



Agenda Item # 12

SUB-003722-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1645 and 1655 Dawes Road

Subdivision Name:

Pecan Ridge Estates Subdivision

Applicant / Agent:

Jared Oates / Amy Oates

Property Owner:

Jared Oates

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

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 four (4) legal lots of record from one (1) legal lot of record.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions.

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PECAN RIDGE ESTATES SUBDIVISION



APPLICATION NUMBER 12 DATE July 16, 2026



SITE HISTORY

The site was annexed into the City as part of the 2023 Cottage Hill Corridor Annexation. As part of the annexation process, the City Council assigned the property an R-1, Single-Family Residential District zoning classification.

Subdivision of the property into two (2) lots was approved by the Planning Commission in December 2025, and the plat was subsequently recorded in the Mobile County Probate Court in January 2026 as the *Farrill Place* subdivision. The subject site is identified as Lot 1 of that subdivision.

Most recently, at its May 4, 2026, meeting, the Board of Zoning Adjustment approved a Setback Variance to allow an addition to an existing dwelling to encroach into the 45-foot front yard setback established by the recorded *Farrill Place* subdivision plat.

No other Planning Commission or Board of Zoning Adjustment applications have been 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. Provide the written bearing for the North and South property lines (280.00').
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate.
- E. As shown on the 1984 aerial photo LOTS 1 - 4 share the 3,900 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 1 – 3,900 sf, LOT 2 - NONE, LOT 3 - NONE, and LOT 4 - NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit listed for that LOT.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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 four (4) legal lots of record from an existing legal lot of record. The site is served by public water and sanitary sewer.

The proposed lots front Dawes Road, a Minor Arterial Street with a planned 100-foot right-of-way at this location. While the preliminary plat depicts an existing 60-foot right-of-way, the Planning Commission previously approved an increased 45-foot front yard setback in lieu of additional right-of-way dedication. The same 45-foot front yard setback is proposed with this application and may again be appropriate as an alternative to additional dedication. Should the Commission determine that additional dedication is unnecessary, a waiver of Section 6.B.9. of the Subdivision Regulations will be required.

As proposed, the lots exceed the minimum size requirements for lots served by public water and sanitary sewer in the R-1, Single-Family Residential Suburban District. The area of each lot is provided in both square feet and acres

on the preliminary plat, as required by Section 5.A.2.(e)(4) of the Subdivision Regulations. If approved, this information should be retained on the Final Plat or provided in an accompanying table.

Proposed Lots 1 and 4 exceed the minimum 60-foot lot width requirement along Dawes Road, as prescribed by Section 6.C.2.(b)(4) of the Subdivision Regulations for residential lots within the Suburban Sub-District. Proposed Lots 2 and 3, however, are designed as flag-shaped lots, each providing a 25-foot-wide pole along the street frontage. Such lot configurations are generally discouraged by Section 6.C.9. of the Subdivision Regulations except in unusual circumstances or in areas where varied and irregular lot patterns are common. Flag-shaped lots are not characteristic of the surrounding area, and no unusual site conditions appear to exist that would necessitate the proposed design. Therefore, approval of the subdivision will require a waiver of Section 6.C.9. of the Subdivision Regulations.

In addition to the 45-foot front yard setback depicted along Dawes Road, 25-foot front yard setbacks are illustrated on the portions of the proposed flag-shaped lots that widen to at least 60 feet. The 25-foot setback is consistent with Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) and Section 6.C.8. of the Subdivision Regulations for lots within the R-1, Single-Family Residential Suburban District. If approved, these setbacks should be retained on the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

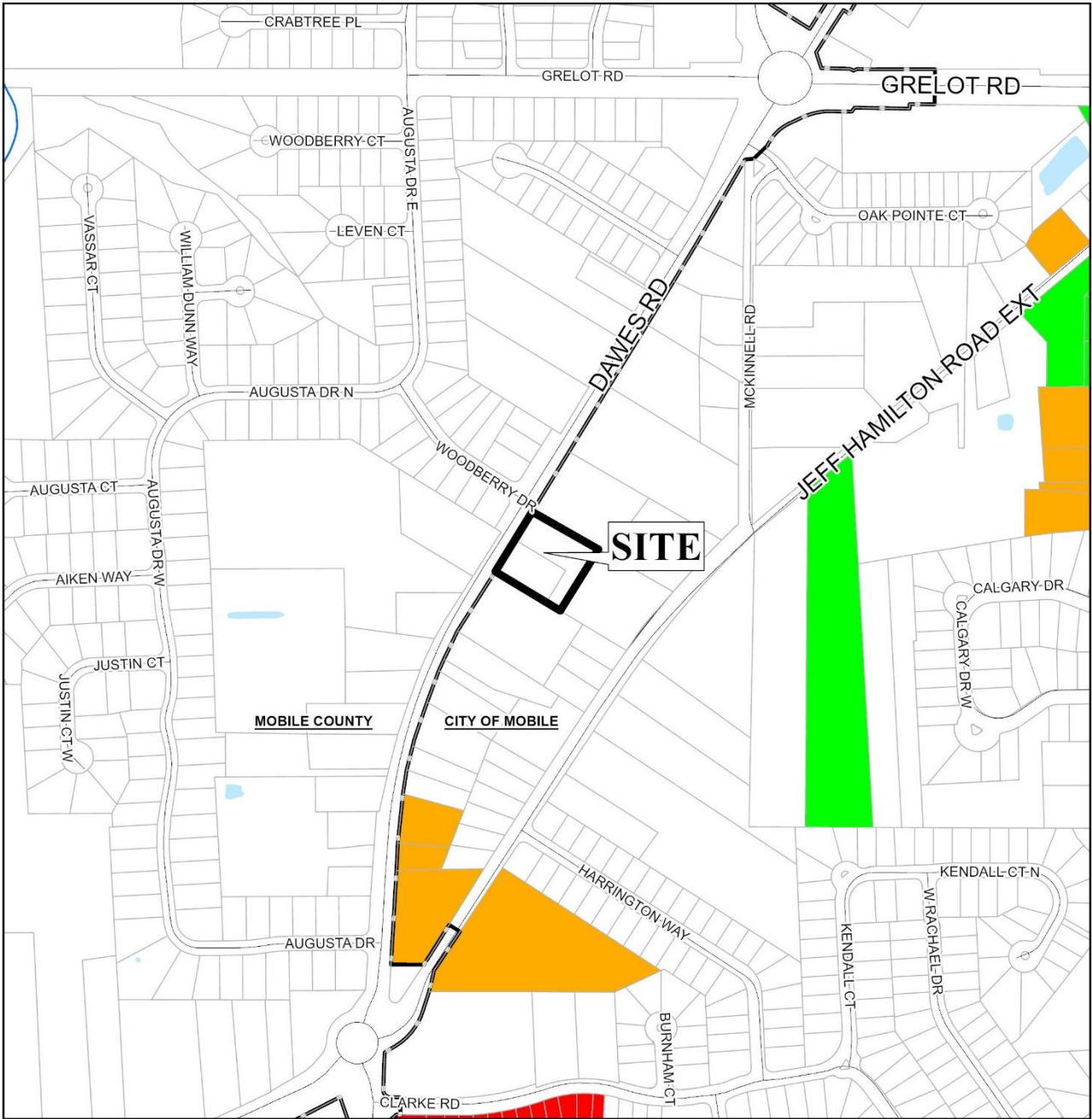
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Planning Commission considers approving the Subdivision request, waivers of Sections 6.B.9. (for substandard right-of-way) and 6.C.9. (for flag-shaped lots) of the Subdivision Regulations will be required, and the following conditions could apply:

1. Retention of the 45-foot front yard setback on the Final Plat in lieu of additional right-of-way dedication;
2. Retention of the lot sizes in both square feet and acres as a label on the Final Plat, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Dawes Road where Lots 2 and 3 are at least 60 feet wide, in compliance with Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations;
4. Compliance with all Engineering comments noted in this staff report;
5. Compliance with all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



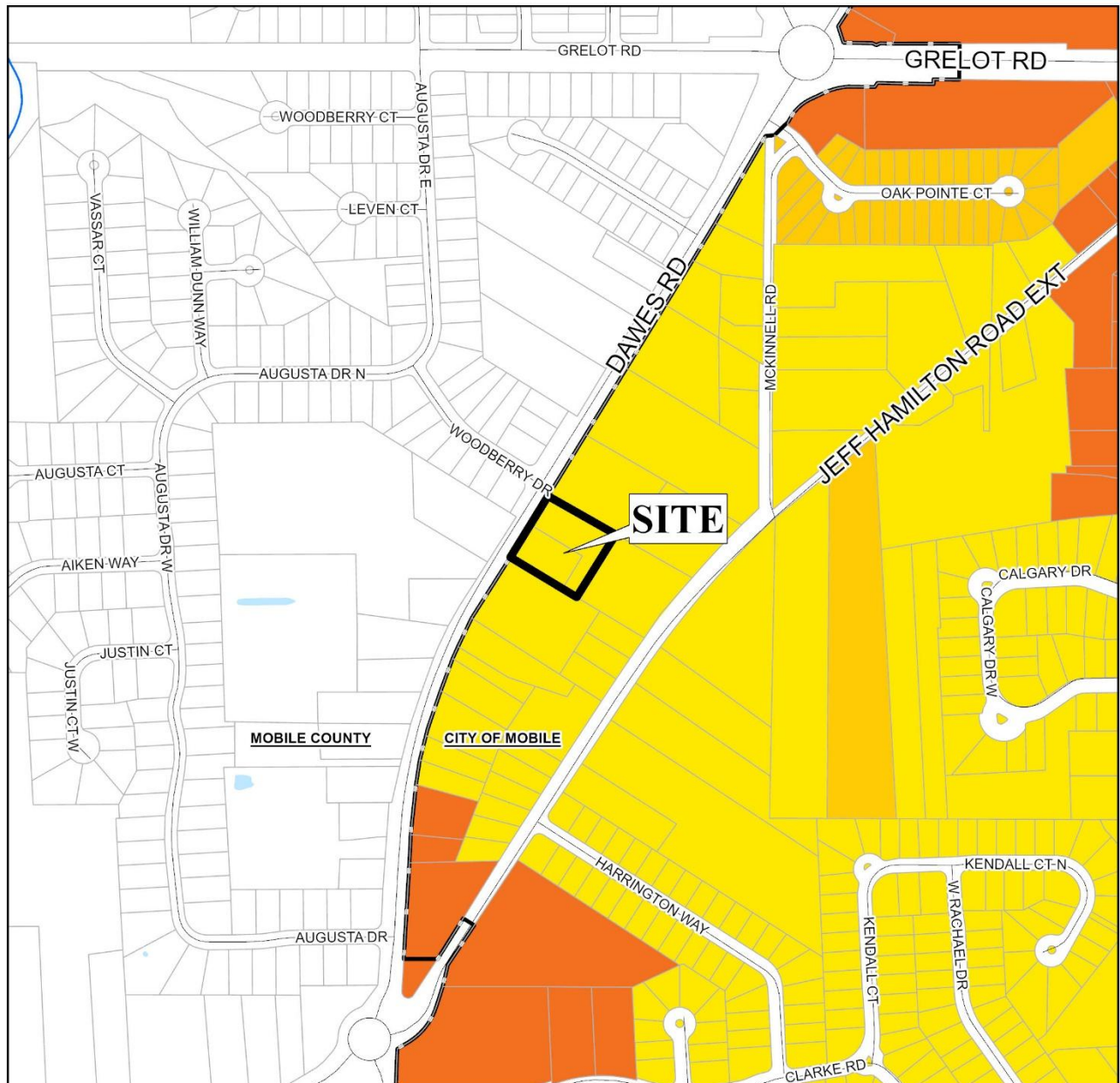
APPLICATION NUMBER 12 DATE July 16, 2026

APPLICANT Pecan Ridge Estates Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE July 16, 2026

