

## **FORT CONDE RESTORATION SUBDIVISION, UNIT TWO**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Provide and label the monument set or found at each subdivision corner.
- 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.
- 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. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

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.

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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

Fire-Rescue 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 site has been given a Downtown (DT) land use designation, per the adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

The plat illustrates the proposed 2-lot, 0.2± acre subdivision which is located on the Southwest corner of St. Emanuel Street and Monroe Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create 2 legal lots of record from 2 metes-and-bounds parcels.

The applicant states that they are:

*Proposing to renovate the existing building for a restaurant on the first floor and the second floor will be two apartments/guest rooms. A courtyard is planned in conjunction with the restaurant and it extends southwardly onto the next parcel, therefore an adjustment southwardly to the common property line is necessary.*

The site is located within the T-5.1 Subdistrict of 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, this review will be primarily based upon the DDD requirements.

The proposed subdivision fronts Monroe Street and Saint Emanuel Street. Both are minor streets with curb and gutter. As a minor street, a 50' right-of-way width is typically required. The right-of-way width of Monroe and Saint Emanuel Street, as indicated on the preliminary plat, reflects compliance with minor street standards and if approved, should be retained on the Final Plat.

The proposed Lot 1 abuts two "B" streets, thus the applicant must indicate which street will act as the primary frontage for the lot.

Property width requirements for a T-5.1, Mixed-Use, Medium Intensity Sub-District, are a minimum of 14' and a maximum of 180' per Section 64-3.I.8.(b).3 of the Zoning Ordinance. The property width is illustrated on the preliminary plat as 55'± for proposed Lot 1 on Saint Emanuel Street and 93'± of frontage on Monroe Street. Lot 2 will have 46'± of street frontage on Saint Emanuel Street and if approved, should be retained on the Final Plat.

Per Section 64-4.I.8.(d), the DDD allows from 0' minimum to 12' maximum setback along all street frontages. The preliminary plat shows no setback requirements. If approved, the Final Plat should be amended to depict a 12' maximum building setback line along all frontages along with a note stating a 0' minimum is allowed.

The preliminary plat provides the lot sizes in square feet and acres, and if approved, this information should be retained on the Final Plat. However, the proposed lots are substandard in regards to lot size. The Preliminary Plat illustrates Lot 1 to be 5,127± square feet and Lot 2 to be 4,309± square feet, both of which are below the required minimum of 7,200 square feet for lots served by public water and sanitary sewer systems. In the DDD, it is common for lots to be less than 7,200 square feet; therefore, a waiver of Section V.D.2 of the Subdivision Regulations may be appropriate.

Per Section 64-4.I.11.(c) parking shall be accessed from the secondary frontage where available. Driveways are limited to twenty-five (25) feet in width within the frontage and a maximum of one (1) curb cut per property frontage may be permitted. Curb cuts shall meet specifications established in Chapter 57 Article IV, Driveways. As a means of access management, a note containing the Traffic Engineering Comments should be placed on the Final Plat, if approved.

