



Agenda Item # 10

SUB-003838-2026, MOD-003841-2026 & MOD-03842-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Planning Approval Modification](#)

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

DETAILS

Location:

50 & 60 South Ann Street

Applicant / Agent:

Gregory Saad, Saad Development Corp.

Property Owner(s):

Robert Lewis, 59 Bradford LLC; Greg Saad, C & S LLC;
and Annunciation Greek Orthodox Church

Current Zoning:

R-1, Single-Family Residential Urban 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 one (1) legal lot of record from four (4) legal lots of record.
- Modification of a previously approved Planning Approval
- Modification of a previously approved Planned Unit Development

Considerations:

1. Subdivision proposal with eleven (11) conditions;
2. Modification of a previously approved Planned Unit Development with thirteen (13) conditions; and
3. Modification of a previously approved Planning Approval with thirteen (13) conditions.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	10	DATE	September 17, 2026
APPLICANT	Third Annunciation Greek Orthodox Church		
REQUEST	Subdivision, Major Modification of Planning Approval, Major Modification of Planned Unit Development		



SITE HISTORY

The subject site was annexed into the City of Mobile in 1889.

In March 1958, the property was considered by the Board of Zoning Adjustment, which approved a Use Variance to allow an existing rental garage apartment to be used as a photography shop and to permit signage.

Upon adoption of the Zoning Ordinance in 1967, the site was assigned an R-3, Multi-Family Residential District zoning classification.

In January 1994, the property was rezoned from R-3, Multi-Family Residential District to R-1, Single-Family Residential District as part of the Planning Commission's Old Dauphin Way Zoning Study for the Midtown Area.

In May 2007, the Planning Commission approved three (3) applications pertaining to the property: *Annunciation Greek Orthodox Church Subdivision*, a one (1)-lot subdivision; a Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District; and a Planned Unit Development (PUD) to allow multiple buildings on a single building site.

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. Add Azalea Street and Brown Street to the vicinity map.
- C. Provide the recording data for SECOND SUBDIVISION OF ANNUNCIATION GREEK OTHODOX CHURCH on the plat and in the notes/signature blocks.
- D. Delete the FLOODPLAIN DEVELOPMENT NOTE. That appears to be applicable to Mobile County subdivisions. It is not required within the city limits.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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.

Planned Unit Development Modification

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Access to the site is limited to the driveways shown on the approved PUD plan with 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.

Fire hydrants will be required within 500 feet of all structures.

Planning Comments:

Subdivision

The purpose of the subdivision request is to create one (1) legal lot of record from four (4) existing legal lots of record. The site is served by public water and sanitary sewer.

It should be noted that three (3) of the substandard-size, landlocked lots included in this subdivision are proposed to be created through the *Second Annunciation Greek Orthodox Church Subdivision*, which is scheduled to be considered concurrently with the application at hand. Therefore, if both applications are approved, the Final Plat for the application at hand should not be signed unless the *Second Annunciation Greek Orthodox Church Subdivision* has first been approved and recorded.

The proposed lot has frontage on Ann Street, Azalea Street, and Bradford Avenue. Ann Street is a minor arterial street with curb and gutter and a compliant 50-foot right-of-way; therefore, no dedication would be required along Ann Street. Azalea Street and Bradford Avenue are both minor streets with curb and gutter and have substandard 40-foot rights-of-way. As no dedication was required with the *Annunciation Greek Orthodox Church Subdivision*, no dedication should be required with the application at hand. If approved, a waiver of Section 6.B.9. of the Subdivision Regulations will be required. The existing right-of-way labels for all three (3) streets should be retained on the Final Plat.

As shown on the recorded plat of *Annunciation Greek Orthodox Church Subdivision*, the preliminary plat retains the 25-foot minimum building setback line along Ann Street and 30-foot setbacks along Azalea Street and Bradford Avenue. However, the site is located within the Old Dauphin Way Historic District Overlay (HDO), which requires front yard setbacks to be no greater or lesser than the setback of those structures located on the same side of the street within 150 feet, exclusive of the right-of-way, on either side of the proposed building site. Therefore, the plat should be revised to remove the previously recorded setbacks associated with the *Annunciation Greek Orthodox Church Subdivision*. If approved, a note should be placed on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO.

