



Agenda Item # 14

SUB-SW-003900-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

North side of Grelot Road, 1,110'± East of Leroy Stevens Road, extending North, 2,730'± to the South terminus of Navion Drive

Applicant / Agent:

Brandon Mason, DHI Engineering, LLC

Property Owner:

Patricia Dawson, Cara McLarty, Hattie Mosley, and Helen Roberson

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

- Waive construction of a sidewalk along Grelot Road.

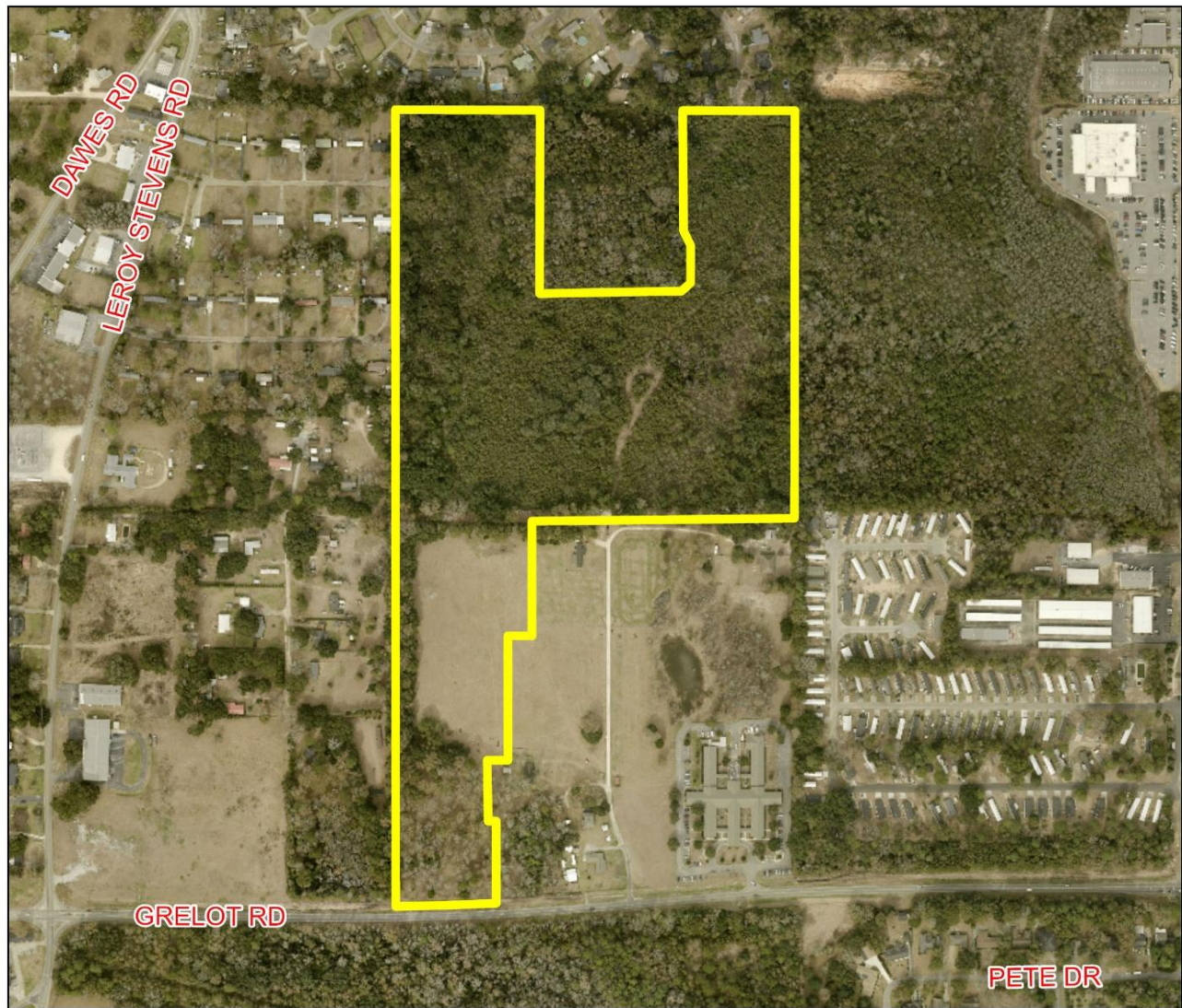
Commission Considerations:

1. Sidewalk Waiver

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units, trailer homes, and vacant land.

