



Agenda Item # 14

SUB-003781-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1308 Old Shell Road and 109 North Ann Street

Subdivision Name:

Old Shell Landing Subdivision

Applicant/Agent:

Ellis Foster, Old Shell & Ann, LLC

Property Owner:

Old Shell & Ann, LLC

Current Zoning:

R-1, Single-Family Residential Urban District

Future Land Use:

Mixed Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create ten (10) legal lots of record from two (2) metes-and-bounds parcels.

Commission Considerations:

1. Subdivision proposal with eleven (11) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	7

OLD SHELL LANDINGS SUBDIVISION



APPLICATION NUMBER 14 DATE July 16, 2026



SITE HISTORY

This development area was originally annexed into the Mobile City Limits in 1814. This includes the subject site, which now has a metes-and-bounds description.

The Planning Commission recommended approval of a Rezoning of the subject site from R-3, Multi-Family Residential District to R-1, Single Family Residential District at its January 10, 1994, meeting as part of the Old Dauphin Way Historic District Zoning Study. The Rezoning was later approved and adopted by the City Council.

The Board of Zoning Adjustment approved a Use Variance in August and September of 1957 to allow a doctor's office at 1308 Old Shell Road. The Board denied a request to allow use of the property as a day care at its January 4, 1998, meeting.

The Board of Zoning Adjustment approved a Use and Side Yard Setback Variance to allow the construction of a professional office building to encroach in the building setback at 109 North Ann Street. The approval was conditioned on the following: (1) the office building must be set back 30 feet from the property line along Ann Street; and (2) the building must be constructed of old brick veneer.

Demolition permits were recently issued to remove two (2) structures from the South portion of the site. Once completed, the site will be entirely undeveloped.

There are no Planning Commission or any additional Board of Zoning Adjustment cases 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 7 to the City of Mobile and list the amount of dedicated acreage (SF and Acres).
- C. Revise NOTES #13 to read - As shown on the 1984 aerial photo LOTS 1 -10 will share the 15,000 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). Provide a COMMON AREA(s) for the subdivision stormwater detention requirements; or a NOTE listing the amount of credit for each LOT and that the detention requirements for each LOT will be provided on each LOT.
- D. Retain NOTES 6 – 8, 12, and 15.
- E. 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 access for the lots will be limited to the 20' ingress/egress easement shown. Driveway 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:

The purpose of this request is to create ten (10) legal lots of record from two (2) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lots 1-7 front Old Shell Road. The proposed lots 8-10 front North Ann Street. Both are minor streets with curb and gutter improvements, each requiring a 50-foot-wide right-of-way. If approved, the 50-foot right-of-way width should be retained on the Final Plat along both street frontages, as illustrated on the Preliminary Plat.

Proposed Lot 7 is a corner lot and therefore requires corner radius dedication. Dedication is not depicted on the Preliminary Plat. If approved, dedication of at least a 25-foot corner radius should be required where Old Shell Road and North Ann Street intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended for approval by the City Engineer and Traffic Engineer.

It should be noted that residential lots located within an Urban sub-district shall be at least 50-feet wide at the building setback, per Section 6.C.2.(b)(3). of the Subdivision Regulations. The proposed lots are illustrated with widths ranging from 28.18 feet to 55.04 feet (at the intersection of Old Shell Road and North Ann Street). If approved, a waiver of Section 6.C.2.(b)(3). of the Subdivision Regulations will be required.

Additionally, Section 6.C.3. of the Subdivision Regulations requires that the maximum depth of any lot shall not exceed 3.5 times the width at the building setback line. The preliminary plat illustrates the average proposed lot along Old Shell Road as approximately 30 feet wide and 140 feet deep. The proposed lots along North Ann Street are illustrated as approximately 30 feet wide and 246 feet deep. If approved, a waiver of Section 6.C.3. of the Subdivision Regulations will be required.

It should be noted that the proposed lots 1-6 do not meet the 6,000 square foot minimum area requirement of Article 2, Section 64-2-5.E. of the UDC for residential lots in the R-1 Urban district. While this is not uncommon within the vicinity of the subject site, a waiver of Section 6.C.2.(a) of the Subdivision Regulations will be required for approval.

