



Agenda Item # 11

SUB-003444-2025 & MOD-003516-2025

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

[Applicant Materials for Consideration – Subdivision](#)

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

DETAILS

Location:

3456 & 3500 Halls Mill Road, and 2390 West I-65
Service Road South

Applicant / Agent:

Ben M. Radcliff Contractor, Inc. & PM Properties, LLC

Property Owner(s):

Ben M. Radcliff Contractor, Inc. & PM Properties, 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:

- N/A

Proposal:

- Subdivision approval to create two (2) legal lots of record
- Modification of a previously approved Planned Unit Development

Considerations:

1. Subdivision proposal with eleven (11) conditions; and
2. Modification of a previously approved Planned Unit Development with sixteen (16) conditions.

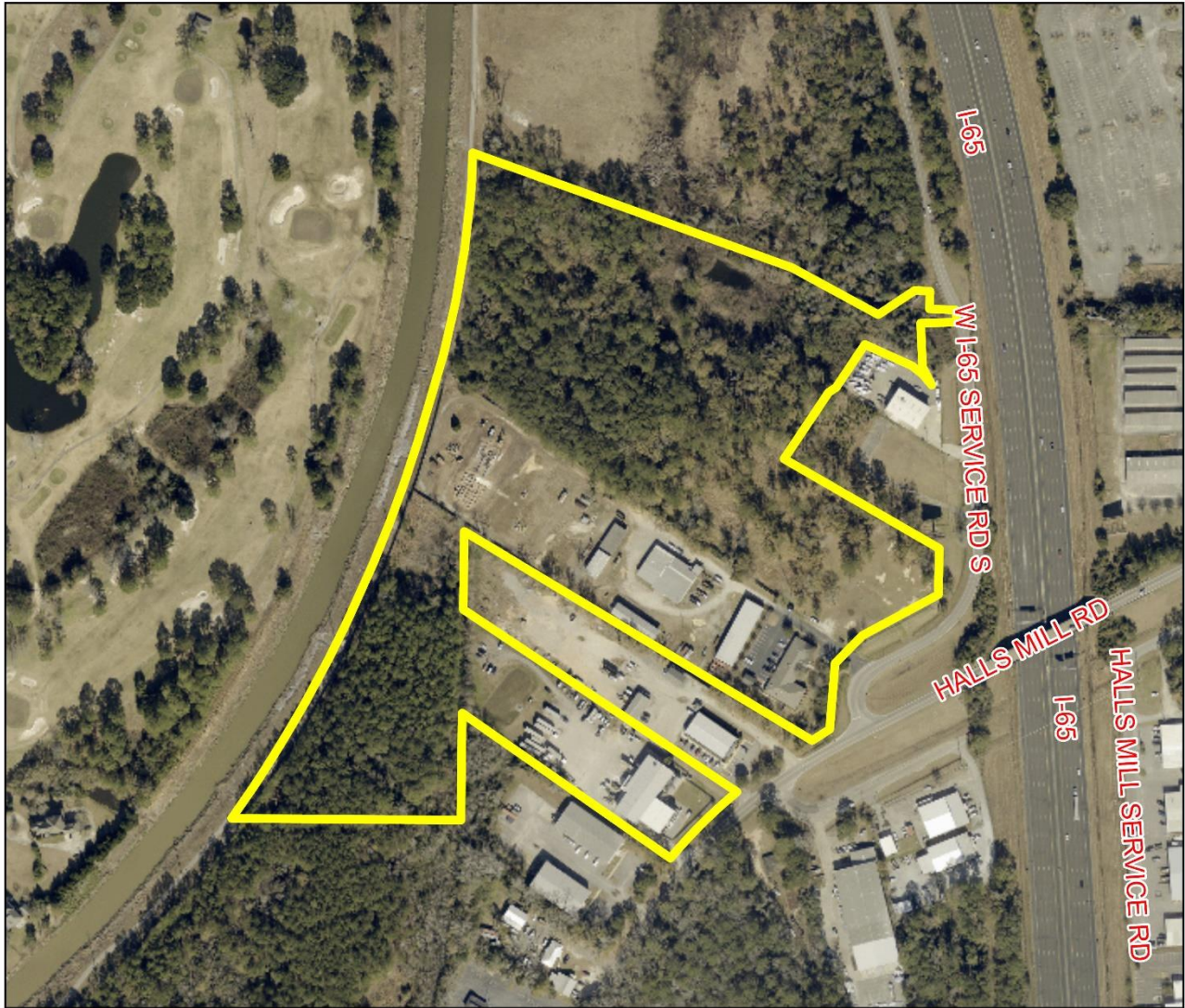
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PLANNING COMMISSION

VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and industrial units.

