



Agenda Item # 11

SUB-003775-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4297 Riviere du Chien Road

Subdivision Name:

Du Chien Subdivision, Resubdivision of Lot 1

Applicant / Agent:

Christopher Haase, 2CI-Mobile, LLC

Property Owner:

Christopher Haase, 2CI-Mobile, LLC

Current Zoning:

I-1, Light Industry District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create three (3) legal lots of record from one (1) existing legal lot of record.

Commission Considerations:

1. Subdivision proposal with ten (10) conditions.

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DU CHIEN SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 11 DATE July 16, 2026



SITE HISTORY

The site was annexed into the City of Mobile in 1956.

On July 20, 2016, the Planning Commission approved *Du Chien Subdivision*, a one (1)-lot subdivision, the plat for which was subsequently recorded in Mobile County Probate Court.

At the same meeting, the Planning Commission approved a request for Rezoning of the subject site from R-1, Single-Family Residential District, and B-3, Community Business District, to I-1, Light Industry District, to eliminate split zoning as a result of the subdivision.

On September 18, 2024, the Planning Commission approved a Sidewalk Waiver request to waive the construction of a sidewalk along Riviere du Chien Road.

On May 14, 2025, the Planning Commission approved *Du Chien Subdivision, Resubdivision of Lot 1*, the plat for which was not presented for signatures and subsequently allowed to expire.

There are no 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. Label the small LOT between LOT A and LOT B. Is this a Common Area? Include the size of the LOT in SF and Acres. Additional comments may be issued after the clarification.
- C. Show and label each and every Right-Of-Way and easement.
- D. Provide a COMMON AREA(s) for the subdivision stormwater detention requirements; or a NOTE stating that the detention requirements for each LOT will be provided on each LOT.
- E. Revise NOTES #13 to include LOT D (?) and read - As shown on the 1984 aerial photo LOT A - D will receive the 1,200 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – 1,200 sf, LOT B – NONE, LOT C – NONE, and LOT D - NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- F. Retain NOTES 6 – 8, 13, and 15.
- G. 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:

The three shown lots will be limited to a single shared access driveway. Driveway 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:

The purpose of this request is to create three (3) legal lots of record from one (1) legal lot of record. The site is served by public water and sanitary sewer.

The proposed lots have frontage along Riviere du Chien Road, a Major Collector Street requiring a 60-foot-wide right-of-way at this location. Compliant right-of-way width is illustrated on the preliminary plat making additional dedication unnecessary. This information should be retained on the Final Plat, if approved. Lot A also has frontage along Halls Mill Road, a Minor Arterial Street requiring a 70-foot-wide right-of-way at this location. Lots B and C have frontage along Interstate 10, an interstate highway requiring a 350-foot-wide right-of-way. On the preliminary plat, the right-of-way along Halls Mill Road is labeled as “varies” and along Interstate 10 it is labeled as 300-feet wide, which is non-compliant. As such, if approved, the Final Plat should be revised to illustrate dedication sufficient to provide compliant rights-of-way along both Halls Mill Road and Interstate 10.

Proposed Lots A and B are corner lots, each requiring a 25-foot corner radius. The preliminary plat illustrates a compliant corner radius for Lot A at the intersection of Halls Mill Road and Riviere du Chien Road, but there is not a compliant corner radius for Lot B illustrated at the intersection of Riviere du Chien Road and Interstate 10. If approved, the Final Plat should be revised to illustrate dedication sufficient to provide a 25-foot corner radius where

Riviere du Chien Road and Interstate 10 intersect, unless a waiver of Section 6.C.6 of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer.

While there is no minimum lot area required in an I-1 zoning district, the proposed lots are properly labeled with their sizes in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; alternatively, a table providing the same information will suffice.

The preliminary plat illustrates a 25-foot front yard setback, in accordance with Article 2, Section 64-2-7.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat, adjusted for any required dedication.

It should be noted that as proposed, Lot C may be considered a flag-shaped lot, with a 64±-foot-wide “pole” providing access to Rivere Du Chien Road. Such lot designs are generally discouraged by Section 6.C.9. of the Subdivision Regulations except where varied and irregularly shaped lot designs are common and the lot design is consistent with other lots in the vicinity. The Planning Commission has approved various flag-shaped lots within the vicinity of the subject site, which suggests a waiver of Section 6.C.9. may be appropriate.