Nevertheless, all proposed lots are properly labeled with their area 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, adjusted for any required dedication; alternatively, a table providing the same data is acceptable.

A 25-foot minimum front yard setback is illustrated along Old Shell Road and North Ann Street; however, the site is within the Old Dauphin Way Historic District Overlay (HDO), where front yard setbacks are required to be consistent with structures located on the same side of the street within 150 feet of a proposed building site, measured in both directions and exclusive of right-of-way.

Because front yard setbacks within the HDO are determined by the context of the surrounding development, the front yard setback should be removed from the plat, and, 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 Unified Development Code (UDC), including the front yard dimension standards applicable within the Historic District Overlay.

Finally, the preliminary plat illustrates one (1) existing curb cut along Old Shell Road and two (2) curb cuts along North Ann Street. The preliminary plat also illustrates a 20-foot ingress/egress easement along the rear (northern property line) of proposed lots 1-7 and along the rear (western property line) of proposed lots 8-10. Access to each lot should be limited to the easements, per Traffic Engineering comments. If approved, the ingress/egress easements should be retained on the Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

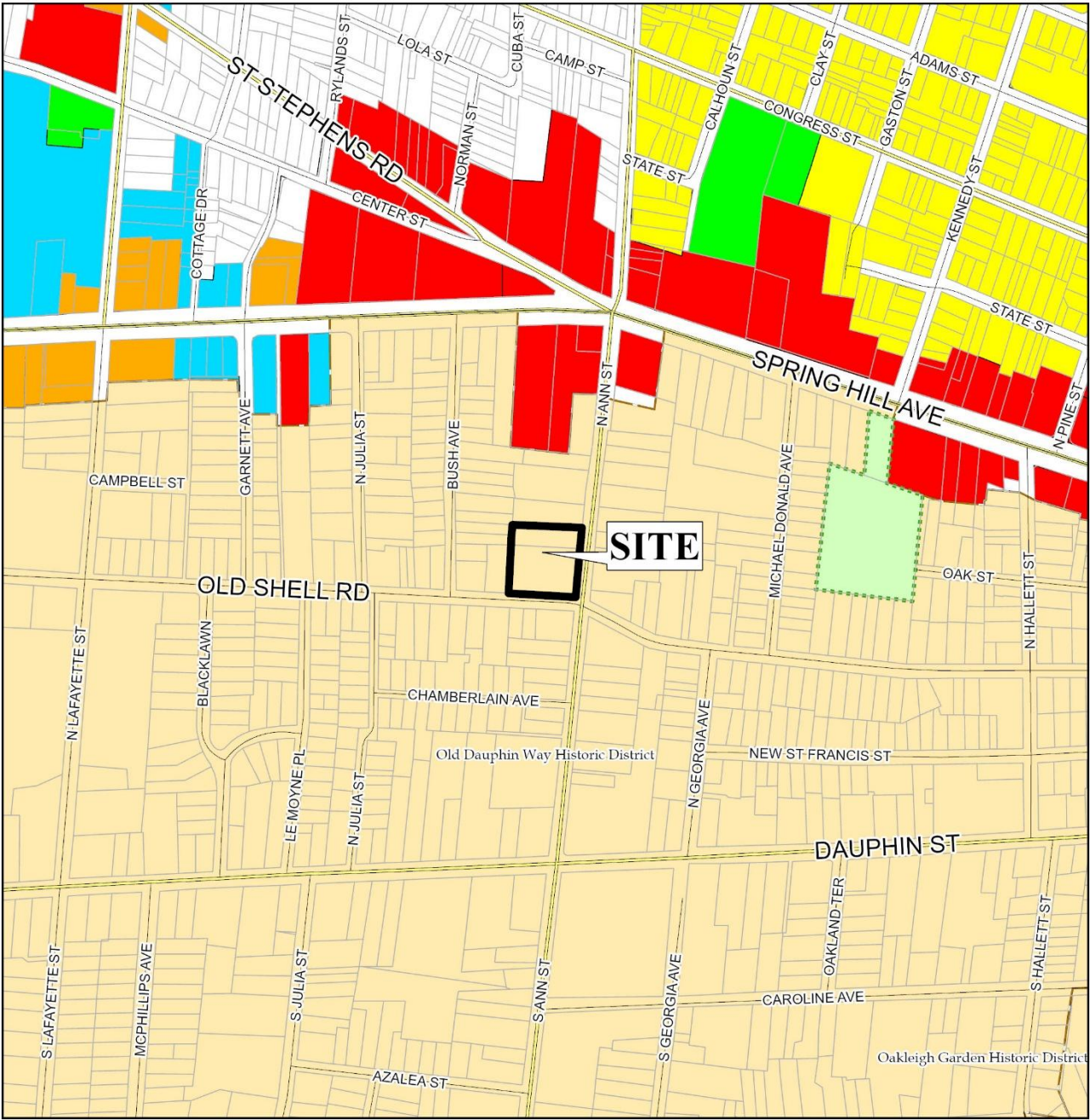
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval waivers of Section 6.C.2.(a) (for substandard lot area), Section 6.C.2.(b)(3) (for substandard lot width), and Section 6.C.3. (for lot depth) of the Subdivision Regulations will be required, and the following conditions could apply:

1. Retention of the 50-foot right-of-way width along Old Shell Road;
2. Retention of the 50-foot right-of-way width along North Ann Street;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius at the intersection of Old Shell Road and Ann Street, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Removal of the 25-foot front yard setback line along Old Shell Road and North Ann Street;
6. Placement of a note on the Final Plat stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code (UDC), including the front yard dimension standards applicable within the Historic District Overlay;
7. Retention of the ingress/egress easements on the Final Plat;
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.

LOCATOR ZONING MAP



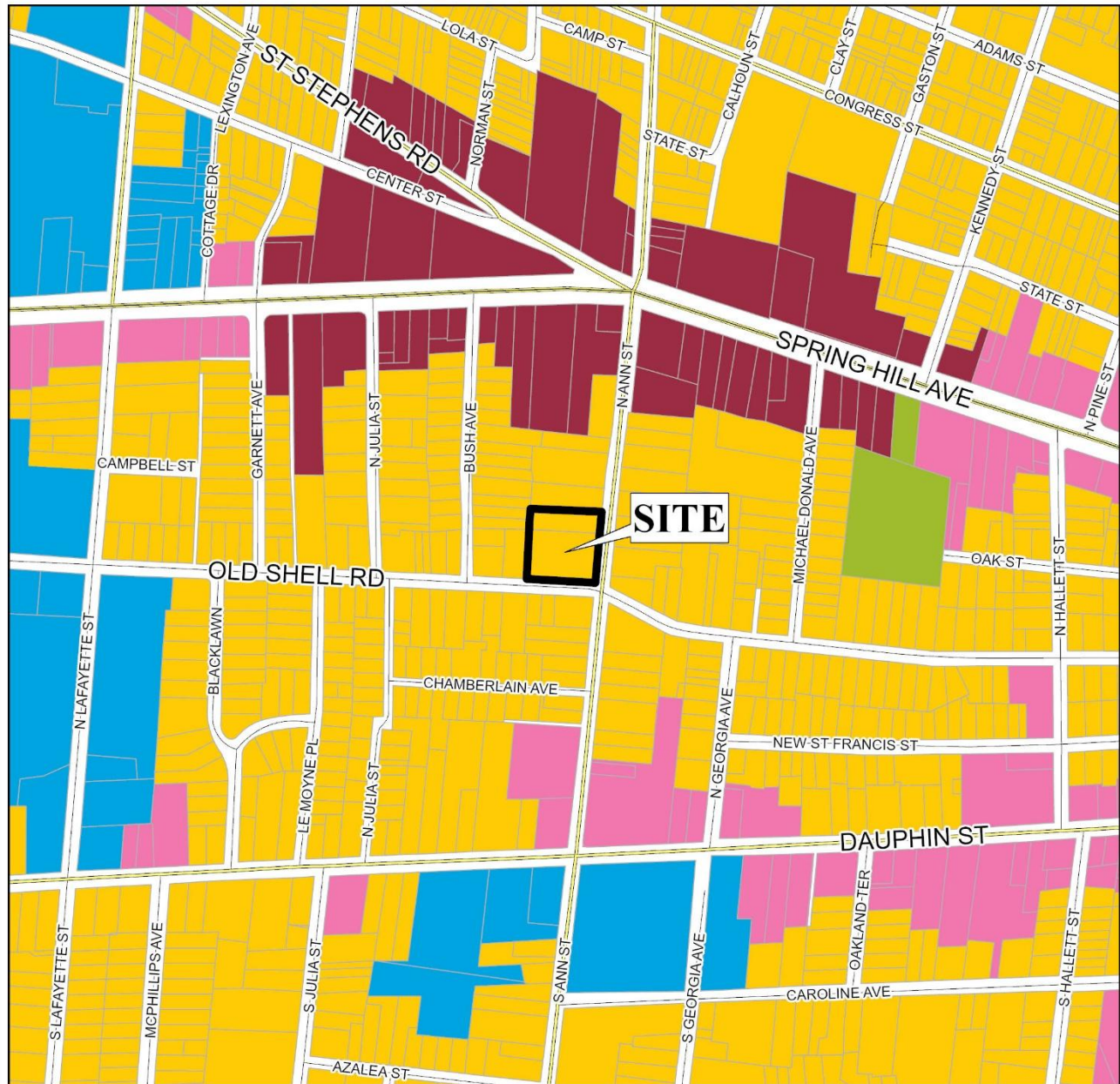
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APPLICANT Old Shell Landings Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 14 DATE July 16, 2026

