



Agenda Item # 13

SUB-003723-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

101 Marine Street

Subdivision Name:

The Residences at Oakleigh Subdivision, Phase Two

Applicant / Agent:

Oakleigh Development Partners, LLC (Trae Corte, Agent)

Property Owner:

Oakleigh Development Partners

Current Zoning:

B-1, Buffer Business Urban District

Future Land Use:

Traditional Corridor

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create four (4) legal lots of record from one (1) existing metes-and-bounds parcel.

Considerations:

1. Subdivision approval with thirteen (13) conditions.

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THE RESIDENCES AT OAKLEIGH SUBDIVISION PHASE TWO



APPLICATION NUMBER 13 DATE July 16, 2026



SITE HISTORY

The subject site was annexed into the City in 1814.

In June 1961, a Rear Yard and Buffer Strip Variance was approved to allow the construction of an office building extending to the rear property line on a portion of the site fronting Government Street.

With the adoption of the Zoning Ordinance in 1967, the site was assigned a B-2, Neighborhood Business zoning classification.

In October 1984, the site was rezoned from B-2 to B-1, Buffer Business District, as part of the Government Street Zoning Study.

In October 2018, a Planned Unit Development (PUD) was approved to allow multiple buildings on a single building site and off-site parking. However, the site was never developed in accordance with the approved plan, and the PUD approval subsequently expired.

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. Add legible street names to the vicinity map.
- C. Label the lots in the existing Residences at Oakleigh (Instrument #2024024918).
- D. Revise SURVEYOR'S NOTES #15 to read – "As shown on the 1984 aerial photo LOTS 8 – 11 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 8 – 3,500 sf, LOT 9 - 3,500 sf, LOT 10 - 3,500 sf, and LOT 11 - 3,500 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- E. Retain SURVEYOR'S NOTES #16 – 20 and 25.
- F. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 10 to the City of Mobile and list the amount of dedicated acreage in SF and Acres.
- 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:

Driveway number, size, location, and design to be approved by ALDOT (where applicable) and 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 four (4) legal lots of record from one (1) existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The subject site has frontage on Government Street and Marine Street. Government Street is a component of the Major Street Plan with a planned and current 100-foot right-of-way. Therefore, no additional dedication is required along Government Street. Marine Street is a minor street with curb and gutter and a compliant 50-foot right-of-way width. Therefore, no additional dedication is required along Marine Street. As on the preliminary plat, the street right-of-way width labels of both streets should be retained on the Final Plat, if approved.

Proposed Lot 10 is a corner lot requiring at least a 25-foot corner radius at the intersection of Government Street and Marine Street, per Section 6.C.6. of the Subdivision Regulations. As such, the plat should be revised to illustrate at least a 25-foot corner radius at the intersection of Government Street and Marine Street. If a reduced corner radius is approved, approval from the City Engineer and a waiver of Section 6.C.6. will be required.

A 10-foot front yard setback is depicted along both Government Street and Marine Street on the preliminary plat. However, the site is located within the Oakleigh Garden Historic District Overlay (HDO), where front yard setbacks are required to be consistent with those of structures located on the same side of the street within 150 feet of the proposed building site, measured in both directions and exclusive of the right-of-way.

Because front yard setbacks within the HDO are determined by the context of surrounding development, the 10-foot front yard setback should be removed from the plat. If approved, 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 UDC, including the front yard dimensional standards applicable within the Historic District Overlay.

The preliminary plat also depicts 5-foot side yard and rear yard setbacks on all proposed lots. These setbacks should likewise be removed from the Final Plat, if approved.

The proposed lots exceed the minimum 4,000 square-foot size requirement for lots served by public water and sanitary sewer in a B-1 Urban district. As on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required dedication; or a table should be furnished on the Final Plat providing the same information. The lot labels identifying each lot number should also be retained on the Final Plat, if approved.

Section 6.C.2.(b)(3) of the Subdivision Regulations states that residential lots located within an area designated as Urban in the Unified Development Code shall be a minimum of 50 feet wide at the building setback line. Proposed Lots 8 and 9 are 46.05 feet and 46.00 feet wide at the building setback line, respectively. Therefore, if approved, a waiver of Section 6.C.2.(b)(3) will be required.

Finally, approvals from the Historic Development Department/Architectural Review Board are required prior to the issuance of any development permits.

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.

