



Agenda Item # 15

SUB-003758-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

162 and 186 East Drive

Subdivision Name:

SpringHill Villas Subdivision

Applicant / Agent:

SpringHill Villas, LLC (Jonathan Petty, P.E., Axis
Engineering Group, LLC, Agent)

Property Owner(s):

SpringHill Villas, LLC

Current Zoning:

R-2, Two-Family Residential Suburban 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 13 legal lots of record from two (2) legal lots of record.

Commission Considerations:

1. Subdivision proposal with twelve (12) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	6
Exhibits.....	7

SPRINGHILL VILLAS SUBDIVISION



APPLICATION NUMBER 15 DATE July 16, 2026



SITE HISTORY

The site was annexed into Mobile City limits in 1956.

On December 20, 2018, the site came before the Planning Commission with applications for a 24-lot Subdivision, a Planned Unit Development (PUD) to allow reduced front and side yard setbacks, and to rezone the property from R-1, Single Family Residential to R-2, Two-Family Residential. The Subdivision and PUD were approved, but allowed to expire, while the Rezoning was approved by City Council. The Rezoning was approved with the following conditions:

- 1) The property shall only be used for the construction of not more than twenty-three (23) detached, single-family residences. Each residence shall be constructed of brick, have an enclosed, attached garage and shall fully comply with the terms and conditions of the judgement dated October 14, 2021, in the case styled *Banerjee v. City of Mobile*, CV-19-900732 in the Circuit Court of Mobile County, Alabama and attached hereto.
- 2) The plans for any structure or building sought to be erected on said property shall comply with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws.
- 3) No lot or parcel of land herein above described shall be used for any purpose except detached, single-family residences as described herein, and that there be full compliance with all municipal codes and ordinances, including the subdivision regulations.

In January 2022 the site was again before the Planning Commission for Subdivision approval as *Villas at Springhill Subdivision*, with 23 lots, and PUD approval to allow reduced front, side and rear yard setbacks, reduced lot sizes and increased site coverage for the proposed subdivision. Both applications were approved but subsequently expired.

On February 20, 2025, the site was before the Planning Commission to request that the property be rezoned from R-2 to R-3, Multi-Family Residential. The rezoning application was denied.

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. Remove the Mobile County Engineering Department note. This proposed subdivision is located within the city limits. The County Engineering Dept. no longer reviews/comments on subdivision plats within the municipal limits of the City of Mobile.
- C. Add legible street names to the vicinity map. The vicinity map needs to zoom into the site more than shown.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 and the northeast corner of the Common Area to the City of Mobile and list the amount of dedicated acreage in SF and Acres.
- E. Provide a note stating that the required stormwater detention for the LOTS will be provided in a common detention pond in the COMMON AREA.
- F. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.

- G. Add a note - As shown on the 1984 aerial photo The subdivision will receive 6,500 SF of historical credit of existing (1984) impervious area and share the 8,000 SF credit provided to the two (2) original SF residential lot towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for the entire subdivision (LOTS 1 – 13).
- H. Add a note that the proposed roadway and stormwater improvements shall be complete and approved prior to issuing any residential construction permits.
- I. Retain GENERAL NOTES #4 - #8.
- J. Delete GENERAL NOTES #13 - #15.
- K. Add a note - The proposed road shall be constructed in accordance with current Engineering Department policy letters and design criteria. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- L. Add a note - The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- M. 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:

A traffic impact statement from a third party for the level of service of the effected intersections will be required. 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 and Article 13, Section 64-13-6 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 application is to create thirteen (13) legal lots of record from two (2) legal lots of record. The site is served by public water and sanitary sewer.

The subject site abuts East Drive, a minor street with curb and gutter. The preliminary plat depicts a compliant right-of-way width of 60 feet, making no dedication necessary. It should be noted that the plat submitted depicts a 20-foot strip along East Drive as being dedicated to the City, but this is not required. As such, the Final Plat should be revised to not include dedication to East Drive's right-of-way.

The plat submitted depicts thirteen (13) proposed lots, with a common area, that are to be accessed by a new public right-of-way, proposed to be named Spring Villa Lane. The plat depicts Spring Villa Lane as having a 50-foot-wide right-of-way, which is compliant for a street with curb and gutter. There is also a compliant cul-de-sac at the end of the street.