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APPLICANT	Brandon Mason, DHI Engineering, LLC		
REQUEST	Sidewalk Waiver		



SITE HISTORY

The site was annexed into the City of Mobile in 2023 as part of the Cottage Hill Annexation and was assigned an R1, Single-Family Residential Suburban District, zoning classification.

A portion of the site was included in the proposed *Leona Subdivision*, which was reviewed by the Planning Commission in August 2015 while the property was located within the City's Extraterritorial Planning Jurisdiction. The Planning Commission approved the Preliminary Plat; however, the Final Plat was never submitted for review or signatures, and the approval subsequently expired after one year.

A review of records maintained by the Mobile County Probate Court indicates that a plat for *Leona Subdivision* was recorded in February 2016. However, the recorded plat did not incorporate the revisions required by the Planning Commission and lacked the signatures necessary for recordation, with the exception of the County Engineer's signature. As such, the recorded plat is not valid and may constitute an illegal subdivision of the property.

At its July 16, 2026, meeting the Planning Commission approved the 141-lot *Cavallo Ridge Subdivision*, the plat for which has not yet been finalized or recorded in the Mobile County Probate Court.

There have been no other Planning Commission or any Board of Zoning Adjustment applications associated with the site.

STAFF COMMENTS

Engineering Comments:

Due to the size of the existing roadside drainage ditch along Grelot Road, and the steep grades on the backslope, it is recommended that this request be approved.

Traffic Engineering Comments:

No comments.

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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The site is currently undeveloped. A 141-lot residential subdivision is proposed and, therefore, requires full compliance with the applicable development regulations.

Pursuant to Section 7.C.4. of the Subdivision Regulations, sidewalks are required along the site's frontage on Grelot Road. The applicant has requested a waiver from this requirement along Moffett Road, citing the following justifications:

1. **No pre-existing sidewalks.** There are no pre-existing sidewalks along Grelot Road.
2. **Existing topography.** There is a significant grade differential between the project site and Grelot Road. Construction of a compliant sidewalk along this frontage would require substantial grading, excavation, and transition work to tie into existing grades on either side of the property.
3. **Future connectivity.** The applicant states the property is bounded on both sides by drainage outfalls that discharge through large culverts beneath Grelot Road. These create physical constraints that would make extension of sidewalks unlikely.

The applicant has submitted a site plan illustrating the existing proposed entrance to the development. All application materials are available for review via the link provided on Page 1 of this report.

SIDEWALK WAIVER CONSIDERATIONS

Standards of Review:

The Mobile City Council adopted a "Complete Streets" policy on May 31, 2011. The purpose of the Complete Streets Policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