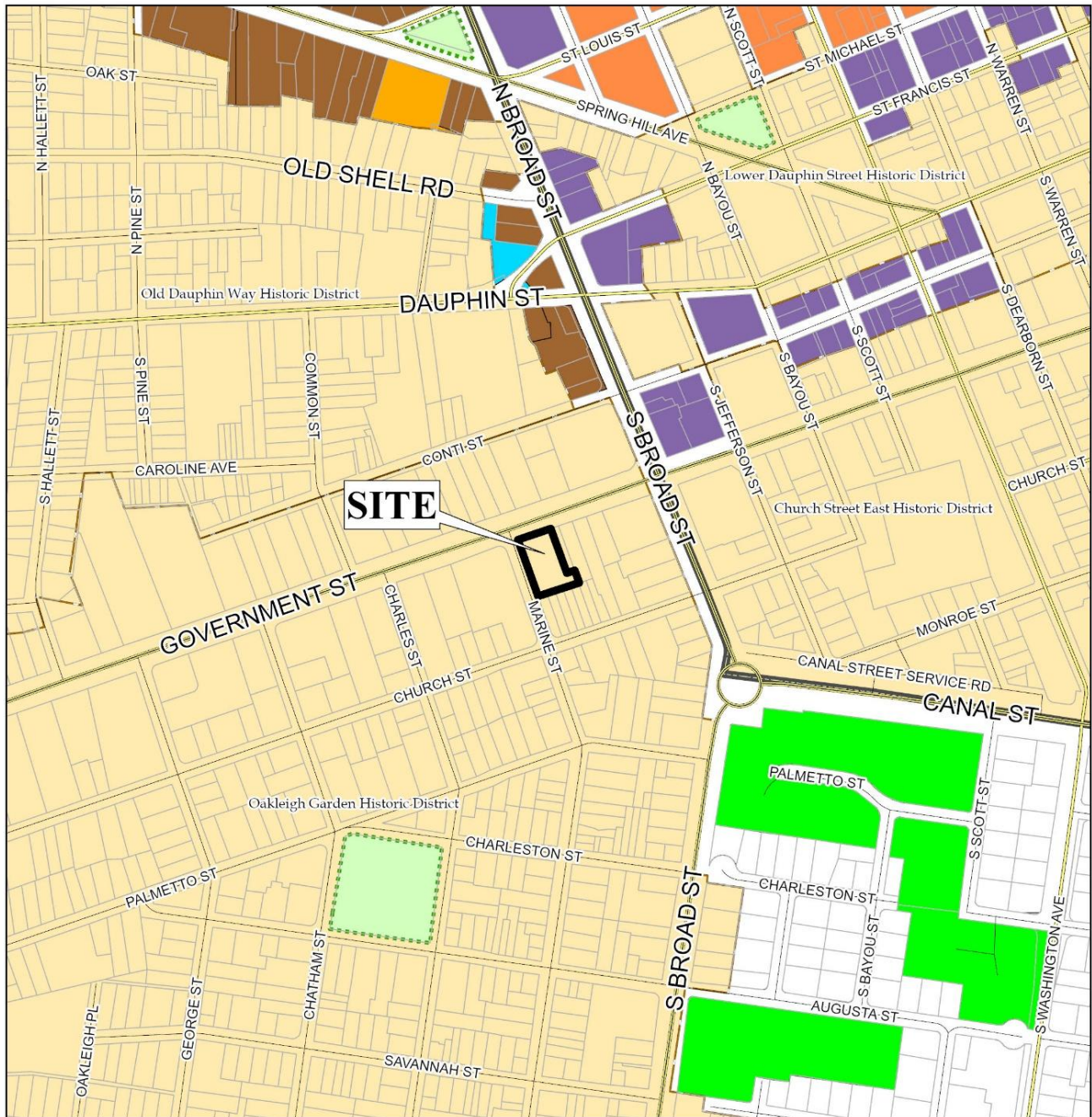
Considerations:

If the Planning Commission considers approving the Subdivision request, and with a waiver of Section 6.C.2.(b)(3) of the Subdivision Regulations, the following conditions should apply:

1. Retention of the 100-foot-wide right-of-way along Government Street on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Marine Street on the Final Plat;
3. Revision of the plat to provide a minimum 25-foot corner radius at the intersection of Government Street and Marine Street, in compliance with Section 6.C.6. of the Subdivision Regulations, unless the City Engineer approves a smaller radius and the Planning Commission grants a waiver of Section 6.C.6.;
4. Revision of the plat to remove the 10-foot front yard setback line along Government Street and Marine Street;
5. Revision of the plat to remove the side and rear setback lines on all lots;
6. Placement of a note on the Final Plat stating that all development on the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front yard setback requirements;
7. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
8. Retention of the labels identifying each lot number on the Final Plat;

9. Placement of a note on the Final Plat stating that all required approvals from the Historic Development Department and/or the Architectural Review Board shall be obtained prior to the issuance of any development permits;
10. Compliance with all Engineering comments noted in this staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
12. Compliance with all Urban Forestry comments noted in this staff report; and,
13. Compliance with all Fire Department comments noted in this staff report.