It should be noted that the proposed Lots 7, 8, and 9 are less than the minimum required width of 60 feet. As such, if approved, Section 6.C.2.(b)(2) of the Subdivision Regulations must be waived.

All proposed lot sizes are provided in square feet and acres, which exceed the minimum required 8,000 square feet in an R-2 Suburban District. If approved, the lot sizes should be retained in square feet and acres on the Final Plat.

Per Section 6.C.7. of the Subdivision Regulations, double frontage lots, such as the proposed Lot 1 and the Common Area should be limited to one (1) street for access. As such, if approved, a waiver of Section 6.C.7. of the Subdivision Regulations will be required, and a note should be placed on the Final Plat stating that Lot 1 and the Common Area are denied direct access to East Drive.

The preliminary plat depicts a proposed common area. Pursuant to Section 2.A. of the Subdivision Regulations, a note should be placed on the Final Plat, if approved, stating that maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile.

The UDC requires newly platted R-1 Suburban lots to have a 25-foot front setback. The preliminary plat submitted does not depict front setbacks. If approved, the Final Plat should be revised to depict a 25-foot setback along both East Drive and Spring Villa Lane.

Finally, it should be noted that at the time of development, each lot is only allowed to be developed with detached, single-family residences. Furthermore, each residence shall be constructed of brick, have an enclosed, attached garage per the conditions attached to the Zoning Amendment for the site.

SUBDIVISION CONSIDERATIONS

Standards of Review:

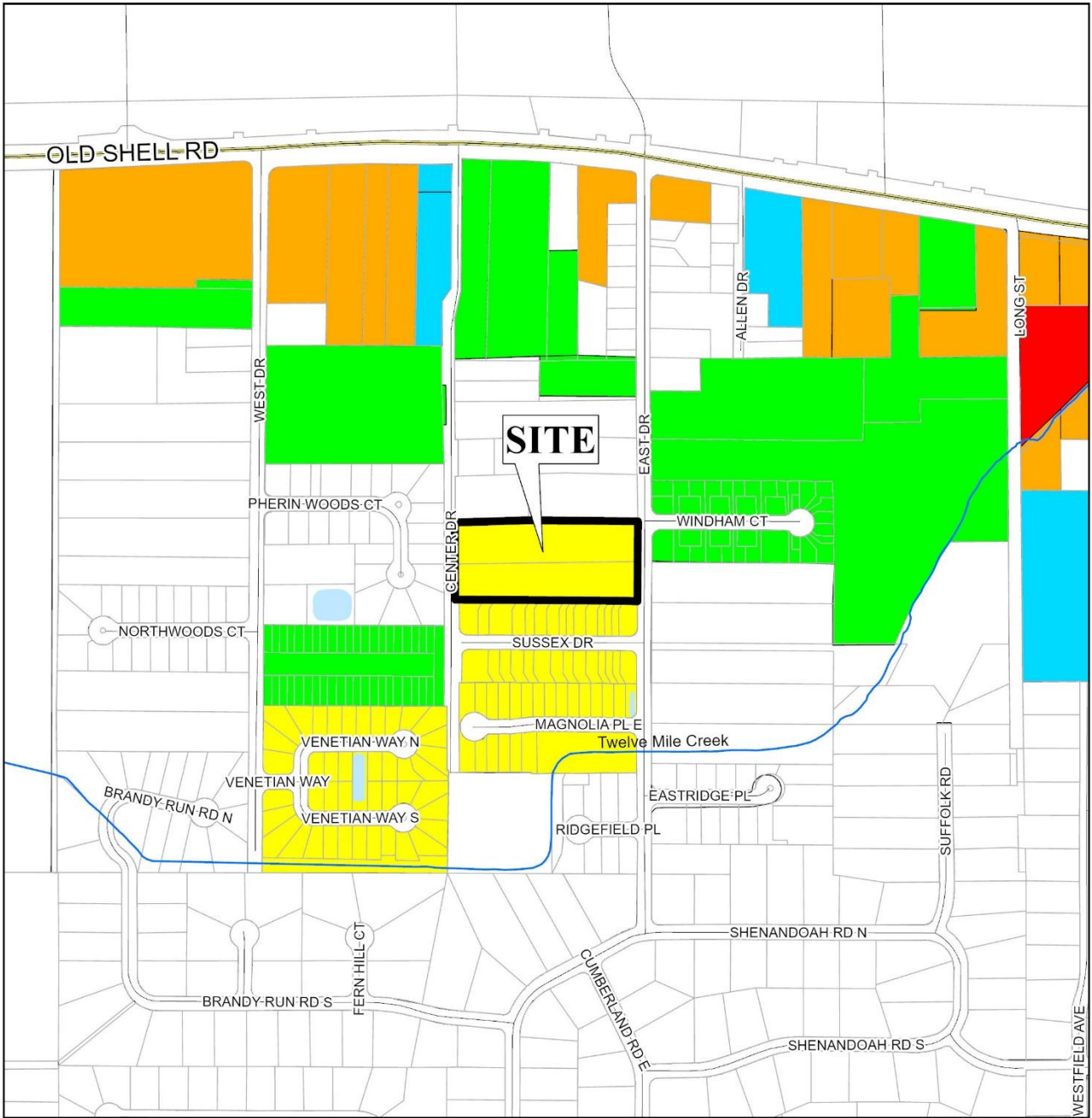
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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.C.2(b)(2) (for reduced lot width), and 6.C.7. (double frontage lots) of the Subdivision Regulations will be required and the following conditions could apply:

1. Removal of the proposed dedication of 20 feet along East Drive;
2. Placement of a note on the plat stating that Lot 1 and the Common Area are denied direct access to East Drive;
3. Placement of a note on the Final Plat stating that Lot 1 and the Common Area are denied direct access to East Drive;
4. Retention of lot sizes in square feet and acres, or provision of a table on the Final Plat with the same information;
5. Retention of the Common Area size in square feet and acres, or provision of a table on the Final Plat with the same information;
6. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;
7. Revision of the plat to illustrate a 25-foot front setback for all lots and the Common Area along both East Drive and Spring Villa Lane;
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;
11. Compliance with all Fire Department comments noted in this staff report; and
12. Full compliance with all other codes and ordinances.

LOCATOR ZONING MAP

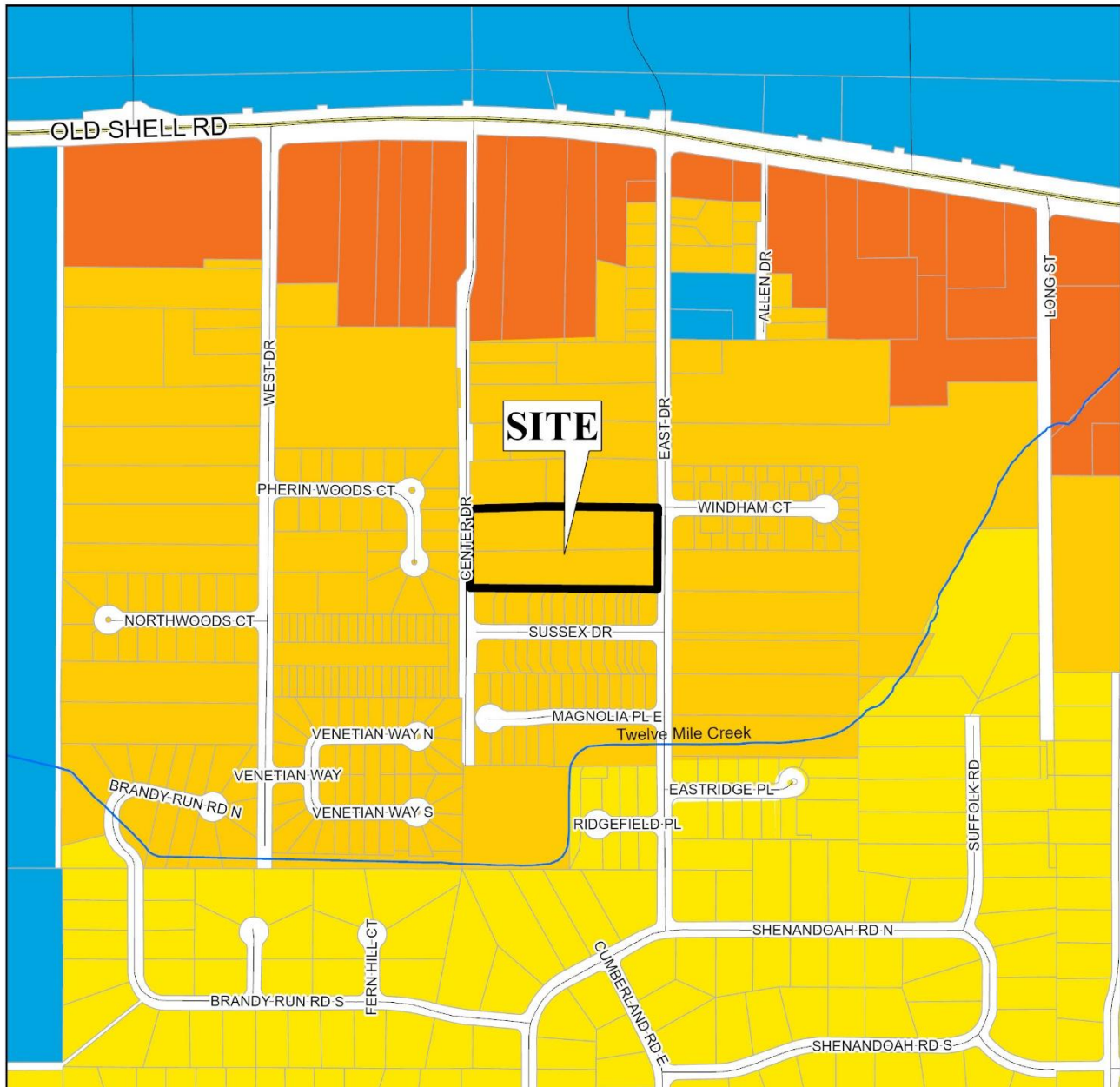


APPLICATION NUMBER	15	DATE	July 16, 2026
APPLICANT	SpringHill Villas Subdivision		
REQUEST	Subdivision		

