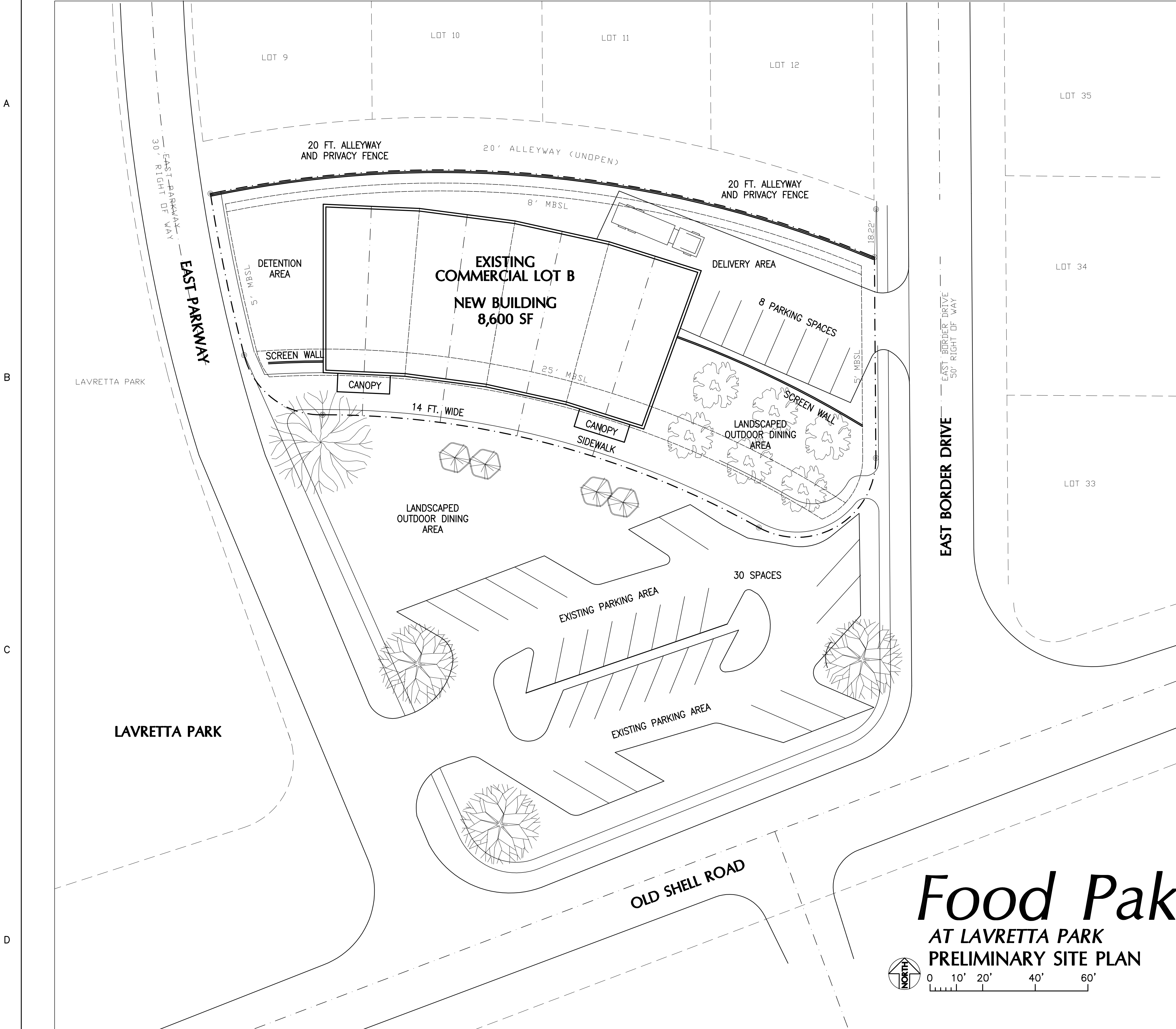




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PRELIMINARY
DRAWINGS

RETAIL BUILDING
AT
LAVRETTA PARK
5070 OLD SHELL ROAD
MOBILE, ALABAMA 36608

Sheet Title
**PRELIMINARY
SITE PLAN**

REVISIONS

No.	Date	Description

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Project No. 2026-10

Date 20 JULY 2026

Sheet No.
SP-1

ZONING REQUIREMENTS

B-2 SUBURBAN REQUESTED

MINIMUM LOT AREA:	7,300 SF
MAXIMUM DENSITY:	25 DWELLING UNITS PER ACRE.
MAXIMUM COVERAGE:	50%
SITE SIZE:	24,808 SF
50% COVERAGE:	12,404 SF

MAXIMUM HEIGHT:	45 FT.
FRONT YARD SETBACK:	25 FT.
SIDE YARD SETBACK:	5 FT. AND REQUIRED BUFFER.
REAR YARD SETBACK:	5 FT. AND REQUIRED BUFFER.
LANDSCAPING PERCENTAGE:	15%

COMPREHENSIVE PLAN - MAP FOR MOBILE FOOD PAK at Lavretta Park PROJECT BENEFITS:

DEVELOPMENT FRAMEWORK:

TRADITIONAL CORRIDOR:
ADDS TO THE RETAIL SERVICES AVAILABLE ALONG OLD SHELL ROAD.
ACCOMMODATES AUTOMOBILE & PEDESTRIAN TRAFFIC
HELPS MAINTAIN THE PUBLIC RIGHT-OF-WAY

DEVELOPMENT AREAS:
UNIQUE FACILITY ADDS TO THE CHARACTER OF THE NEIGHBORHOOD
UTILIZES AN EXISTING LOT WITH PUBLIC UTILITIES AVAILABLE
DEVELOPMENT FOCUSES ON SERVING THE NEIGHBORHOOD RESIDENTS

PLAN ELEMENTS:

BUILT ENVIRONMENT:
UNIQUE FACILITY ADDS TO THE CHARACTER OF THE NEIGHBORHOOD
UTILIZES AN EXISTING LOT WITH PUBLIC UTILITIES AVAILABLE
DEVELOPMENT FOCUSES ON SERVING THE NEIGHBORHOOD RESIDENTS

MOBILITY AND CONNECTIVITY:
WIDE SIDEWALK ALONG THE FRONT OF THE BUILDING WITH LANDSCAPING
OUTDOOR SEATING AREAS TO PROMOTE COMMUNITY ACTIVITY
SCREENED ON SITE PARKING AND SERVICE AREAS.
BIKE RACKS FOR ELECTRIC ASSIST BICYCLES
PUBLIC TRANSPORTATION AVAILABLE ALONG OLD SHELL ROAD
HANDICAP ACCESSIBLE FACILITY

NEIGHBORHOODS:
COMBINES PUBLIC & PRIVATE RESOURCES FOR THE DEVELOPMENT
PEDESTRIAN ORIENTED ACCESS FOR THE NEIGHBORHOOD RESIDENTS
ADDS TO THE MIXED USE OF THE AREA ALONG OLD SHELL ROAD
UNIQUE FACILITY ADDS TO THE NEIGHBORHOOD CHARACTER
EXISTING ALLEY PROVIDES BUFFER FOR THE ADJACENT RESIDENTIAL LOTS

CITY FACILITIES AND SERVICES:
BETTER MAINTENANCE OF THE LAVRETTA PARK SURROUNDING AREA
MORE EXPOSURE & USE OF LAVRETTA PARK

ECONOMIC DEVELOPMENT:
NEW CAPITAL INVESTMENT
RETAINS AND EXPANDS AN EXISTING BUSINESS
INCREASED EMPLOYMENT IN SMALL BUSINESS

NATURAL RESOURCES:
MORE EXPOSURE & USE OF LAVRETTA PARK
ENHANCED SAFETY FOR THE LAVRETTA PARK AREA.

COLLABORATION AND COOPERATION:
PUBLIC / PRIVATE USE OF THE EXISTING PARKING AREA
BETTER MAINTENANCE OF THE LAVRETTA PARK SURROUNDING AREA