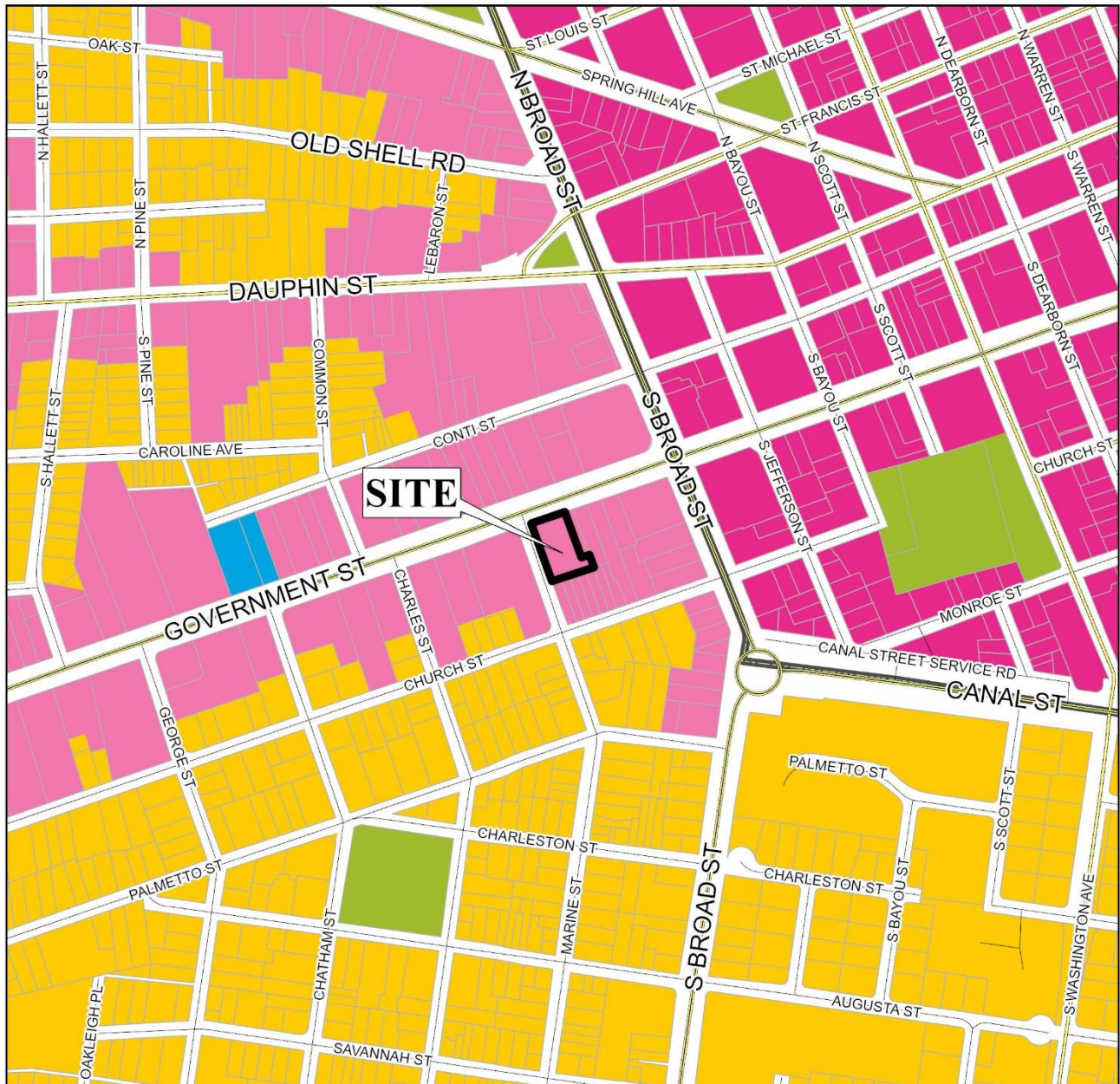
LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE July 16, 2026
 APPLICANT The Residences at Oakleigh Subdivision, Phase Two
 REQUEST Subdivision



FLUM LOCATOR MAP



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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	



