



## Agenda Item # 13

SUB-003522-2025, MOD-003521-2025 & MOD-03523-2024

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:**

4568 Halls Mill Road

**Applicant / Agent:**

Melissa A. Hadley, Goodwyn Mills Cawood

**Property Owner:**

Dunnaway Corporation

**Current Zoning:**

R-1, Single-Family Residential Suburban District

**Future Land Use:**

Institutional

**Applicable Codes, Policies, and Plans:**

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

**Schedule for Development:**

- Not provided

**Proposal:**

- Subdivision approval to create two (2) legal lots of record from a single legal lot of record.
- Modification of a previously approved Planning Approval
- Modification of a previously approved Planned Unit Development

**Considerations:**

1. Subdivision proposal with eight (8) conditions;
2. Modification of a previously approved Planned Unit Development with eight (8) conditions; and
3. Modification of a previously approved Planning Approval with eight (8) conditions.

**Report Contents:**

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# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. Industrial units lie to the south.

|                    |  |      |                   |
|--------------------|--|------|-------------------|
| APPLICATION NUMBER | 13   | DATE | November 20, 2025 |
| APPLICANT          | Covenant Academy of Mobile Subdivision         |      |                   |
| REQUEST            | Subdivision, PUD Modification, PA Modification |      |                   |



## SITE HISTORY

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The site was the subject of a two (2) lot subdivision, I.M.S. Subdivision, which was approved by the Planning Commission in 2006, and subsequently recorded in Probate Court.

The site had Planned Unit Development (PUD) and Planning Approval (PA) in 2016 to allow a church school and daycare to operate in an R-1 district, with multiple buildings on multiple lots, with shared access. Amendments were made to the PUD and PA site plan in both 2017 and 2018.

The site was before the Board of Zoning Adjustment at its March 5, 2018 meeting, to request Parking and Access/Maneuvering Surface Variances to allow the retention of aggregate parking and access/maneuvering surfaces at a school in an R-1, Single-Family Residential District. The variance application was denied.

In September 2025, the site was granted a Sign Variance by the Board of Zoning Adjustment to allow a digital sign within 300-feet of residentially zoned property.

## STAFF COMMENTS

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### 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 legible street names to the vicinity map.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1-A and 1-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-A – NONE and LOT 1-B – 125,400 SF.
- 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.

## **Planning Approval Modification (MOD-003521-2025)**

### **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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
5. 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.
6. 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.
7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **Planned Unit Development Modification (MOD-003523-2025)**

No comments

### **Traffic Engineering Comments:**

A traffic impact study will be required for this site. 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.

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

## Planning Comments:

### Subdivision

The purpose of the subdivision request is to create two (2) legal lots of record from one (1) legal lot of record. The site is served by public water and sanitary sewer.

Both lots have frontage onto Halls Mill Road, with the proposed Lot 1-B having frontage onto Knob Hill Drive as well. Halls Mill Road, a minor arterial street, is depicted as having a right-of-way that varies, but the site was required to make dedication to provide 35-feet from the centerline with the 2006 Subdivision, making no additional dedication necessary. Knob Hill Drive, a minor street with curb and gutter, is depicted as having a compliant 50-foot right-of-way, making no dedication necessary.

The previously approved Subdivision for the site limited the subject site to two (2) curb cuts to Halls Mill Road, and one (1) curb cut to Knob Hill Drive. As such, if approved, proposed Lot 1-A should be limited to one (1) curb cut to Halls Mill Road, and proposed Lot 1-B should be limited to one (1) curb cut to Halls Mill Road, and one (1) curb cut to Knob Hill Drive.

Both lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an B R-1, Single-Family Residential Suburban District. However, the plat only provides the lot sizes in acres. If approved, the Final Plat should have the lot sizes labeled in both square feet and acres; or the provision of a table on the Final Plat with the same information will suffice.

There is a note on the preliminary plat stating that a 25-foot building setback line is required, but is not depicted. If approved, the setback line should be illustrated for both street frontages.

It should be noted that the proposed Lot 1-A is unusually shaped, and is considered a flag lot, with a “pole” that is 60-feet wide at the street frontage, as Section 6.C.2(b)(2) of the Subdivision Regulations requires, but reduces to approximately 21-feet wide, before increasing to 237-feet wide. Therefore, if approved, a waiver of Section 6.C.2(b)(2) of the Subdivision Regulations.