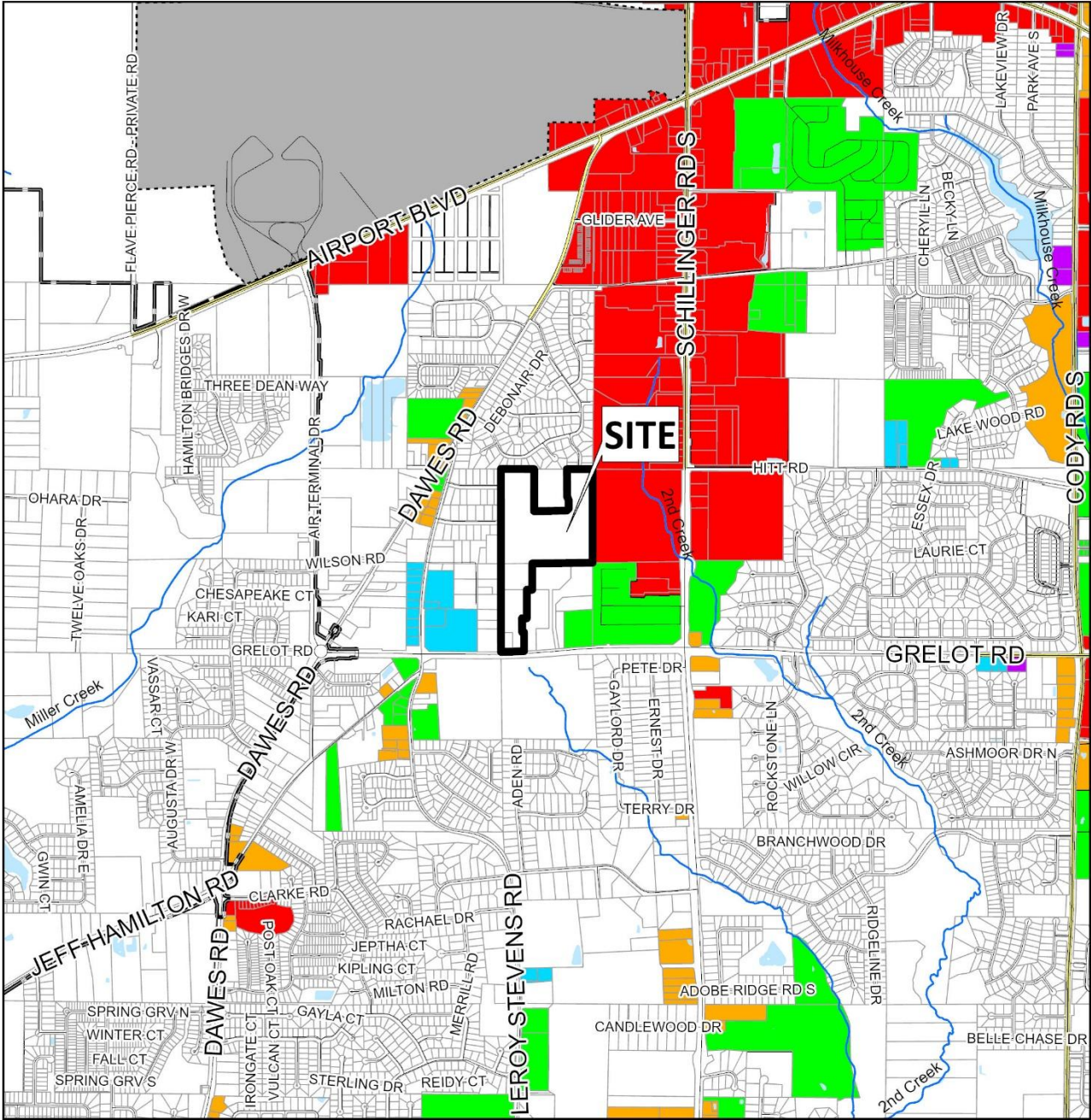
Sidewalks are typically encouraged, even in areas where none currently exist, although the appropriateness of sidewalks should also consider the existing infrastructure in the area.

Considerations:

In rendering a decision, the Planning Commission should evaluate the following factors:

1. The City of Mobile Complete Streets Policy which supports the design and construction of streets for all users, including pedestrians;
2. The existing infrastructure in the area, such as adequate room for construction of a sidewalk, topography, as well as connectivity to existing sidewalks; and
3. Engineering comments, which recommend approval of the request

