



Agenda Item # 21

ZON-UDC-003749-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2604 St. Stephens Road

Applicant / Agent:

Nadra Williams

Property Owner:

Nadra Williams

Current Zoning:

R-1, Single Family Residential Urban District

Proposed Zoning:

LB-2, Limited Neighborhood Business Urban District

Future Land Use:

Mixed Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on April 20, 2026, at 6:00 p.m. at Micheal Figures Community Center (658 Donald Street).

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Urban to LB-2 Urban

- **Note:**

Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

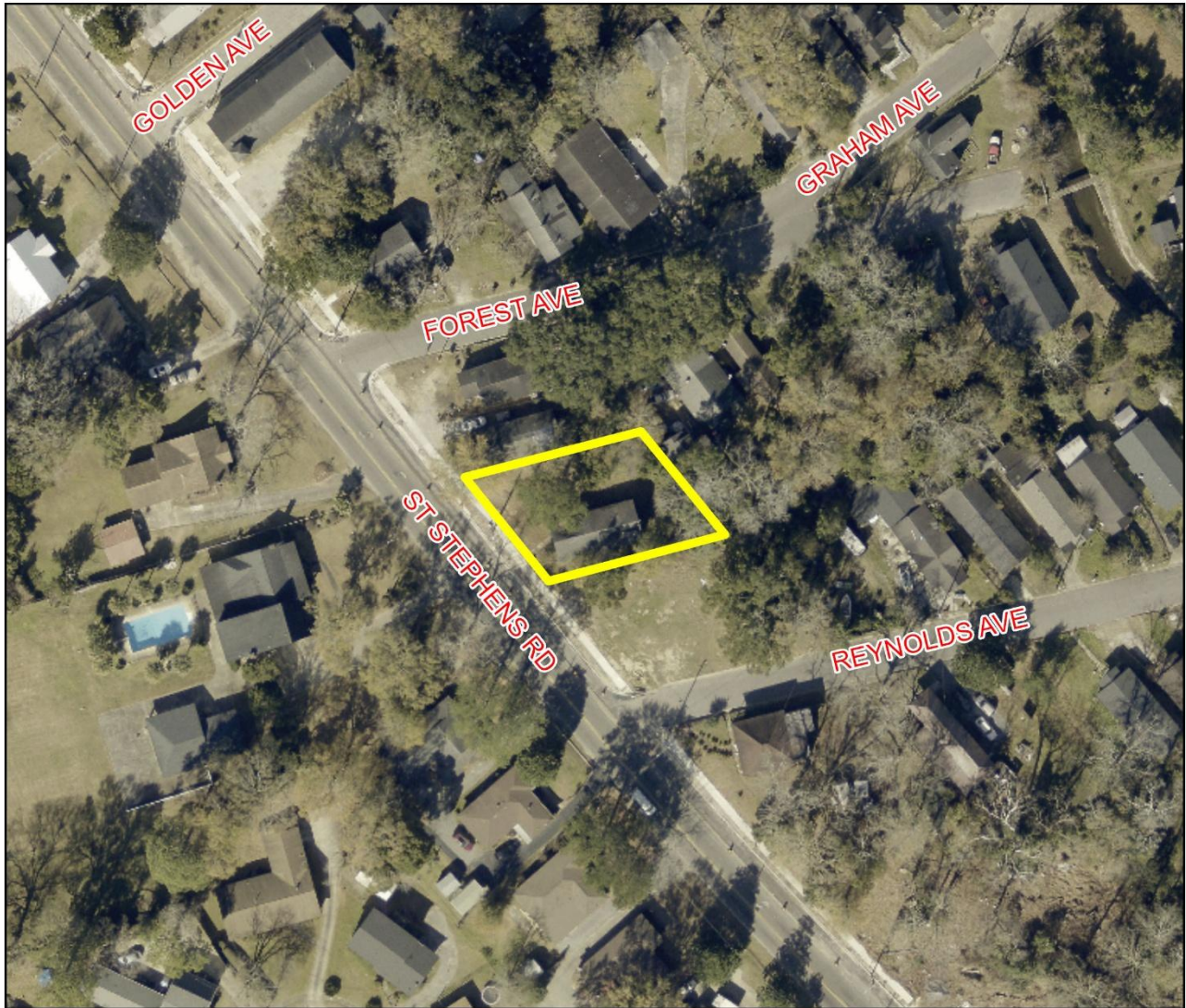
1. Rezoning with one (1) condition.