APPLICATION NUMBER 11 DATE November 20, 2025
 APPLICANT Radcliff-Ice Plant Subdivision
 REQUEST Subdivision, PUD Modification



SITE HISTORY

A portion of the site was originally part of Lot 6 of *Merwina's Shady Grove Gardens Subdivision*, recorded in the Mobile County Probate Court in February 1936. The remainder of the site was included in the 44-lot *Golden Glow Farm Subdivision*, recorded in May 1942.

In January 1981, portions of these subdivisions were combined to create the single-lot *Irving Estelle Subdivision*.

On March 12, 1996, the City Council approved the rezoning of Lots 7–9 of *Golden Glow Farm Subdivision* from R-1, Single-Family Residential District, to I-1, Light Industry District.

An Administrative Planned Unit Development (PUD) was approved in July 2003 for the site composing portions of Lots 10, 11, and 12 of *Golden Glow Farm Subdivision* to allow expansion of an existing development with multiple buildings on a single building site.

At its April 3, 2008, meeting the Planning Commission approved the *Ben Radcliff Subdivision*, combining Lot 6 of *Merwina's Shady Grove Gardens Subdivision*, Lots 10–16 of *Golden Glow Farm Subdivision*, and the single lot of the *Irving Estelle Subdivision* into three (3) lots. Concurrent requests to rezone Lots 2 and 3 from R-1 to I-1 and to amend the previously approved Administrative PUD for additional expansion of the development were also approved. The City Council adopted the rezoning on May 13, 2008, and the plat was recorded in July 2008. The site was later developed with a new office addition in accordance with the approved PUD.

In November 2008, the Planning Commission approved a Sidewalk Waiver for the *Ben Radcliff Subdivision* PUD, waiving sidewalk construction along West I-65 Service Road South and Halls Mill Road.

In April 2015, the Planning Commission approved a resubdivision of Lots 7–9 of *Golden Glow Farm Subdivision* into two (2) lots; however, the plat was never recorded, and the approval lapsed. Later that year, the Commission approved the *Middleton Subdivision*, combining Lots 7 and 8 into a single lot, recorded in February 2016.

At its July 10, 2023, meeting the Board of Zoning Adjustment denied a variance request to allow a screened six (6)-foot-tall chain-link fence to encroach within the required 25-foot front yard setback of the *Middleton Subdivision* lot.

The current Subdivision and Major Modification requests involve the single-lot *Middleton Subdivision* and the three (3) lots of the *Ben Radcliff Subdivision*.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the 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. Provide a written description for the proposed subdivision boundary.

- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS A and B will receive 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 1 – 14,000 SF AND LOT 2 – NONE.
- D. Add a note that 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.
- E. Add a note that 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.
- F. Add a note that 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.
- G. Add a note that 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.
- H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- I. 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

- 1. Show the boundary of the proposed site for the PUD. The drawing does not include the proposed LOT B of the subdivision.
- 2. Remove the note "THIS PORTION OF LOT 3 IS HEREBY REMOVED FROM THE PUD" shown on the drawing since there is no LOT 3 shown or listed in the proposed subdivision.
- 3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. 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).
 - b. 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.
 - c. 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.
 - d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
 - e. 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.
 - f. 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.
 - g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, 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:

Subdivision

The purpose of this request is to subdivide Lot 3 of the Ben Radcliff Subdivision and combine the resulting parcel with Lot A of the Middleton Subdivision to create two (2) legal lots of record. The site is served by public water and sanitary sewer.

Proposed Lots A and B will front Halls Mill Road, a Minor Arterial Street requiring a 70-foot-wide right-of-way at this location. Proposed Lot A also fronts a portion of West I-65 Service Road South, an Alabama Department of Transportation (ALDOT)-maintained street that serves Interstate 65 and requires a 300-foot-wide right-of-way.

The plat currently depicts a 60-foot-wide right-of-way along Halls Mill Road and a variable right-of-way along West I-65 Service Road South. A previous 35-foot dedication from the centerline of Halls Mill Road was required for the Middleton Subdivision; therefore, the plat should be revised to depict adequate right-of-way along both proposed lots, unless the Planning Commission waives Section 6.C.9. of the Subdivision Regulations.