The preliminary plat also illustrates 10-foot side and rear yard setbacks along the interior lot lines. These setbacks should be removed from the Final Plat, if approved.

If approved, the lot area should be labeled on the Final Plat in both square feet and acres. Alternatively, a table providing the same information may be included on the Final Plat.

As with the Final Plat of Annunciation Greek Orthodox Church Subdivision, a note should be included on the Final Plat, if approved, denying access to Bradford Avenue.

Finally, approval from the Historic Development Department is required prior to the issuance of any development permits. If approved, a note stating this requirement should be placed on the Final Plat.

Planning Approval and Planned Unit Development Modifications

The original Planning Approval authorized the expansion of an existing church in an R-1, Single-Family Residential District, including a proposed 70-foot by 145-foot pavilion building that does not appear to have been constructed. The Planned Unit Development (PUD) authorized multiple buildings on a single building site. The applicant is proposing to expand the area covered by the original Planning Approval to incorporate the expanded area associated with the *Third Annunciation Greek Orthodox Church Subdivision*, the new lots along Azalea Street and Bradford Avenue created through the *Second Annunciation Greek Orthodox Church Subdivision*, and one (1) existing legal lot of record on Bradford Avenue.

Detailed descriptions of both requests are available through the links provided on page 1 of this report.

The submitted site plans indicate the right-of-way widths of all streets. These right-of-way widths should be retained on the recorded site plans, if approved.

The site plans also depict existing buildings within the proposed Modification area, including buildings proposed to be demolished as part of the *Second Annunciation Greek Orthodox Church Subdivision*. As these buildings will no longer exist, the site plans should be revised to remove them, as they cannot be considered as part of the proposed Modifications.

The site plans indicate the setbacks shown on the preliminary plat for the main church site, but do not indicate setbacks on the other portions of the proposed Modification area. However, the site is located within the Old Dauphin Way Historic District Overlay (HDO), which limits front yard setbacks to no greater or lesser than the setback of those structures located on the same side of the street within 150 feet, exclusive of the right-of-way, on either side of the proposed building site. Therefore, the site plans should be revised to remove the front minimum building setback lines from all street frontages. A note should also be placed on the site plans stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO.

The site plans should be revised to provide an overall site area label. Alternatively, a table providing the overall site area may be included on the site plans.

The site plans do not depict sidewalks along the street frontages and should be revised to illustrate all existing sidewalks. No dumpster is shown on the site plans. The site plans should be revised to indicate a compliant dumpster, or a note should be placed on the site plans stating that no dumpster will be utilized and that refuse collection will be provided through either curbside pickup or a private can collection service.

The site is abutted to the north, west, and south by properties zoned R-1, Single-Family Residential Urban District. If approved, the site plans should be revised to clearly depict a compliant residential buffer wherever the site

abuts residentially zoned or residentially utilized property. Alternatively, a note should be placed on the site plans stating that compliant buffers will be provided where required.

As with the *Third Annunciation Greek Orthodox Church Subdivision*, a note should be included on the site plans stating that access to Bradford Avenue is denied.

The site is located within the Old Dauphin Way Historic District. Therefore, a note should be placed on the site plans stating that approval from the Historic Development Department is required prior to the issuance of any development permits.

It should be noted that future development or redevelopment of any portion of the site may require additional modification of the Planning Approval and/or PUD, subject to review and approval by the Planning Commission and City Council. A note stating this requirement should be placed on the recorded site plans, if approved.

Revised site plans should be submitted to and approved by Planning and Zoning prior to the site plans being forwarded to the City Council for final approval.

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. Approval and recording of the *Second Annunciation Greek Orthodox Church Subdivision* prior to signing the Final Plat;
2. Retention of the existing right-of-way width labels for all streets on the Final Plat;
3. Revision of the plat to remove the previously recorded minimum building setback lines along all street frontages, and placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the plat to remove the 10-foot side and rear yard setback lines from the Final Plat;
5. Retention of the lot area label, in both square feet and acres, on the Final Plat, or provision of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that access to Bradford Avenue is denied;
7. Placement of a note on the Final Plat stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating that all Traffic Engineering comments noted in this staff report shall be satisfied;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development / Planning Approval Modifications:

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.