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PLANNING COMMISSION

VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	21	DATE	July 16, 2026
APPLICANT	Nadra Williams		
REQUEST	Rezoning from R-1 to LB-2		



SITE HISTORY

The site was originally part of the *Knipper Subdivision, First Addition*, the plat for which was recorded in the Mobile County Probate Court in September 1907.

This site was later annexed into the Mobile City Limits in 1945.

There are no Planning Commission or any Board of Zoning Adjustment cases associated with the property.

STAFF COMMENTS

Engineering Comments:

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. 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.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

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.

Planning Comments:

The applicant is requesting to rezone the subject property from **R-1, Single-Family Residential Urban District**, to **LB-2, Limited Neighborhood Business Urban District**, to allow a mixed-use development consisting of multi-family housing, retail, and restaurant uses. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on April 20, 2026, at 6:00 p.m. at 658 Donald Street. According to the sign-in sheet provided by the applicant, ten (10) members of the public attended. The meeting remained open until 7:15 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe and executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is bordered by properties zoned **R-1, Single-Family Residential Urban District**, to the north, east, and west, and by property zoned **LB-2, Limited Neighborhood Business Urban District**, to the south.

It should be noted that the property to the south was rezoned from **R-1** to **LB-2** in 2007 to allow a beauty shop.

The submitted conceptual site plan does not accurately depict the subject property in its existing configuration and does not demonstrate compliance with applicable UDC requirements related to parking, circulation, access, and site design. While a compliant site plan is not required for consideration of the rezoning request, full compliance with all applicable regulations will be required prior to development of the site.

A note on the site plan states that "*The proposed site will combine both parcels (2604 & 2600 St. Stephens Road) for one Unified Development.*" However, the current application pertains only to the rezoning of the property located at 2604 St. Stephens Road. Any future lot combination would require separate subdivision approval, with authorization from the adjoining property owner.

Any proposed signage associated with future development of the property must comply with the sign regulations of the UDC and obtain separate permits through the Planning and Zoning Department.

As justification for the rezoning request, the applicant cites changing conditions within the surrounding area and an increasing demand for neighborhood-serving commercial development. The applicant contends that the corridor has evolved from a predominantly residential area into a more mixed-use environment.

The subject site is designated **Mixed-Density Residential** on the Future Land Use Map (FLUM). Staff finds that the proposed **LB-2** zoning classification is generally consistent with this designation, which contemplates a variety of residential housing types and densities, as well as limited office and commercial uses. The site's adjacency to existing **LB-2** zoning also lends some support to the applicant's assertion that conditions in the area have changed over time. However, consistency with the FLUM alone does not warrant approval, as rezoning requests must also be evaluated based on compatibility with surrounding development patterns, infrastructure capacity, potential impacts on nearby residential properties, and the overall public interest.

The UDC and Official Zoning Map are founded upon long-range comprehensive planning efforts intended to promote orderly and desirable development. Amendments that are unsupported by adequate justification may undermine these planning objectives. Accordingly, rezoning requests are evaluated based on the following criteria:

- Consistency with the Comprehensive Plan;
- Existence of a mistake or error in the original zoning map;
- Compatibility with the surrounding neighborhood;
- Promotion of the public health, safety, and welfare;
- Adequacy of infrastructure to support the proposed zoning classification; and
- Presence of changed or changing conditions that justify the amendment.

The applicant has not alleged that the property's existing zoning classification was established in error. Rather, the request is based primarily upon the assertion that changing conditions in the area and an increasing demand for neighborhood-scale commercial development warrant the proposed rezoning.

Overall, the applicant has provided justification addressing the rezoning criteria contained in Section 64-5-5.E of the UDC, particularly with respect to changing conditions in the area and the site's relationship to adjacent commercial zoning. While the conceptual site plan submitted with the application does not accurately depict the property or demonstrate compliance with applicable development standards, those issues would be addressed through subsequent subdivision, site development, and permitting reviews should the rezoning be approved.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A. Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B. Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C. Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D. Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E. Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F. Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G. 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.