Although the preliminary plat shows a variable right-of-way along West I-65 Service Road South, aerial imagery and mapping data indicate that sufficient right-of-way already exists at this location. Accordingly, the Final Plat should depict the greater of either the existing right-of-way or the required 300-foot standard along West I-65 Service Road South.

Both lots abut the Montlimar Creek Drainage Canal to the west, which is shown with a 200-foot-wide right-of-way consistent with previous subdivisions of the site. This information should be retained on the Final Plat, if approved.

There is no minimum lot size requirement for properties served by public water and sanitary sewer within an I-1, Light Industry District. However, Section 5.A.2(e)(4) of the Subdivision Regulations requires each lot's area to be labeled in both square feet and acres. This information is shown on the preliminary plat and should be retained on the Final Plat, adjusted as necessary for any required dedication. Alternatively, a table with the same information may be provided on the Final Plat.

A 25-foot front yard setback line is illustrated along both street frontages, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-21.E. of the Unified Development Code (UDC) for lots in the I-1 zoning district. This information should also be retained on the Final Plat, adjusted for any required dedication.

Both lots exceed the maximum depth-to-width ratio of 3.5:1 at the front yard setback line, which is discouraged by Section 6.C.3. of the Subdivision Regulations. However, considering prior subdivision approvals for the site and similar lot configurations within the surrounding area, a waiver of Section 6.C.3. may be appropriate.

A 10-foot-wide drainage easement is shown along the rear portion of each lot, adjacent to the Montlimar Creek Drainage Canal. Therefore, a note should be required on the Final Plat stating that no structures may be constructed within any easement without the written consent of the easement holder.

Approval of this subdivision would result in a portion of proposed Lot B being located within the existing Ben Radcliff Subdivision Planned Unit Development (PUD). Because the most recently approved PUD (2008) did not identify future development plans for this portion and the area remains undeveloped, the concurrent Major Modification request seeks to remove it from the overall PUD site. Therefore, approval of the subdivision should be contingent upon approval of the associated Major Modification to the PUD to avoid creating a lot that straddles PUD boundaries. Alternatively, the applicant may elect to include the entirety of proposed Lot B within the existing PUD.

Planned Unit Development Modification

The site plan depicts the proposed modification to the property lines of Lot 3 of the Ben Radcliff Subdivision and Lot A of the Middleton Subdivision, consistent with the concurrent subdivision request. A note on the plan states that a "...portion of Lot 3 is hereby removed from the PUD." The plan also illustrates existing site improvements on the remainder of Lot 3, including several buildings utilized by the current contractor business.

As previously mentioned, approval of the associated subdivision request would result in a portion of proposed Lot B being located within the existing Planned Unit Development (PUD) that currently encompasses Lots 1–3 of the

Ben Radcliff Subdivision. Because the most recently approved PUD (2008) did not identify future development plans for this portion of the site and the area remains undeveloped, the concurrent Major Modification request seeks to remove it from the overall PUD. A detailed description of the request and associated application materials is available via the link provided on Page 1 of this report. It should be noted that no other modifications to the existing PUD are proposed at this time beyond the removal of a portion of Lot 3.

Lots 1 and 2 of the Ben Radcliff Subdivision and PUD are also undeveloped, and no site improvements are proposed on either property as part of this request.

If both the subdivision and Major PUD Modification requests are approved, the PUD boundary would be revised to include Lots 1 and 2 of the Ben Radcliff Subdivision and Lot A of the proposed Radcliff–Ice Plant Subdivision.

If approved, the Final PUD Site Plan should be revised to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval. Alternatively, a table providing the same information may be included on the Final PUD Site Plan.

The required 25-foot front yard setback is illustrated along Halls Mill Road but not along West I-65 Service Road South. If approved, the 25-foot front yard setback should be depicted along all street frontages, adjusted as necessary for any required dedication resulting from the subdivision request.

Existing site improvements are illustrated on the plan and are located entirely within proposed Lot A. While no new improvements are proposed with this request, each existing building should be labeled with its square footage. Additionally, the Final PUD Site Plan should be revised to depict all other existing site features, including off-street parking areas, loading zones, driveways, and maneuvering areas.

Parking calculations for any required or existing parking should be provided in a table on the Final PUD Site Plan. All curbing and/or wheel stops should also be clearly illustrated.

Any existing dumpsters or dumpster enclosures should be shown on the Final PUD Site Plan. If curbside waste collection is provided instead, a note indicating this should be included on the plan.

