



Agenda Item # 11

SUB-003823-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1312 & 1316 Chamberlain Avenue & 1313 Old Shell Road

Subdivision Name:

Chamberlain – Old Shell Subdivision

Applicant / Agent:

Byrd Surveying, Inc.

Property Owner(s):

David S. Rasp, Lysek Properties, LLC, & Renee H. Williams

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 three (3) legal lots of record from three (3) metes-and-bounds parcels.

Commission Considerations

1. Subdivision proposal with nine (9) conditions.

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CHAMBERLAIN – OLD SHELL SUBDIVISION



APPLICATION NUMBER 11 DATE August 20, 2026



SITE HISTORY

The site was annexed into City of Mobile in 1814.

Each property is developed with a single family residential dwelling.

The south portion of the site was originally part of the *Mahler Subdivision*, recorded in the Mobile County Probate Court in June 1905. Since that time, the design of the lots became incompatible with the recorded subdivision plat such that they now have metes-and-bounds descriptions. The northernmost parcel also has a metes-and-bounds description.

There are no Planning Commission or 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 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. Label the POB.
- C. Revise NOTES #7 to read "As shown on the aerial photos LOTS A and B will share the 50,100 sf of historical credit of existing impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original SF residential lot as follows: LOT A – 9,000 sf, and LOT 2 – 6,300 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. Retain NOTES 1 - 5.
- 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 three (3) legal lots of record from three (3) existing metes-and-bounds parcels. The sites are served by public water and sanitary sewer.

The proposed lots have frontage along Old Shell Road and Chamberlain Avenue, both of which are minor streets with curb and gutter requiring a 50-foot-wide right-of-way. The preliminary plat depicts sufficient right-of-way along Old Shell Road; however, only 28 feet of right-of-way is depicted along Chamberlain Avenue. Therefore, additional right-of-way along Chamberlain Avenue will be required to provide the full 50-foot width, unless a waiver of Section 6.B.9 of the Subdivision Regulations is obtained. If approved, this information should be reflected on the Final Plat.

The proposed lots exceed the minimum dimensional requirements for an R-1 Urban District. Each lot exceeds the minimum required 6,000 square feet in area and 50 feet in width for residential lots in the Urban sub-district. The lot sizes are provided in both square feet and acres on the preliminary plat and should be retained in both measurements on the Final Plat, adjusted as necessary for any required dedication.

A five (5)-foot front yard setback is depicted along each street frontage; however, the lots are located within the Old Dauphin Way Historic District Overlay (HDO), where front yard setbacks are required to be consistent with those structures located on the same side of the street within 150 feet of the proposed building site, measured in both directions and exclusive of right-of-way. Because front yard setbacks within the HDO are determined by the surrounding development, the five (5)- foot front yard setbacks should be removed and a note should be placed on the Final Plat stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code, including the front yard dimensional standards applicable within the Historic District overlay.

SUBDIVISION CONSIDERATIONS

Standards of Review:

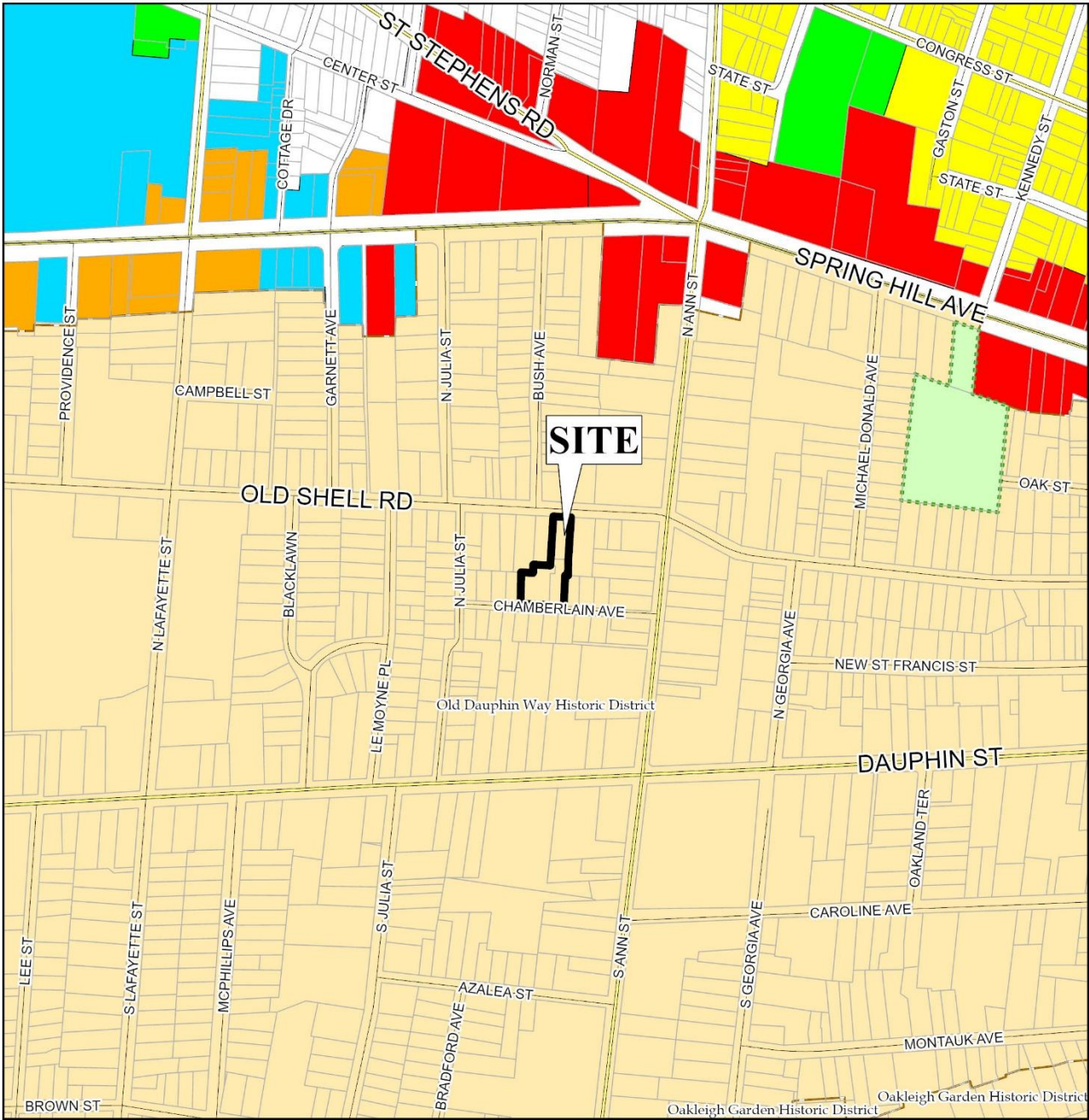
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request a waiver of Section 6.B.9 of the subdivision Regulations will be required (for substandard right-of-way width), and the following conditions could apply:

1. Retention of the 50-foot-wide right-of-way along Old Shell Road;
2. Revision of the Final Plat to depict dedication sufficient for a 50-foot-wide right-of-way along Chamberlain Avenue or a waiver of Section 6.B.9 of the Subdivision Regulations;
3. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
4. Revision of the Final Plat to remove the five (5)-foot front yard setbacks and to add a note stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code, including the front yard dimensional standards applicable within the Historic District overlay;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report;
8. Compliance with all Fire Department comments noted in this staff report; and
9. Full compliance with all other codes and ordinances.