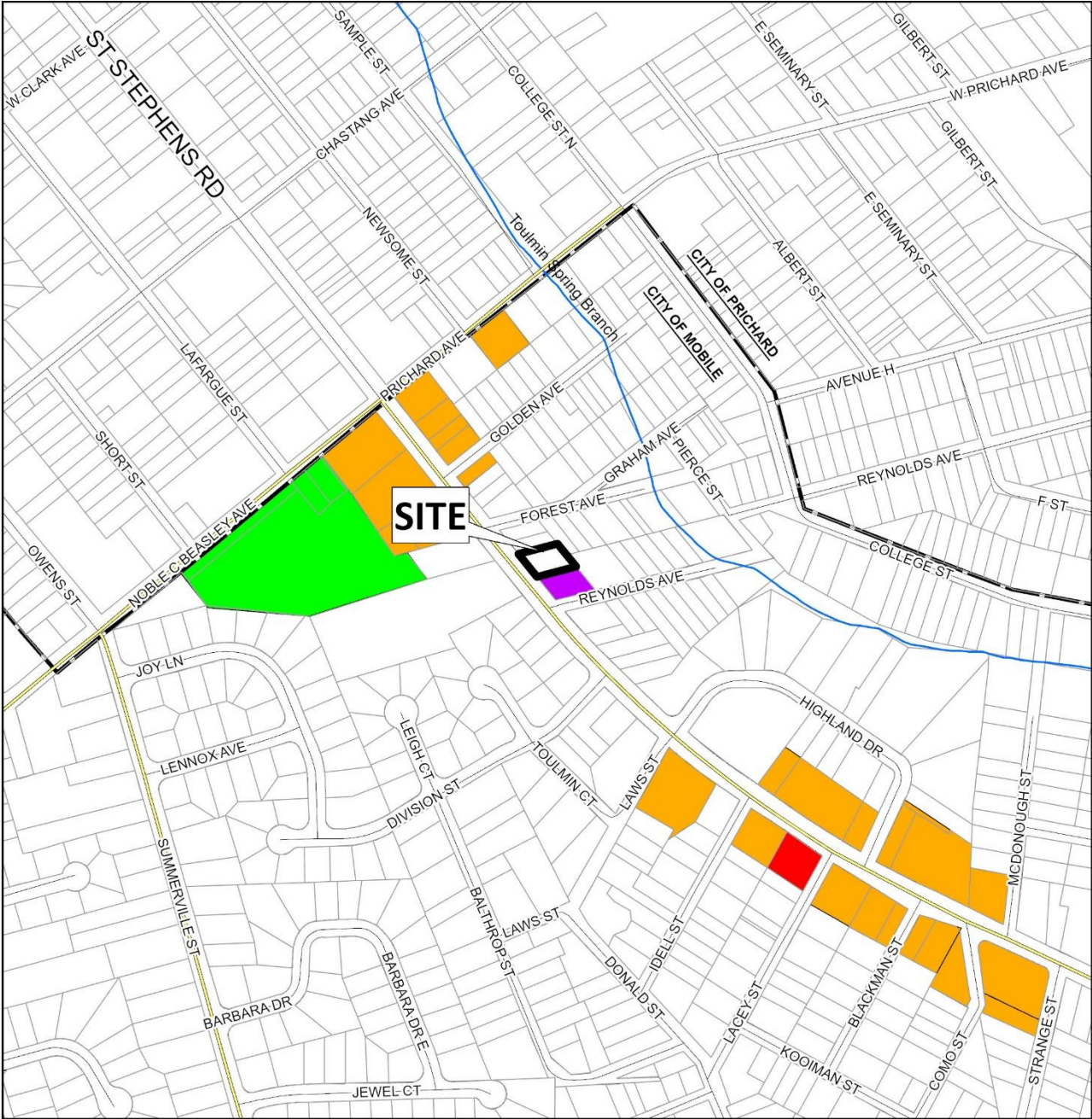
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition could apply:

1. Full compliance with all municipal codes and ordinances.

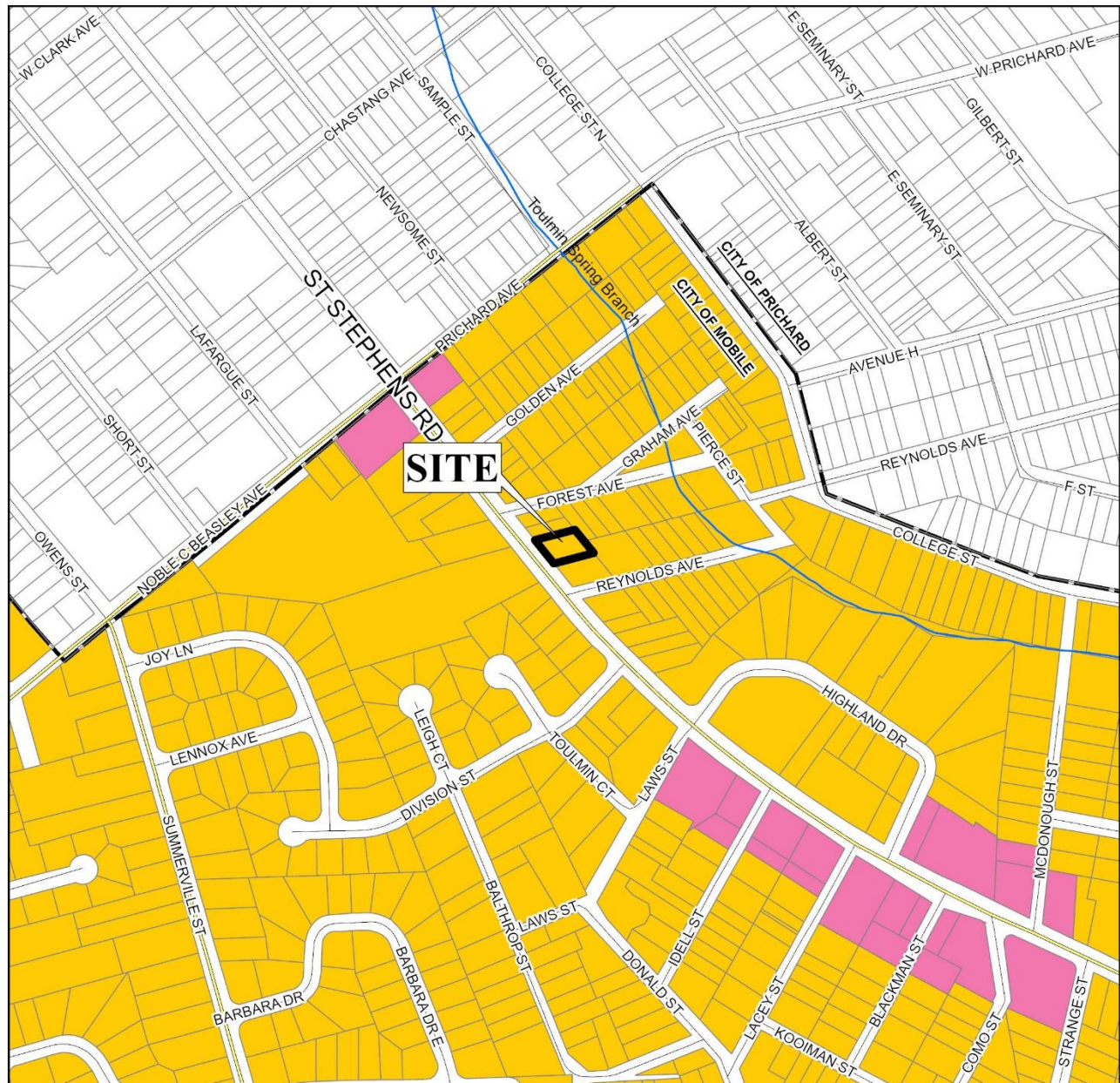
LOCATOR ZONING MAP



APPLICATION NUMBER 21 DATE July 16, 2026
APPLICANT Nadra Williams
REQUEST Rezoning from R-1 to LB-2