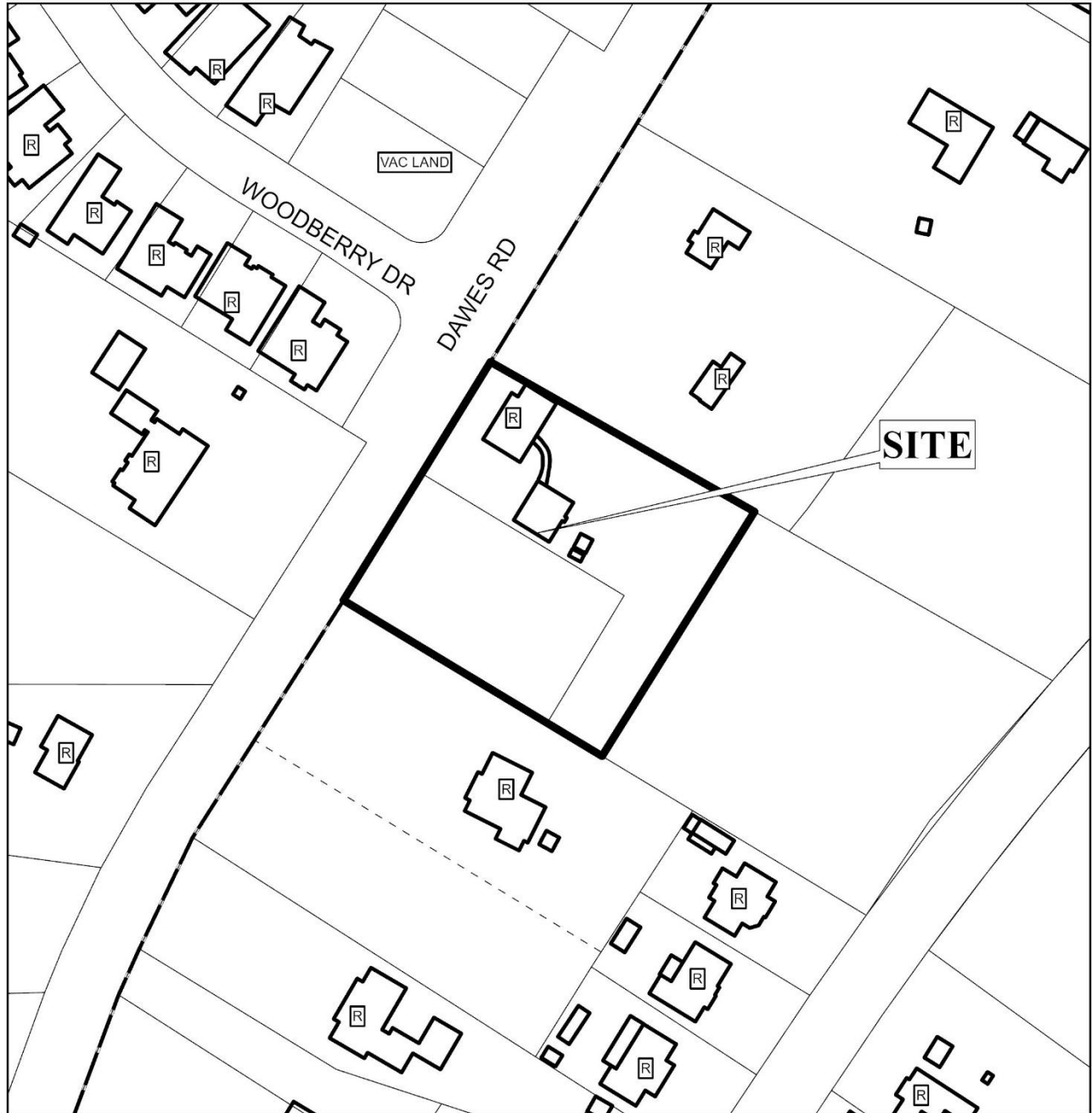
APPLICANT Pecan Ridge Estates Subdivision

