



Proposed Zoning Map Amendments For recently annexed areas

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Overview

On July 18, 2023, an election for annexation was held for four (4) areas contiguous to the City of Mobile. Three (3) areas, Kings Branch, Orchard Estates and the Cottage Hill Corridor voted to be annexed into the City. The vote was certified on July 25.

When properties are annexed into the City, they are assigned an R-1, Single-Family Residential zoning designation. In accordance with state law, the next planning step is to update the City's Comprehensive plan; specifically the Future Land Use Map (FLUM) and the Major Street Plan (MSP) components to assign Future Land Use Categories and Functional Classifications for the streets. The Planning Commission approved the amendments to the FLUM and MSP at their October 5, 2023.

The process for rezoning the annexed areas is based on legal requirements and is as follows:

- A. Planning Commission Public Hearing and Recommendation
 1. Call for Public Hearing (October 19, 2023) and Legal Advertisement (October 25, November 1 and November 8, 2023)
 2. Public Hearing (November 16, 2023) and Recommendation to City Council (To be determined)

B. City Council Public Hearing and Final Decision

1. Call for Public Hearing & Legal Advertisement (To be determined)
2. Public Hearing (To be determined)
3. Final Decision (To be determined)

Based on the adopted FLUM, MSP and analysis of the existing built environment, a zoning study was prepared. The Planning Commission called for the public hearing at their October 16, 2023 meeting. The study and hearing have been advertised as required by law and two community meetings (October 30, 2023 and November 2, 2023) were held. The maps are included in this report and are available for viewing on both the [Build Mobile](#) and [Map for Mobile](#) websites. Comments will be received via the portal and email until November 10, 2023. After the portal is closed the comments received via the portal and email will be amended to this report and published prior to the public hearing on November 16, 2023 at 2:00 pm.

Considerations

The Planning Commission should review the proposed zoning study on the following pages and via the links provided above. An amended report with comments received by November 10th will be provided to the Planning Commission and published on the website prior to the November 16th hearing. The Commission should factor in all aspects of the study, including comments provided to the Commission prior to the hearing, as well as any comments received at the public hearing on November 16th to formulate a recommendation to the City Council.

Amended November 15, 2023, to Include Public Comments Received Through November 10, 2023

On the following pages are 14 comments that were submitted for the proposed rezoning study. Comments 2 and 3 are in agreement with the proposed zoning study.

The Planning Commission should review each comment and the following map that corresponds to the comment. In making a recommendation to the City Council, the Commission should take action on the entire rezoning study, and then determine whether or not to amend the study on a comment by comment basis; ie, each of the 12 comments requesting a zoning district other than that recommended by the study should be voted on individually by the Commission.

Comment 1

Property ID: R022809312000004.010

Proposed Zoning: R-1

Requested Zoning: B-3

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment:

The proposed zoning R-1 does not conform with this area and the adjacent retail uses, Floor Trader and Dollar General. I am requesting a re zoning to B-3. I am requesting the B-3 zoning for this property due to its commercial characteristics, fronting Schillinger Rd a major retail corridor, and its proximity to existing commercial properties; Dollar General and Floor Trader.

From: Ralph Neal – Agent for the Owner rneal@ingerealestate.com



Comment 2

Property ID: R023401020002015.000 & R023401020002015.000

Proposed Zoning: B-2

Requested Zoning: In agreement with B-2.

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: CH Dawes, LLC as property owner is in agreement for the above referenced properties to be zoned B2.