It is unclear if the site was required to comply with previous tree planting and landscape area requirements; however, it appears a majority of the site was developed prior to the most recent Zoning Ordinance, and subsequent changes to the building footprint have been minimal enough not to trigger compliance with those requirements. If any tree plantings or landscape areas were required under prior approvals or permits, a note should be added to the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements.

Any future development or redevelopment of the site may require additional modification of the PUD, subject to approval by the Planning Commission and City Council. A note to that effect should be placed on the Final PUD Site Plan, if approved.

A revised Modified PUD Site Plan (hard copy and PDF) should be submitted to and approved by the Planning and Zoning Department prior to recording the plan in Probate Court, as required by Section 64-5-8.B.2(f) of the Unified Development Code (UDC).

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.C.3. of the Subdivision Regulations will be required (for width-to-depth ratio), and the following conditions could apply:

1. Revision of the Final Plat to depict dedication sufficient to provide 35 feet from the centerline of Halls Mill Road, in compliance with Section 6.C.9. of the Subdivision Regulations;
2. Revision of the Final Plat to depict the minimum existing right-of-way width or a dedicated 300-foot-wide right-of-way, whichever is greater, along West I-65 Service Road South;
3. Retention of the 200-foot-wide right-of-way for the Montlimar Creek Drainage Canal as illustrated on the preliminary plat;
4. Retention of the lot size labels in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
5. Retention of the 25-foot front yard setback along both street frontages on the Final Plat, adjusted for any required dedication;
6. Provision of a note on the Final Plat stating that no structures shall be constructed in any easement without consent of the easement holder;
7. Approval of the Major Planned Unit Development Modification;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
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.

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 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:

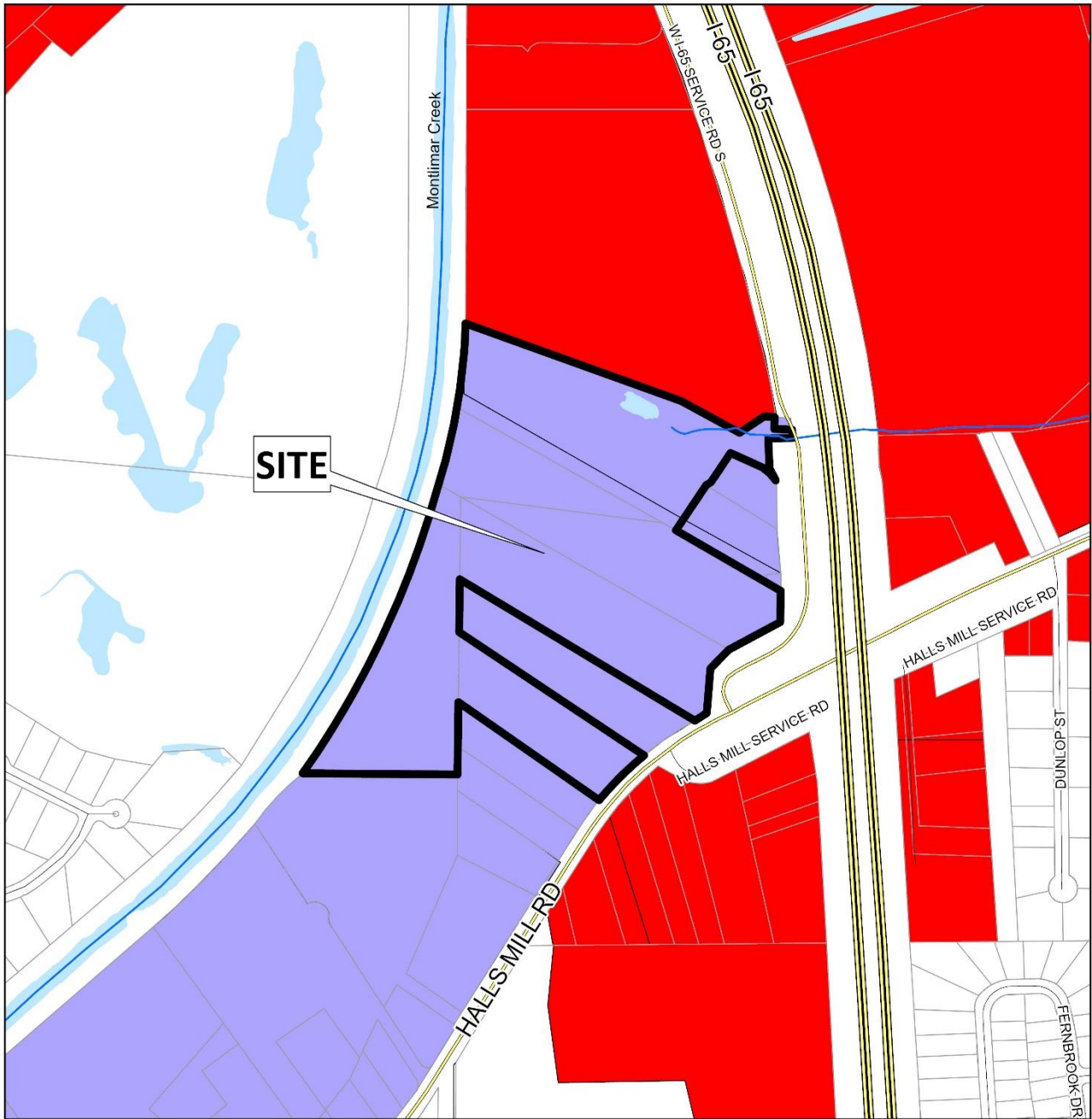
- a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; 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 Planned Unit Development (PUD), the following conditions could apply:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in this staff report;
12. Compliance with all Traffic Engineering comments noted in this staff report;
13. Compliance with all Urban Forestry comments noted in this staff report;
14. Compliance with all Fire Department comments noted in this staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances.