LOCATOR ZONING MAP



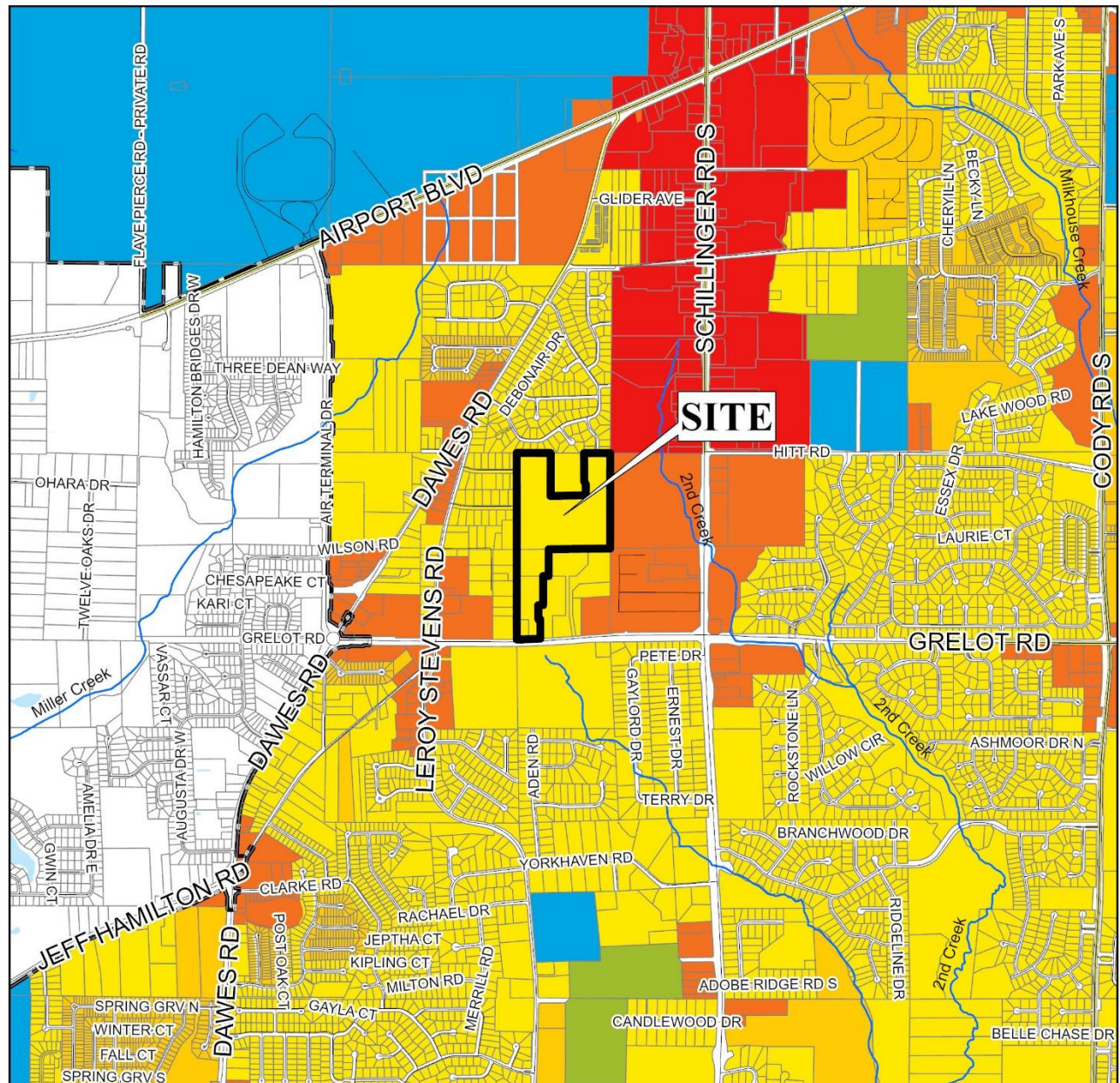
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REQUEST Sidewalk Waiver



FLUM LOCATOR MAP



APPLICATION NUMBER 14 DATE October 15, 2026

APPLICANT Brandon Mason, DHI Engineering, LLC

REQUEST Sidewalk Waiver

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| 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