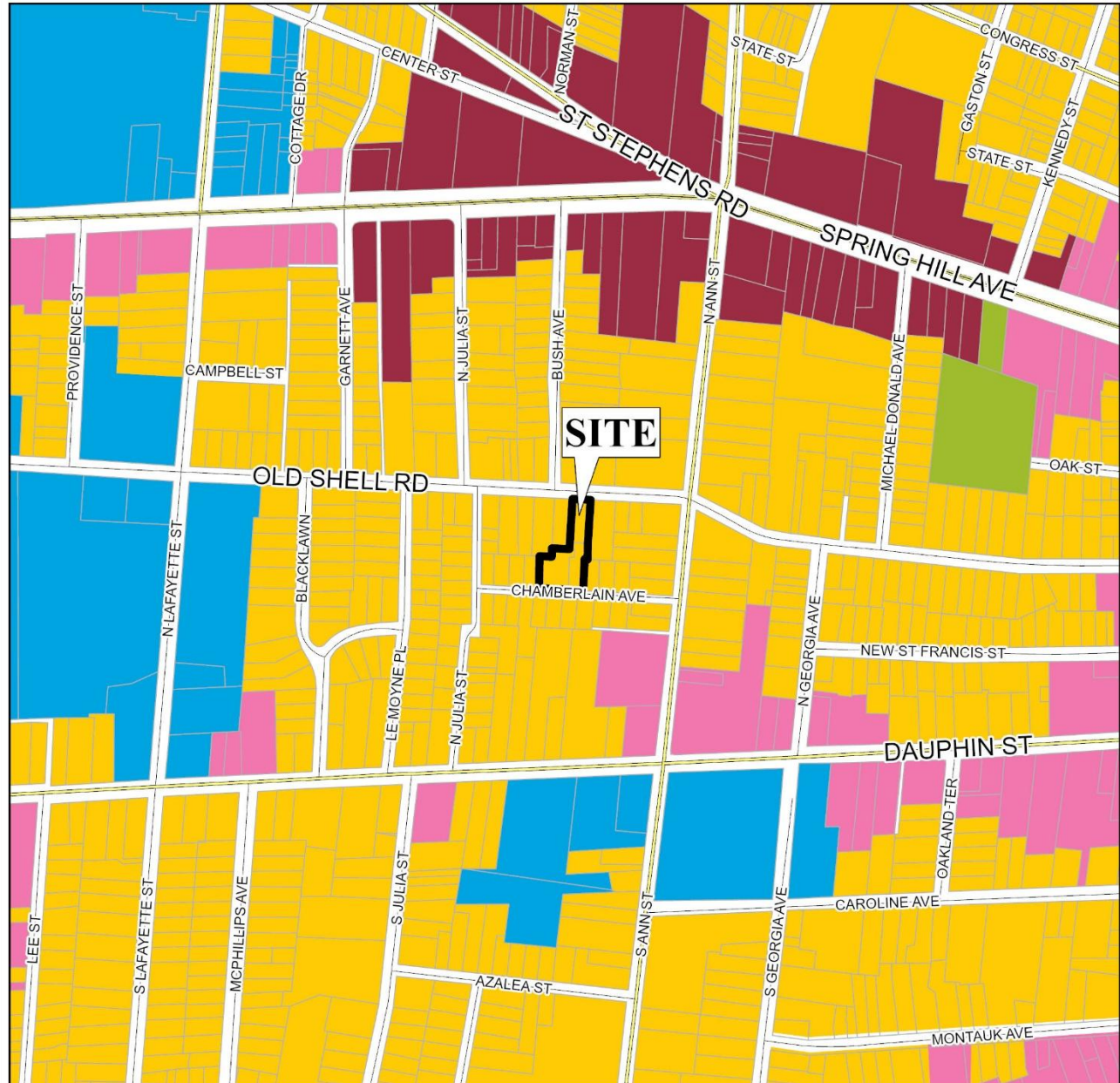
LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE August 20, 2026
 APPLICANT Chamberlain – Old Shell Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE August 20, 2026

APPLICANT Chamberlain – Old Shell 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 | |