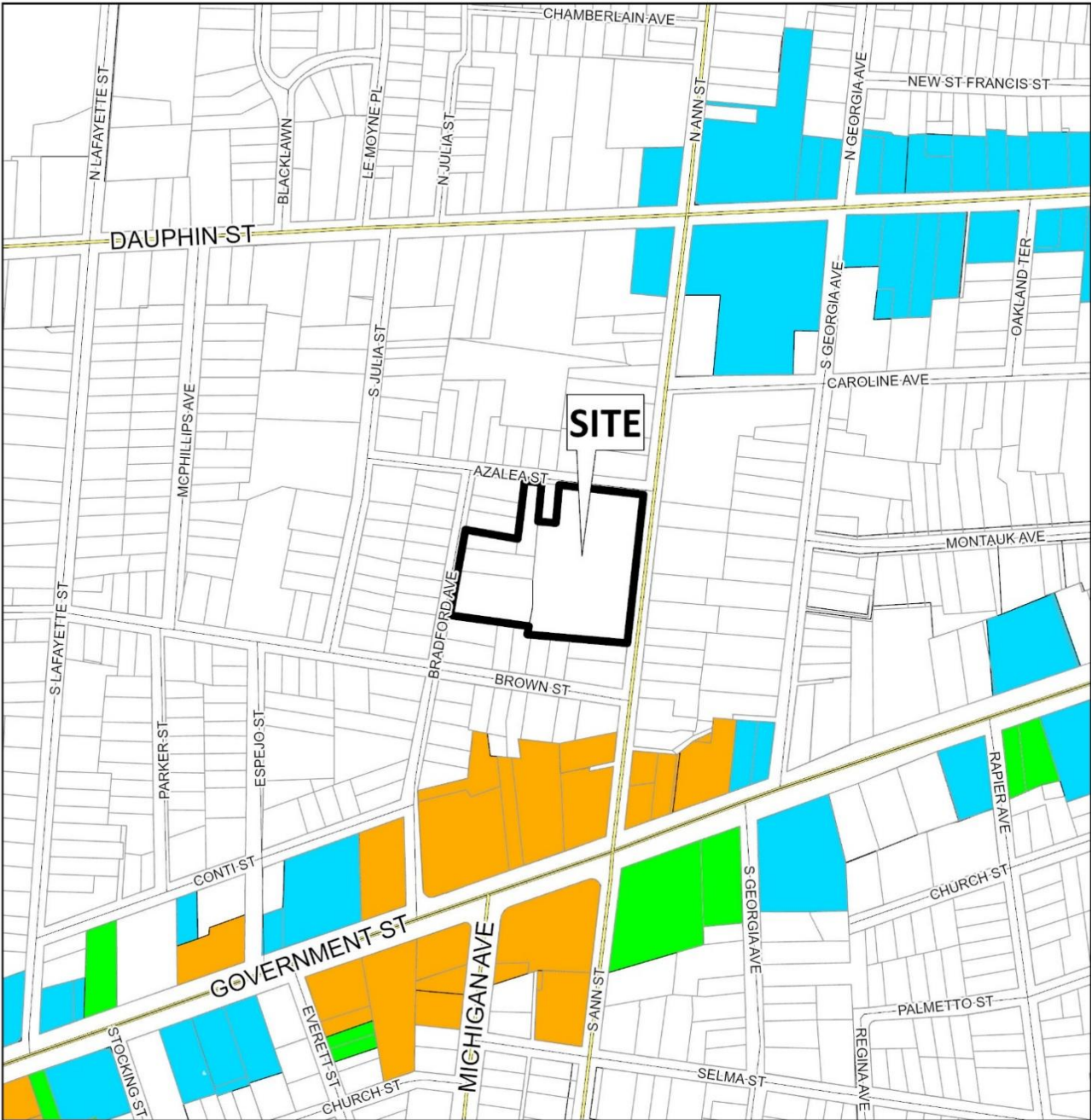
Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval and Planned Unit Development, the following conditions could apply:

1. Retention of the existing right-of-way width labels for all streets on the site plans;
2. Revision of the site plans to remove the buildings proposed to be demolished in conjunction with the approval of the *Second Annunciation Greek Orthodox Church Subdivision*;
3. Revision of the site plans to remove the illustrated minimum building setback lines along all street frontages, and placement of a note on the site plans stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the site plans to provide an overall site area label, or provision of a table on the site plans providing the same information;
5. Revision of the site plans to depict existing public sidewalks along all street frontages;
6. Revision of the site plans to indicate a compliant dumpster, or placement of a note on the site plans stating that no dumpster will be utilized and that refuse collection will be provided through either curbside pickup or a private can collection service;
7. Placement of a note on the site plans stating that access to Bradford Avenue is denied for the portion of the site located within the *Third Annunciation Greek Orthodox Church Subdivision*;

8. Revision of the site plans to clearly depict a compliant residential buffer where the site abuts residentially zoned or utilized property, or placement of a note on the site plans stating that compliant buffers will be provided where required;
9. Placement of a note on the revised site plans stating the Traffic Engineering comments noted in this staff report;
10. Placement of a note on the site plans stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
11. Placement of a note on the site plans stating that future development or redevelopment of any portion of the site may require additional modification of the Planning Approval and/or PUD, subject to approval by the Planning Commission and City Council;
12. Submittal to and approval by Planning and Zoning of revised site plans prior to forwarding the site plans to the City Council for final approval; and,
13. Full compliance with all applicable municipal codes and ordinances.

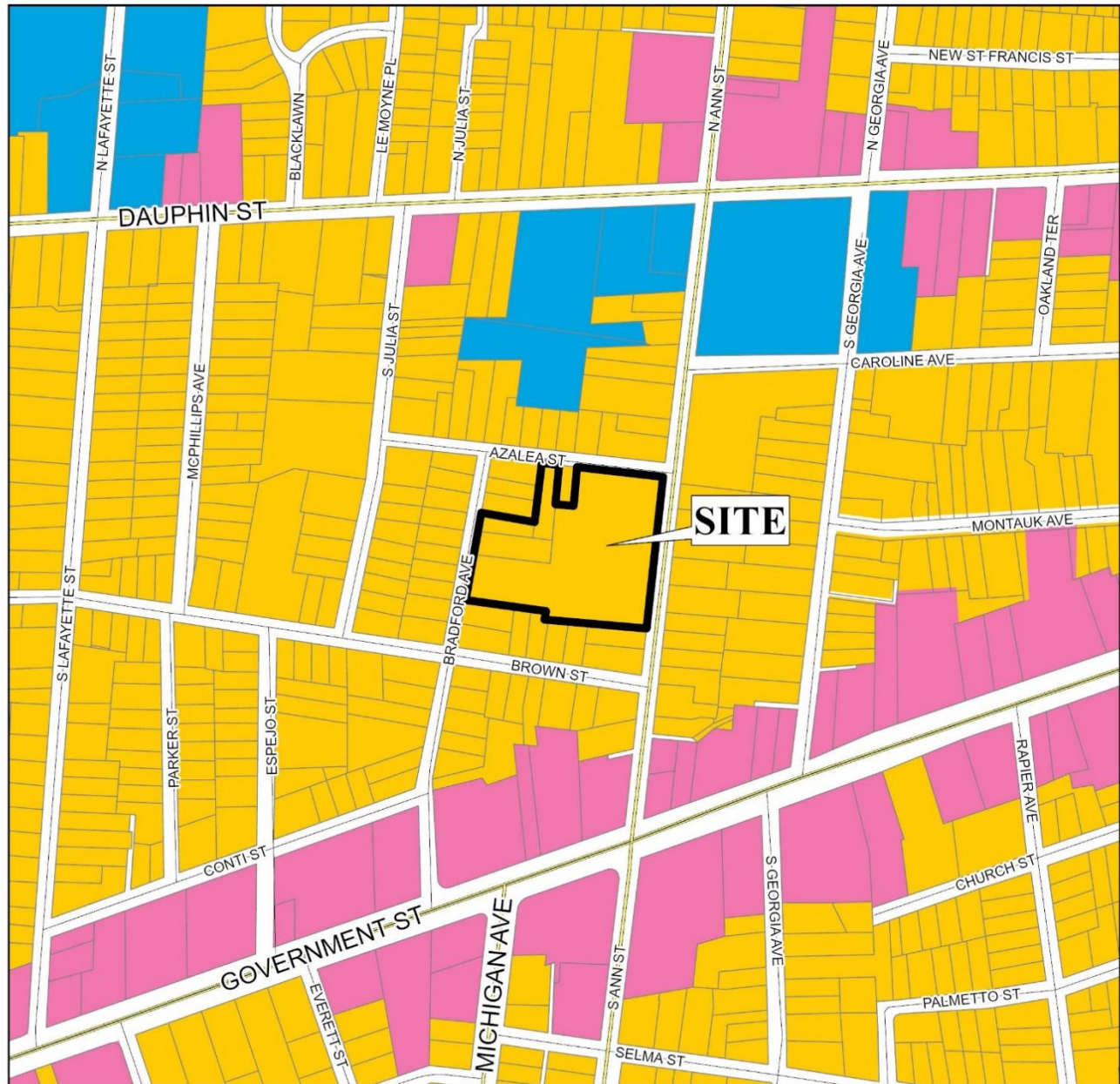
LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE September 17, 2026
 APPLICANT Third Annunciation Greek Orthodox Church
 REQUEST Subdivision, Major Modification of Planning Approval,
 Major Modification of Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE September 17, 2026