FLUM LOCATOR MAP



APPLICATION NUMBER 21 DATE July 16, 2026

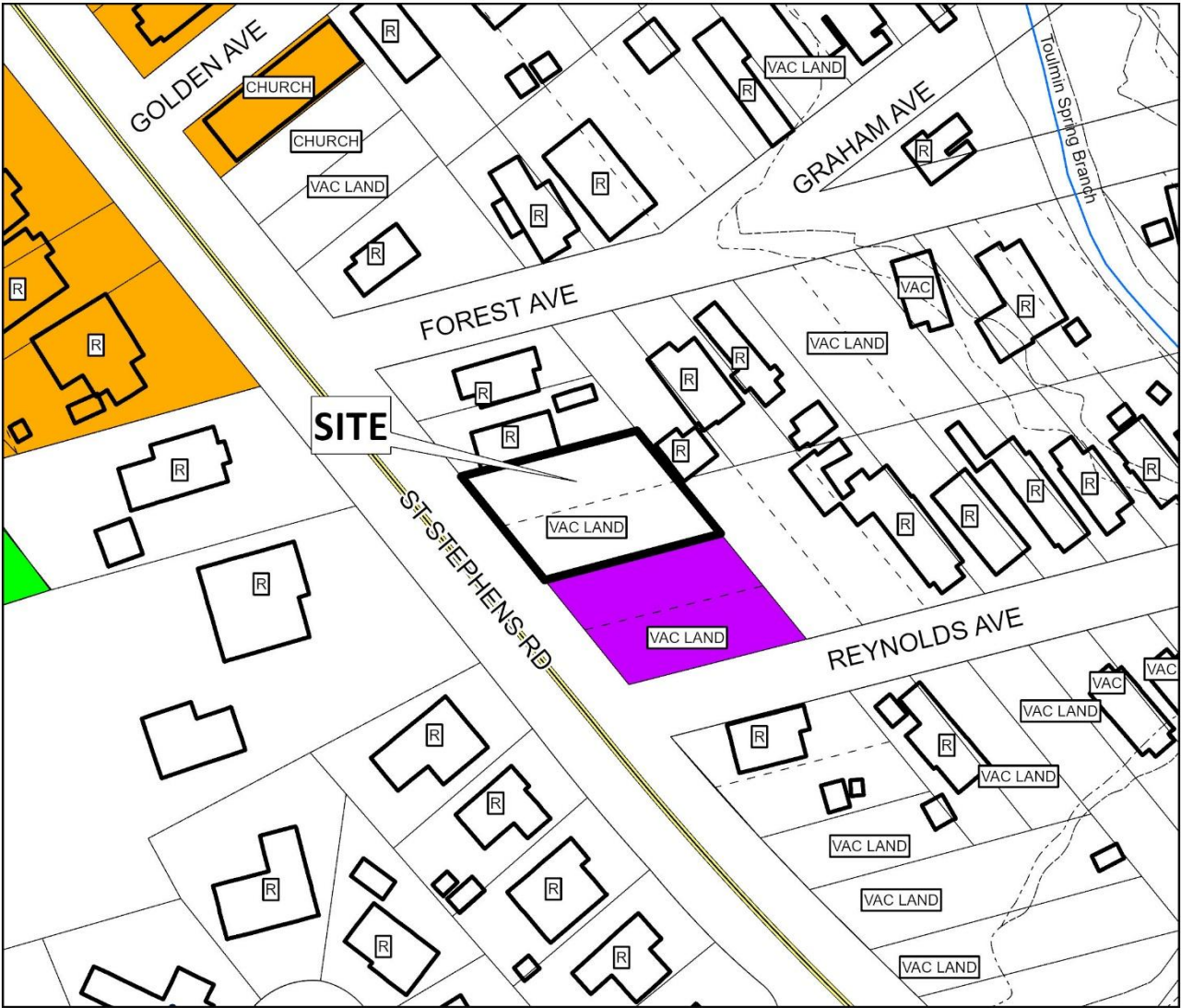
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- | | | | |
|---|---|---|---|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