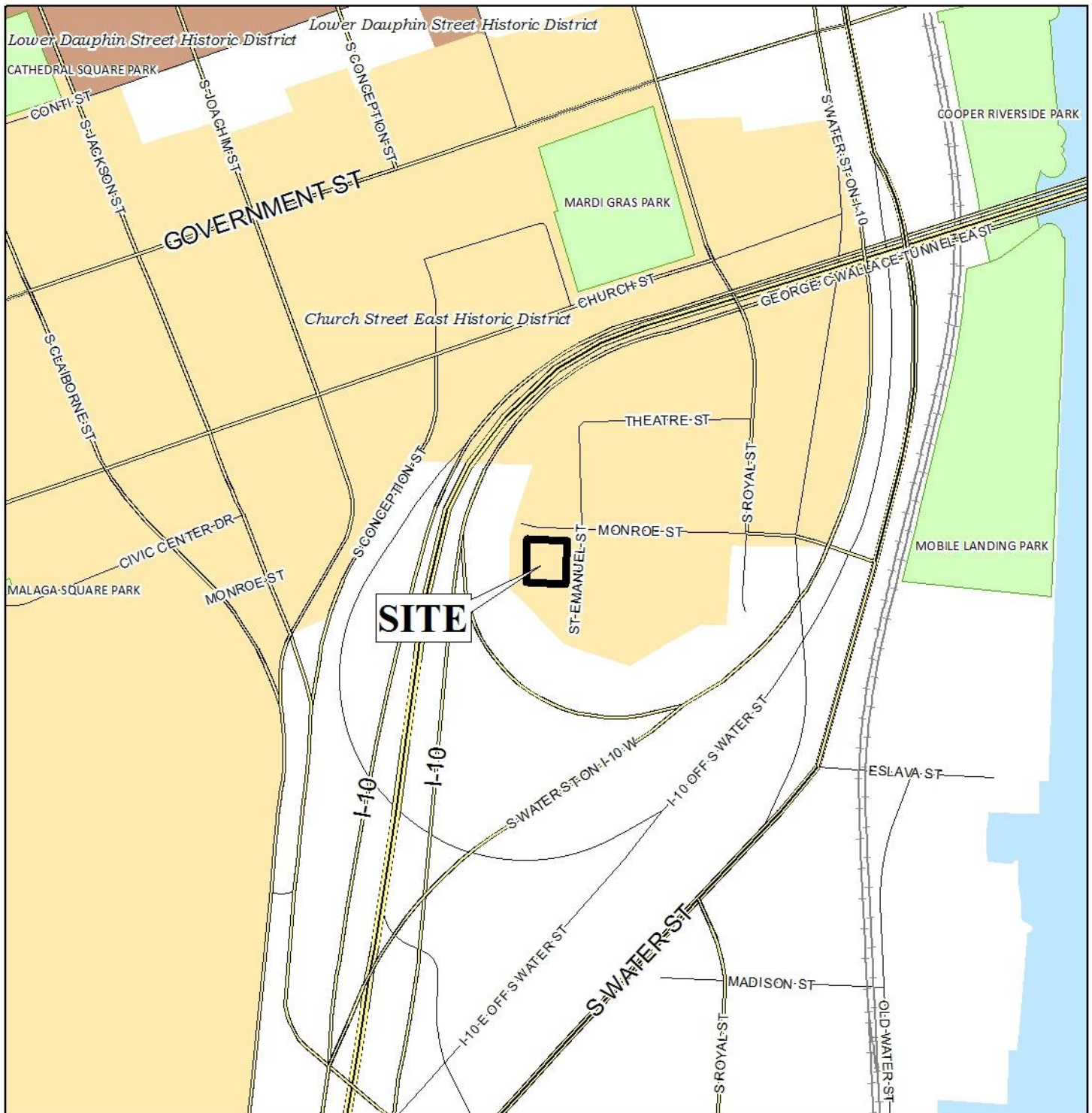
It should also be noted that this property is located in the Church Street East Historic District, thus any future development to the site will require Architectural Review Board (ARB) and Consolidated Review Committee (CRC) approval.

With a waiver from Section V.D.2 of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) addition of building setbacks to reflect a maximum building setback line of 12' along all streets;
- 2) addition of a note stating that a 0' minimum building setback is allowed;
- 3) retention of the lot size information on the Final Plat to be depicted in square feet and in acres;
- 4) retention of lot widths on the Final Plat;
- 5) compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Provide and label the monument set or found at each subdivision corner. 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. 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. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 6) compliance with Traffic Engineering comments and placement of a note on the Final Plat stating (*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.);*
- 7) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);* and

- 8) compliance with Fire Department comments and placement of a note (*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).*)