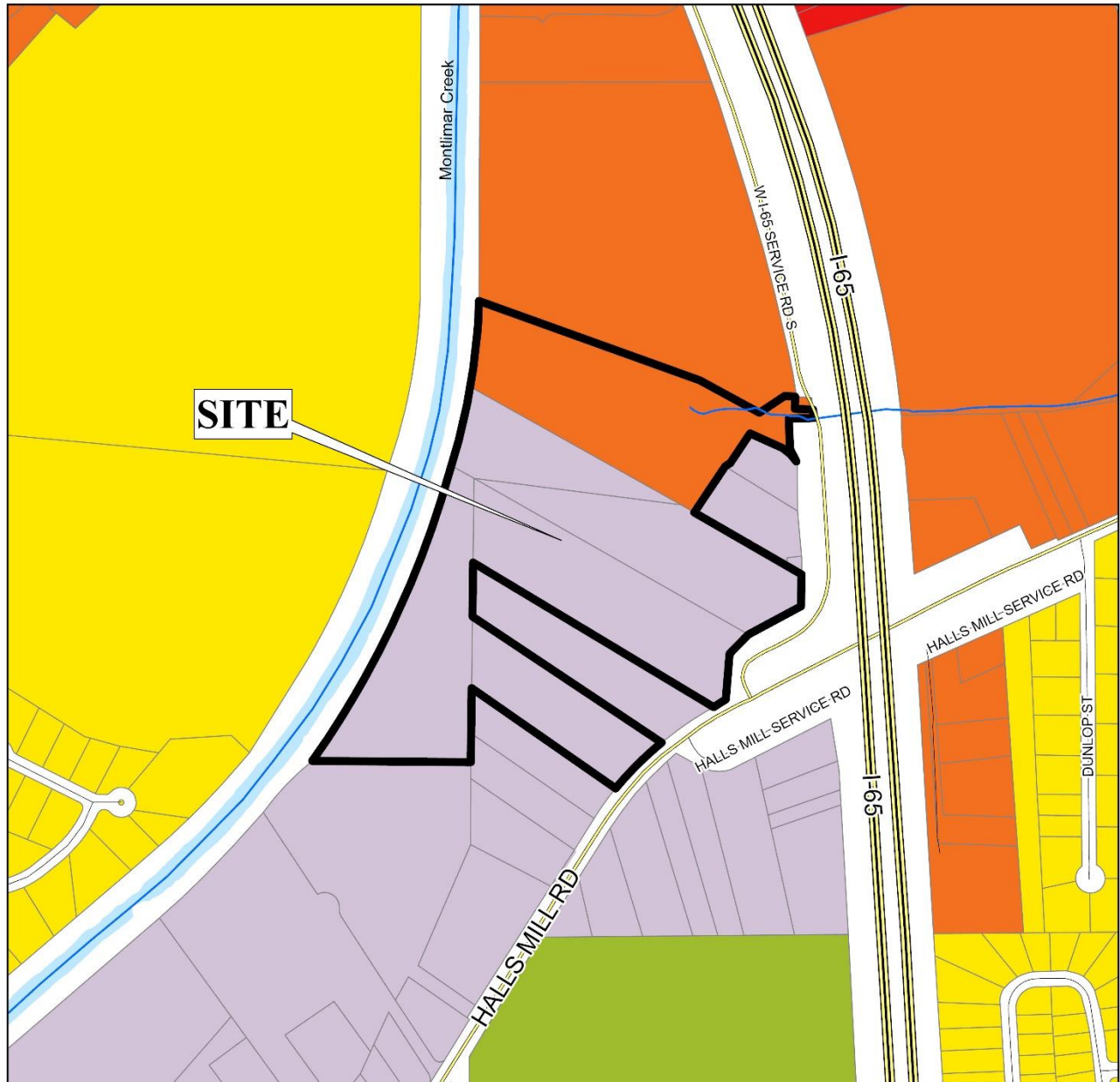
LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE November 20, 2025
APPLICANT Radcliff-Ice Plant Subdivision
REQUEST Subdivision, PUD Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE November 20, 2025