APPLICANT Old Shell Landings 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 | |



OLD SHELL LANDINGS SUBDIVISION

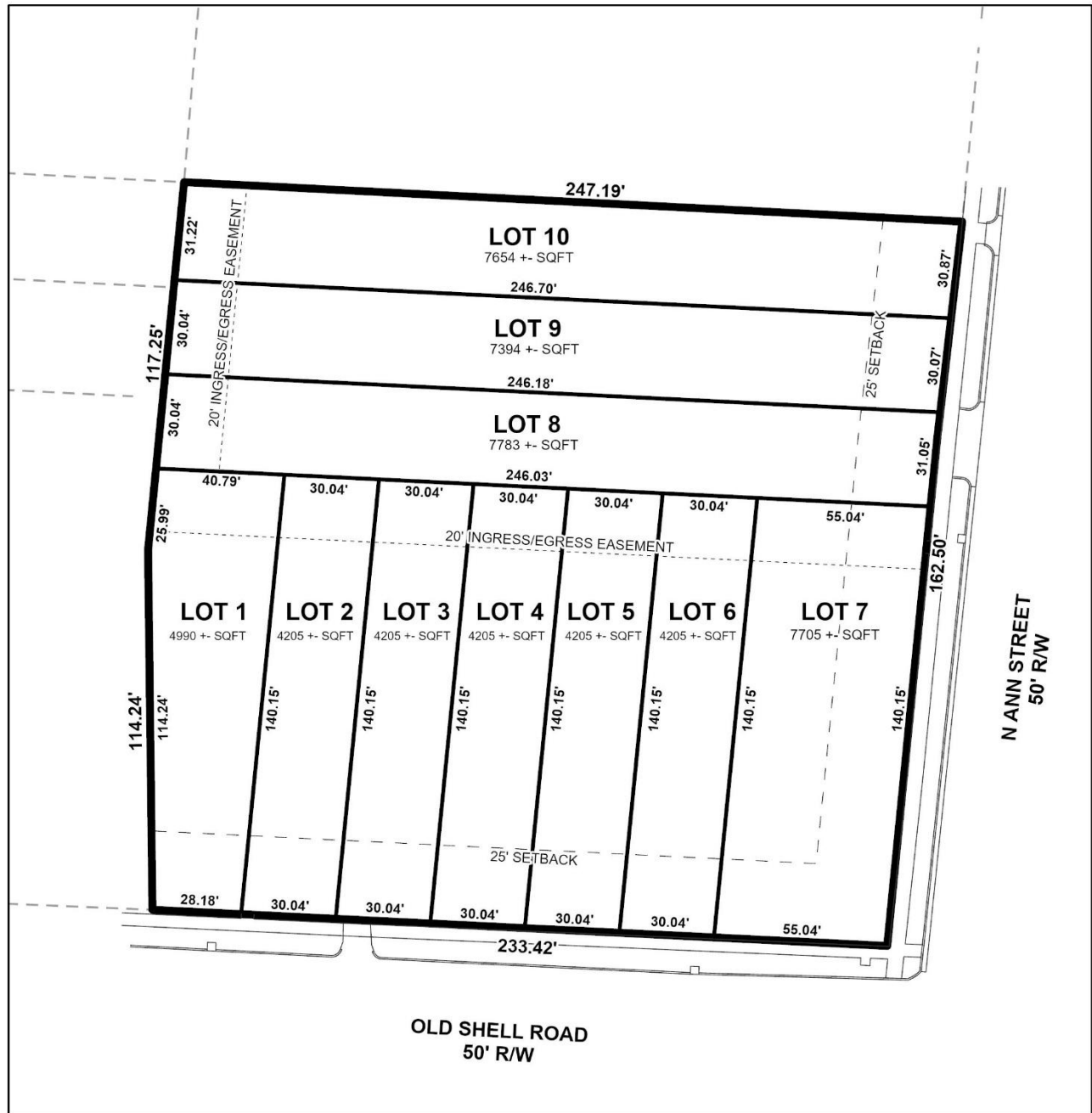


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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APPLICANT Old Shell Landings Subdivision

