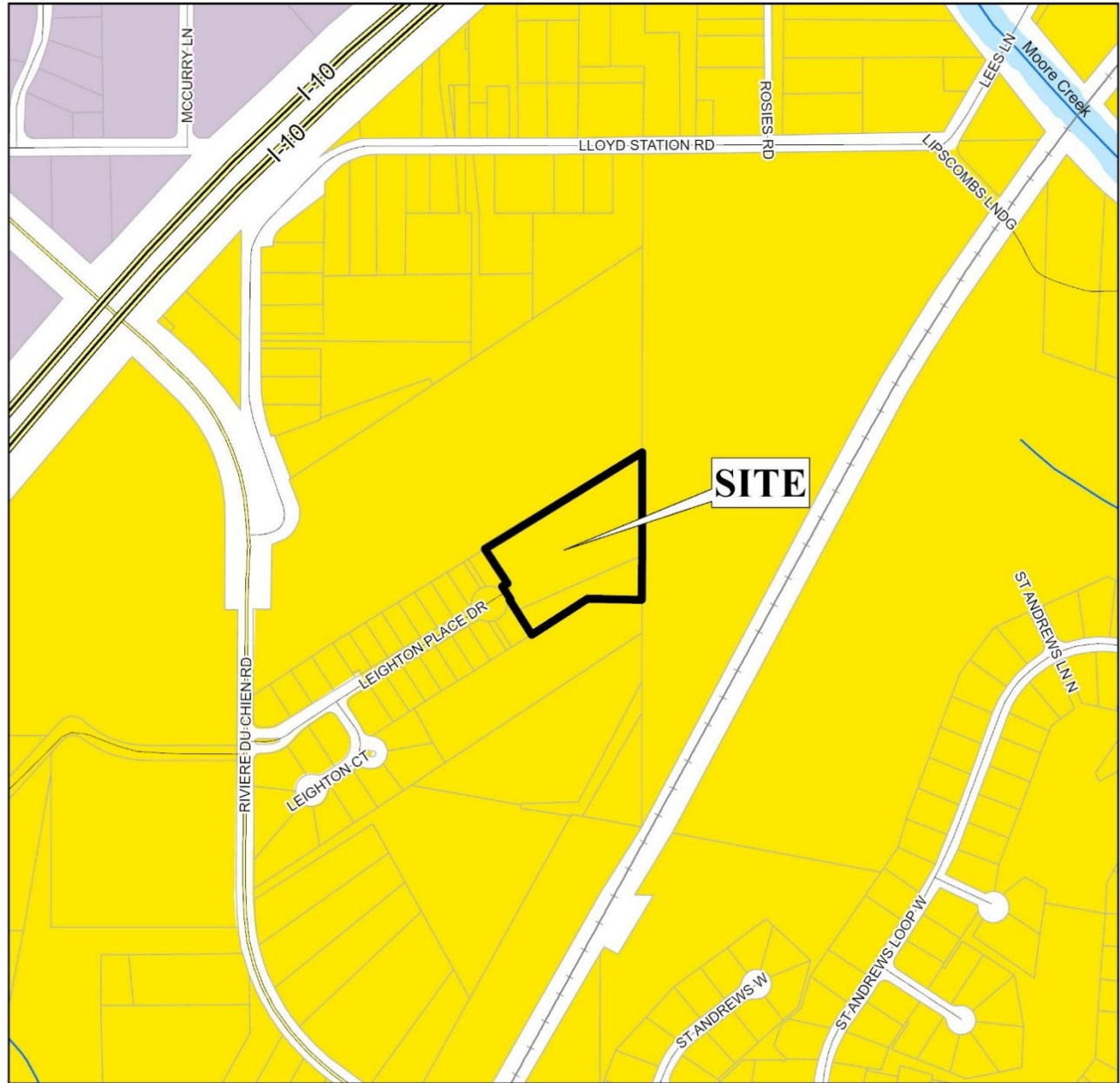
LOCATOR ZONING MAP



APPLICATION NUMBER	10	DATE	April 16, 2026
APPLICANT	Leighton Village Subdivision, Phase III		
REQUEST	Subdivision		