APPLICANT Radcliff-Ice Plant Subdivision

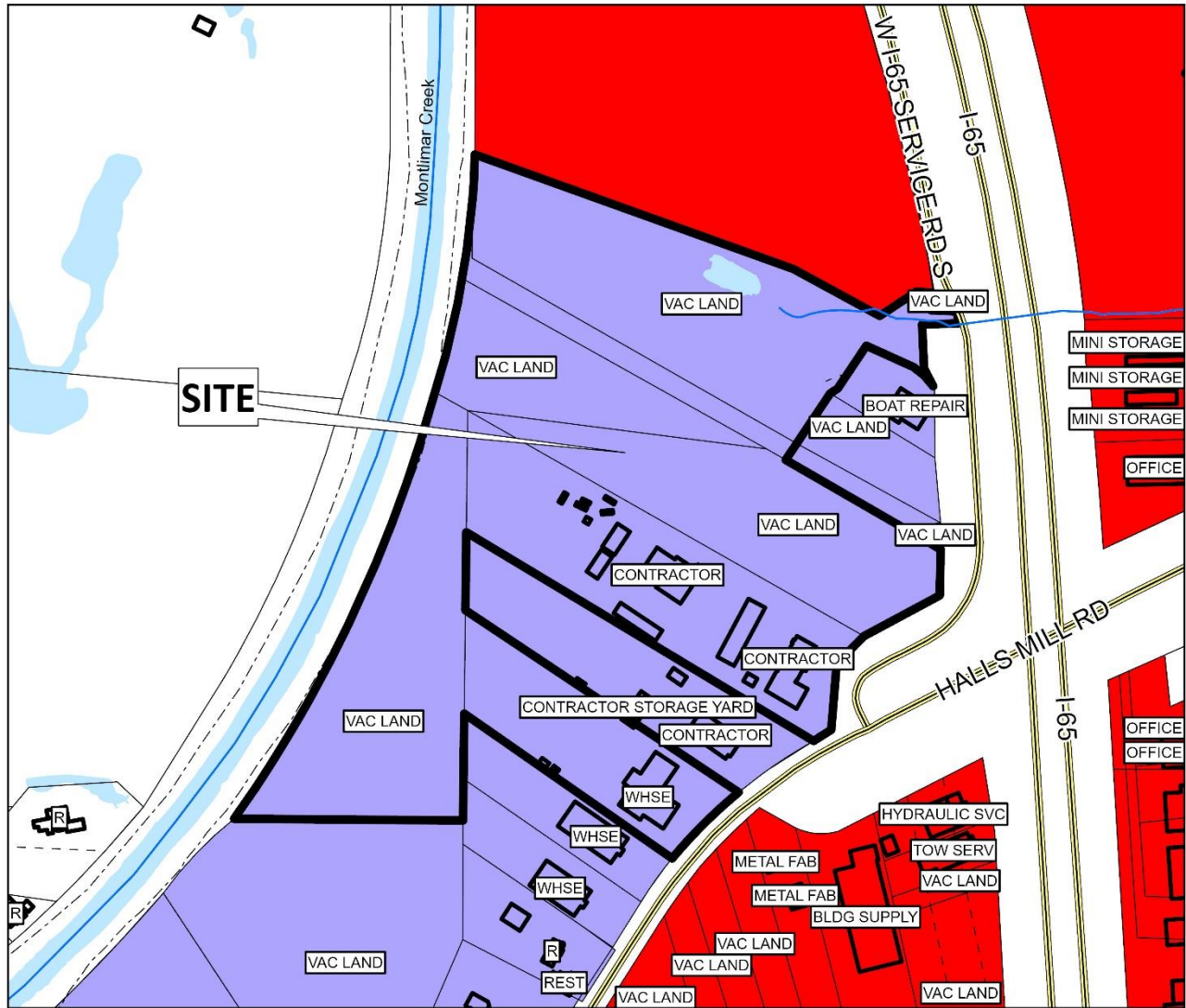
REQUEST Subdivision, PUD Modification

- | | | | |
|---|--|---|---|
| ■ 