### **Planning Approval and Planned Unit Development Modifications**

The original PUD allowed for multiple buildings on a single building site, and shared access and parking between multiple building sites. The Planning Approval allowed for the operation of a school in a residential district. The applicant is proposing to create a second lot within the existing campus, which will then be developed with a new building for the school. Detailed descriptions of both requests are available via the links on page 1 of this report.

Both lots, as proposed, exceed the minimum size requirements for lots served by public water and sanitary sewer in an B R-1, Single-Family Residential Suburban District. However, the site plan only provides the lot sizes in acres. If approved, the site plan should have the lot sizes labeled in both square feet and acres; or the provision of a table on the site plan with the same information will suffice.

The site plan submitted indicates that there are 49 existing classrooms, with an additional 14 being proposed with the new structure, for a total of 63 classrooms. The UDC requires two (2) parking spaces per classroom, for a total of 126 parking spaces required for the development. The site plan indicates that a total of 144 parking spaces are to be provided. Because additional parking spaces are to be provided, it should be noted that a minimum of 18 parking spaces will be required to have an alternative paving surface.

In order to help staff calculations of site coverage, the site plan should be revised to indicate the square footage of all structures on the site, if approved.

No mention is made of tree planting or landscape area on the proposed site plan. Because the applicant is proposing to create a new lot for a new development, the new lot will be required to fully comply with the tree planting and landscape area requirements of the UDC.

The site is abutted by properties to the North, East, and West that are zoned R-1, Single-Family Residential Suburban District, with properties zoned B-3, Community Business Suburban District; I-1, Light Industry District; and R-1, Single-Family Residential Suburban District to the South. If approved, the site plan should be revised to clearly depict a compliant residential buffer where the site abuts residentially zoned or utilized property.

It should be noted that future development or redevelopment of either lot may require additional modifications of the Planning Approval and PUD to be approved by the Planning Commission and City Council. A note stating as much should be placed on the recorded site plans, if approved.

## **SUBDIVISION CONSIDERATIONS**

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### **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, with a waiver of Section 6.C.2(b)(2) of the Subdivision Regulations, the following conditions could apply:

1. Retention of the right-of-way widths for Halls Mill Road and Knob Hill Drive on the Final Plat;
2. Provision of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Depiction of the 25-foot minimum building setback line along Halls Mill Road and Knob Hill Drive, as required by Section 5.C.2.(i) of the Subdivision Regulations and Article 2, Section 64-2-10.E. of the Unified Development Code;
4. Placement of a note on the Final Plat stating that the proposed Lot 1-A should be limited to one (1) curb cut to Halls Mill Road, and proposed Lot 1-B should be limited to one (1) curb cut to Halls Mill Road;
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; and,
8. Compliance with all Fire Department comments noted in this staff report.

## PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

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### 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.

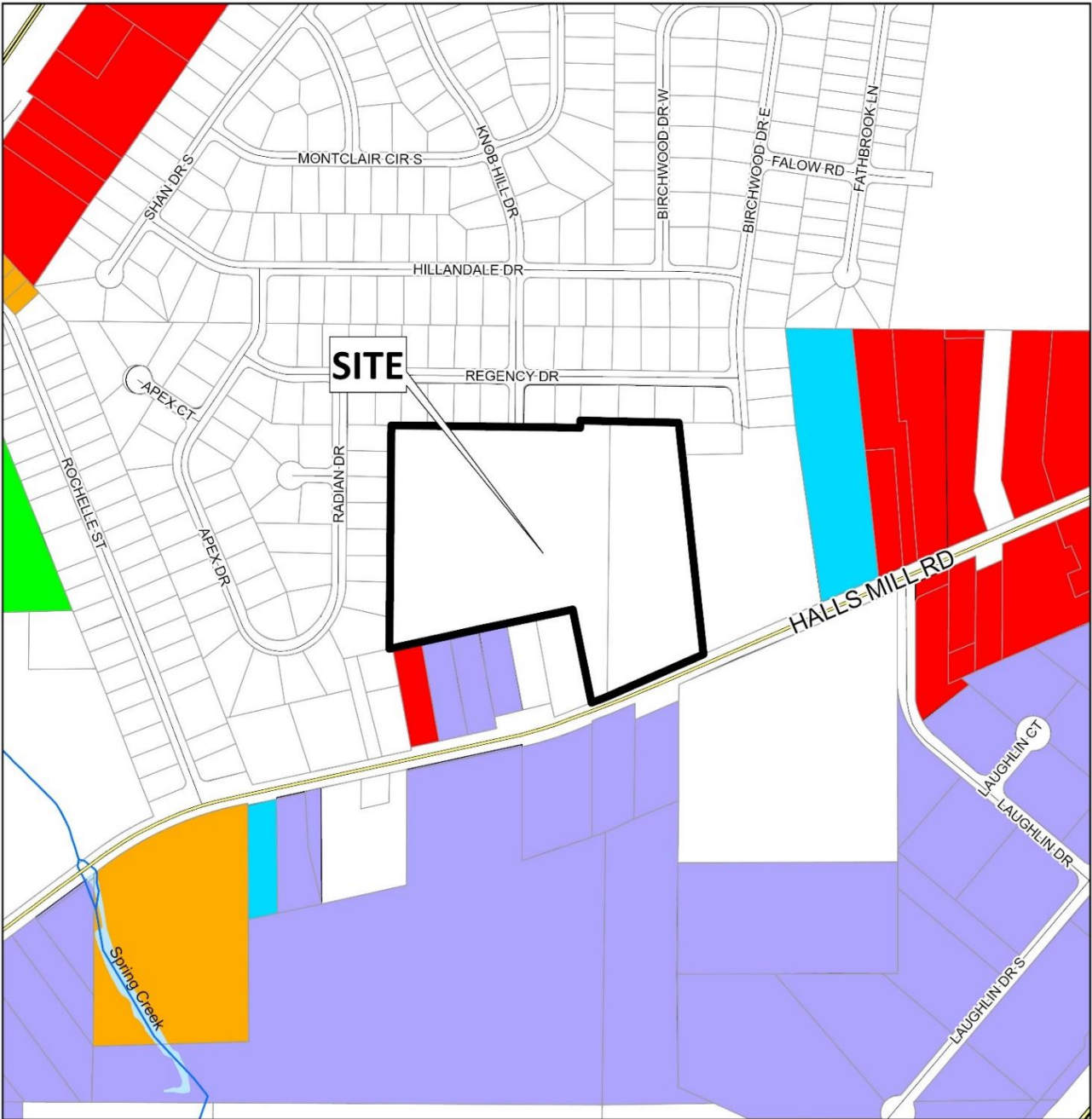
## Considerations:

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

1. Provision of the size labels in both square feet and acres;
2. Provision of the building sizes in square feet on the site plan;
3. Retention of the right-of-way widths along all streets on the site plan;
4. Placement of a note on the site plan stating that the site will comply with tree planting and landscape area requirements;
5. Revision of the site plan to depict a compliant residential buffer where the site abuts residentially zoned or utilized property;
6. Retention of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development and Planning Approval site plans prior to their recording in Probate Court, and the provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.



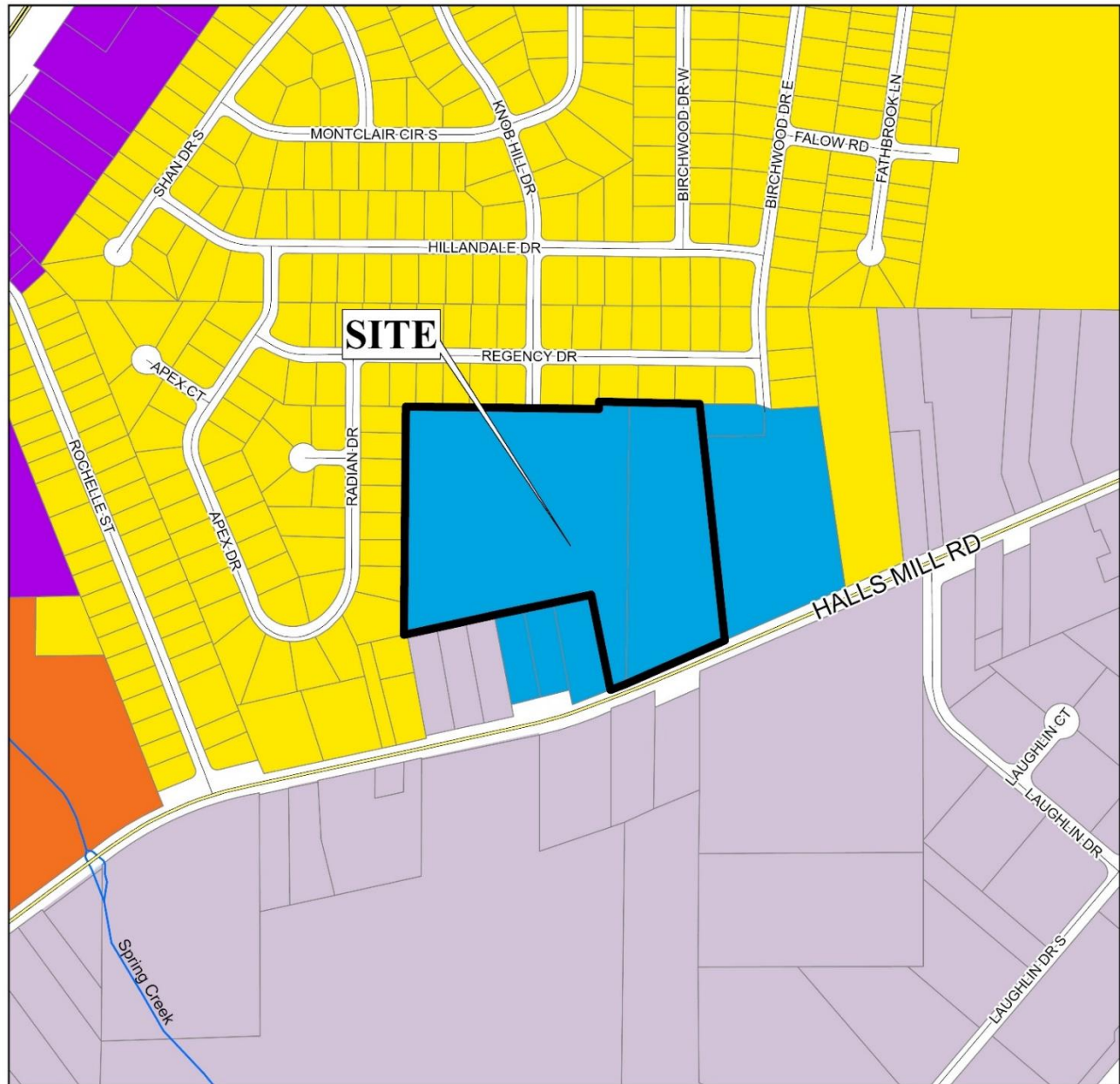
# LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE November 20, 2025  
APPLICANT Covenant Academy of Mobile Subdivision  
REQUEST Subdivision, PUD Modification, PA Modification



## FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE November 20, 2025

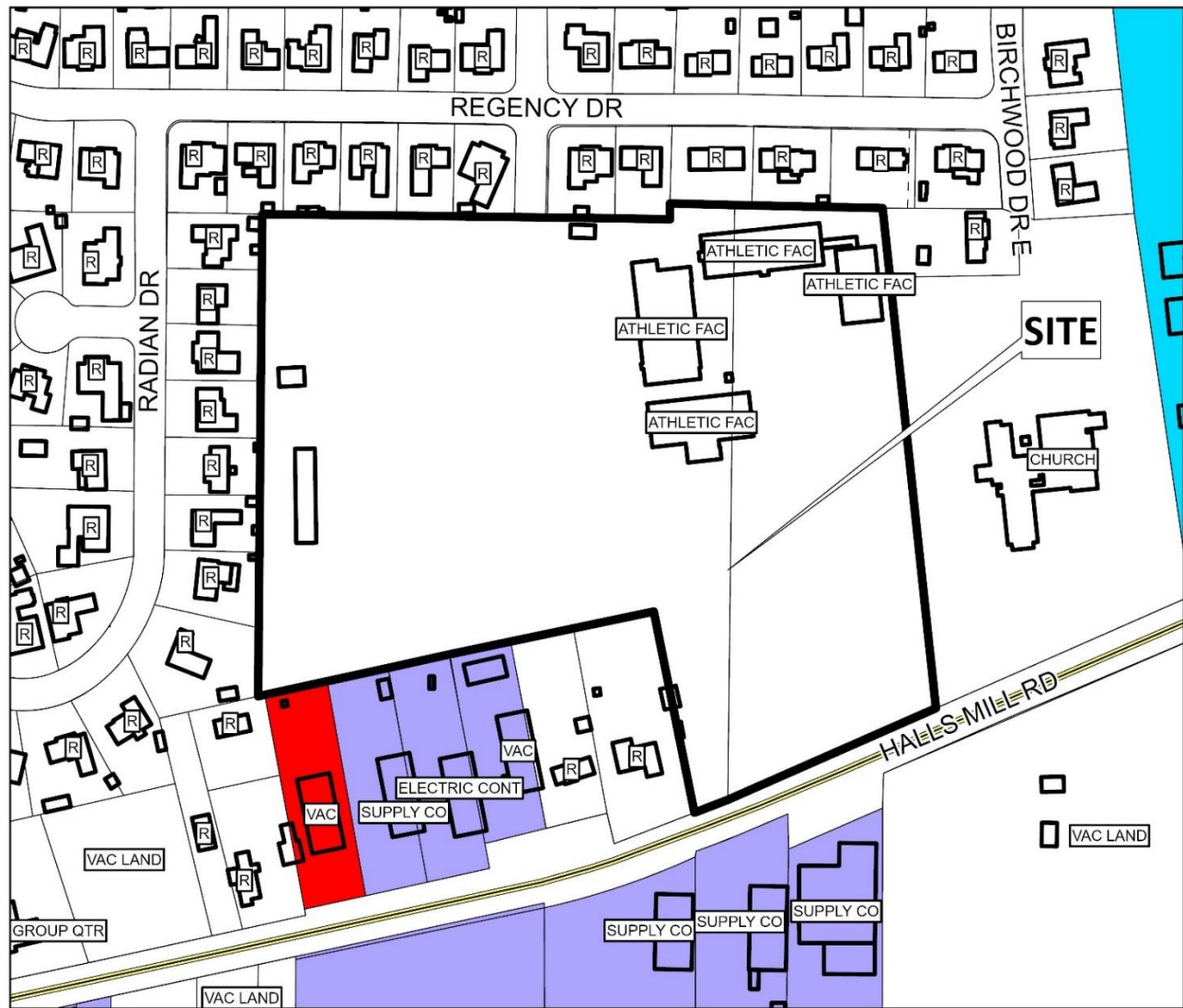
APPLICANT Covenant Academy of Mobile Subdivision

REQUEST Subdivision, PUD Modification, PA 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