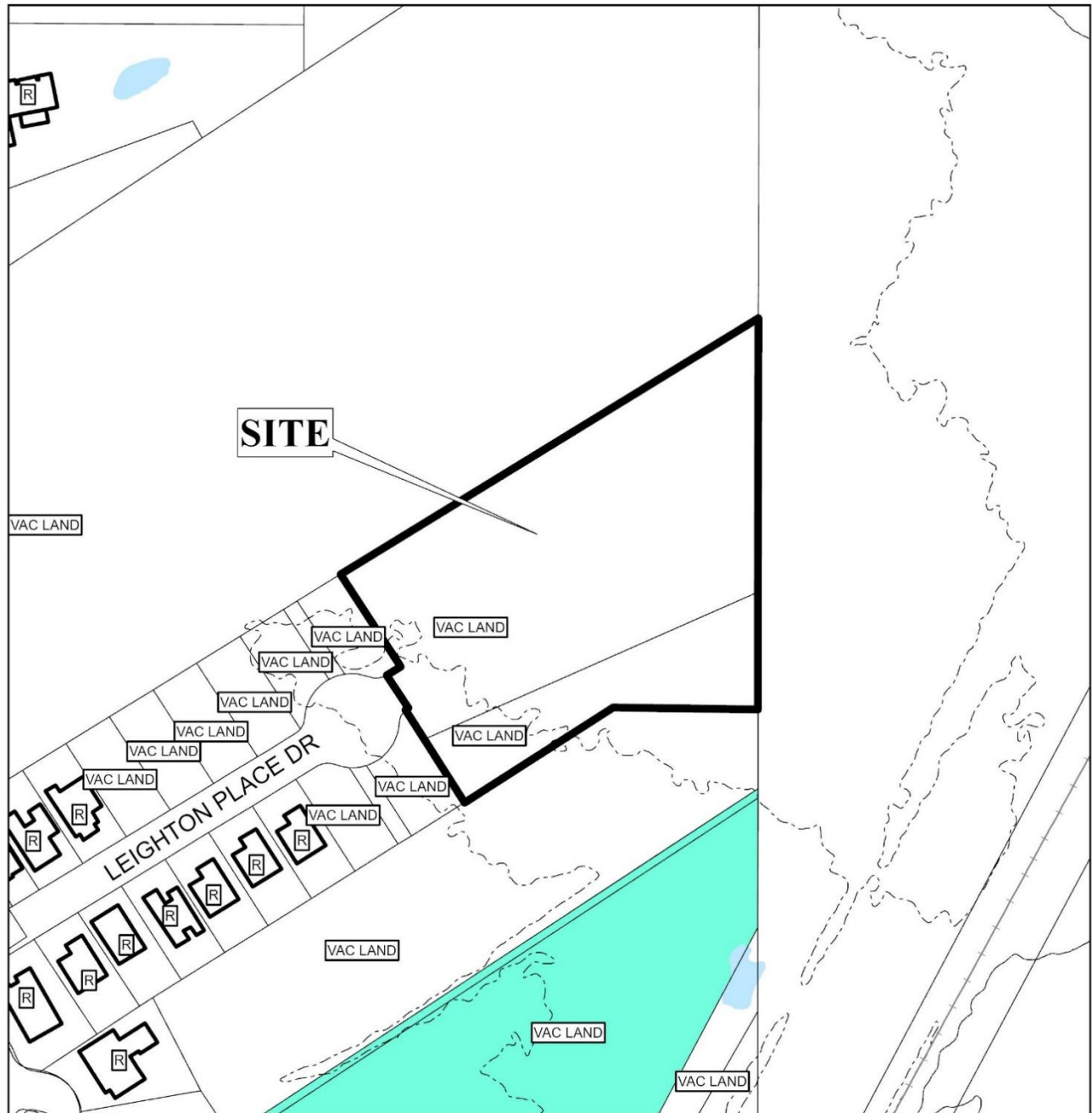


FLUM LOCATOR MAP
































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APPLICANT <u>Leighton Village Subdivision, Phase III</u>		
REQUEST <u>Subdivision</u>		
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

LEIGHTON VILLAGE SUBDIVISION, PHASE III



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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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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

	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. DD (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)	■					○									■	■	■		○											

- Zoning district is appropriate to implement the future land use category.
- US 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)

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