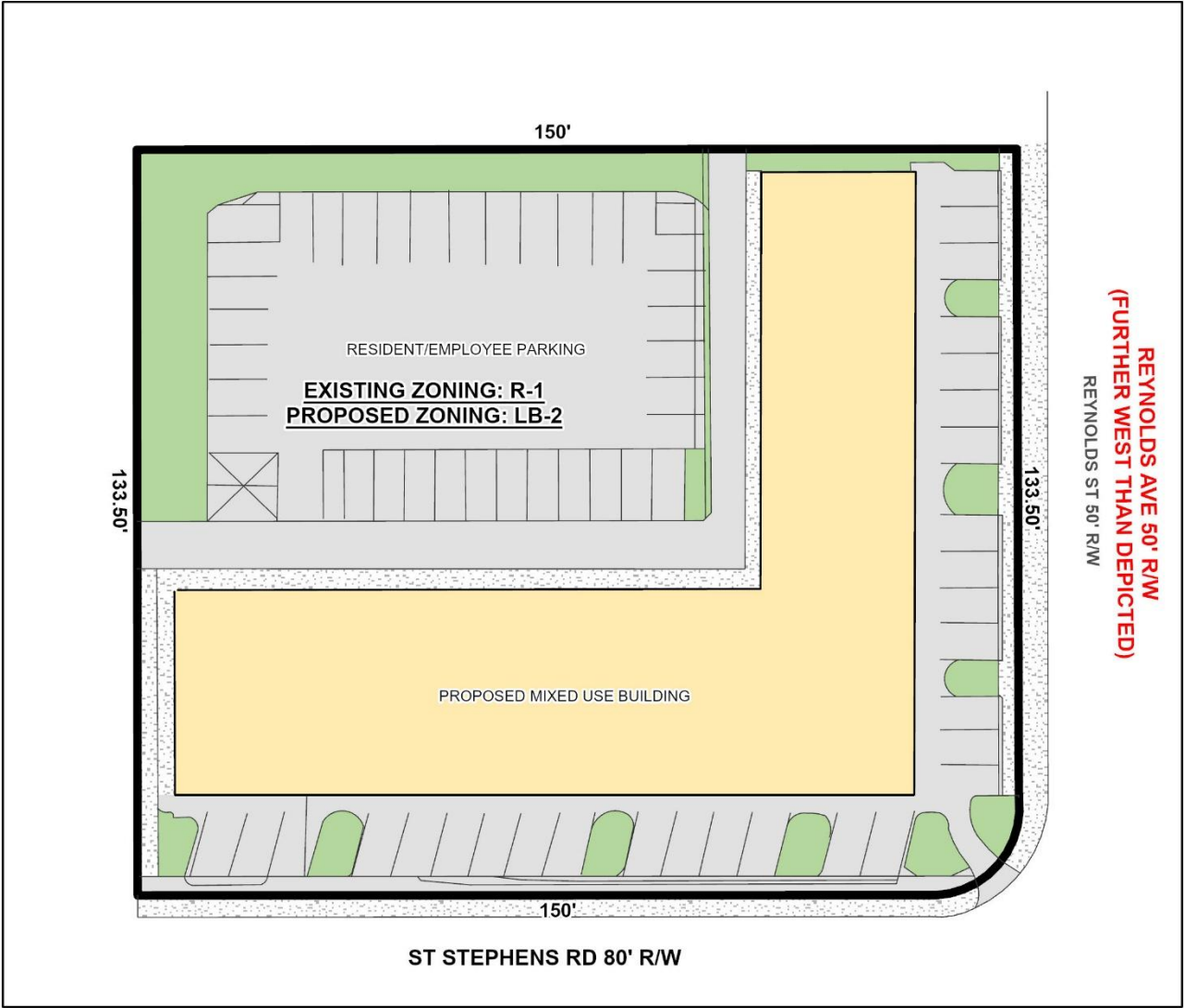
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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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

SITE PLAN



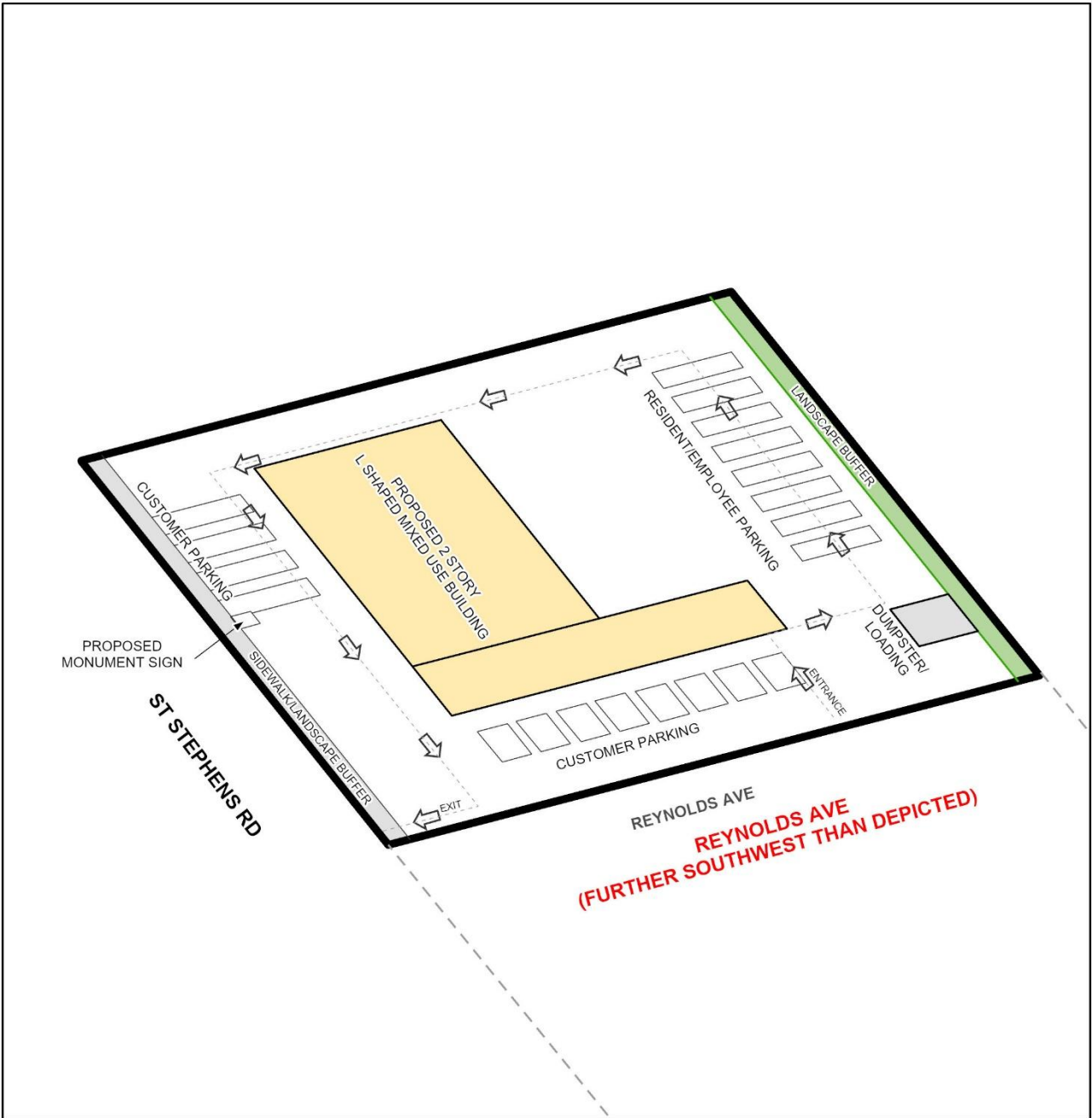
The site plan illustrates proposed parking, proposed mixed use buildings, and proposed zoning.

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NTS

DETAIL SITE PLAN



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N

NTS

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

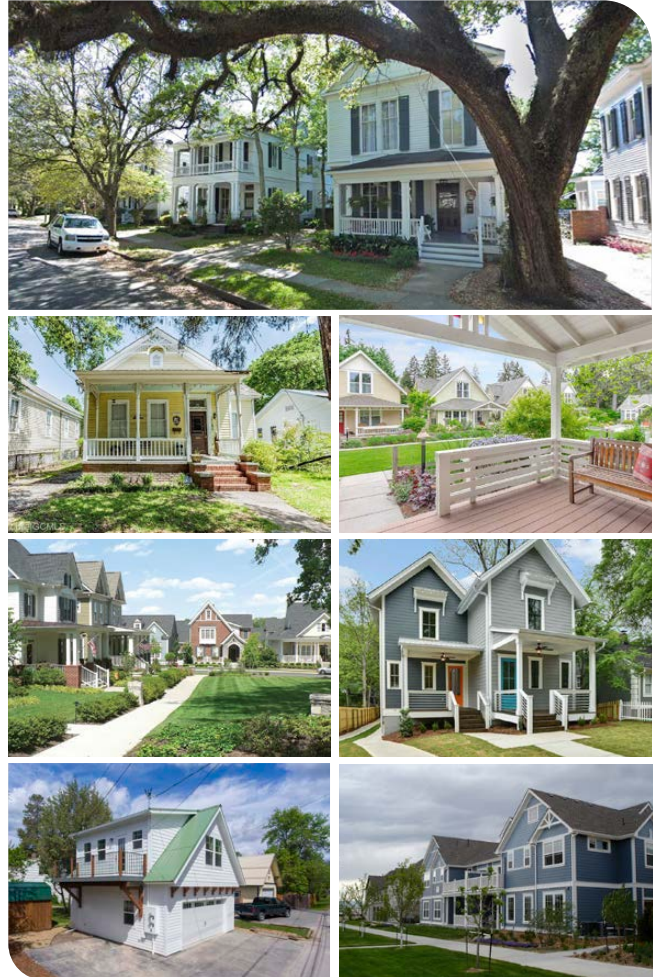
Secondary Uses

- 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