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 industrial units.

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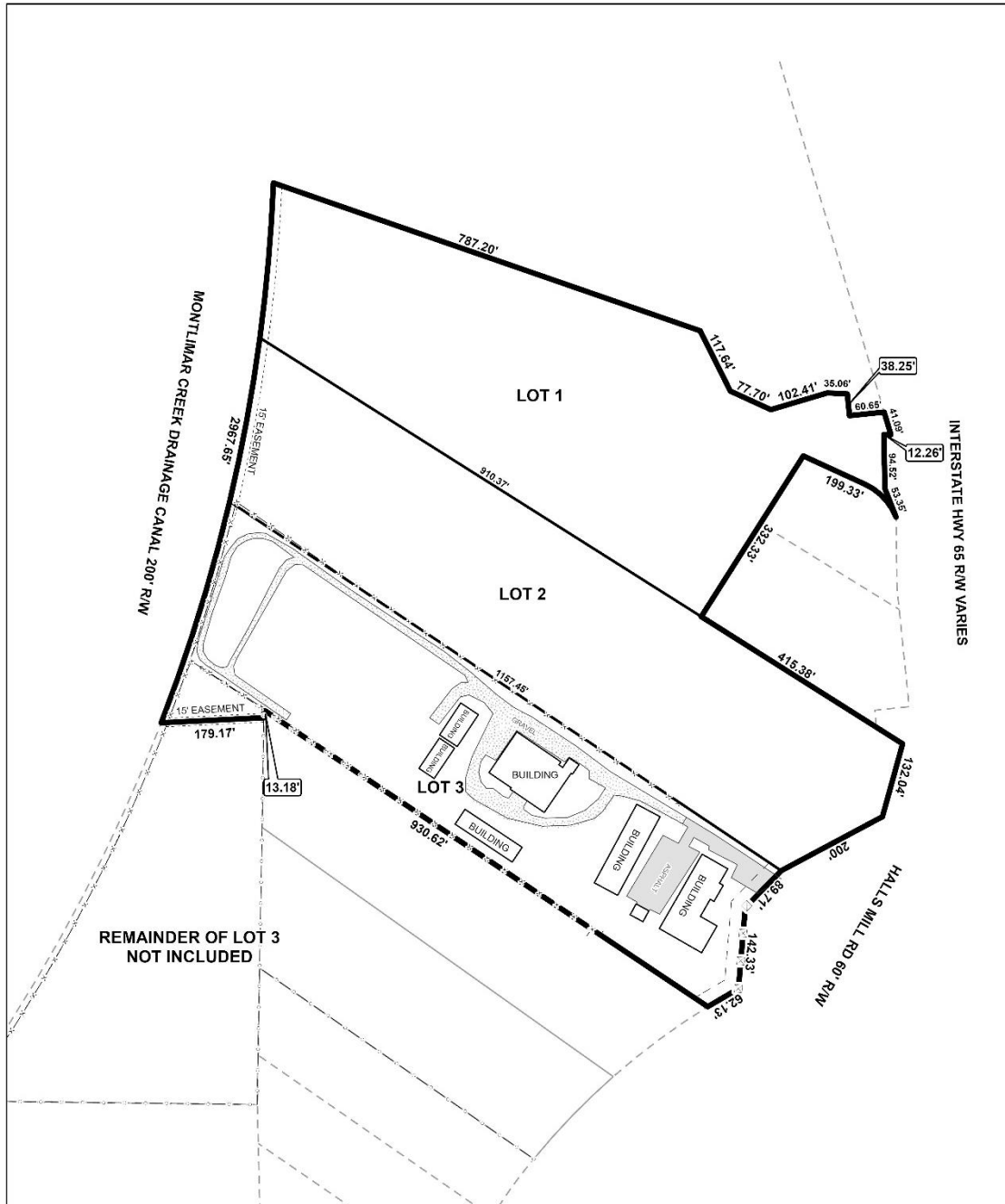
APPLICANT Radcliff-Ice Plant Subdivision