SUBDIVISION CONSIDERATIONS

Standards of Review:

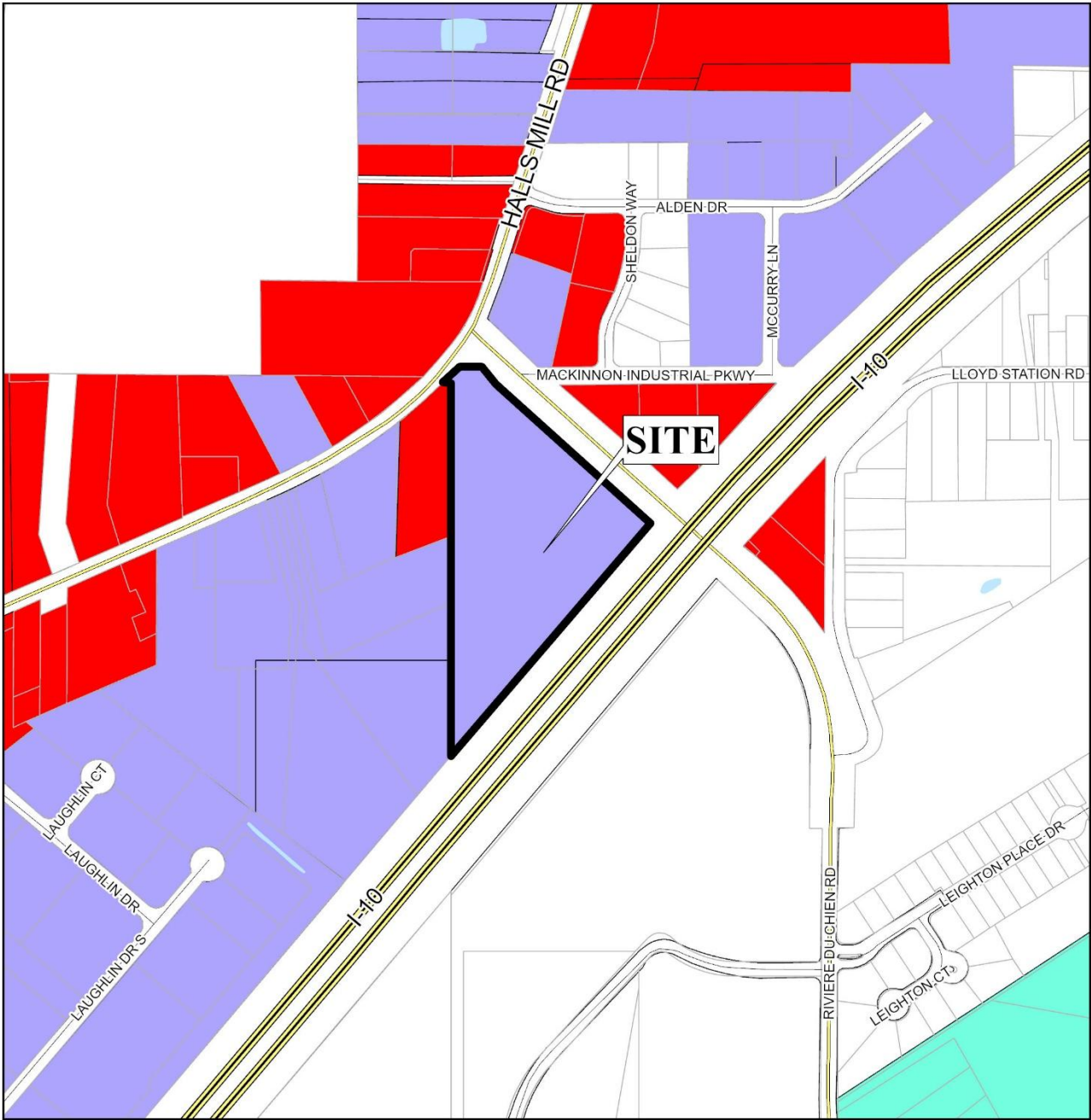
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval a waiver of Section 6.C.9. of the Subdivision Regulations will be required (for flag-shaped lot design), and the following conditions could apply:

1. Retention of the 60-foot-wide right-of-way width along Riviere du Chien Road on the Final Plat, as illustrated on the preliminary plat;
2. Revision of the Final Plat to illustrate dedication sufficient to provide a 70-foot-wide right-of-way along Halls Mill Road;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a 350-foot-wide right-of-way along I-10;
4. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius where Riviere du Chien Road and Interstate 10 intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
5. Retention of the lot sizes in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;
6. Retention of the 25-foot minimum building setback along all frontages, in compliance with Article 2 Section 64-2-21.E. of the Unified Development Code, and Section 6.C.8. of the Subdivision Regulations;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

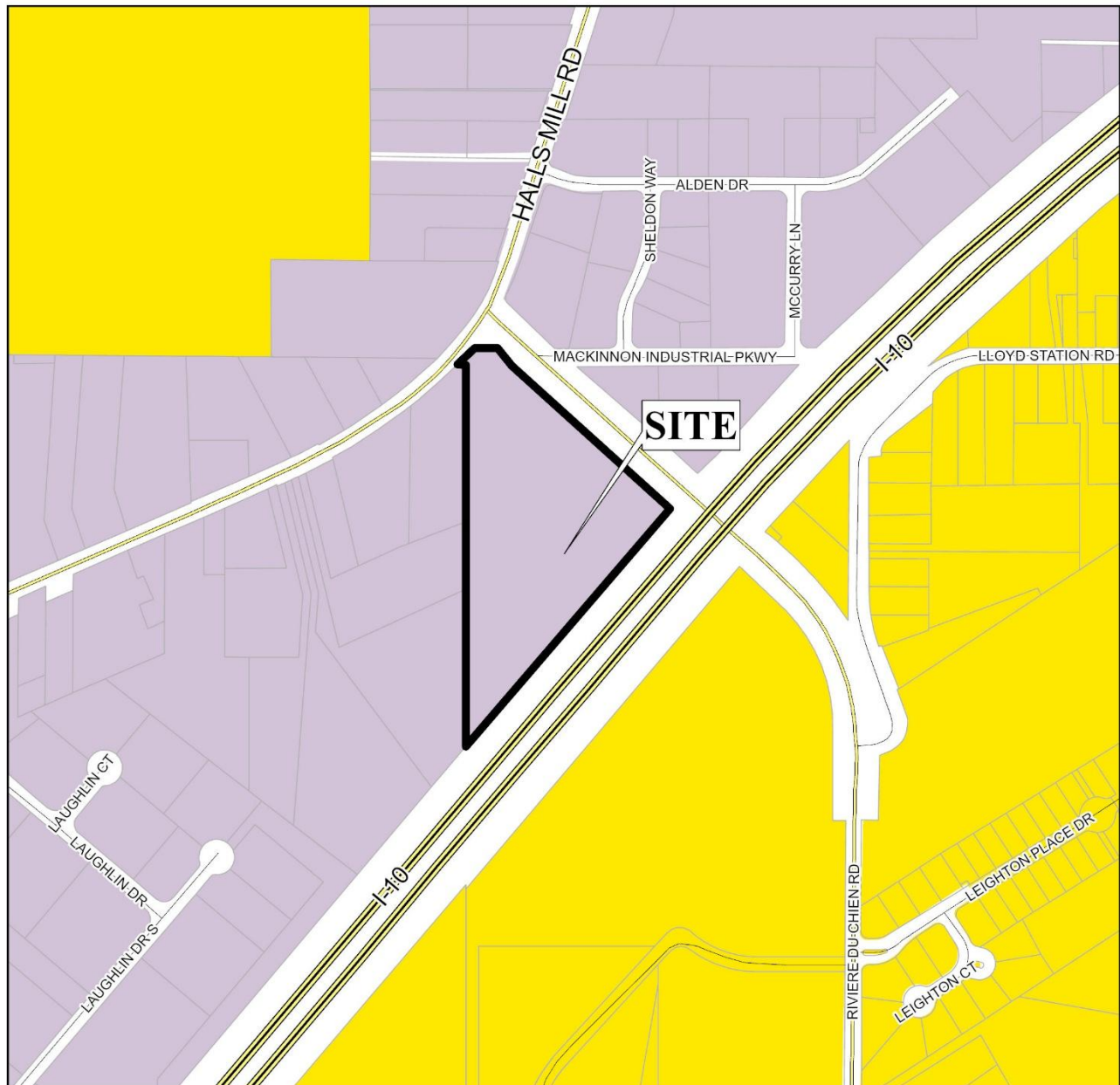
LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE July 16, 2026
APPLICANT Du Chien Subdivision, Resubdivision Of Lot 1
REQUEST Subdivision