CHAMBERLAIN – OLD SHELL SUBDIVISION

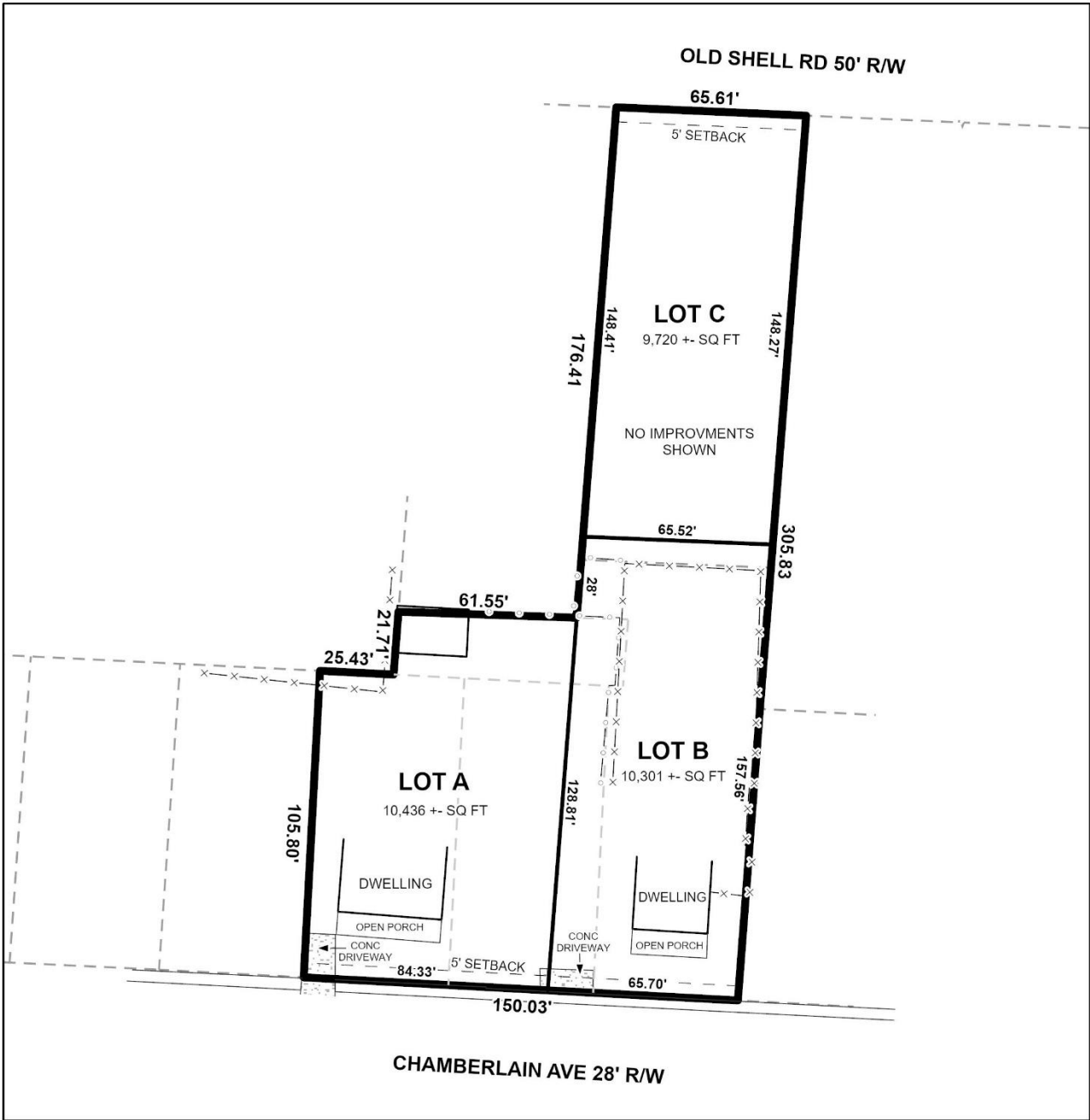


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE August 20, 2026
 APPLICANT Chamberlain – Old Shell Subdivision
 REQUEST Subdivision



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

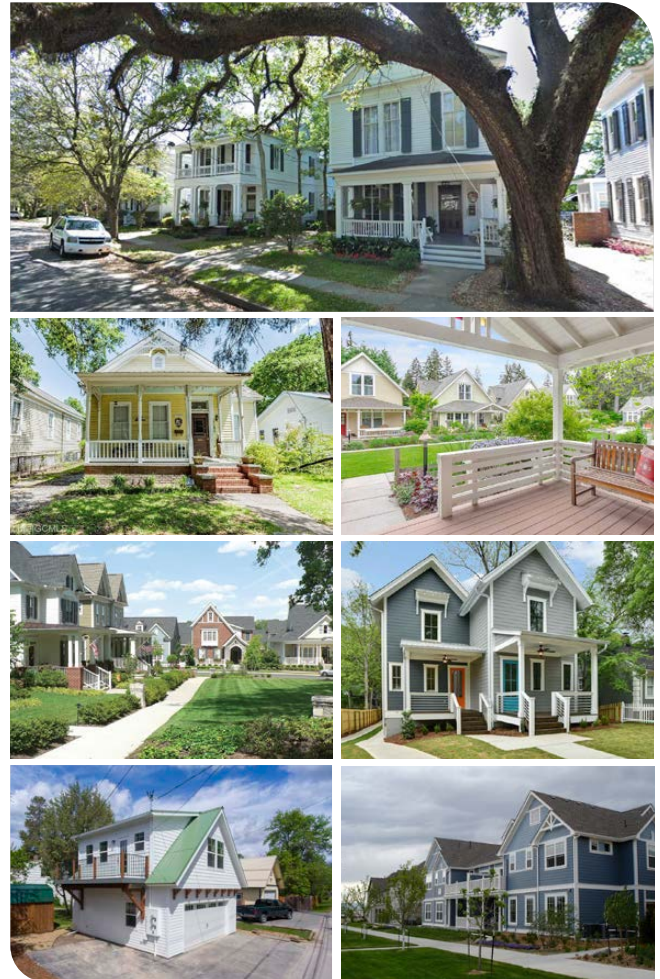
Secondary Uses

- 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