



Agenda Item # 10

SUB-003441-2025 & ZON-CUP-003466-2025

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Conditional Use Permit](#)

DETAILS

Location:

2574 & 2664 Sollie Road South

Subdivision Name:

Luke 4:18 Fellowship 2025 Subdivision

Applicant / Agent:

Luke 4:18 Fellowship

Property Owners:

Luke 4:18 Fellowship Inc.

Current Zoning:

R-1, Single-Family Residential 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 one (1) legal lot of record.
- Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District.

Commission Considerations:

1. Holdover

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER <u>10</u> DATE <u>October 16, 2025</u>
APPLICANT <u>Luke 4:18 Fellowship 2025 Subdivision</u>
REQUEST <u>Subdivision, Conditional Use Permit</u>



SITE HISTORY

A portion of the site was made a legal lot of record via Luke 4:18 Fellowship Subdivision, a one (1)-lot subdivision approved by the Planning Commission in October 2011 when the site was within the five-mile Planning Jurisdiction.

The site was develop prior to annexation for use as a religious facility.

The site was annexed into the City in July 2023 and was subsequently assigned its current R-1, Single-Family Residential Suburban District zoning classification.

The site has never had any cases before the Board of Zoning Adjustment.

STAFF COMMENTS

Engineering Comments:

Subdivision:

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 written legal description for the new proposed subdivision boundary.
- C. 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.

Conditional Use Permit:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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.
4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

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:

Subdivision

The purpose of this application is to create one (1) legal lot of record from one (1) existing legal lot of record and one (1) existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The site has frontage along Sollie Road South, a component of the Major Street Plan identified as a Major Collector Street with a planned 100-foot-wide right-of-way. As dedication was given with the recording of Luke 4:18 Fellowship Subdivision in 2012 to provide 50 feet from the centerline of Sollie Road South, no additional frontage dedication should be required. However, if approved, the plat should be revised to label the 50-foot right-of-way width from the centerline of Sollie Road South to the front property line of the site, and to also

provide the current total right-of-way width of Sollie Road South. The street label should be corrected to read "Sollie Road South".

The required 25-foot front yard setback line should be retained on the Final Plat, if approved, but the 5-foot side yard and 8-foot rear yard setback lines should be removed from the plat. The SETBACKS table should also be revised to remove the side and rear setbacks.

The proposed lot meets the minimum size requirements of the Unified Development Code (UDC) and, if approved, the plat should be revised to label the lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

Conditional Use Permit

The applicant is proposing a new youth and administration building on the church property, as well as an expansion of the developed site. Section 64-2-24 Use Table of the Unified Development Code (UDC) requires a Conditional Use Permit for a religious facility in an R-1 District, or any expansion thereof. A Neighborhood Meeting is also required prior to the application being presented to the Planning Commission, and the applicant has held such a meeting.

The site is bordered on the North, West and South by R-1, Single-Family Residential Suburban District zoning classifications in use as single-family dwellings or vacant land. To the East across Sollie Road South is R-3, Multi-Family Residential Suburban District zoning in use as a single-family residential subdivision.

The applicant states that the new building is required because the existing building has become too small to house the growing congregation.

The site plan submitted with the application depicts the existing church building and associated parking areas along with the proposed new building. However, the site plan does not provide any information on the square footage of either the existing building or the proposed building; no parking calculations based on the square footage of group seating areas or other areas; no bicycle parking based upon total building square footages. Existing and proposed building square footages are necessary in order to determine if the increase in square footage is 50% or more, which would require full compliance with the landscaping and tree planting requirements for the site.

Furthermore, the site plan does not provide a public sidewalk within the right-of-way and no pedestrian connection from the public sidewalk to the main building entrance, as required by the UDC. No information regarding dumpsters is provided, and no residential buffer is provided.

To summarize, the site plan does not meet the design standards of Article 3, Section 64-3, of the Unified Development Code (UDC). If the Commission should approve the proposed expansion, and prior to forwarding the plan to the City Council, the site plan should be revised to illustrate compliance with Article 3, Section 64-3 of the UDC and be approved by Planning and Zoning.

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 a holdover of the request to the November 20th meeting to be considered concurrently with the Conditional Use Permit request.

CONDITIONAL USE PERMIT CONSIDERATIONS

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

Article 5, Section 6-E. of the Unified Development Codes states the City Council shall not approve an Application for Conditional Use Permit unless the proposed use:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood. In making this determination, the Planning Commission and City Council shall consider:
 - (a) The location, type and height of buildings or structures;
 - (b) The type and extent of landscaping and screening;
 - (c) Lighting;
 - (d) Hours of operation; and
 - (e) Other conditions that might require mitigation of the adverse impacts of the proposed development.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.
11. Criteria by Use. The Planning Commission and City Council shall give careful consideration to the warrants and criteria set forth in this section in judging applications for Conditional Use Permits involving the following uses. In considering a Conditional Use Permit, the Planning Commission and City Council may attach such reasonable conditions and safeguards in addition to those set forth in this section, as they may deem necessary to implement the purposes of this Chapter.

Considerations:

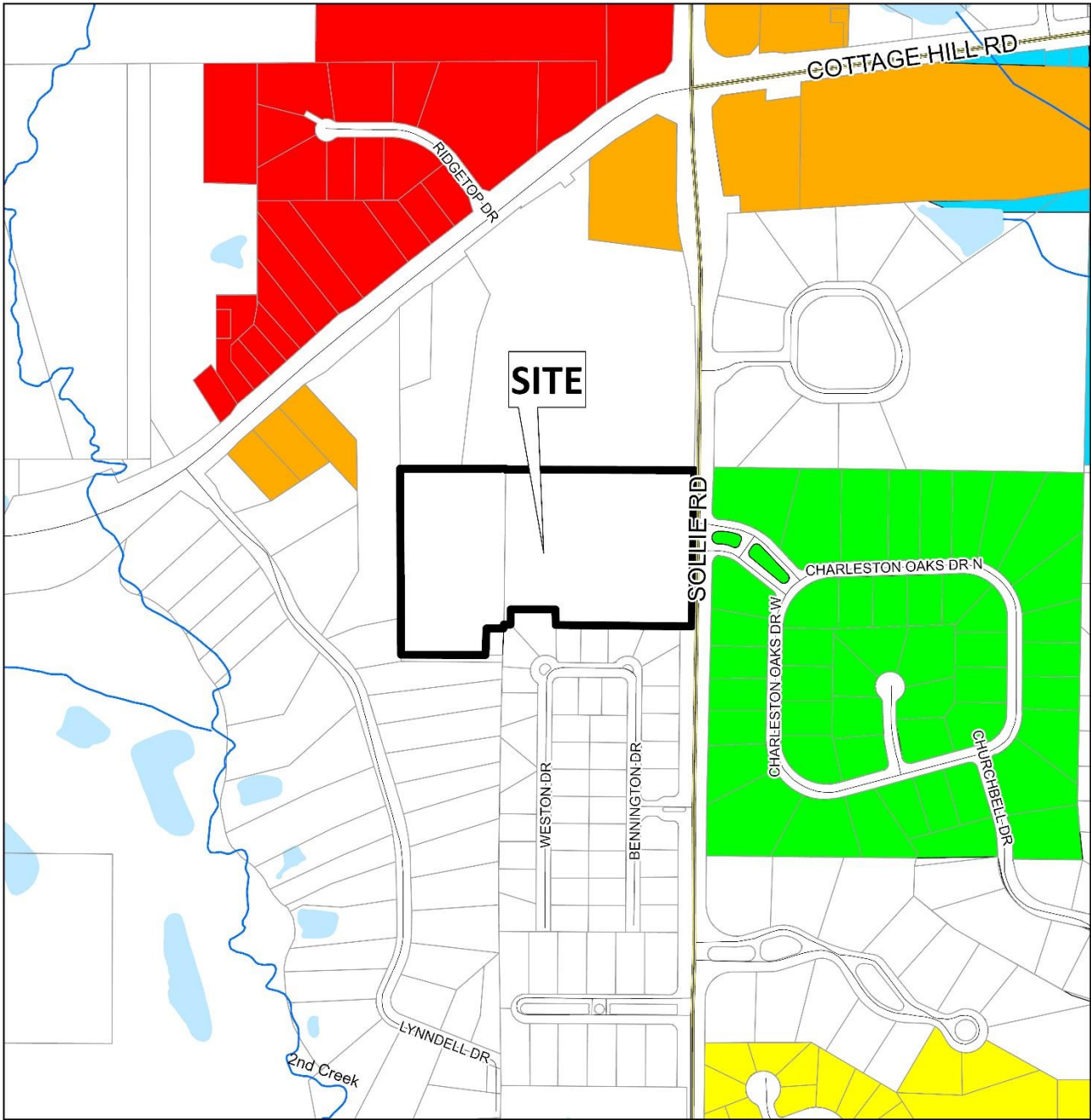
Based on the requested Conditional Use Permit application, if the Commission and City Council consider approval of the request, the following Findings of Fact must be present. The application:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood. In making this determination, the Planning Commission and City Council shall consider:
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6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The Planning Commission should consider a holdover of the request until the November 20th meeting, with additional information submitted no later than November 6th, to allow the applicant to address the following:

1. Revision of the site plan to illustrate compliance with the development standards of Article 3 of the Unified Development Code.

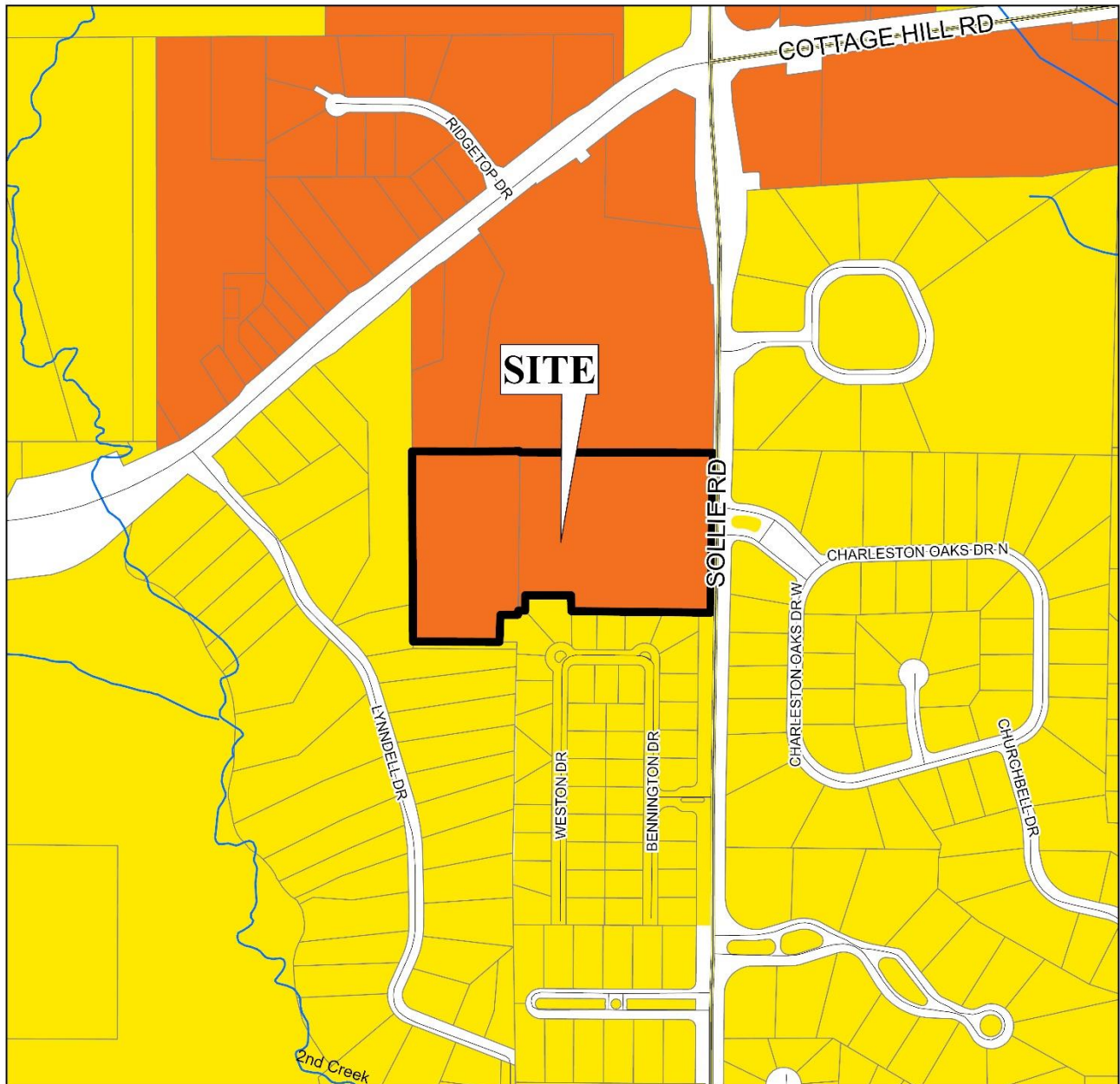
LOCATOR ZONING MAP



APPLICATION NUMBER	10	DATE	October 16, 2025
APPLICANT	Luke 4:18 Fellowship 2025 Subdivision		
REQUEST	Subdivision, Conditional Use Permit		


NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE October 16, 2025

APPLICANT Luke 4:18 Fellowship 2025 Subdivision

REQUEST Subdivision, Conditional Use Permit

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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 | |



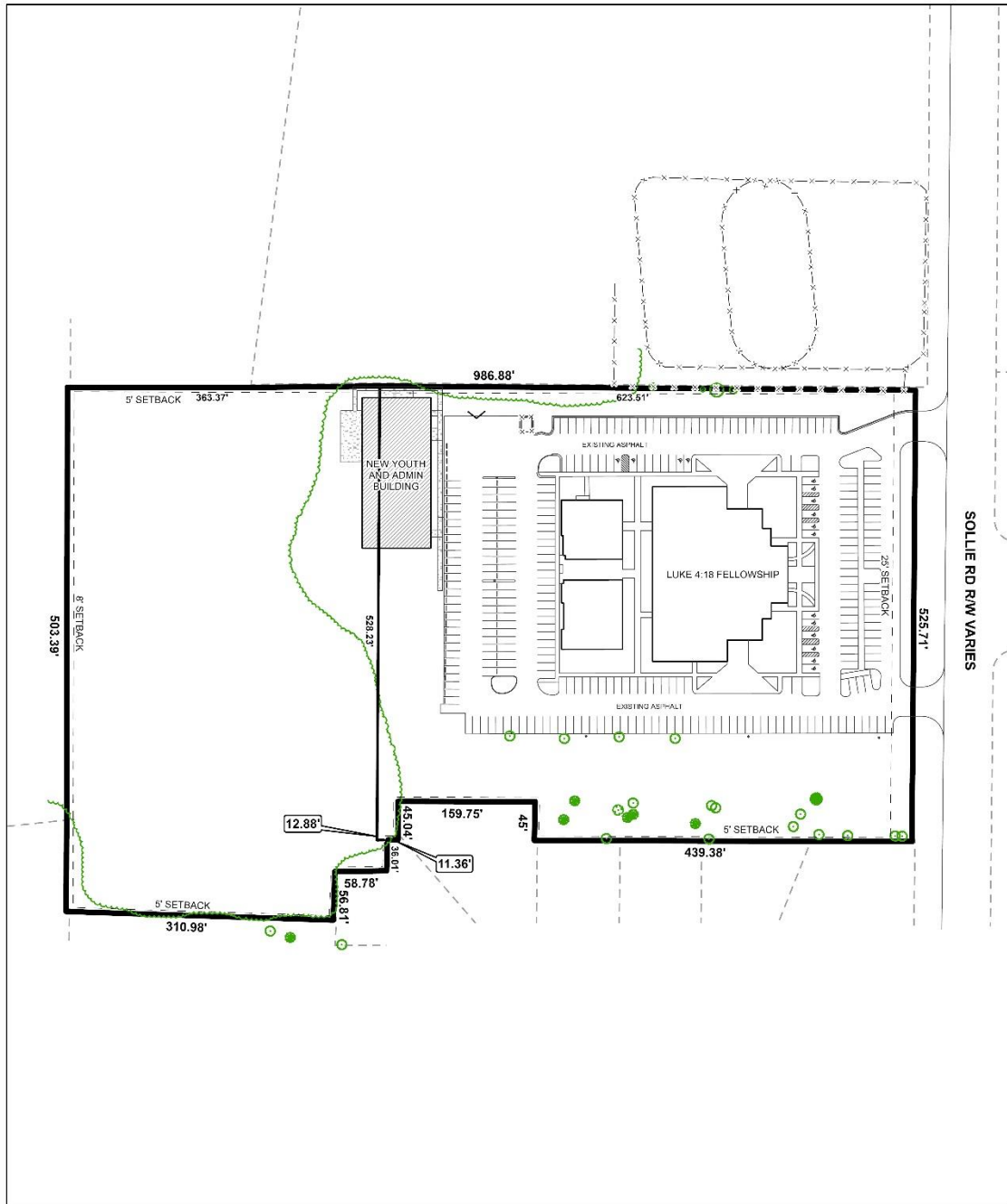
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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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SITE PLAN



The site plan illustrates

APPLICATION NUMBER	10	DATE	October 16, 2025	 N NTS
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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]

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