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 | |



PECAN RIDGE ESTATES SUBDIVISION

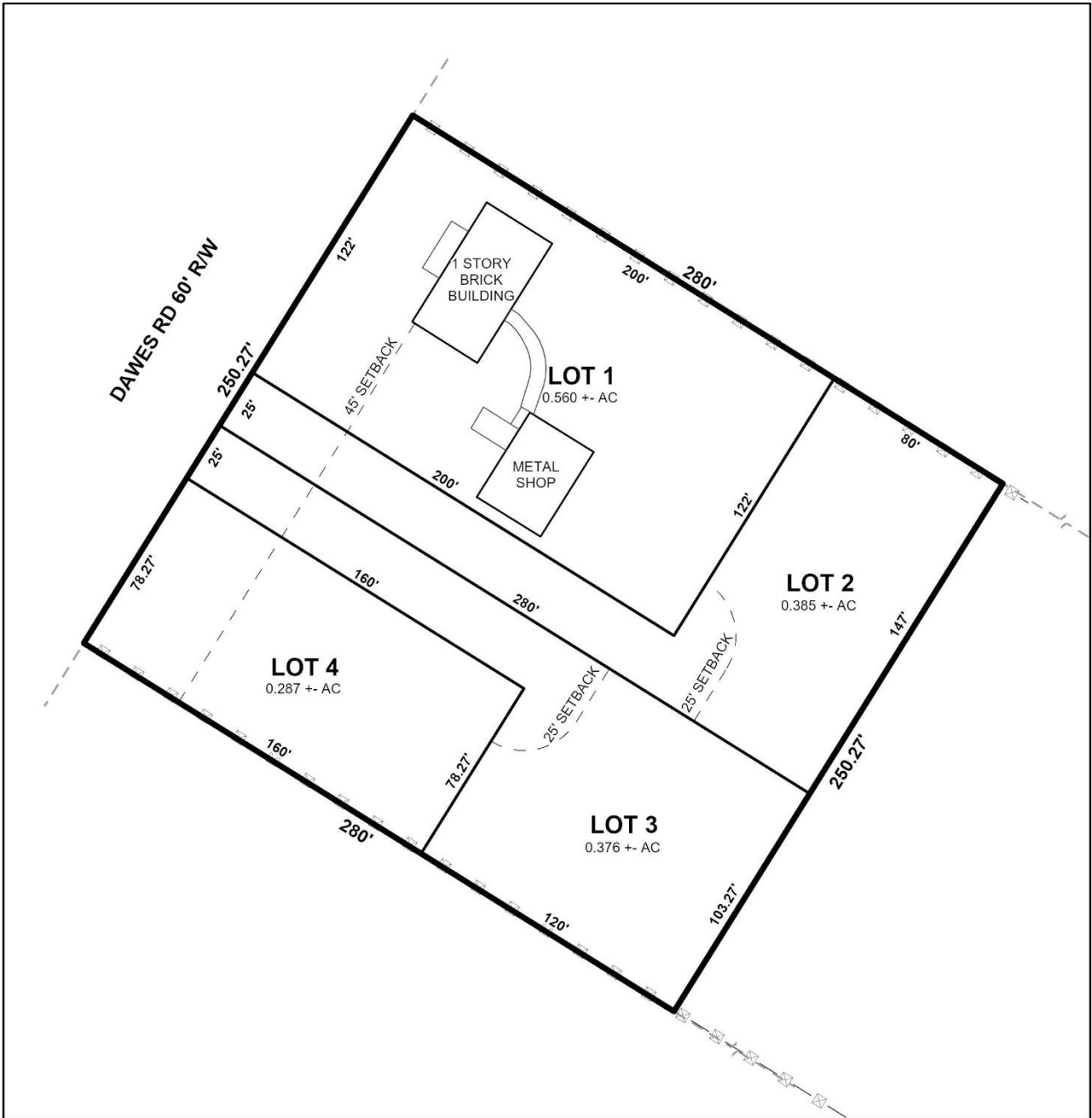


APPLICATION NUMBER 12 DATE 06/20/2024

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 12 DATE July 16, 2026

APPLICANT Pecan Ridge Estates Subdivision

REQUEST Subdivision



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.

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example