FLUM LOCATOR MAP



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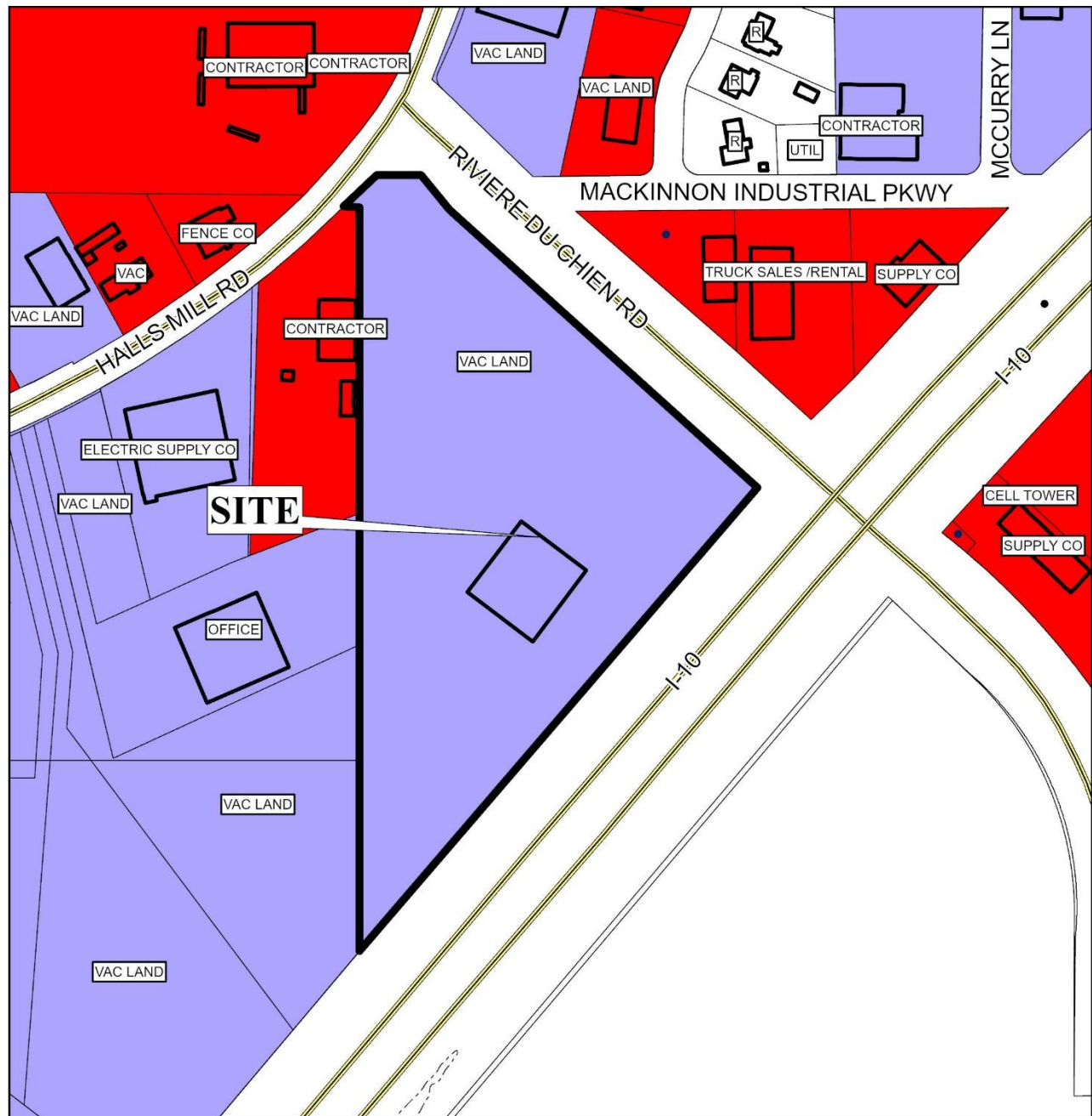
APPLICANT Du Chien Subdivision, Resubdivision Of Lot 1