REQUEST _____ Subdivision



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]

Residential Land Use Areas

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

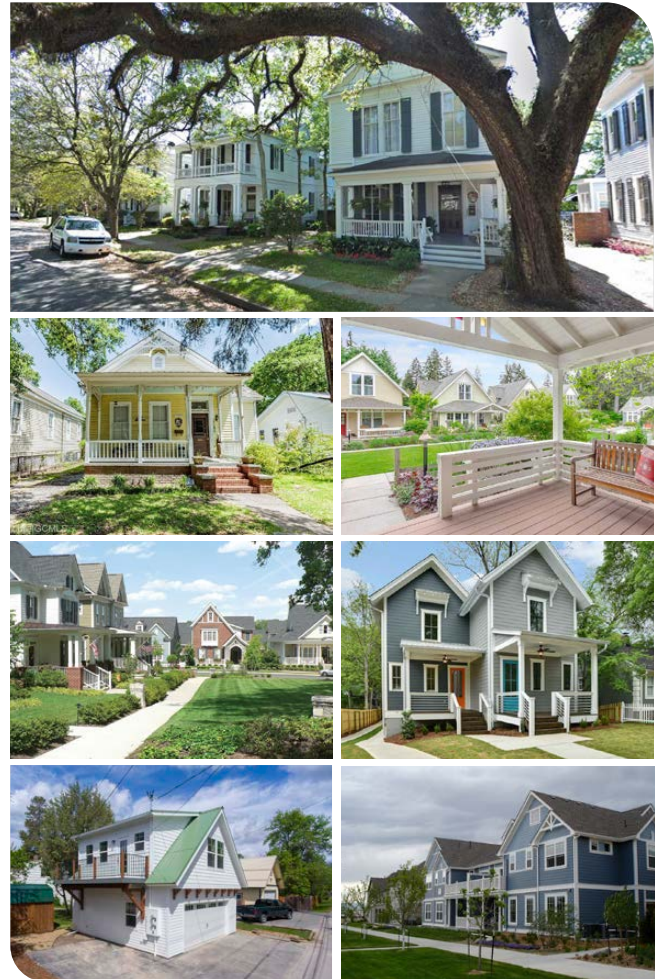
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl