



Agenda Item # 10

SUB-003587-2025 & MOD-003586-2025

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – PUD Modification](#)

DETAILS

Location:

1500 Yogger Pass (Private Road)

Subdivision Name:

Rangeline Crossing Subdivision, Phase Four,
Resubdivision of Lots 1 thru 3 of the Resubdivision of
Lots 6 thru 11

Applicant / Agent:

Goodwyn Mills Cawood, LLC

Property Owner:

Rangeline Land Associates, LLC

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

District Center

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create four (4) legal lots of record from three (3) legal lots of record.
- Modification of a previously approved Planned Unit Development

Considerations:

1. Subdivision proposal with ten (10) conditions.
2. Modification of a previously approved Planned Unit Development with thirteen (13) conditions.

Report Contents:

Page

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

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u> 10 </u> DATE <u> January 15, 2026 </u>	 NTS
APPLICANT <u> Rangeline Crossing Subdivision, Phase 4, Resubdivision of Lots 1-3 of the Resubdivision of Lots 6-11 </u>	
REQUEST <u> Subdivision, PUD Modification </u>	

SITE HISTORY

Since being annexed into the City of Mobile in 2008, the site was rezoned by the City Council from R-1, Single-Family Residential District to B-3, Community Business District.

The site has been before the Planning Commission several times for various Subdivisions and Planned Unit Developments since annexation. In August 2023, a Minor Modification of a Previously Approved Planned Unit Development was approved by staff to alter the number of construction phases for a new multi-family development from two (2) to four (4) phases.

Most recently, the subject site was before the Planning Commission at its December 21, 2023 meeting to create a three (3) lot Subdivision from six (6) lots and two (2) common areas, as well as a Planned Unit Development to allow the construction of a new multi-family residential development with multiple structures on a single building site. The Subdivision has been recorded in Probate Court.

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. Retain NOTES 1-6.
- 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.

Planned Unit Development Modification

Retain NOTES #1 - #6, as shown on the PUD SITE PLAN Sheet C-100.

Traffic Engineering Comments:

Off-site improvements are required for the development of Lot 1. Any changes to the proposed improvements during the development of Lots 1-A, 2, or 3 may require a revised Traffic Impact Study to be reviewed and approved by Traffic Engineering. Driveway number, size, location, and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and 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 subdivision request is to create four (4) legal lots of record from three (3) existing lots of record. The site is served by public water and sanitary sewer.

The proposed lots exceed the minimum required size in the Subdivision Regulations, and if approved, the lot sizes should be retained in both square feet and acres on the Final Plat.

The proposed lots have frontage on Halls Mill Road, Demetropolis Road and Rangeline Crossing Drive (private street). Both streets have compliant rights-of-way, making no dedications necessary.

The preliminary plat depicts a 25-foot minimum building setback along all street frontages, with the exception of Demetropolis Road, which has a 40-foot setback, which should be retained on the Final Plat, if approved.

A 15-foot utility easement along Demetropolis Road is depicted on the preliminary plat, which should be retained on the Final Plat, if approved. Also, a note should be placed on the Final Plat stating that no structures are allowed in any easement without the permission of the easement holder.

Planned Unit Development Modification

The most recently approved PUD allowed for multiple buildings on a single building site, and shared access and parking between multiple building sites with a private street. The applicant had a Minor Modification of the Previously Approved Planned Unit Development approved by staff in August 2023 to allow phased construction. However, the applicant now wishes to amend those approvals so that there are a total of four (4) construction phases proposed, each of which will correspond with a single lot of the proposed Subdivision.

Overall, the proposed layout and design of the multi-family development will be the same as previously approved by the Planning Commission, including the overall number of buildings and dwelling units (835). The only change proposed at this time is the creation of a fourth lot, which requires a Major Modification to the Previously Approved PUD.

The proposed site plan depicts a total of three (3) freestanding signs for the development. The applicant made the same request as part of the previous Planned Unit Development application, and the Planning Commission approved the placement of three (3) freestanding signs in December 2023. As such, this condition should remain, if approved.

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 could apply:

1. Retention of the existing right-of-way information on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
3. Retention of the 25' minimum building setback along Halls Mill Road and Rangeline Crossing Drive;
4. Retention of the 40' minimum building setback line along Demetropolis Road;
5. Retention of the note on the Final Plat stating no structures shall be constructed in any easement without permission from the easement holder;
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;
9. Compliance with all Fire Department comments noted in this staff report; and,
10. Completion of the Subdivision process prior to issuance of any building permits.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning a major modification to an existing Planned Unit Development:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

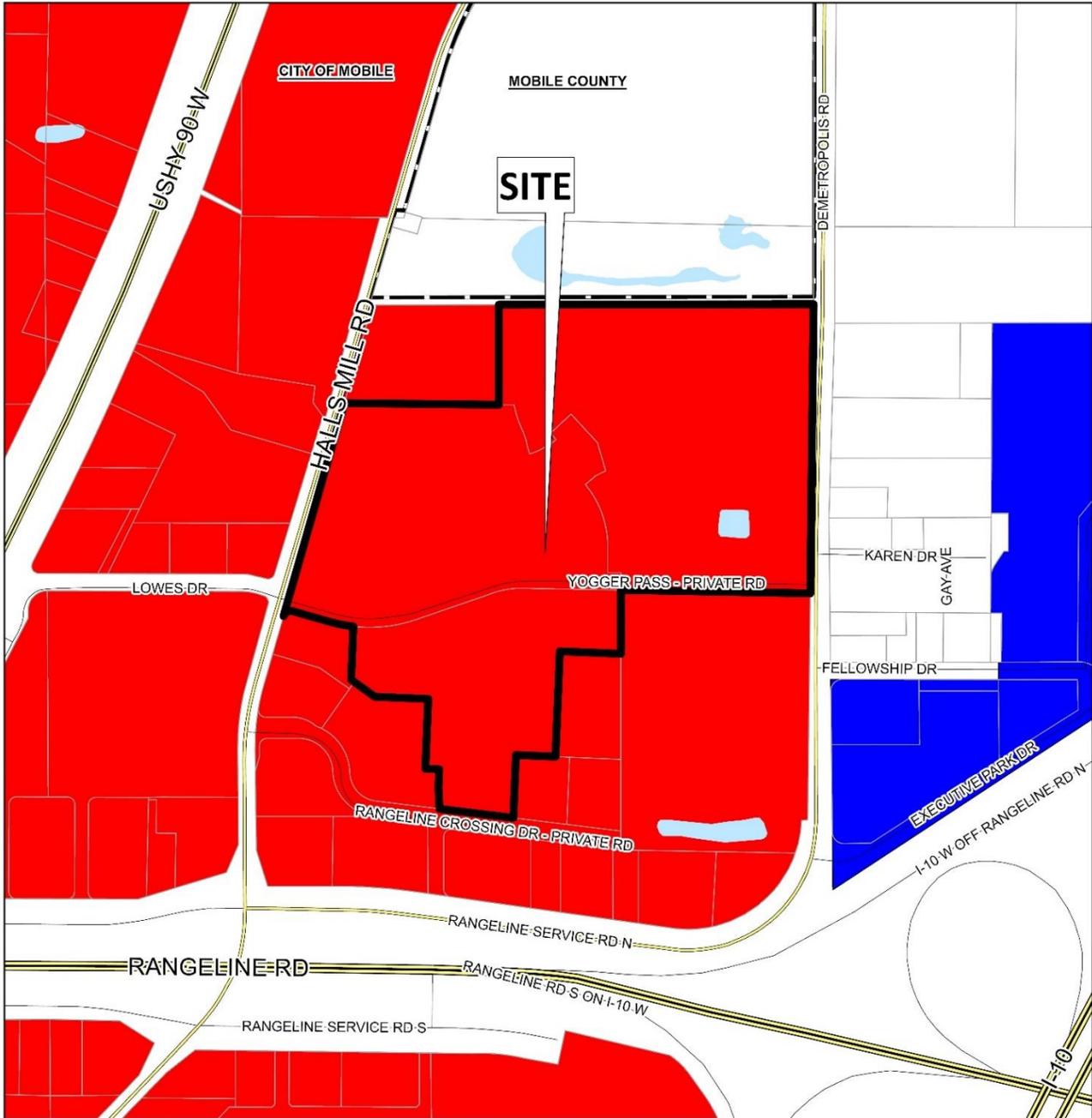
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. 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.