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 15 DATE July 16, 2026

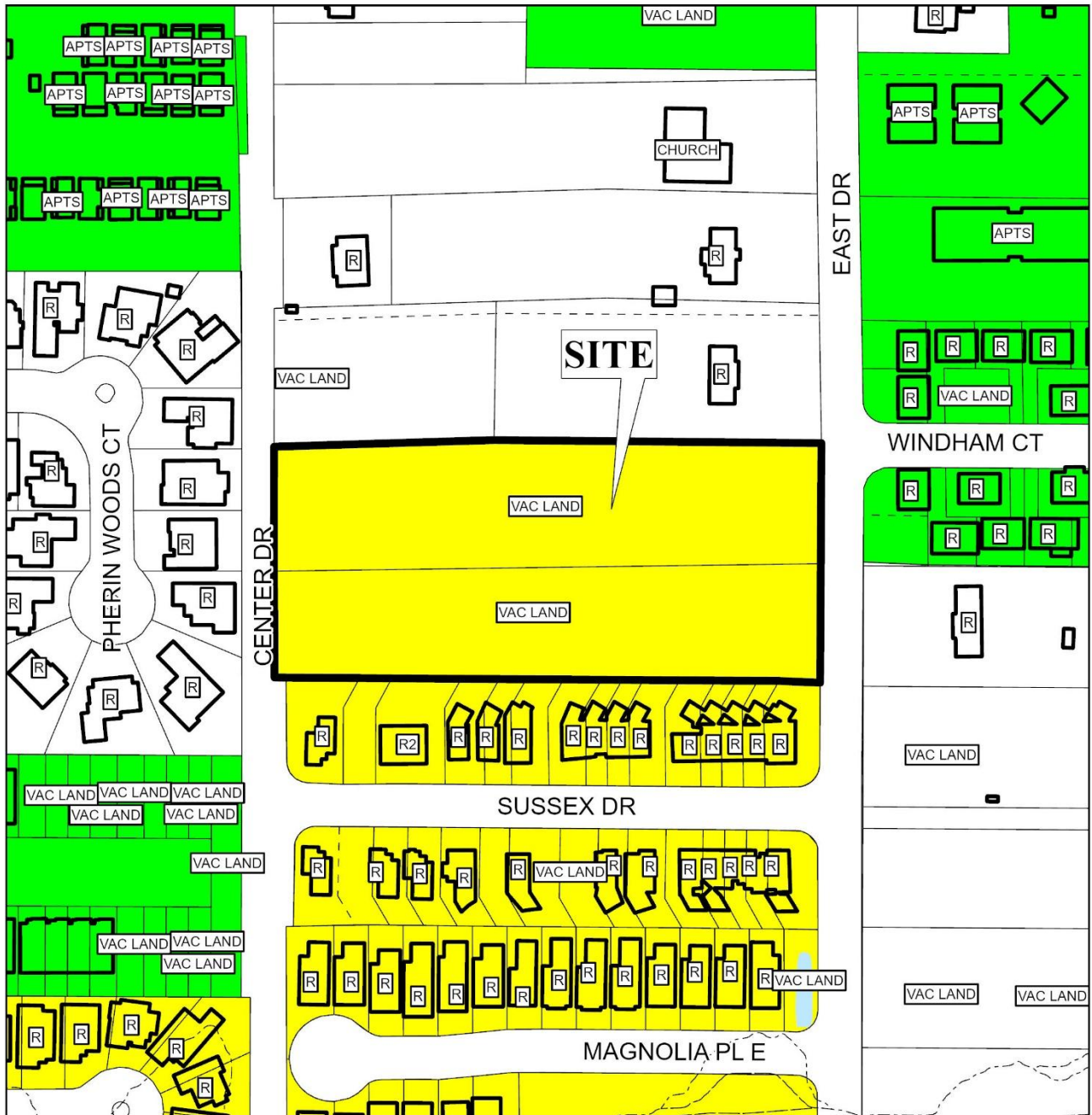
APPLICANT SpringHill Villas Subdivision

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 | |



