



Agenda Item # 10

SUB-003743-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

130 Myrtlewood Lane

Subdivision Name:

Marshall Addition to Myrtlewood Lane Subdivision

Applicant:

Steve Sheridan, Sheridan Contractors, Inc.

Property Owner:

Steve Sheridan

Current Zoning:

R-1, Single-Family Residential Suburban 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 two (2) legal lots of record from one (1) metes-and-bounds parcel.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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MARSHALL ADDITION TO MYRTLEWOOD LANE SUBDIVISION



APPLICATION NUMBER 10 DATE July 16, 2026



SITE HISTORY

This development area was originally annexed into the Mobile City Limits in 1956. This includes the subject site, which now has a metes-and-bounds legal description.

Subdivision of the site into three (3) lots was denied by the Planning Commission in October 2021 due to the following:

1. The proposed subdivision was not in keeping with the character of the surrounding area;
2. Approving the proposed subdivision would adversely affect existing traffic safety issues, and result in further safety concerns for both vehicular and pedestrian traffic; and
3. The proposed subdivision was incompatible with the existing neighborhood.

There are no other Planning Commission or any 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. Review and revise the written legal description length and/or the boundary labels for the first portion written beginning at the POB.
- C. Revise ENGINEERING COMMENTS #1 to read – “As shown on the 1984 aerial photo LOTS 1 & 2 share the 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 2,000 sf, and LOT 2 – 2,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. Retain ENGINEERING COMMENTS 2 - 6.
- E. 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 an existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The lots front Myrtlewood Lane and Batre Lane. Both are minor streets with curb and gutter improvements, each requiring a 50-foot-wide right-of-way. The preliminary plat illustrates a 40-foot right-of-way width along Batre Lane and a 30-foot right-of-way width along Myrtlewood Lane. If approved, dedication to provide 25 feet from the centerline of Myrtlewood Lane and 25 feet from the centerline of Batre Lane should be required and illustrated on the Final Plat, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

A 25-foot corner radius is depicted where Myrtlewood Lane and Batre Lane intersect, in compliance with Section 6.C.6. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

The lots are properly labeled with their sizes in both square feet and acres on the preliminary plat, as required by Section 5.A.2(e).4. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; alternatively, a table providing the same data is acceptable.

A 25-foot minimum front yard setback is illustrated along Myrtlewood Lane and Batre Lane, as required by Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the UDC. If approved, this information should be retained on the Final Plat, adjusted for any required dedication.

SUBDIVISION CONSIDERATIONS

Standards of Review:

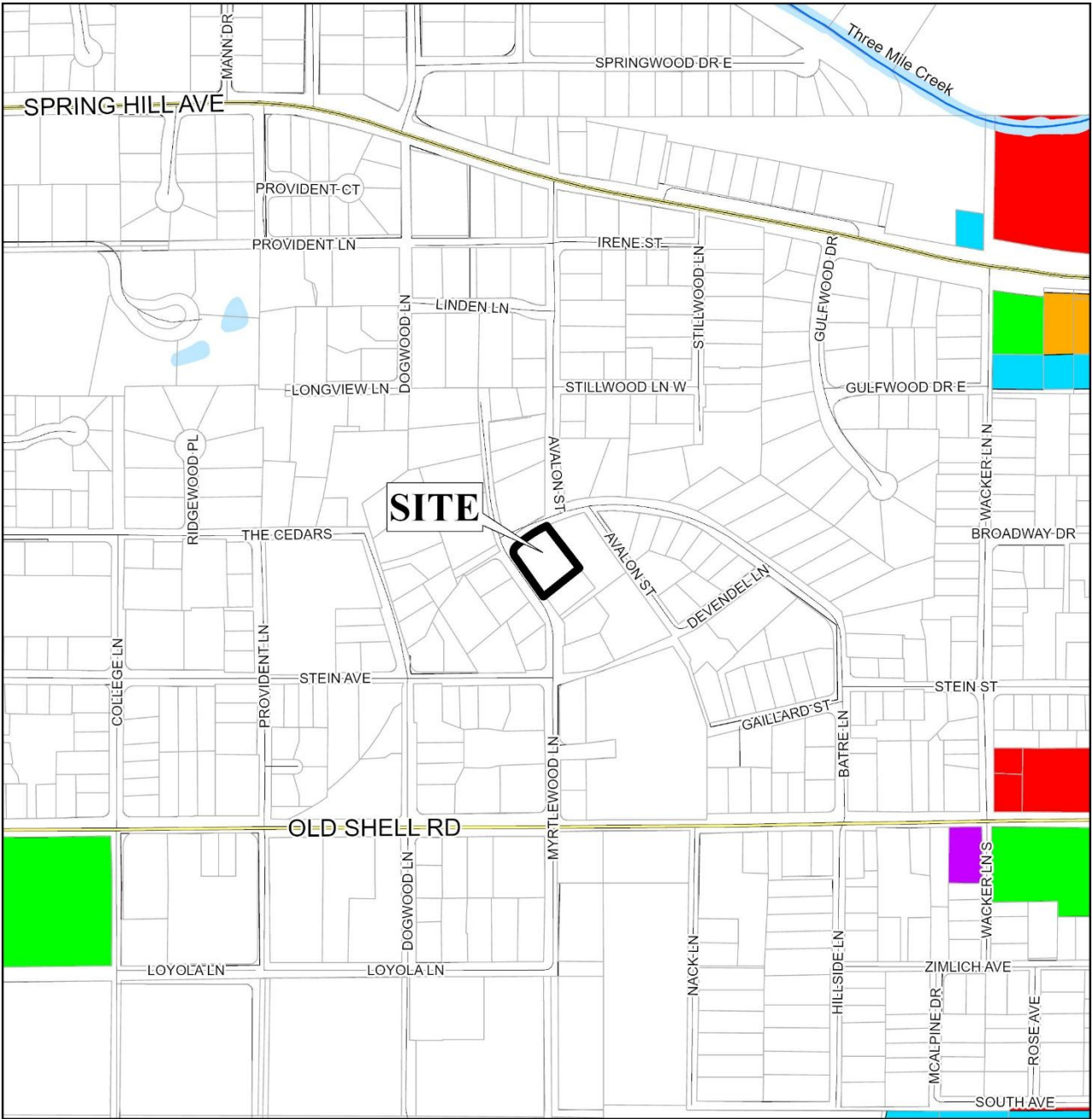
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval the following conditions could apply:

1. Dedication to provide 25 feet from the centerline of Myrtlewood Lane, unless a waiver of Section 6.B.9 is recommended by the City Engineer and Traffic Engineer;
2. Dedication to provide 25 feet from the centerline of Batre Lane, unless a waiver of Section 6.B.9 is recommended by the City Engineer and Traffic Engineer;
3. Retention of the 25-foot corner radius at the intersection of Myrtlewood Lane and Batre Lane, in compliance with Section 6.C.6. of the Subdivision Regulations;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Retention of the 25-foot minimum front yard setback line along Myrtlewood Lane and Batre Lane, adjusted for any required dedication;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