Considerations:

If the Planning Commission considers a recommendation of approval of the major modification, the following conditions should apply:

1. Retention of the 25' minimum building setback along Halls Mill Road and Rangeline Crossing Drive;
2. Retention of the 40' minimum building setback line along Demetropolis Road;
3. Retention of the note stating that no structures are allowed in any easements without the permission of the easement holder;
4. Retention of the note on the site plan to depict that all trash compactors will be connected to sanitary sewer and have a compliant enclosure;
5. Provision of a compliant photometric site plan at the time of permitting;
6. Site is limited to three (3) freestanding signs;
7. Provision of a note on the site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
8. Submittal to and approval by Planning and Zoning of the Major Modification of the Planned Unit Development site plan prior to recording in Probate Court, and the provision of a copy of the recorded site plan (hard copy and .pdf) to Planning and Zoning;
9. Compliance with all Engineering comments noted in this staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report;
12. Compliance with all Fire Department comments noted in this staff report; and,
13. Full compliance with all municipal codes and ordinances.

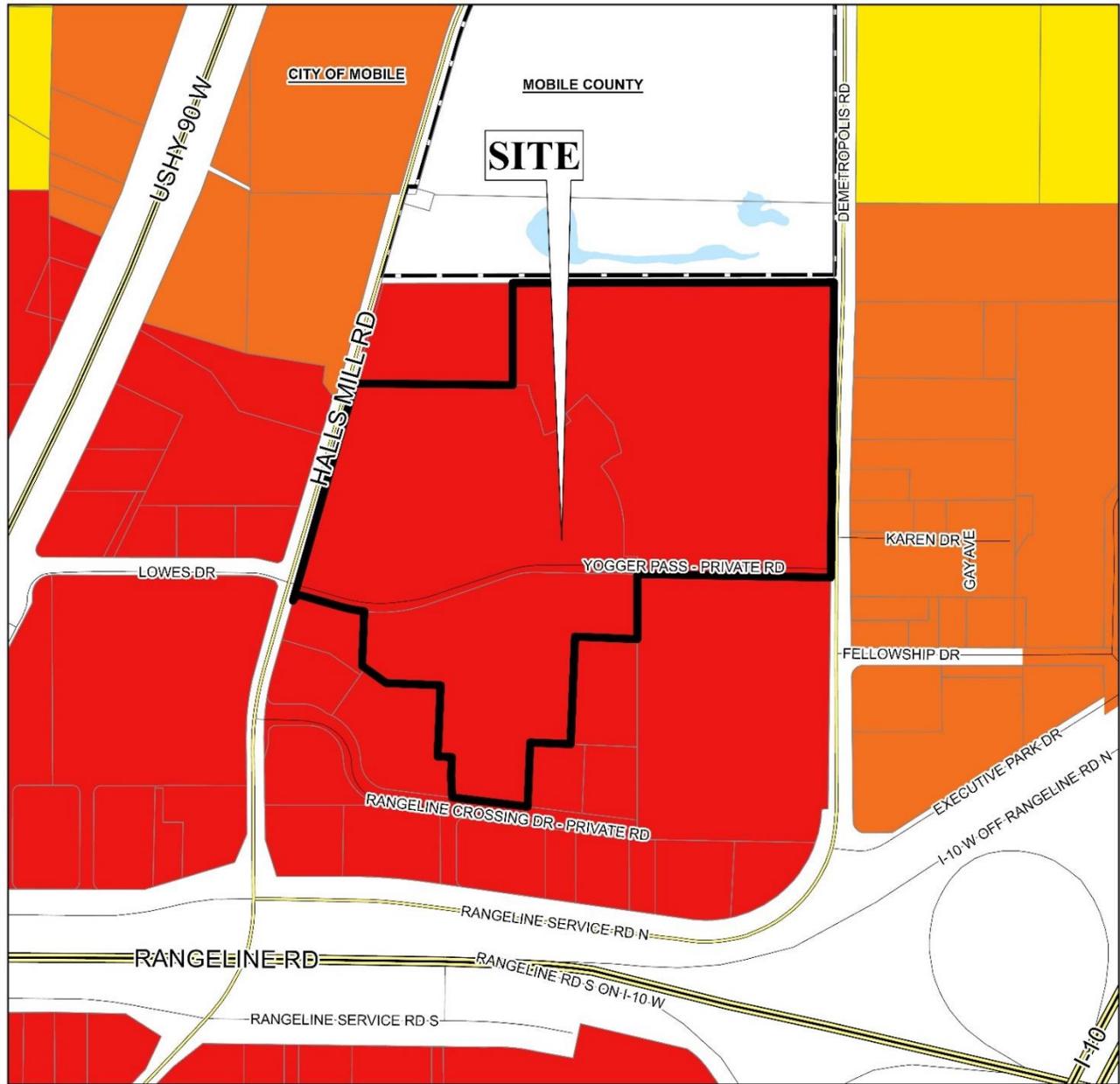
LOCATOR ZONING MAP



APPLICATION NUMBER	10	DATE	January 15, 2026
APPLICANT	Rangeline Crossing Subdivision, Phase 4, Resubdivision of Lots 1-3 of the Resubdivision of Lots 6-11		
REQUEST	Subdivision, PUD Modification		



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE January 15, 2026

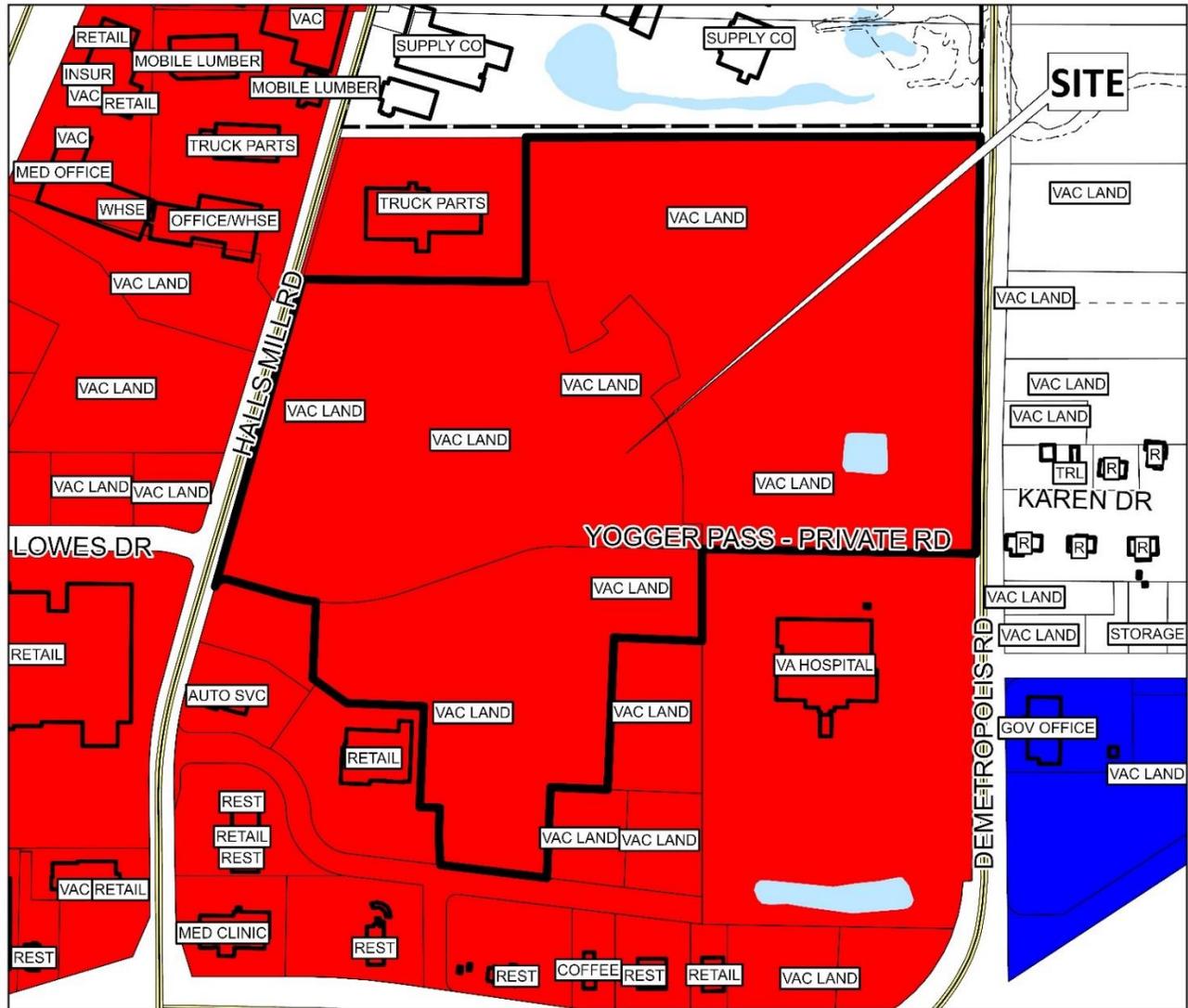
APPLICANT Rangeline Crossing Subdivision, Phase 4, Resubdivision of Lots 1-3 of the Resubdivision of Lots 6-11

REQUEST Subdivision, PUD Modification

- | | | | |
|---|---|---|---|
| ■ 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 | |



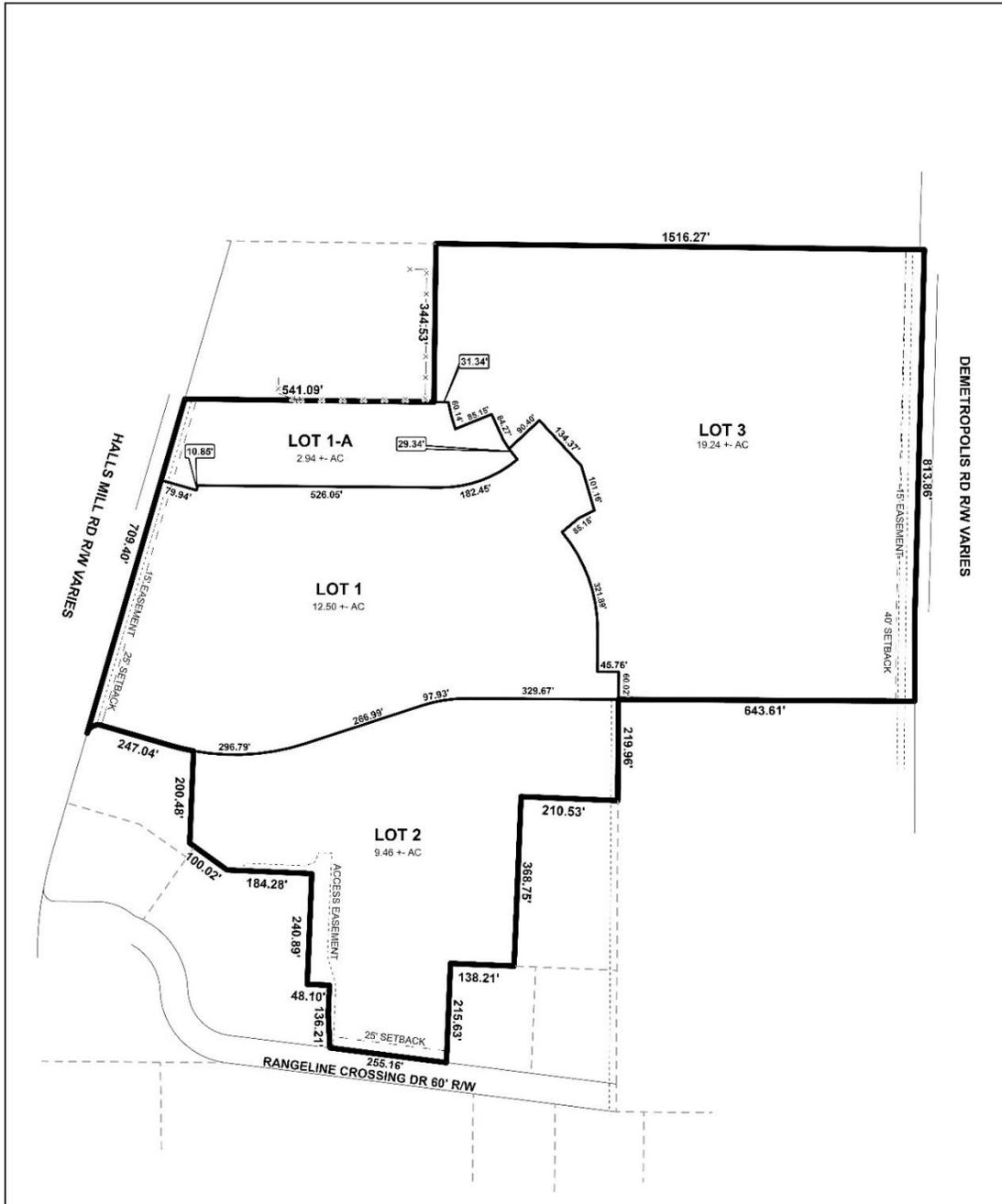
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u>10</u>	DATE <u>January 15, 2026</u>																													
APPLICANT <u>Rangeline Crossing Subdivision, Phase 4, Resubdivision of Lots 1-3 of the Resubdivision of Lots 6-11</u>																														
REQUEST <u>Subdivision, PUD Modification</u>																														
<table style="font-size: small;"> <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	
 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																						

SUBDIVISION SITE PLAN



The site plan illustrates proposed lots, easements, and setbacks.

APPLICATION NUMBER	10	DATE	January 15, 2026	
APPLICANT	Rangeline Crossing Subdivision, Phase 4, Resubdivision of Lots 1-3 of the Resubdivision of Lots 6-11			
REQUEST	Subdivision, PUD Modification			

MODIFICATION SITE PLAN



APPLICATION NUMBER	10	DATE	January 15, 2026
APPLICANT	Rangeline Crossing Subdivision, Phase 4, Resubdivision of Lots 1-3 of the Resubdivision of Lots 6-11		
REQUEST	Subdivision, PUD Modification		



Mixed Use Areas: Centers

DISTRICT CENTER (DC)

This designation applies across the city beyond Downtown to large areas of existing mixed-use character or where such character is encouraged. District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. They are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center. Depending on location residential areas in District Centers may incorporate a mix of housing types with minimum densities of 20 du/ac in dynamic, horizontal or vertical mixed-use environments ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

Development intent

- › District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area.
- › District Centers may be served by transit and include development of an intensity and design that supports transit use.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

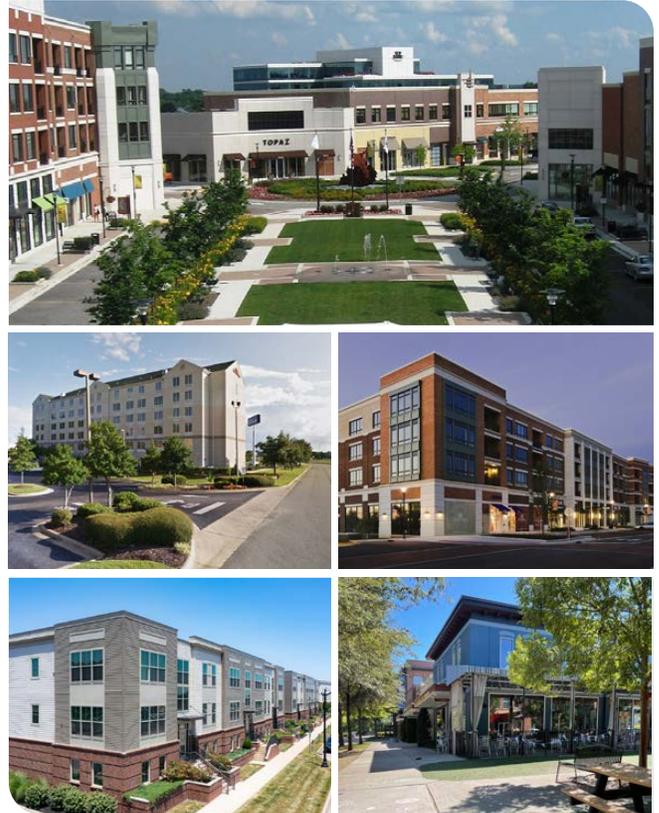
Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



Existing district centers should evolve into large walkable mixed-use areas.

Rendering: Dover Kohl