SPRINGHILL VILLAS SUBDIVISION

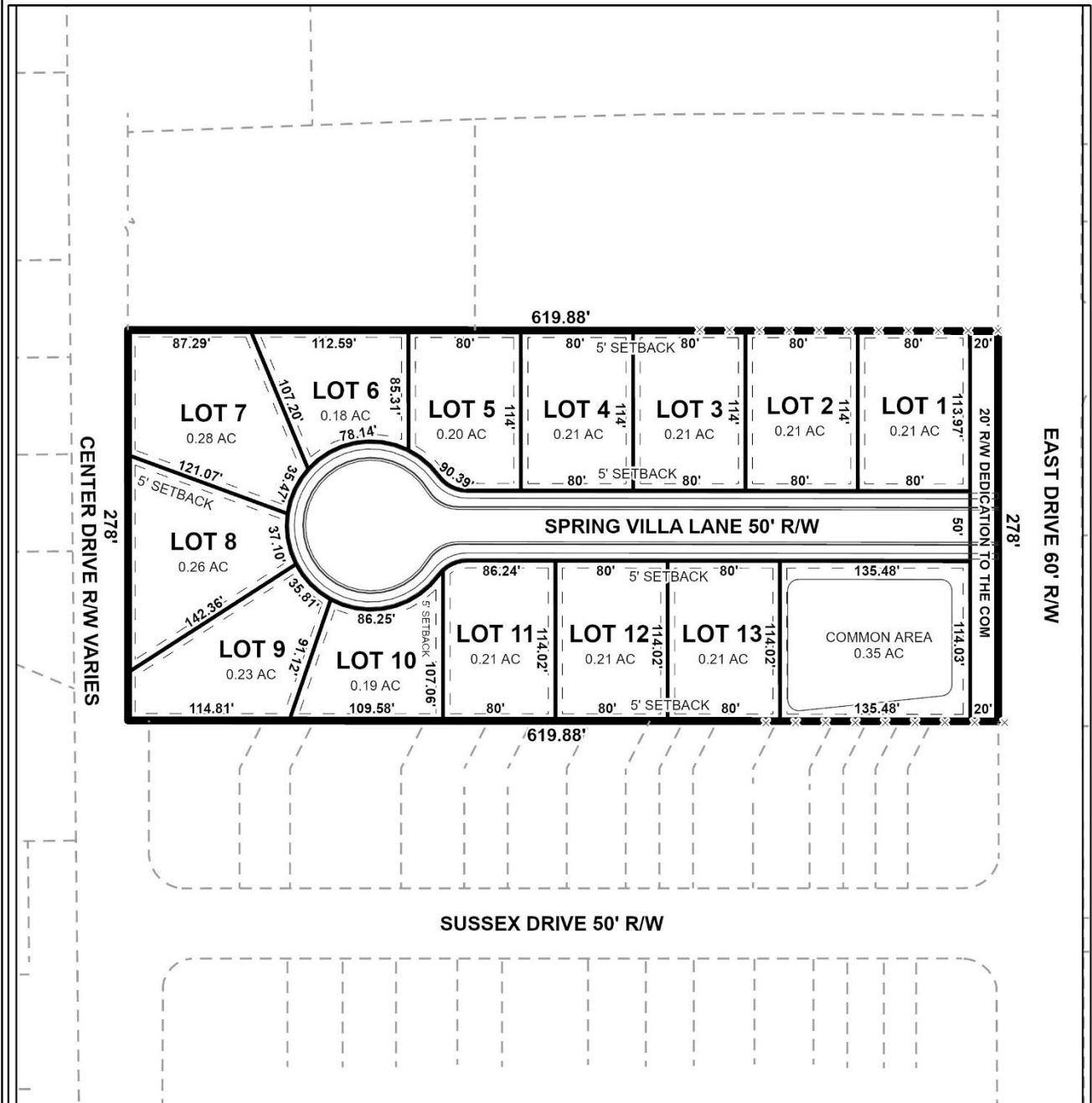


APPLICATION NUMBER 15 DATE July 16, 2026

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 15 DATE July 16, 2026