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 | |



DU CHIEN SUBDIVISION, RESUBDIVISION OF LOT 1

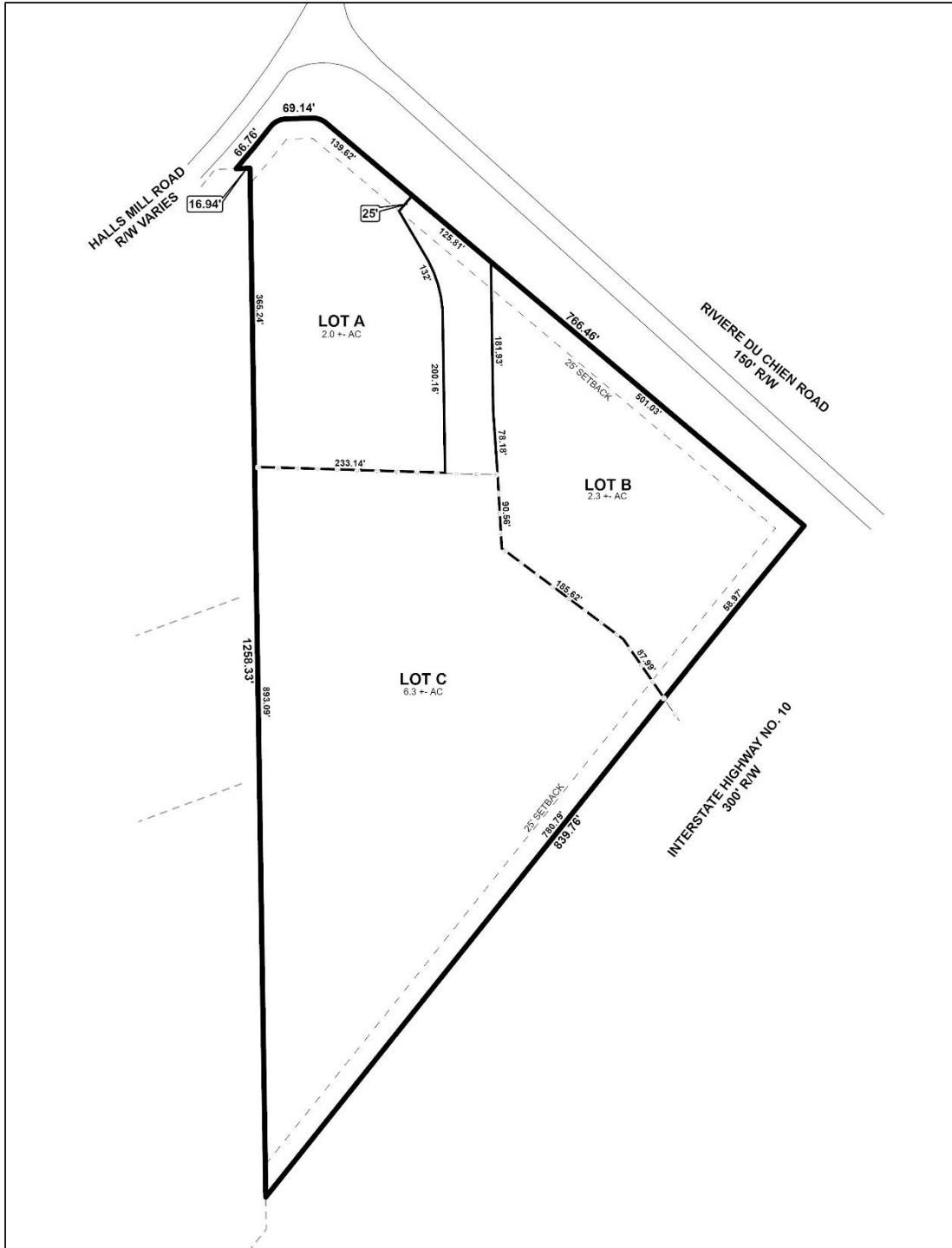


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER	11	DATE	
APPLICANT	Du Chien Subdivision, Resubdivision Of Lot 1		
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]

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example