APPLICANT Third Annunciation Greek Orthodox Church
 REQUEST Subdivision, Major Modification of Planning Approval, Major Modification of Planned Unit Development

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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.

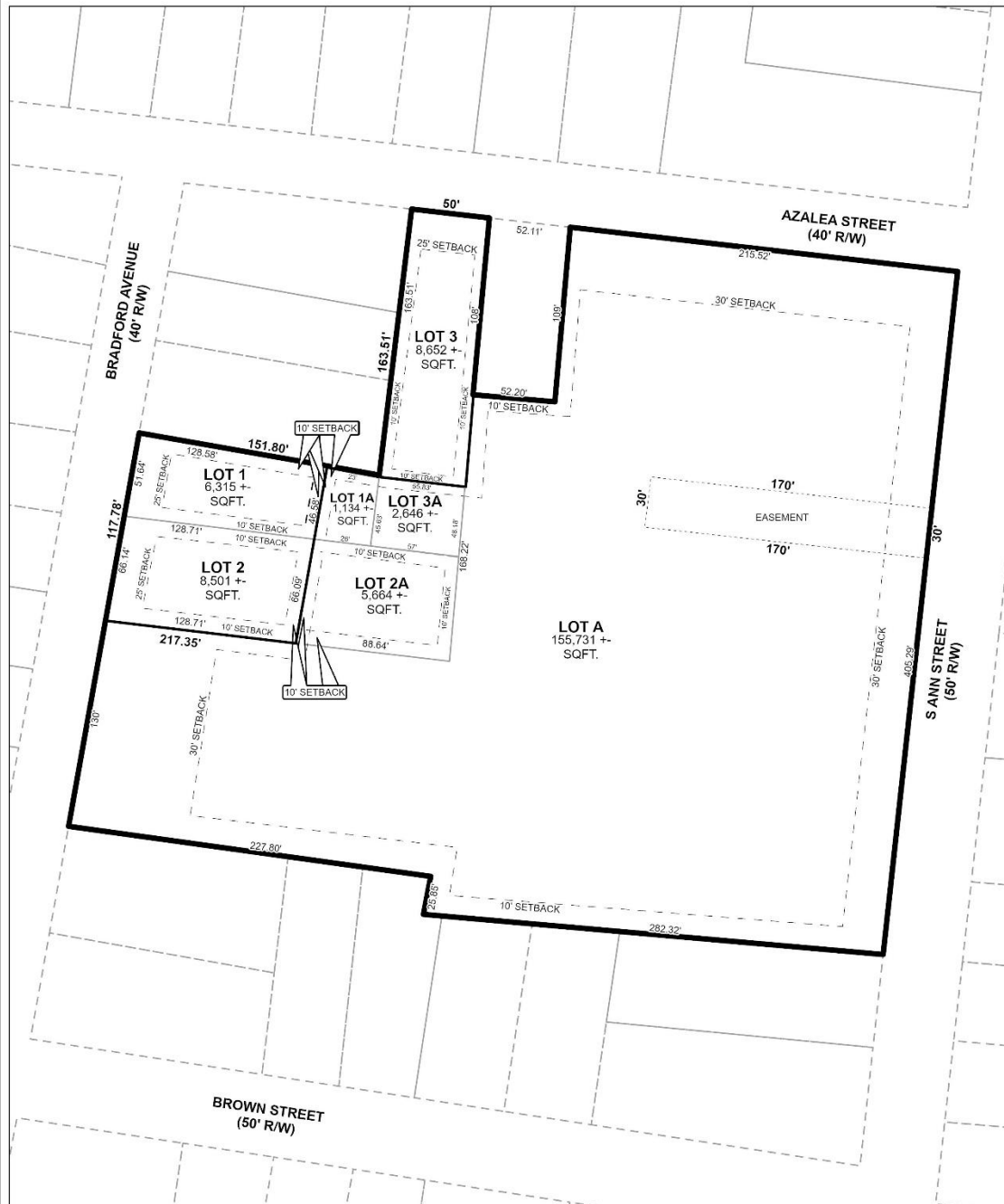
APPLICATION NUMBER 10 DATE September 17, 2026