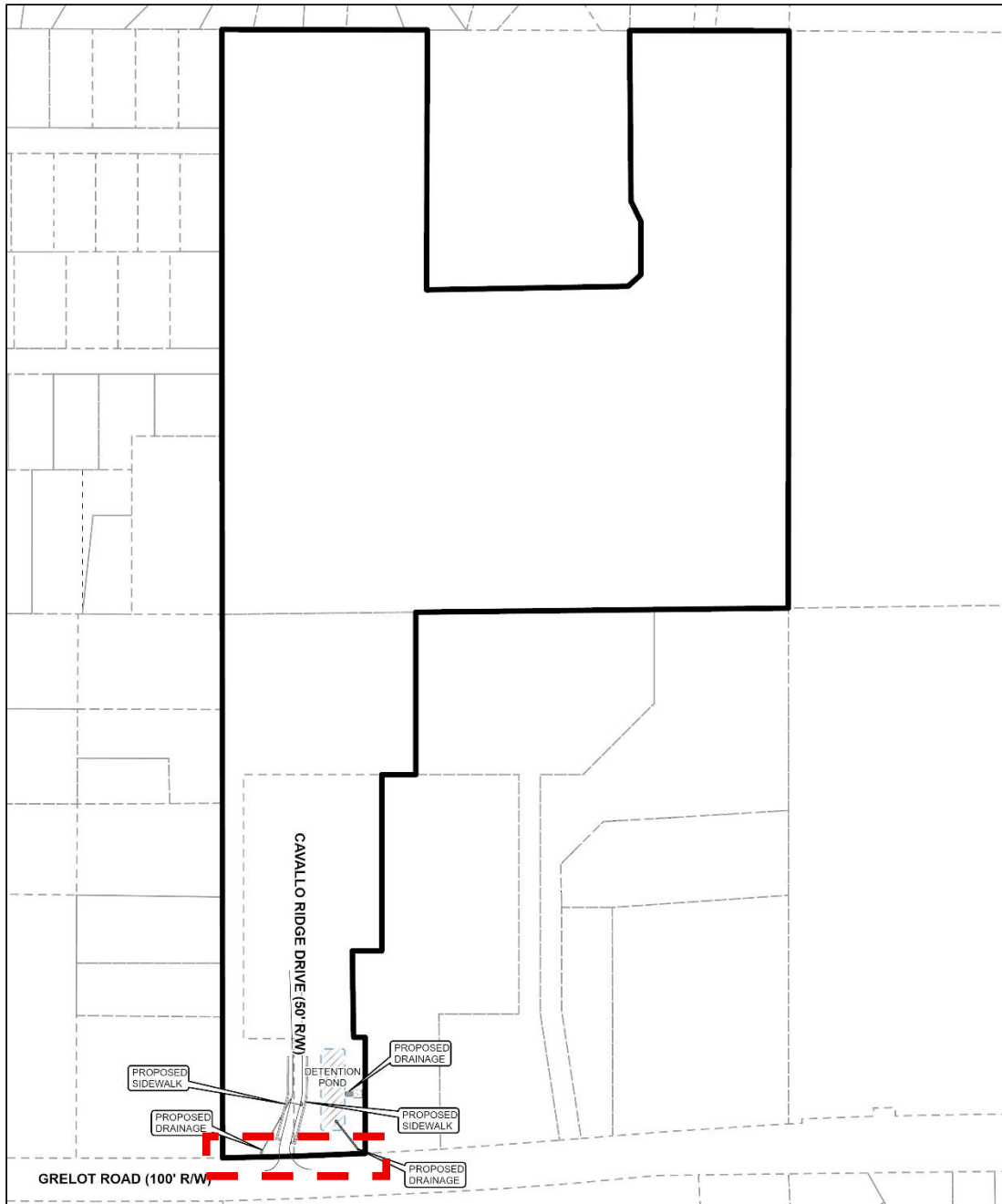
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units, trailer homes, and vacant land.

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

SITE PLAN



The site plan illustrates proposed right-of-way abutment and proposed landscape features.

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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]

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