THE RESIDENCES AT OAKLEIGH SUBDIVISION PHASE TWO

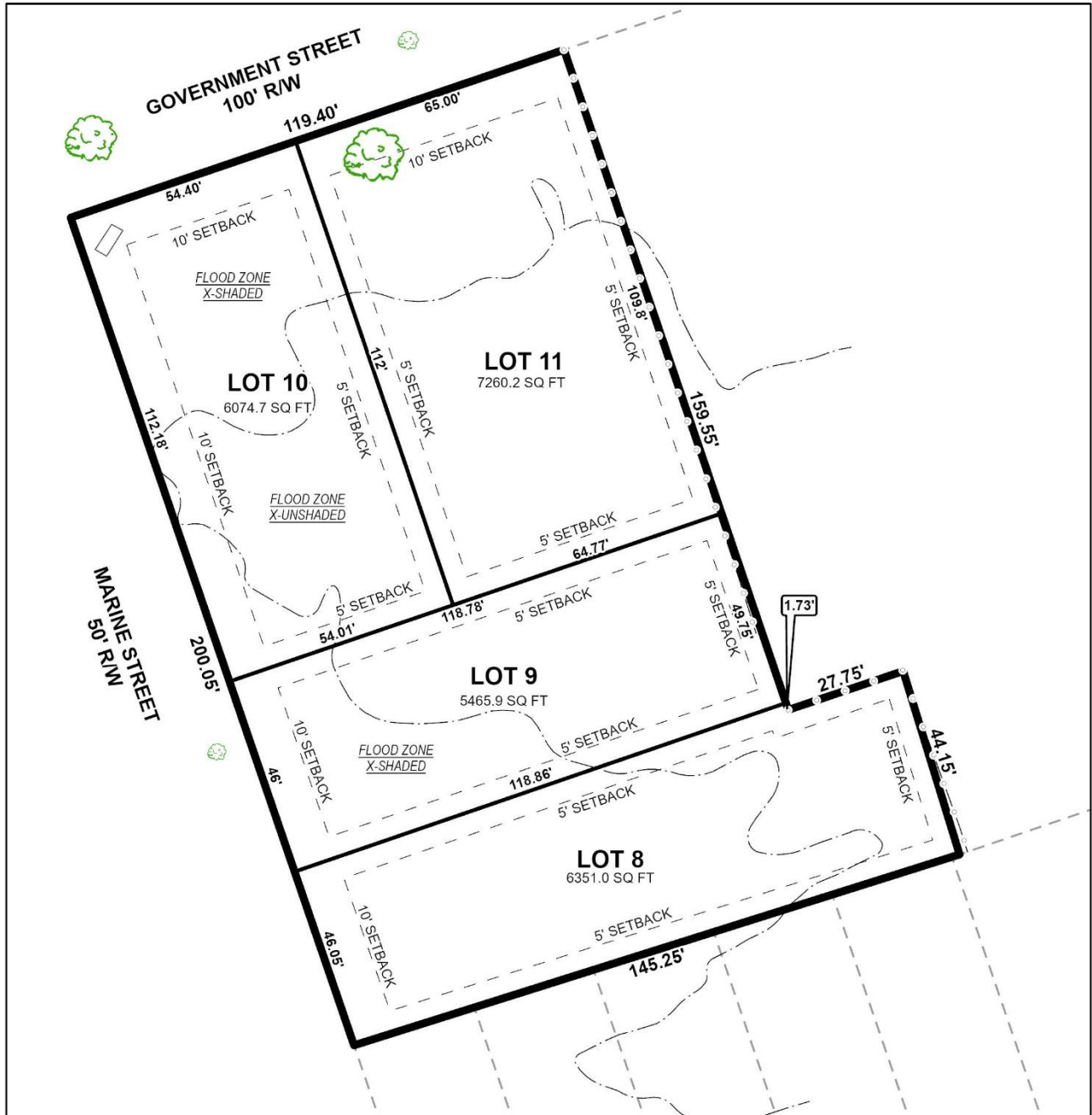


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>13</u>	DATE <u>July 16, 2026</u>
APPLICANT <u>The Residences at Oakleigh Subdivision, Phase Two</u>	
REQUEST <u>Subdivision</u>	



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 Use Areas: Corridors

TRADITIONAL CORRIDOR (TC)

This land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods. Depending on their location, these areas incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures, and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving.

Development Intent

- › Incorporate attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving.
- › Special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

Secondary Uses

- › Residential, Attached
- › Parks

Housing mix

- › Various types ranging in density from 10 to 30 du/ac;
- › Residential units above ground-floor retail
- › Multifamily buildings (small scale)
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