# LOCATOR MAP



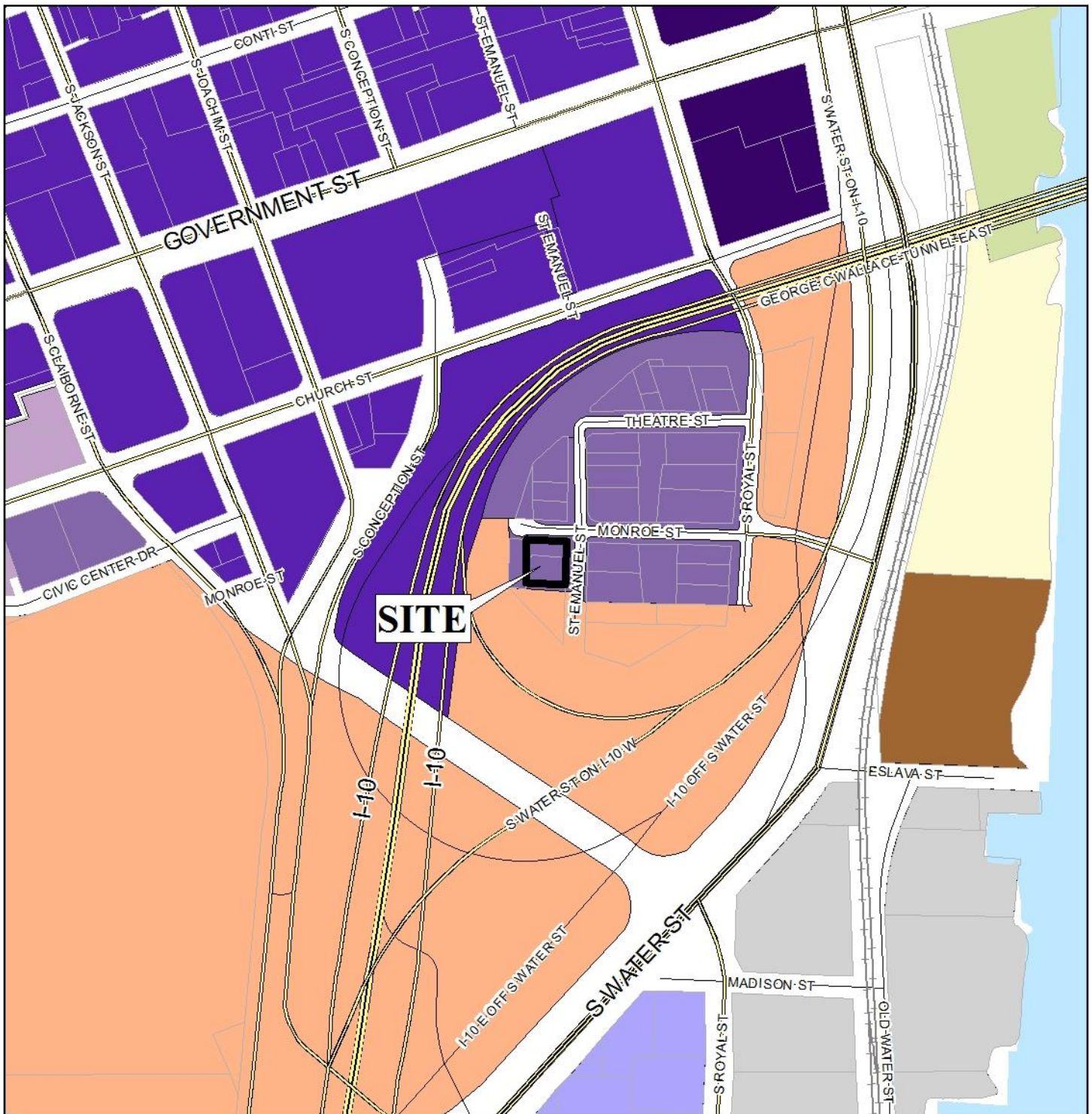
APPLICATION NUMBER 1 DATE August 15, 2019

APPLICANT Fort Conde Restoration Subdivision, Unit Two

REQUEST Subdivision



# LOCATOR ZONING MAP



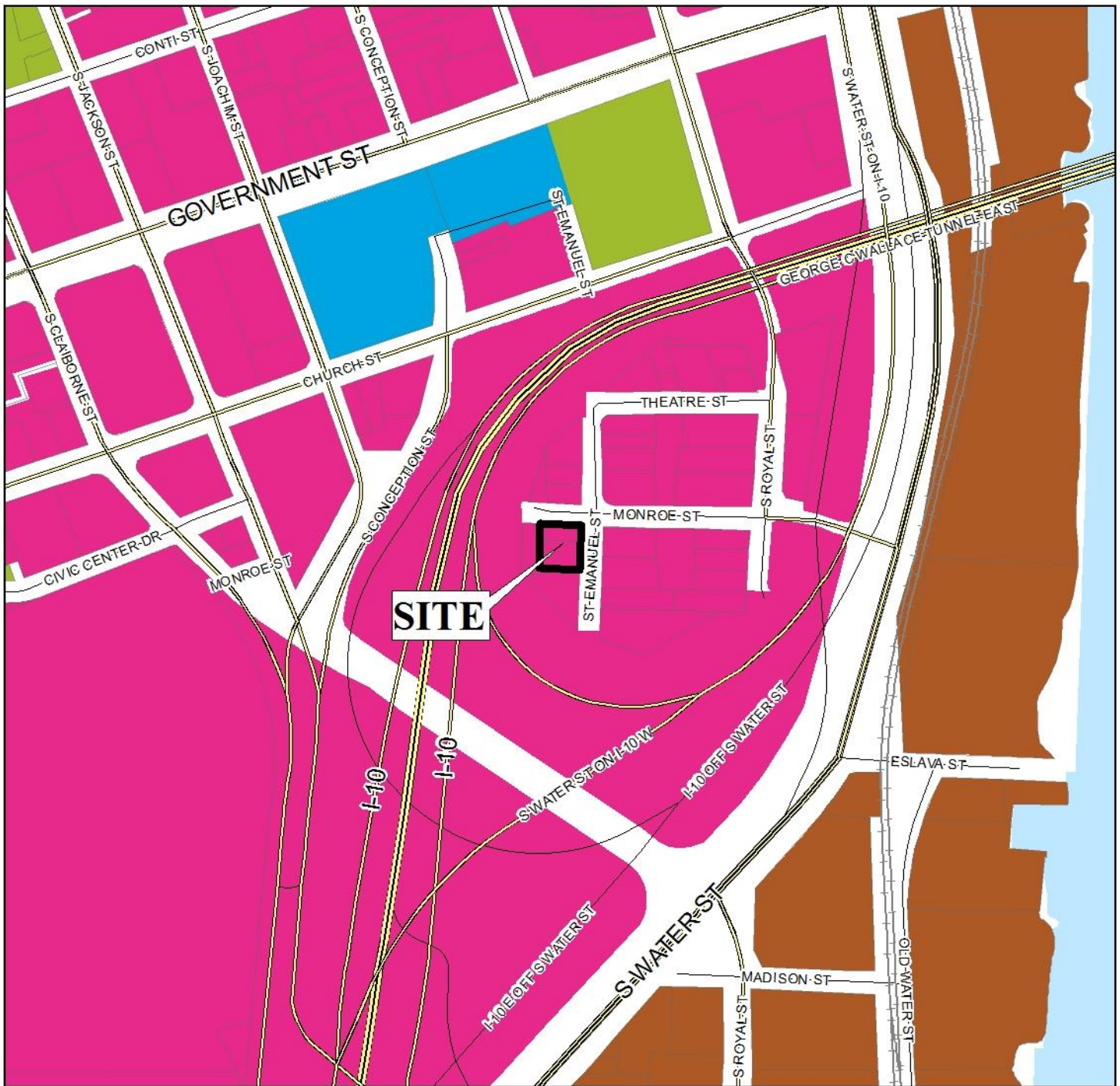
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APPLICANT Fort Conde Restoration Subdivision, Unit Two

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE August 15, 2019

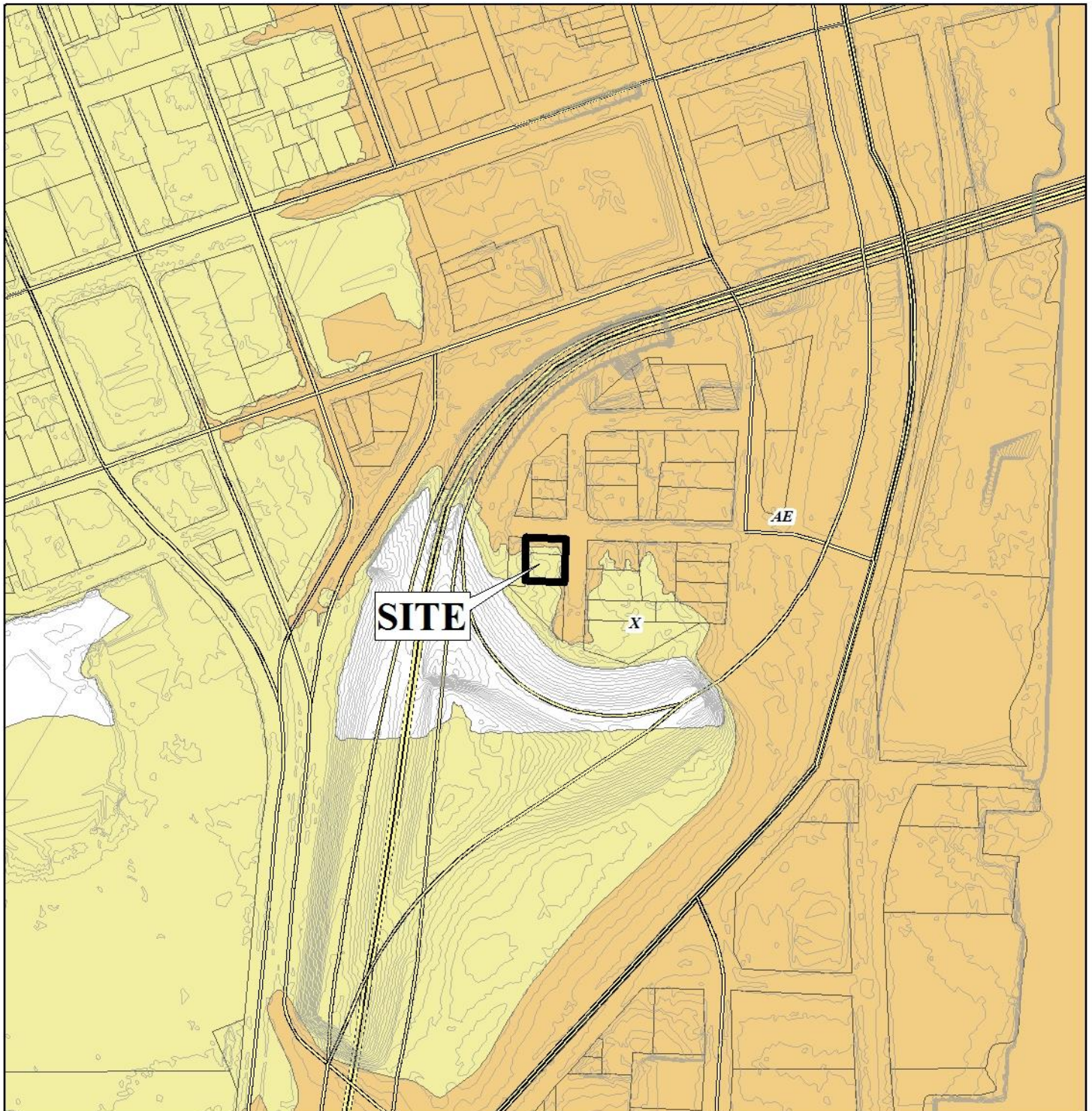
APPLICANT Fort Conde Restoration Subdivision, Unit Two

REQUEST Subdivision

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



# ENVIRONMENTAL LOCATOR MAP



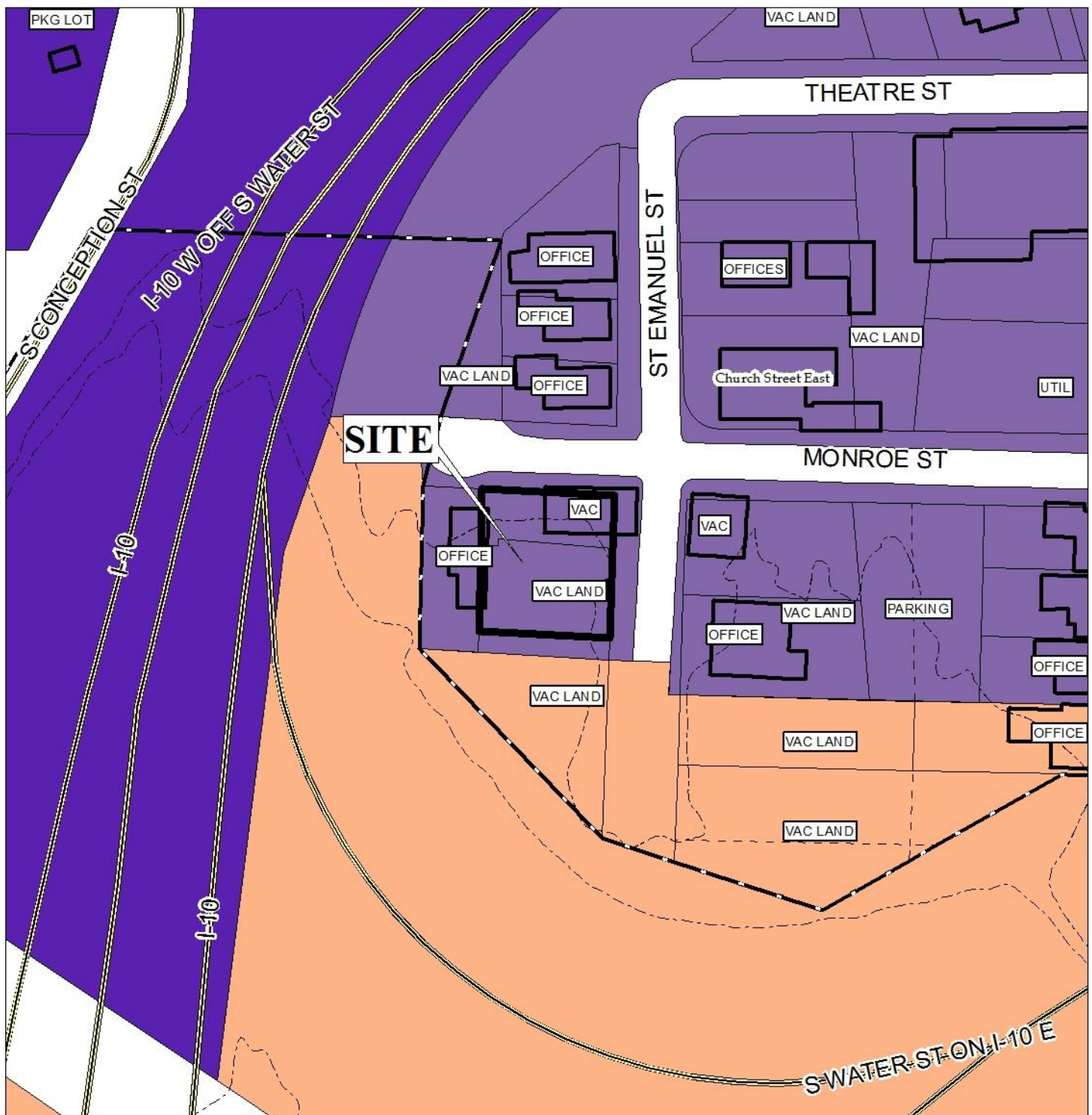
APPLICATION NUMBER 1 DATE August 15, 2019

APPLICANT Fort Conde Restoration Subdivision, Unit Two

REQUEST Subdivision



# FORT CONDE RESTORATION SUBDIVISION, UNIT TWO



APPLICATION NUMBER 1 DATE August 15, 2019

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



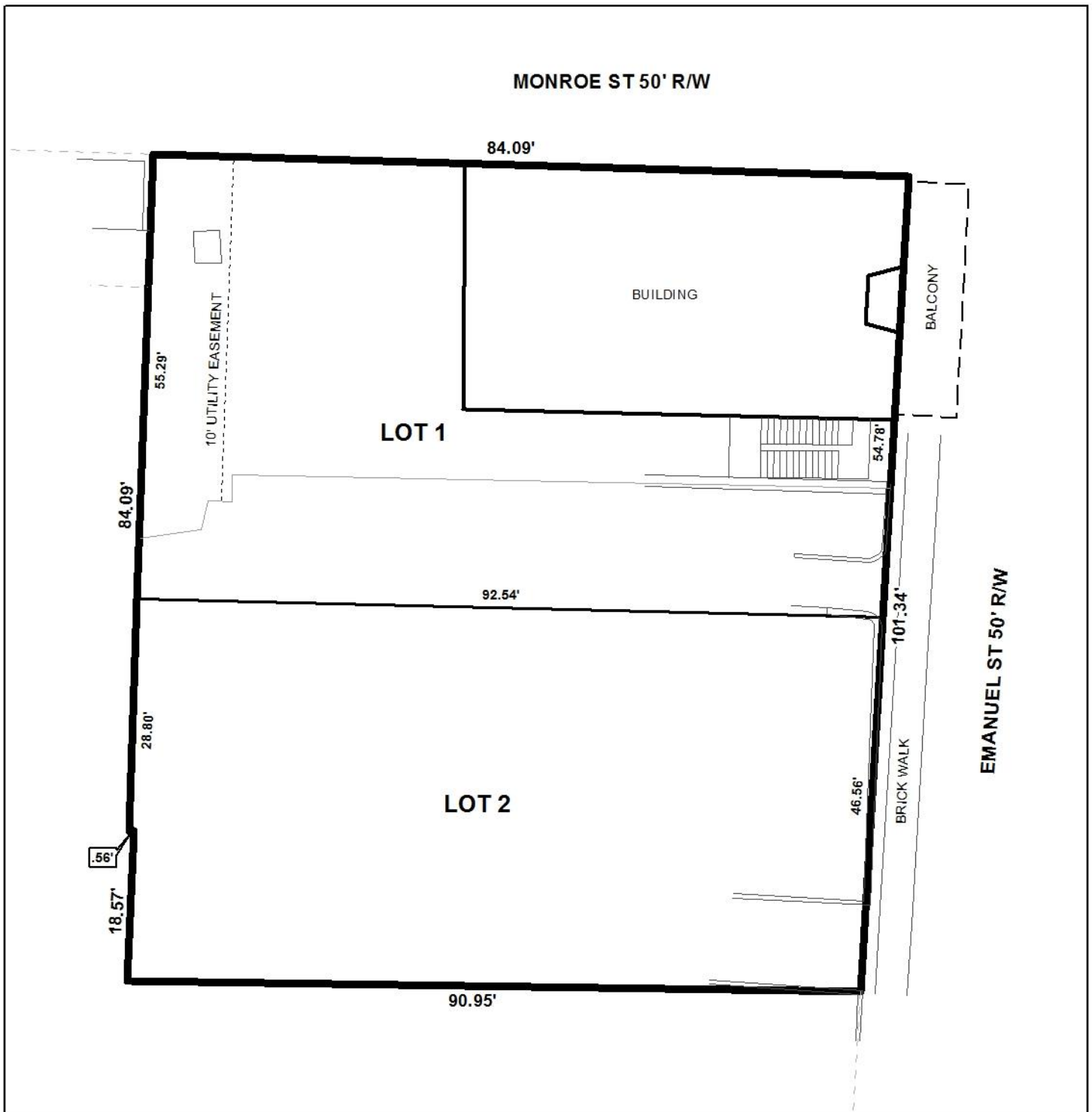
# FORT CONDE RESTORATION SUBDIVISION, UNIT TWO



APPLICATION NUMBER 1 DATE August 15, 2019



# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE August 15, 2019  
APPLICANT Fort Conde Restoration Subdivision, Unit Two  
REQUEST Subdivision