APPLICANT Third Annunciation Greek Orthodox Church
REQUEST Subdivision, Major Modification of Planning Approval,
Major Modification of Planned Unit Development

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

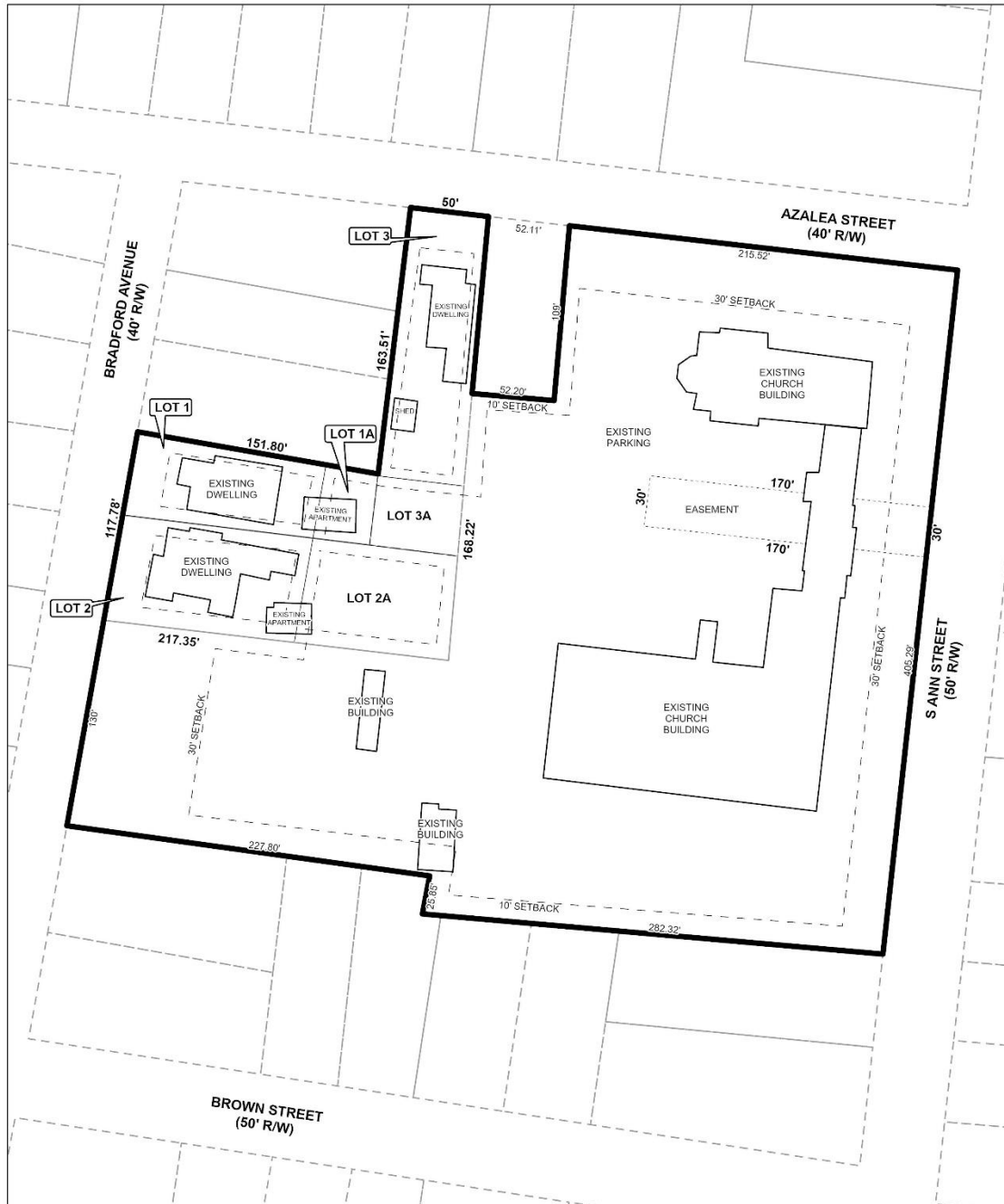


The site plan illustrates proposed lot subdivision.

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MODIFICATION SITE PLAN



The site plan illustrates proposed major modification of lot lines and existing buildings.