From: James Grodnick jimmy@jwpropinc.com



Comment 3

Property ID: R023401020002015.002

Proposed Zoning: B-2

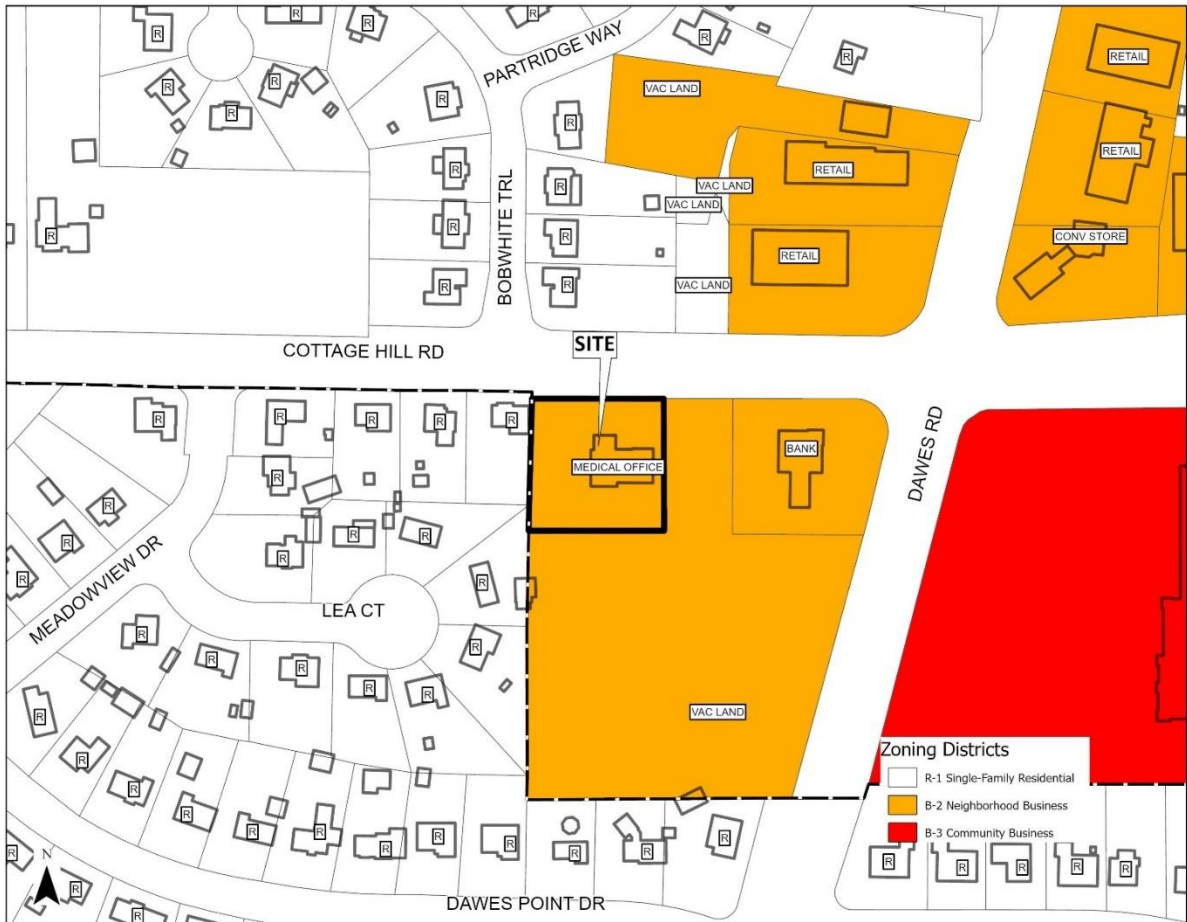
Requested Zoning: In agreement with B-2

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: The property owner agrees with the proposed B-2 zoning designation. The owner believes B-2 is appropriate for the site, 8833 Cottage Hill Road.

From: Robert Sean Coley sean@guaranteetitle.com



Comment 4

Property ID: R022707254000004.000

Proposed Zoning: R-3

Requested Zoning: B-3 for the portion outlined in red

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: Property Address: 1300 Schillinger Road South, Mobile AL 36695. Proposed Zoning District – R-3. This is a 35+/- acre site at the corner of Grelot and Schillinger Road. The site was previously developed as a mixed-use development. There is a mobile home park (the Magnolia Pointe Manufactured Home Park) along the Western and Southern portions of the site. There is also a multi-tenant retail center (the West Park Shopping Center) and a self-storage business (Anchor Self Storage), along with additional retail and warehouse space in the Northeast quadrant of the site. The most appropriate zoning is to zone the mobile home park as R-3, and to zone the balance of the site as B-3. B-3 zoning is proposed for the adjoining land to the North, so the requested B-3 portion of this site would abut other B-3 zoned properties. The owner plans to subdivide the property into multiple lots based on the different uses, so the requested zoning will not create a split-zoned parcel. In the interim, we will be providing the City with a legal description of the proposed R-3 and B-3 portions of the site. This entire site is designated as a “Mixed Commercial Corridor” on the very recently adopted Future Land Use Map for the newly annexed areas. The requested zoning of B-3 and R-3 is consistent with the Future Land Use Map, and it is consistent with the current use and development of the land.