APPLICANT SpringHill Villas 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.

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

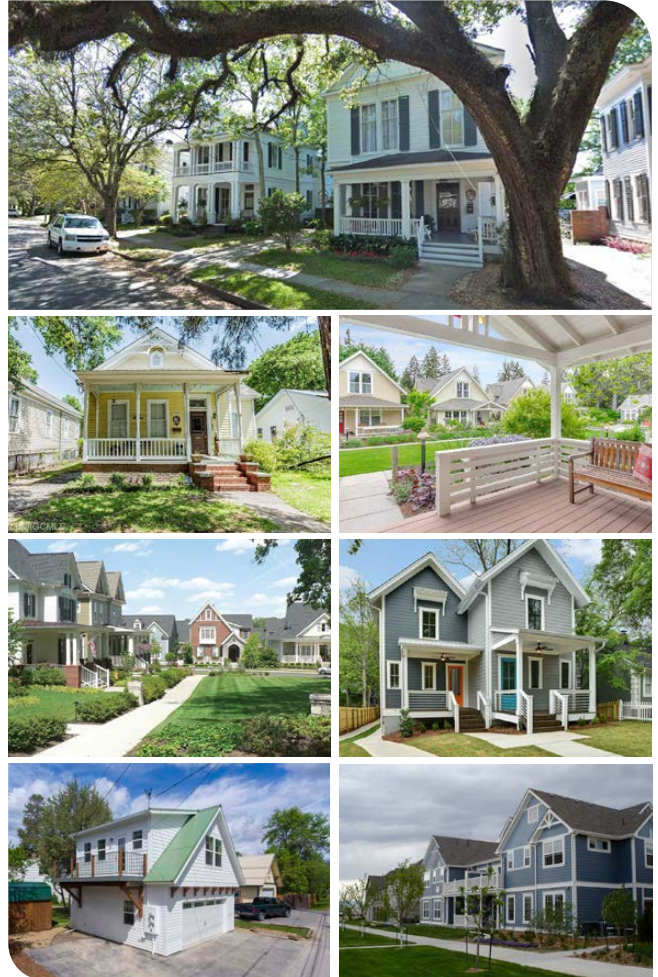
Secondary Uses

- 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