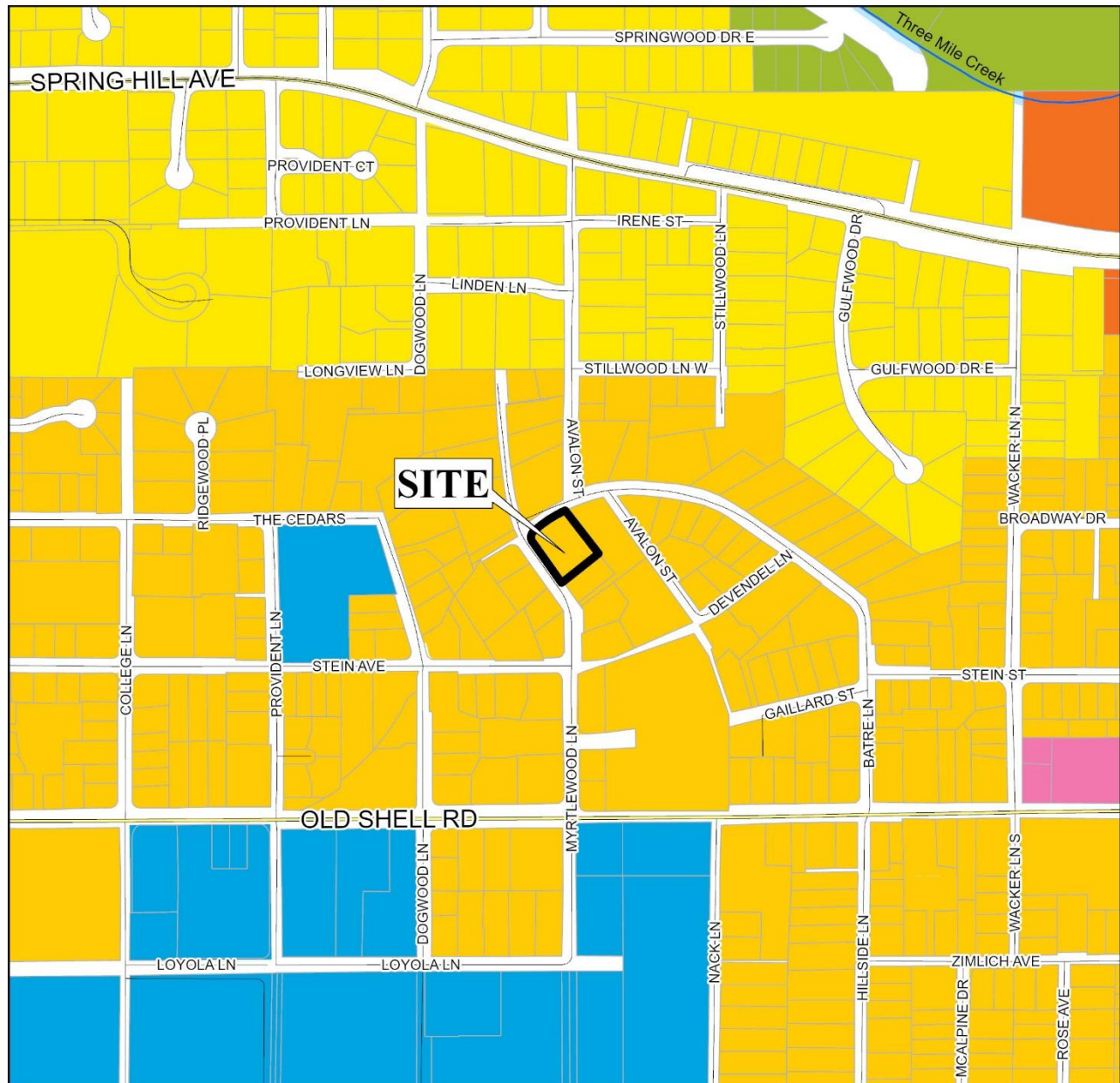
LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE July 16, 2026
APPLICANT Marshall Addition To Myrtlewood Lane Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE July 16, 2026
 APPLICANT Marshall Addition To Myrtlewood Lane 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	