REQUEST Subdivision, PUD Modification

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	



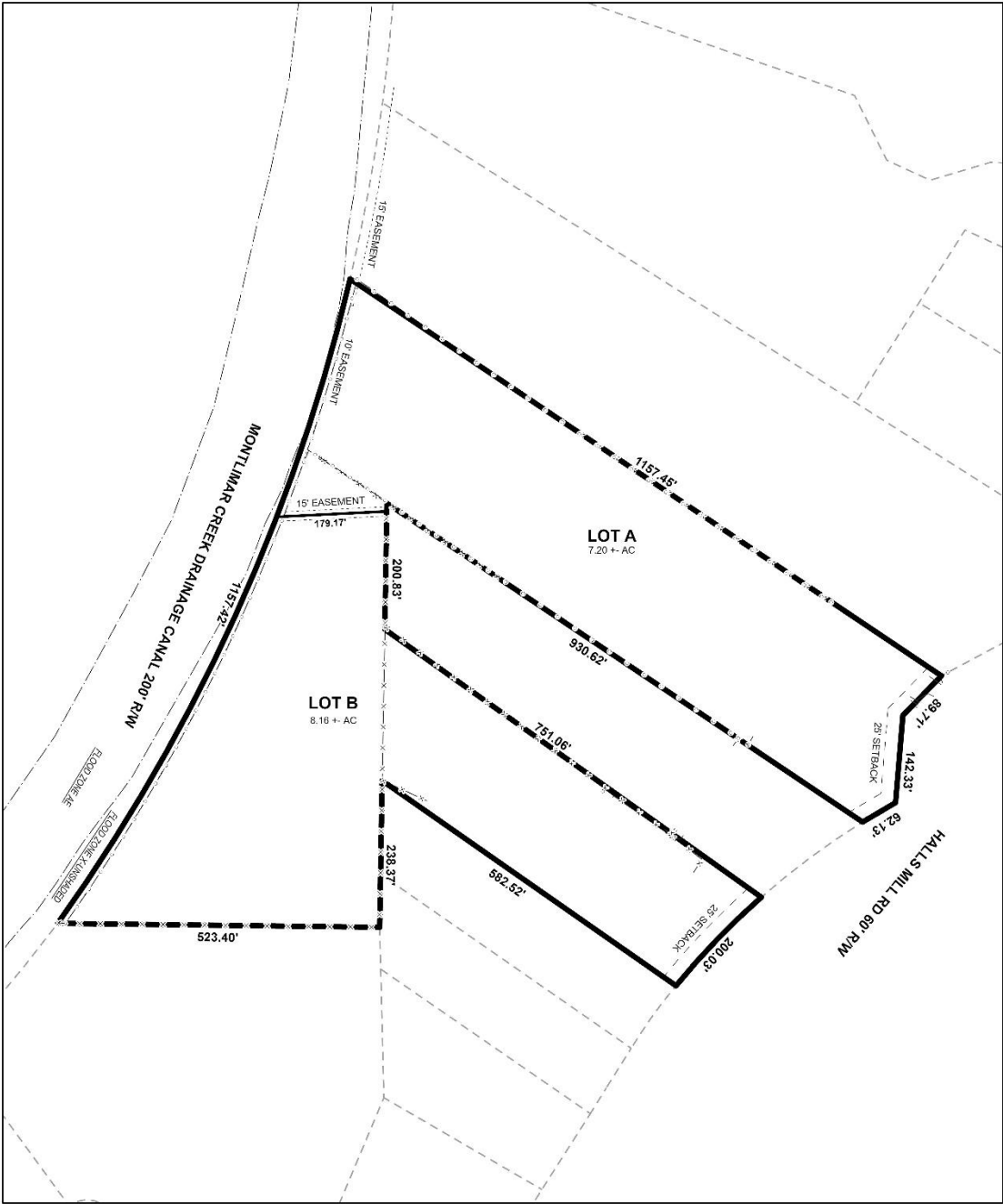
PUD SITE PLAN



The site plan illustrates exiting buildings, drives, and easements.


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REQUEST	Subdivision, PUD Modification			

SUBDIVISION SITE PLAN



The site plan illustrates setbacks, drives, and easements.

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REQUEST	Subdivision, PUD Modification		


 NTS

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]

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