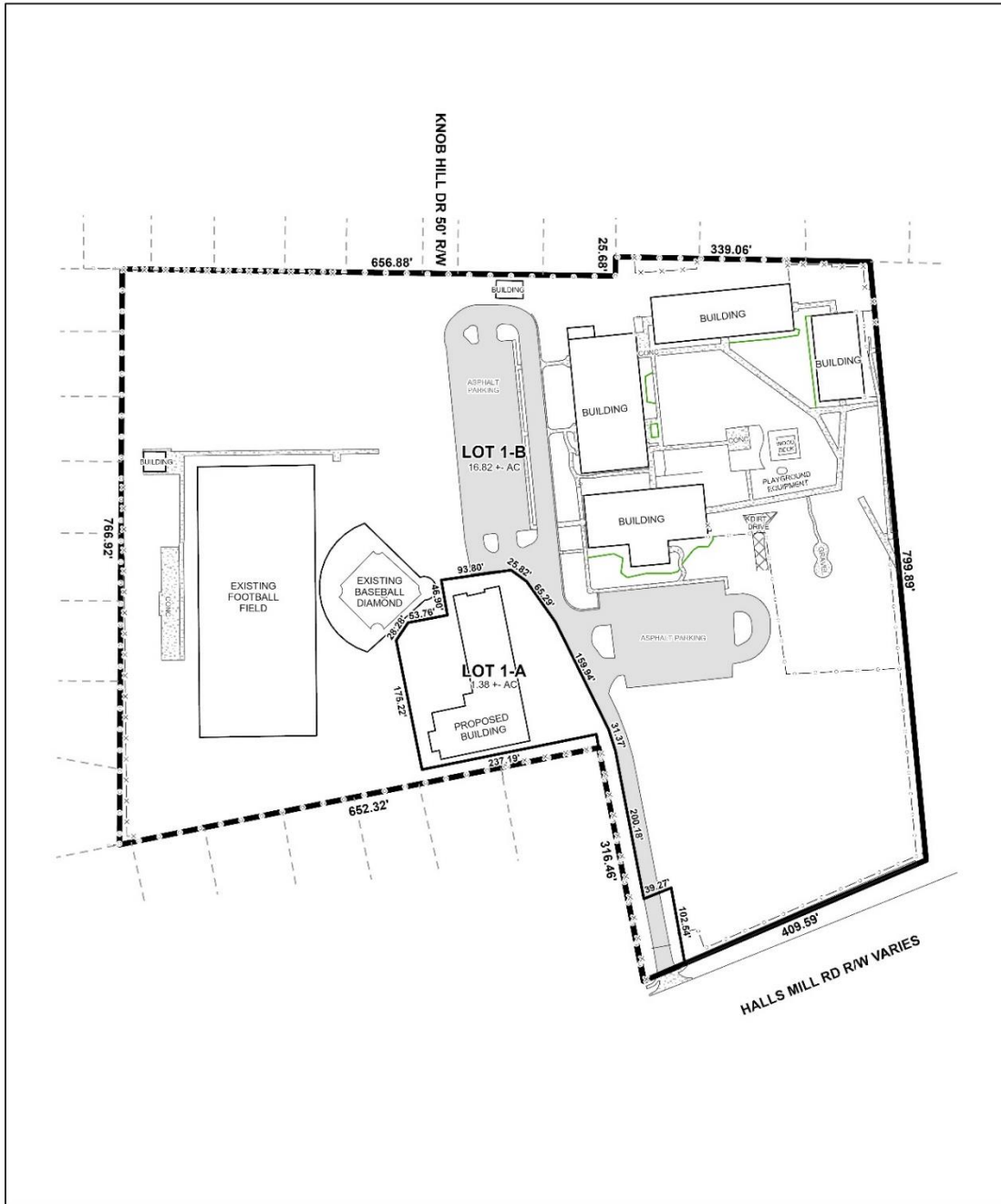


The site is surrounded by residential units. Industrial units lie to the south.

|   |   |  |   |  |   |  |   |   |  |
|---|---|--|---|--|---|--|---|---|--|
| APPLICATION NUMBER <u>13</u> DATE <u>November 20, 2025</u>    |   |  |   |  |   |  |   |   |  |
| APPLICANT <u>Covenant Academy of Mobile Subdivision</u>       |   |  |   |  |   |  |   |   |  |
| REQUEST <u>Subdivision, PUD Modification, PA Modification</u> |   |  |   |  |   |  |   |   |  |
| <div> <div>R-A</div> <div>R-1</div> <div>R-2</div> </div>     | <div> <div>R-3</div> <div>R-B</div> <div>H-B</div> </div> | <div> <div>B-1</div> <div>T-B</div> <div>LB-2</div> </div> | <div> <div>B-2</div> <div>B-3</div> <div>B-4</div> </div> | <div> <div>B-5</div> <div>CW</div> <div>B-4</div> </div> | <div> <div>ML</div> <div>MH</div> <div>I-1</div> </div> | <div> <div>I-2</div> <div>PD</div> <div>MUN</div> </div> | <div> <div>OPEN</div> <div>SD</div> <div>SD-WH</div> </div> | <div> <div>T-3</div> <div>T-4</div> <div>T-5.1</div> </div> | <div> <div>T-5.2</div> <div>T-6</div> </div> |



## SITE PLAN



The site plan illustrates existing buildings, proposed buildings, drives, and landscaping.

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APPLICANT Covenant Academy of Mobile Subdivision

REQUEST Subdivision, PUD Modification, PA Modification



## INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

### Development Features

- ▶ The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- ▶ Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

### Character Example



## PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

### Character Example