From: Michael Monticciolo on behalf of Magnolia Pointe MHP, LLC

mmonticciolo@aldenglobal.com



Comment 5

Property ID: R023401020001048.003

Proposed Zoning: R-1

Requested Zoning: B-2 or B-3

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: This property is located directly on Cottage Hill Road in between Fausak's Express Lube and a new urgent care center currently under construction. It was purchased to be developed as a commercial property. It should be zoned as either B-2 or B-3.

From: Michael Jones mjones@gulfdirt.com



Comment 6

Property ID: R023401020001010.001

Proposed Zoning: R-1

Requested Zoning: B-2

FLUM Designation: Low Density Residential

Relationship to property:

Comment: This property is owned by the same owner of parcels R023401020001009.01, R023401020001008.000 and R023401020001009.000 which are located adjacent to this parcel. It is intended to be zoned as B-2.

From: Michael Jones mjones@gulfdirt.com



Comment 7

Property ID: R023401012000010.000

Proposed Zoning: R-1

Requested Zoning: B-2

FLUM Designation: Low Density Residential

Relationship to property: Property Owner

Comment: This property is currently used as the online retail center for Marcie-n-Me located next door and has shared ownership. It should be zoned as B-2 like the adjacent parcel.

From: Michael Jones mjones@gulfdirt.com



Comment 8

Property ID: R023303063000033.000

Proposed Zoning: R-1

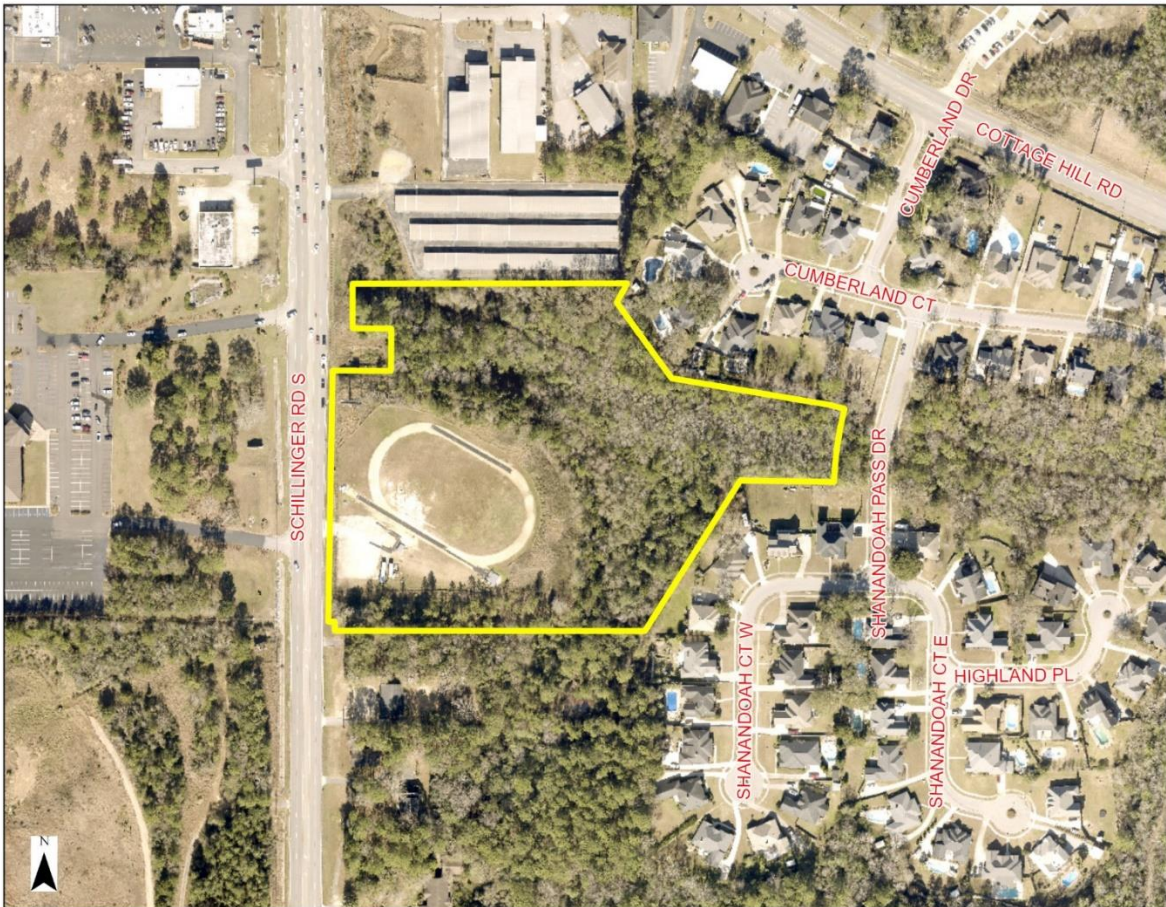
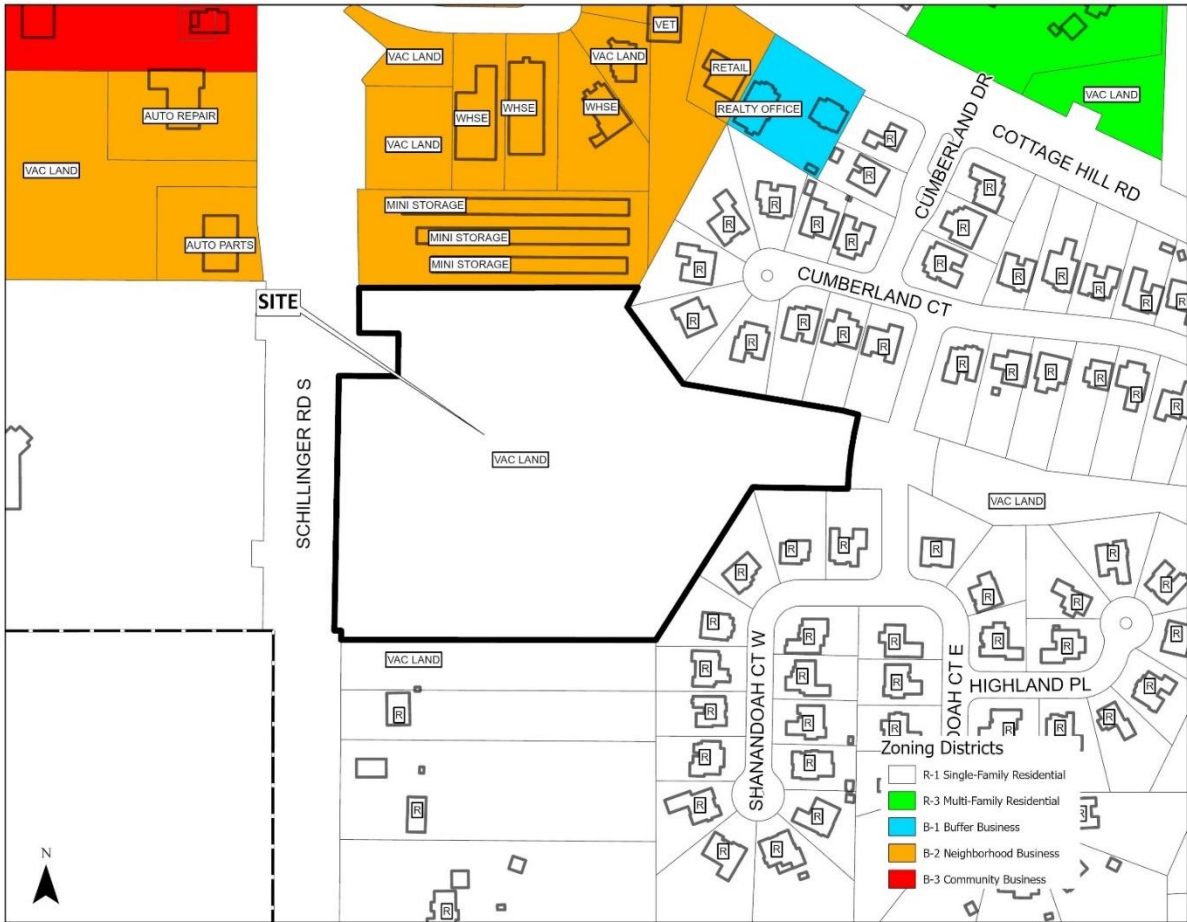
Requested Zoning: B-2

FLUM Designation: Suburban Center

Relationship to property: Property Owner

Comment: This parcel was cleared and filled for development as a commercial property. It is located directly on Schillinger Road adjacent to B-2 property. It should be zoned B-2.

From: Michael Jones mjones@gulfdirt.com



Comment 9

Property ID: R023303073000009.003, .002, .000

Proposed Zoning: R-1

Requested Zoning: B-2

FLUM Designation: Low Density Residential

Relationship to property: Property Owner

Comment: This parcel is located directly on Schillinger Road and along with adjacent parcels R023303073000009.000 and R023303073000009.002 were purchased to be developed together as commercial property. It should be zoned as B-2.

From: Michael Jones mjones@gulfdirt.com



Comment 10

Property ID: R023303063000031.012

Proposed Zoning: B-2

Requested Zoning: B-3

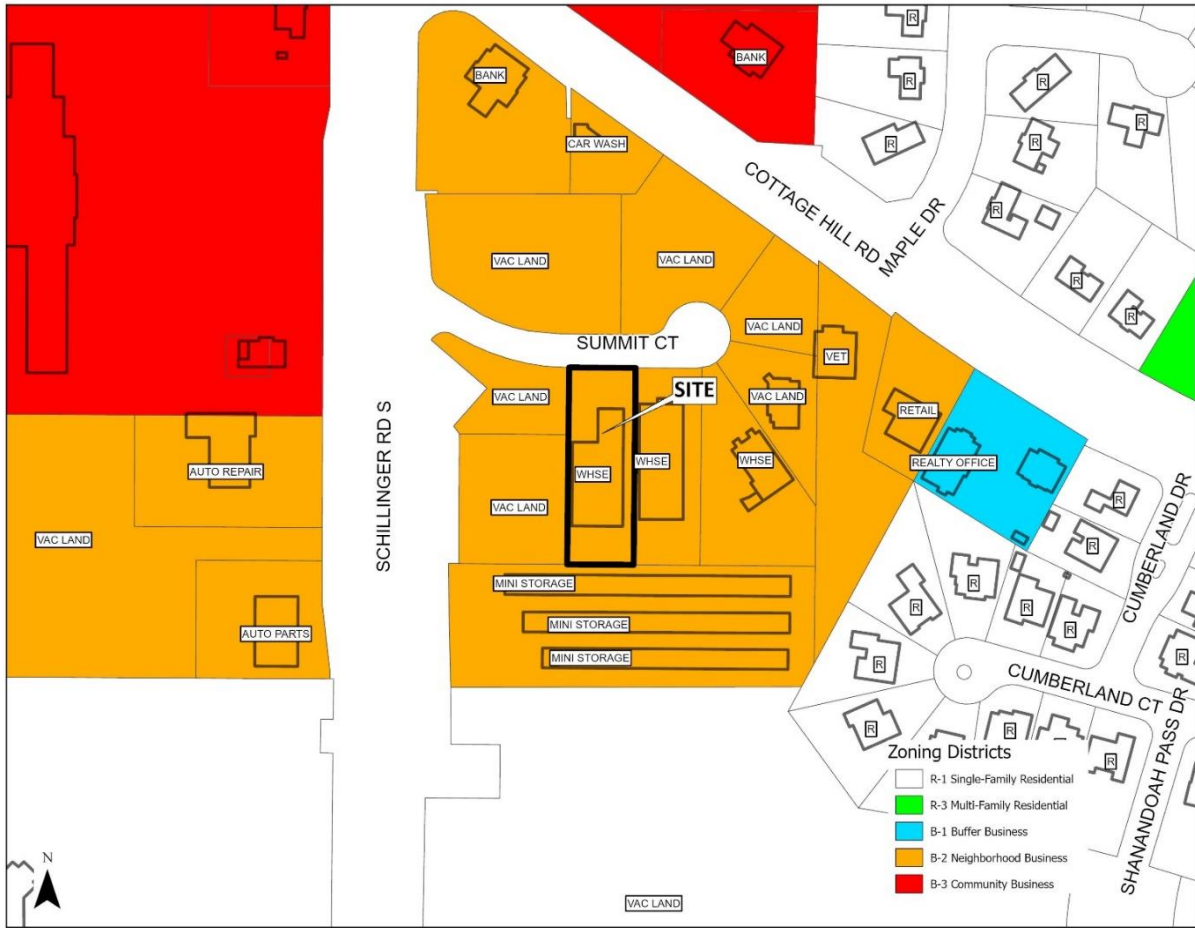
FLUM Designation: Suburban Center

Relationship to property: Property Owner

Comment: Based on the description of B2 vs. B3 zoning. I would like for the property located at 7755 Summit Ct. to be zoned as B3. We have a showroom for custom closets and storage cabinets. We design, assemble and install the storage cabinets. We have a warehouse that stores our materials and tools where we prepare cabinet parts for installation. The name of our business is Inspired Closets Mobile. Whitt's Frozen Custard will be requesting B3 for their business location directly across the street from our property and business.

B3 describes our business and location more accurately than B2. Please revise the proposed zoning map for 7755 Summit Ct.

From: Steve Kenney skenney.kenneymoise@gmail.com



Comment 11

Property ID: R022707252000026.002

Proposed Zoning: R-1

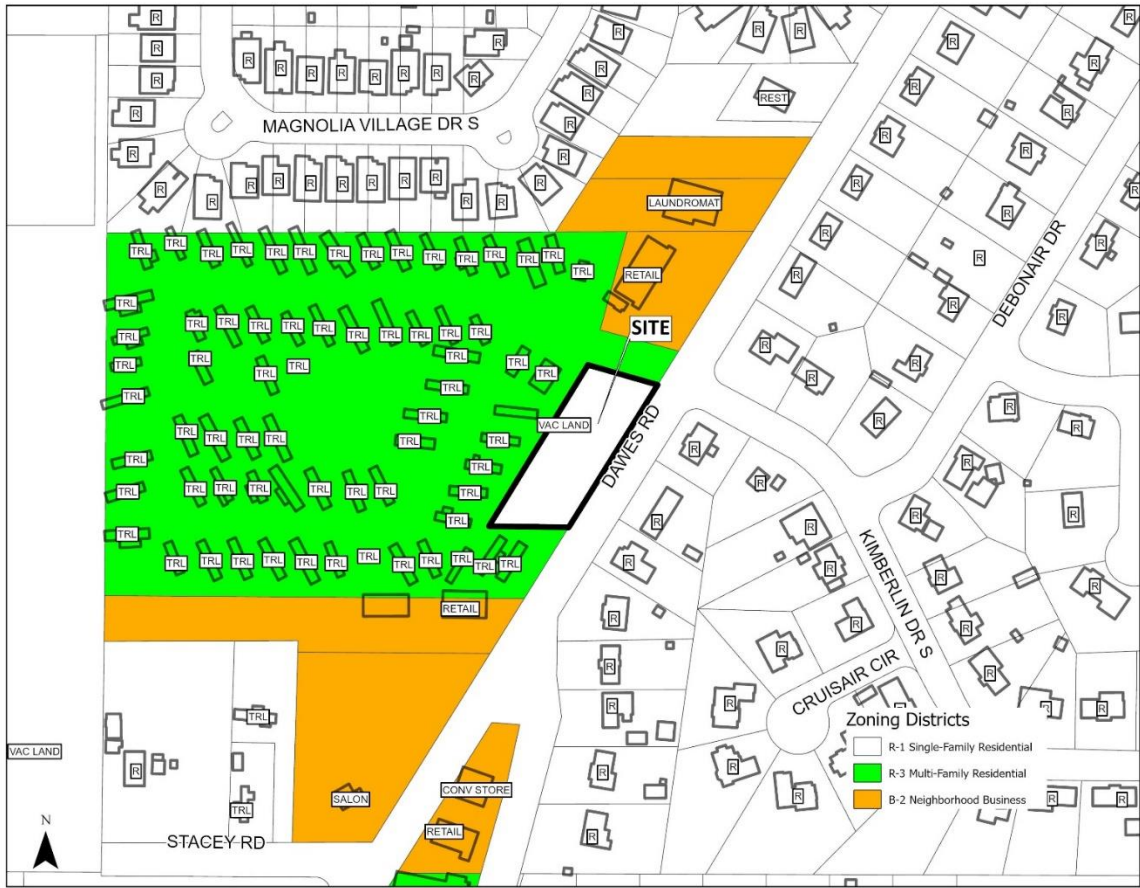
Requested Zoning: B-2

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: New maps for the annexed area show this parcel as R1. I request it be changed to B2. property on either side is designated B2 fronts on Dawes Rd

From: Kevin Frost frostfactr@aol.com



Comment 12

Property ID: R023401020002009.000

Proposed Zoning: R-1

Requested Zoning: B-3

FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: We represent the owners of the +/- 4.5 acres next to the Publix development at Cottage Hill and McFarland. The FLUM shows this property as R-1; respectfully, however, we believe this property should be designated B-3 in similar fashion as the Publix outparcels, for several reasons. I could not make the presentation to exchange club, but I believe John mentioned you noted the Publix outparcels to be zoned B-3 as shown below.

1. As this property is included in the overall Publix ECR, as shown in the first attachment, it contemplates use as commercial property and was included as
2. When the single-family and townhome development to the rear was planned and permitted, access to these parcels was coordinated with the County. One shared access point was to be allowed on Cottage Hill, and one shared easement off the Publix drive was platted (second attachment).
3. We have previously had this property under contract with a developer seeking to do a car wash and urgent care (third attachment). We now have offers from other commercial users such as auto lube, auto parts retail, urgent care, etc. and interest from other commercial users.

We ask that you please consider the attached and above in consideration of an amendment to the proposed zoning map to come before planning commission on November 16th. If needed, we can make ourselves available to discuss further if you have any additional questions.

From: Kenny Nichols kenny@vallasrealty.com



Comment 13

Property ID: R023303061000010.000, R023303061000011.000

Proposed Zoning: B-2

Requested Zoning: B-3

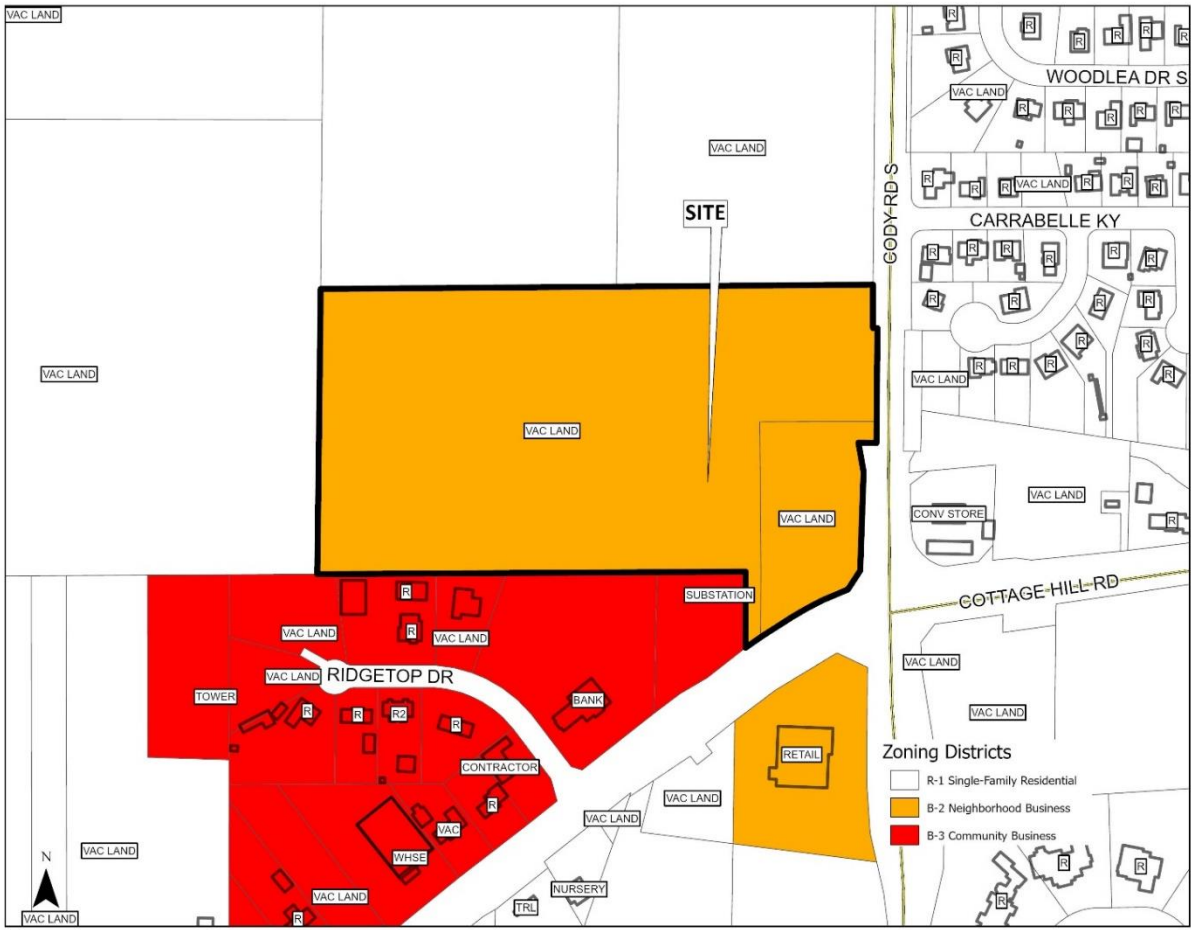
FLUM Designation: Mixed Commercial Corridor

Relationship to property: Property Owner

Comment: It appears from the proposed zoning map that our two parcels are currently designated as "B-2 Neighborhood Business." However, we firmly believe that both of our parcels should be designated "B-3 Community Business." While we made several points in our email to you dated September 26, 2023 and during my comments at the October 5, 2023 Planning Commission Meeting advocating for the "Mixed Commercial Corridor" designation in the Future Land Use Map, I thought it would be beneficial to provide the following additional context explaining why we believe that a zoning designation of "B-3 Community Business" is the most appropriate: The property was originally purchased in the 1970's with the intent of developing it for a large-scale commercial purpose. Both Parcels are currently listed for sale as a single commercial property by a commercial real estate broker. Over the years, we have received numerous inquiries and letters of intent, the majority of which were for substantial commercial developments falling under the "B-3 Community Business" designation.

Our listing broker has indicated that the highest and best use of the approximate 19 acres is for a significant neighborhood shopping center with a substantial "anchor" grocery or similar establishment with square footage that will likely exceed 60,000. Our immediate neighbors along Cottage Hill Road have a proposed "B-3 Community Business" designation. Given the similar intention for our parcels, it seems reasonable and equitable for our parcels to have a similar designation.

From: Ray Coleman Loper rcolemanloper@outlook.com



Comment 14

Property ID: R022707350000051.002, .168, .169, .170, .171, .172, .173, .174, .175, .176, .177, .178, R022707350000055.000

Proposed Zoning: B-2 for R022707350000051.002 and R022707350000051.168, R-1 for rest.

Requested Zoning: B-3 or B-4

FLUM Designation: Mixed Commercial Corridor

Relationship to Property: Property Owner

Comment: Request B-3 as this property is part of a Boat & RV Storage Facility and Self Service Storage Facility. Current and intended use is Boat & RV Storage Facility and Self Service Storage Facility Owner Request B-3.

Dear Planning Staff - Regarding properties we own in the newly annexed Cottage Hill Area - We've looked over the tables and the potential uses we have planned. We would need a B-3 Minimum and B-4 Preferred.

From: Mike Daniels danielsmcd@gmail.com