MARSHALL ADDITION TO MYRTLEWOOD LANE SUBDIVISION

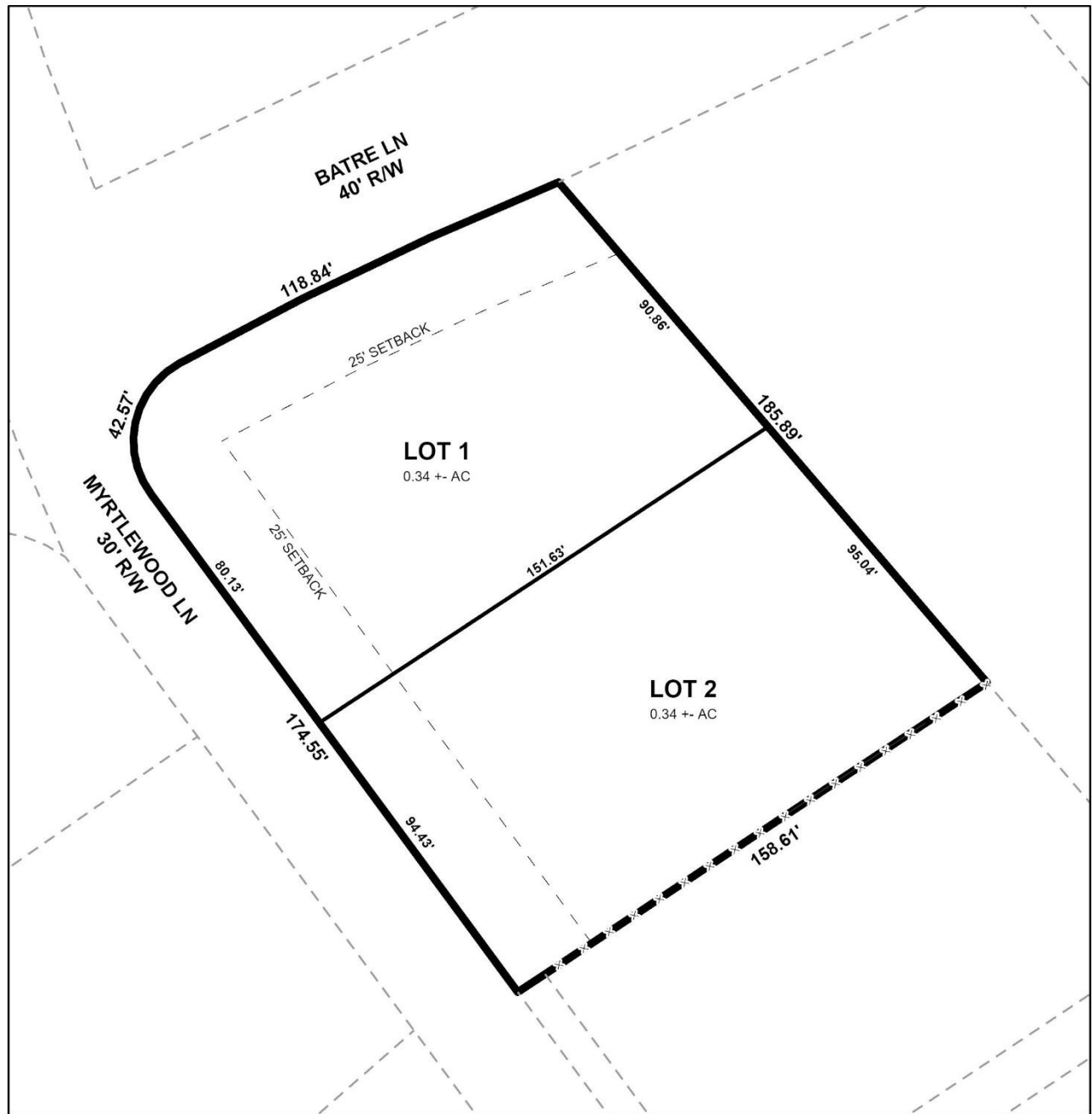


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE July 16, 2026
 APPLICANT Marshall Addition To Myrtlewood Lane 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]

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

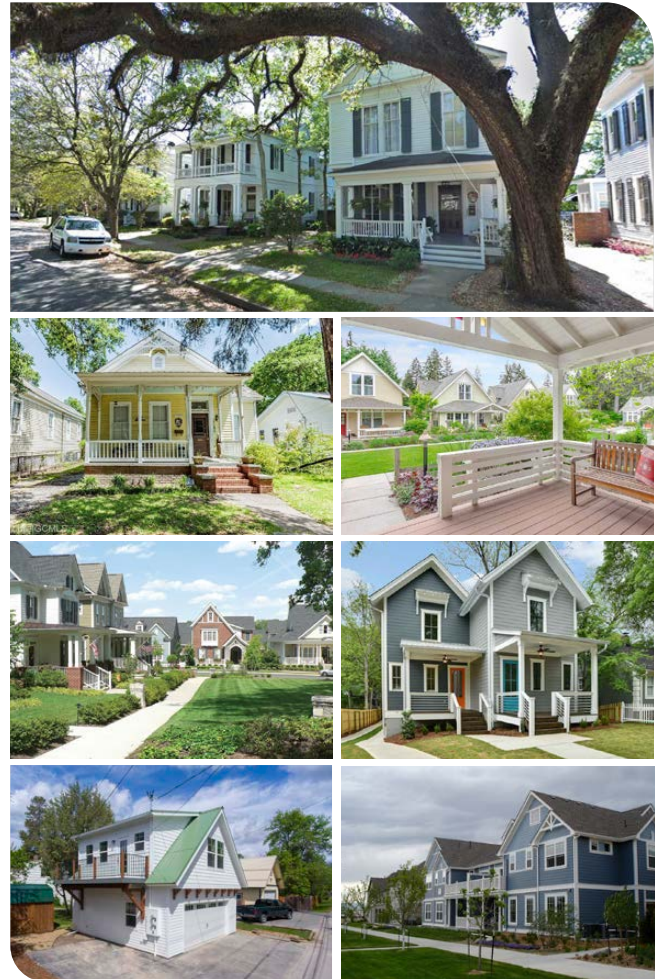
Secondary Uses

- 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