

## **811 ST. FRANCIS STREET SUBDIVISION**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- 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. Add legible street names to the vicinity map.
- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- I. Add a note to the Plat stating that 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.
- J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

Traffic Engineering Comments: Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 (State Act 2015-116 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

The plat illustrates the proposed 2-lot, 0.7 acre  $\pm$  subdivision which is located on the North and South sides of St. Francis Street, 175'  $\pm$  East of North Broad Street, in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from four metes-and-bounds parcels. Three of the parcels will be combined to create one legal lot while the remaining parcel will comprise the second legal lot. One of the proposed lots is developed with an existing building and the other proposed lot is vacant.

Both sites are bounded on all sides by T-5.1 sub-districts.

It should be noted, the sites are located within the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, the review of lot criteria will be primarily based upon the DDD requirements. Where necessary, certain sections of the Subdivision Regulations may require a waiver in order to allow for the DDD requirements.

The sites are located on St. Francis Street, which is in the Downtown Development Area, and an Urban Corridor on the Map for Mobile Development Framework Maps. The Map for Mobile states that the development framework map and development area descriptions serve as a guide for future land use and design decisions and also for decisions regarding public improvements and projects. While the site is not specifically designated as a center, but rather within the Downtown Development Area and the Urban Corridor, the intent for development is as follows:

#### **DOWNTOWN DEVELOPMENT AREA**

- Infill development that complements the existing character and enhances the pedestrian-friendly urban environment;
- Fewer surface parking lots - more structured parking;
- Increased streetscaping, including improved sidewalks, street furniture and lighting along corridors;
- Greater mix of uses - retail, restaurant, office, residential.

#### **URBAN CORRIDOR**

- Design-driven infill development that helps create pedestrian-friendly urban environment that complements the traditional character;
- Increased streetscaping and improvements to the pedestrian space;
- Protections for historic properties;
- Implement "road diets";
- Encourage re-connectivity.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The sites have frontage along a minor "B Street," with curb and gutter and a compliant 50' right-of-way; therefore no dedication is required. The setback requirements for a lot in a T-5.1 district

require a 0' minimum building setback for the side and rear, with the front setback ranging from a minimum of 0' to 5' (or should match the setbacks of adjacent properties where they differ from the standards). There is also a 20' setback from the street for parking. Any new construction on the sites must be in compliance with Section 64-3.I. of the Zoning Ordinance, and depict the minimum/ maximum setback requirements. A waiver of Section V.D.9 of the Subdivision Regulations will be required.

The proposed Lot A has 2 existing curb-cut to St. Francis Street while the proposed Lot B has 4 existing curb-cuts to St. Francis Street. Each lot should be limited to one curb-cut, with a maximum width of 25' per curb-cut, as defined by Section 64-3.I.11(c) of the Zoning Ordinance. The size, design and location of any curb-cut is to be approved by Traffic Engineering and conform to AASHTO standards.

As previously stated, the proposed Lot B has an existing building located on the site. However, the applicant should be aware that as the site is within the Downtown Development District, any proposed site development or improvements must comply with Section 64-3.I. of the Zoning Ordinance.

The lot sizes are labeled in square feet but not in acres. If approved, the lot sizes in square feet and acres should be depicted on the Final Plat, or the furnishing of a table providing that information will be required.

It should be pointed out that if the intent is to use Lot A as a parking lot, it must be brought into compliance with parking lot screening requirements found in Section 64-3.I.11. of the Zoning Ordinance.

With a waiver of Section of V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the Final Plat to depict both lot sizes in square feet and acres, or the furnishing of a table providing that information will be required;
- 2) placement of a note on the Final Plat stating each site should be limited to one curb-cut per frontage, not to exceed 25' in width per curb-cut, as stated in Section 64-3.I.11(c) of the Zoning Ordinance, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;
- 3) compliance with Engineering Comments: *"FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): 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. Add legible street names to the vicinity map. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION*

*PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.*

*I. Add a note to the Plat stating that 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. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.”;*

- 4) compliance with Traffic Engineering Comments: “Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
- 5) compliance with 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 (State Act 2015-116 and City Code Chapters 57 and 64).”;*
- 6) compliance with Fire Department Comments: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)”.; and*
- 7) new construction or development to fully comply with requirements of Section 64-3.I., Downtown Development District, of the Zoning Ordinance.*

***Revised for the February 2<sup>nd</sup> meeting:***

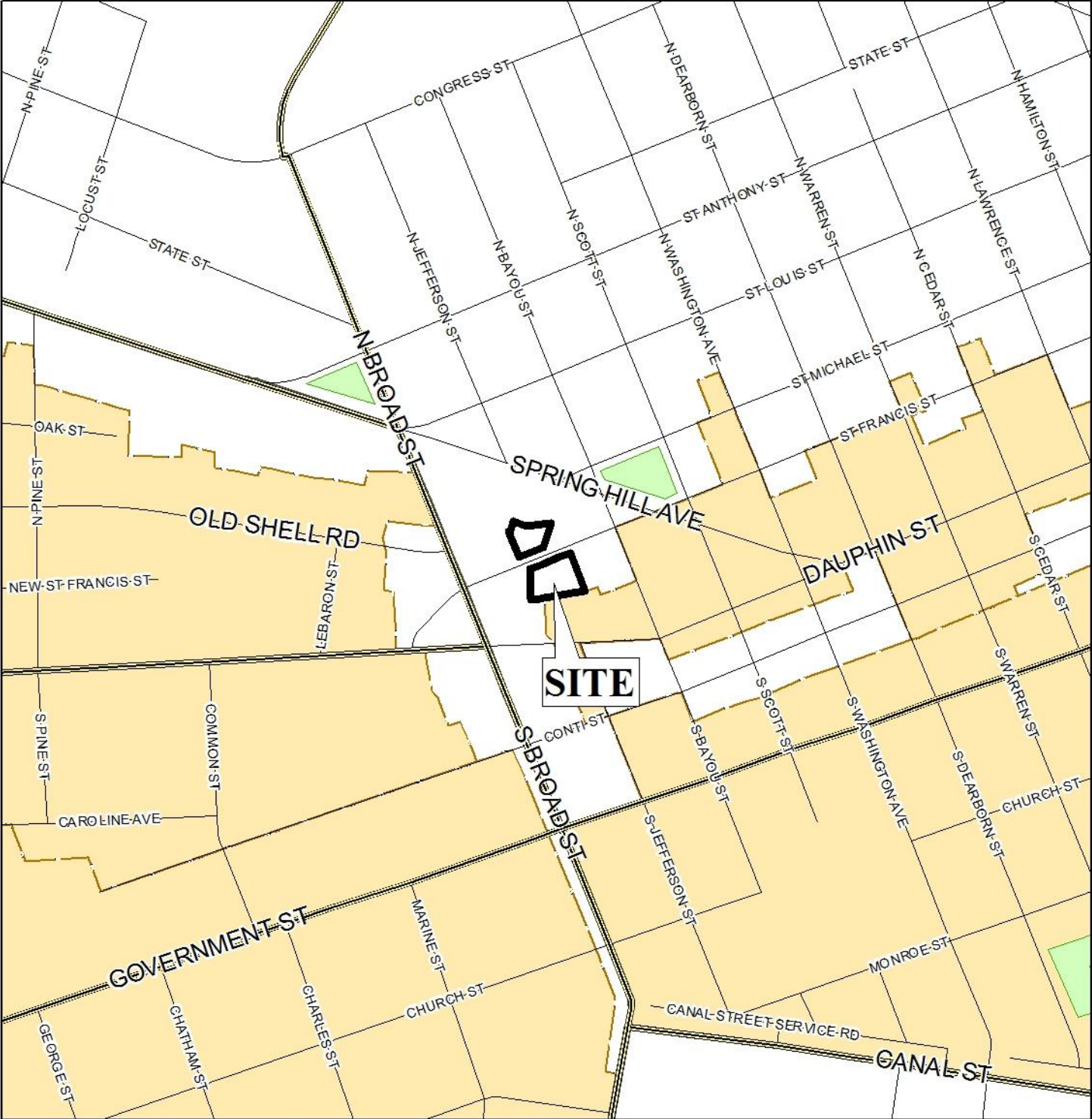
*The previous application was heldover from the January 5<sup>th</sup> meeting at the applicant’s request. The previous application was recommended for approval; however the applicant was not in agreement with all of staff’s recommendations. The applicant would like Lot B to keep the 4 existing curb-cuts to St Francis Street. A site plan and photographs were provided by the applicant to justify the need to keep the existing curb-cuts. Based on the additional information provided it has been determined the existing curb-cuts are needed to allow the site to function effectively and efficiently. Furthermore, it should be noted, there is no new construction being proposed to Lot B thus allowing the existing curb-cuts to be considered “non-conforming”. The applicant should be aware however that at the time of redevelopment or any proposed new construction to the site, the site will be limited to 1 curb-curb with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards, per Traffic Engineering comments.*

With a waiver of Section of V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the Final Plat to depict both lot sizes in square feet and acres, or the furnishing of a table providing that information will be required;
- 2) placement of a note on the Final Plat stating Lot A is limited to one curb-cut, not to exceed 25' in width, as stated in Section 64-3.I.11(c) of the Zoning Ordinance, and Lot B is limited to the 4 existing curb-cuts located on the site, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;
- 3) placement of a note on the Final Plat stating at the time of redevelopment or new construction of Lot B, it will be limited to one curb-cut, not to exceed 25' in width, as stated in Section 64-3.I.11(c) of the Zoning Ordinance;
- 4) compliance with Engineering Comments: "FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): **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.** Add legible street names to the vicinity map. **C.** Show and label all flood zones. **D.** Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. **E.** Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. **F.** Provide the Surveyor's Certificate and Signature. **G.** Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. **H.** Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. **I.** Add a note to the Plat stating that 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. **J.** Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. **K.** Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. **L.** After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.";
- 5) compliance with Traffic Engineering Comments: "Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any onsite parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";

- 6) *compliance with 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 (State Act 2015-116 and City Code Chapters 57 and 64).”;*
- 7) *compliance with Fire Department Comments: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)”;* and
- 8) *new construction or development to fully comply with requirements of Section 64-3.I., Downtown Development District, of the Zoning Ordinance.*

## LOCATOR MAP



APPLICATION NUMBER 1 DATE February 2, 2017

APPLICANT 811 St. Francis Street Subdivision

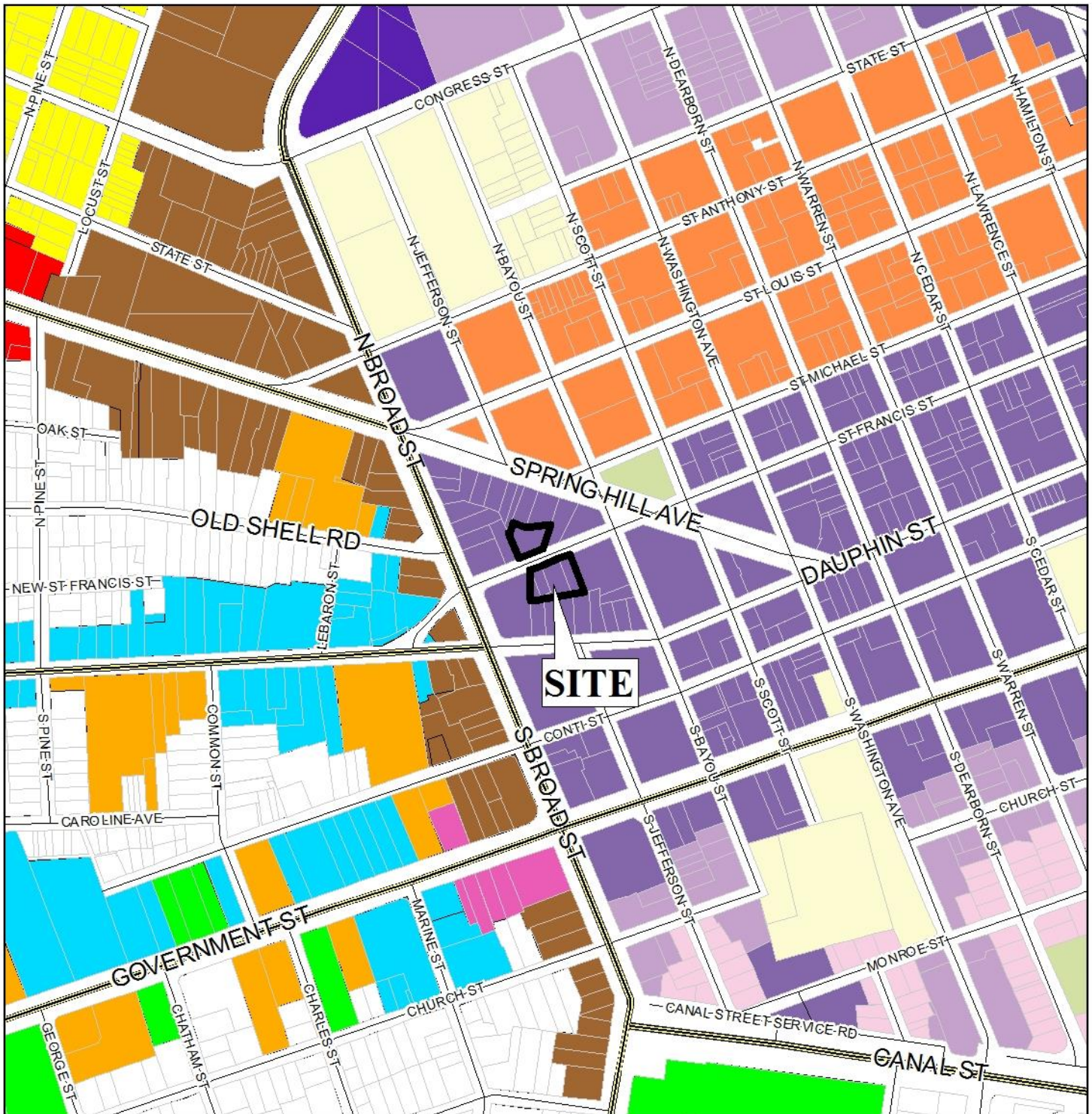
REQUEST\_\_\_\_\_Subdivision\_\_\_\_\_



NTS



# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE February 2, 2017

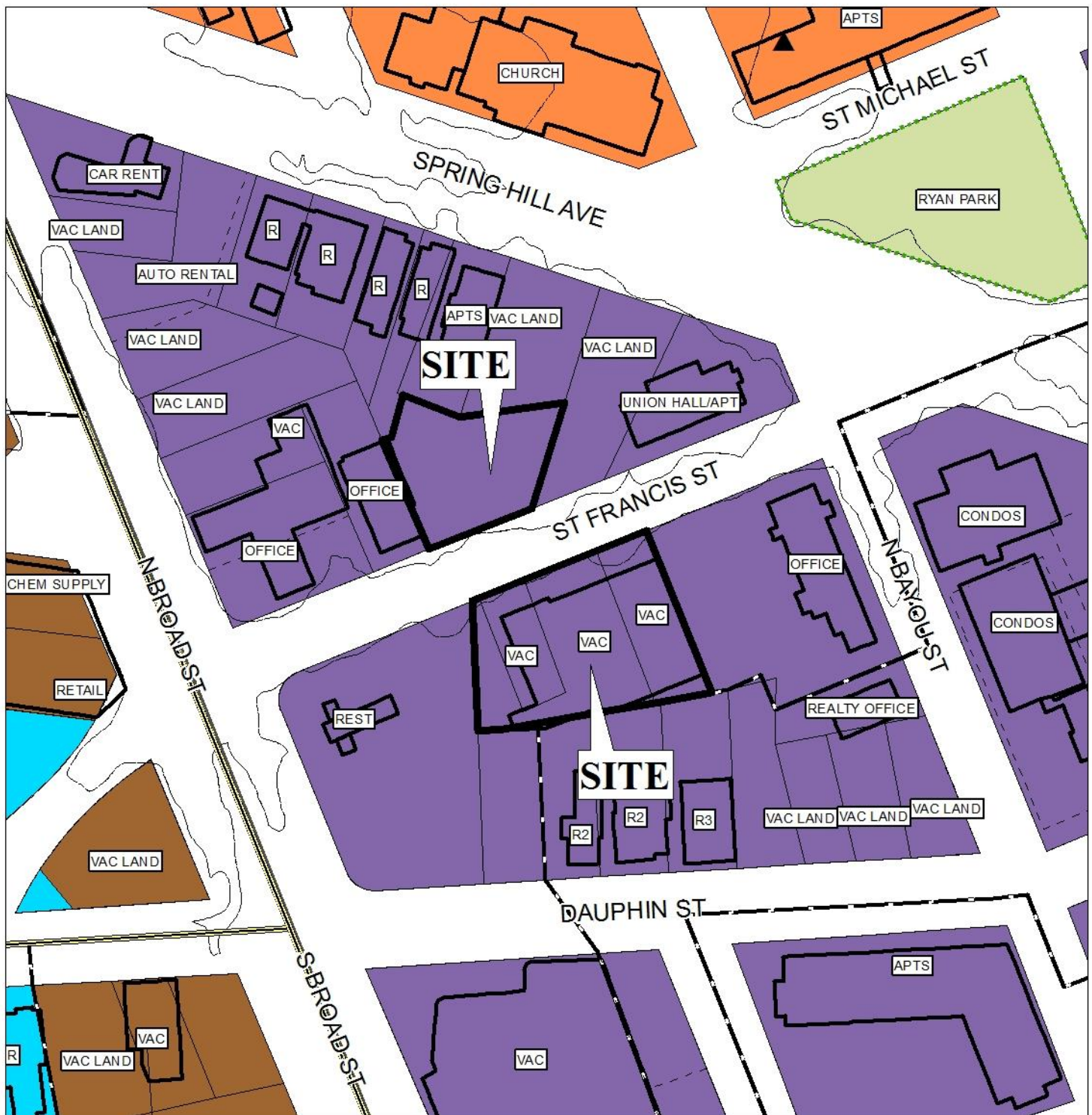
APPLICANT 811 St. Francis Street Subdivision

REQUEST Subdivision





# 811 ST. FRANCIS STREET SUBDIVISION



APPLICATION NUMBER 1 DATE February 2, 2017

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





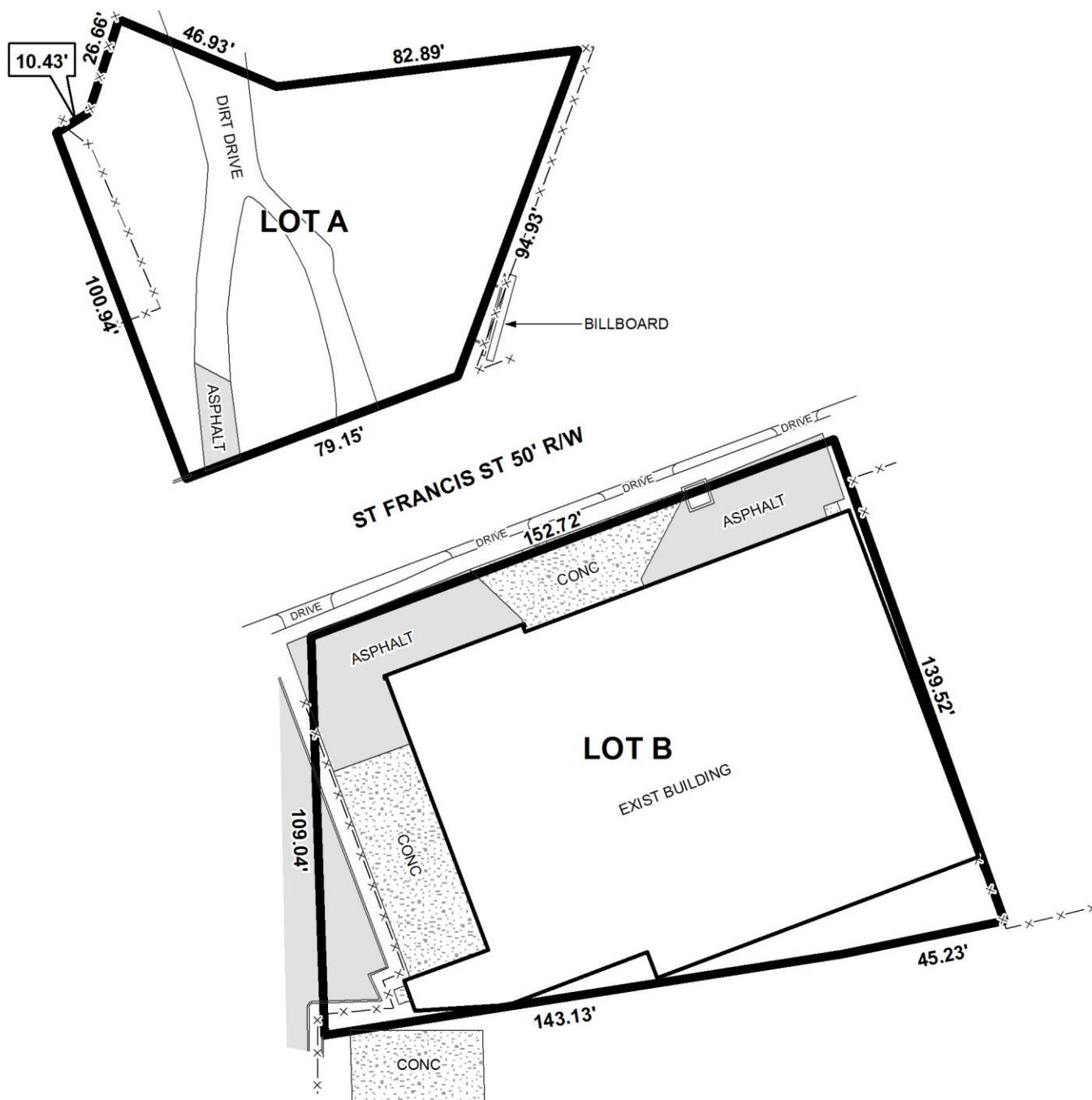
# 811 ST. FRANCIS STREET SUBDIVISION



APPLICATION NUMBER 1 DATE February 2, 2017



# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE February 2, 2017

APPLICANT 811 St. Francis Street Subdivision

REQUEST Subdivision