APPLICATION NUMBER	10	DATE	September 17, 2026	
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REQUEST	Subdivision, Major Modification of Planning Approval, Major Modification of Planned Unit Development			

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 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

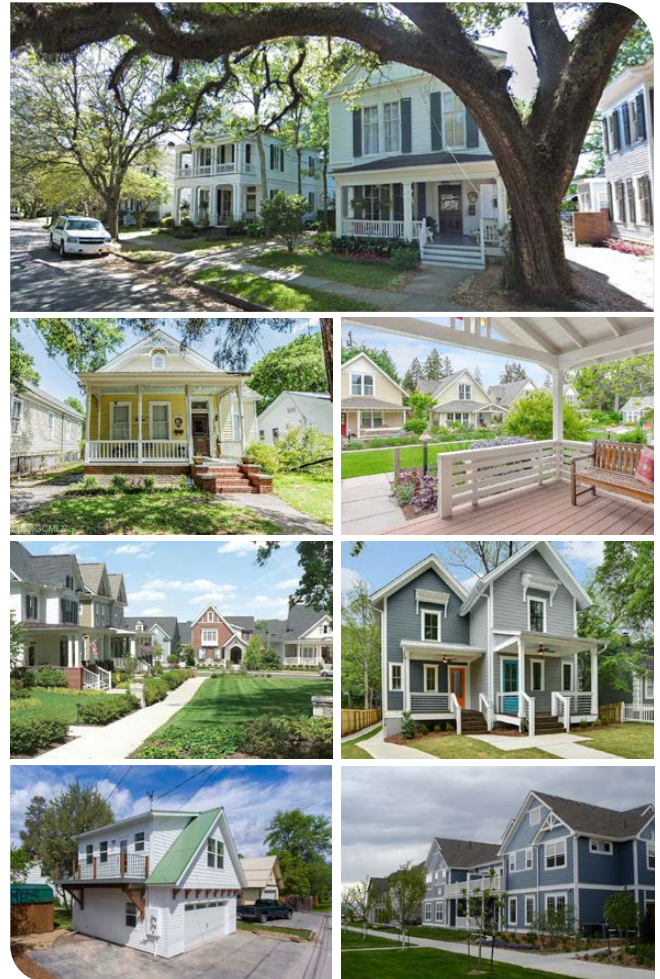
Secondary Uses

- 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