

COLLINS SUBDIVISION, FIRST ADDITION,
RESUBDIVISION OF LOTS 10 - 12

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. Willis-Sermon Connector (50' ROW) has not been recorded. It is still considered a Private Road that was proposed under Land Disturbance Permit BLD2013-03279. The permit is still open.
- C. Show and label each and every existing and proposed Property Line, Public and Private Right-Of-Way, and easement.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Additional drainage easements may be required for drainage system installed along the Private Road.
- F. 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.
- G. 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.
- H. 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. Coordinate with the Engineering Dept.
- K. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

Traffic Engineering Comments: Lot 10-A is limited to one curb cut to Willis Sermon Connector, and Lot 12-A 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 new on-site parking, 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). 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 preliminary plat illustrates the proposed 2-lot, 1.0± acre subdivision which is located at the Northeast corner of Sermon Road North and Willis-Sermon Connector and Southwest corner of Sermon Road West and Willis-Sermon Connector, in Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record from two (2) existing legal lots of record and two (2) metes-and bounds parcels.

The proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has been given a Light Industry (LI) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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.

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as “industrial business”, where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advance research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map 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, where applicable, the zoning classification.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Collins Subdivision, First Addition, was approved as a 23-lot subdivision by the Commission in 2004, and the approval was extended and recorded in 2005. Upon recording, the original configuration and area of the subdivision was maintained, but the sizes of some lots were increased and the total number of lots was decreased to 19. At that time, the site was in the County, but the area was annexed into the City in 2009. Some lots have subsequently been developed, but the three subject lots were never developed. The subject lots were contiguous as recorded.

In 2015, the Willis-Sermon Connector was constructed through Lot 11 which cut the lot into two metes-and-bound parcels, both of which were too small for development. The applicant now proposes to combine the Western-most parcel with existing Lot 10 and the Eastern-most parcel with existing Lot 12 to create two legal lots; hence this application.

It should be noted that a Right-of-Way development permit was issued in 2014 for Land Disturbance for the construction of the Willis-Sermon Connector. However, there were never any inspections during construction, and the City never accepted the connector, and the Land Disturbance permit for its construction is still open. As it stands now, the connector is still on private property and is considered a private street, although no Planned Unit Development Approval request was ever submitted for a private street. As the preliminary plat submitted for this subdivision review indicates the street as a public right-of-way, and as no record of acceptance as a public right-of-way has been presented, staff cannot entertain a review of the subdivision, as proposed. Therefore, this application is recommended for holdover to the meeting of March 19th to allow the applicant to provide documentation that the connector is indeed an accepted public-right-of-way as shown on the preliminary plat, or submit a PUD.

Based upon the preceding, this application is recommended for holdover to the meeting of March 19th, with revision to be submitted by February 17th, to allow the applicant to address the following items:

- 1) provide documentation that the Willis-Sermon Connector is an accepted and open public right-of-way as indicated on the preliminary plat; or
- 2) submit a Planned Unit Development Approval application to allow Willis-Sermon Connector as a private street to be heard in conjunction with a revised preliminary plat as a private street subdivision.

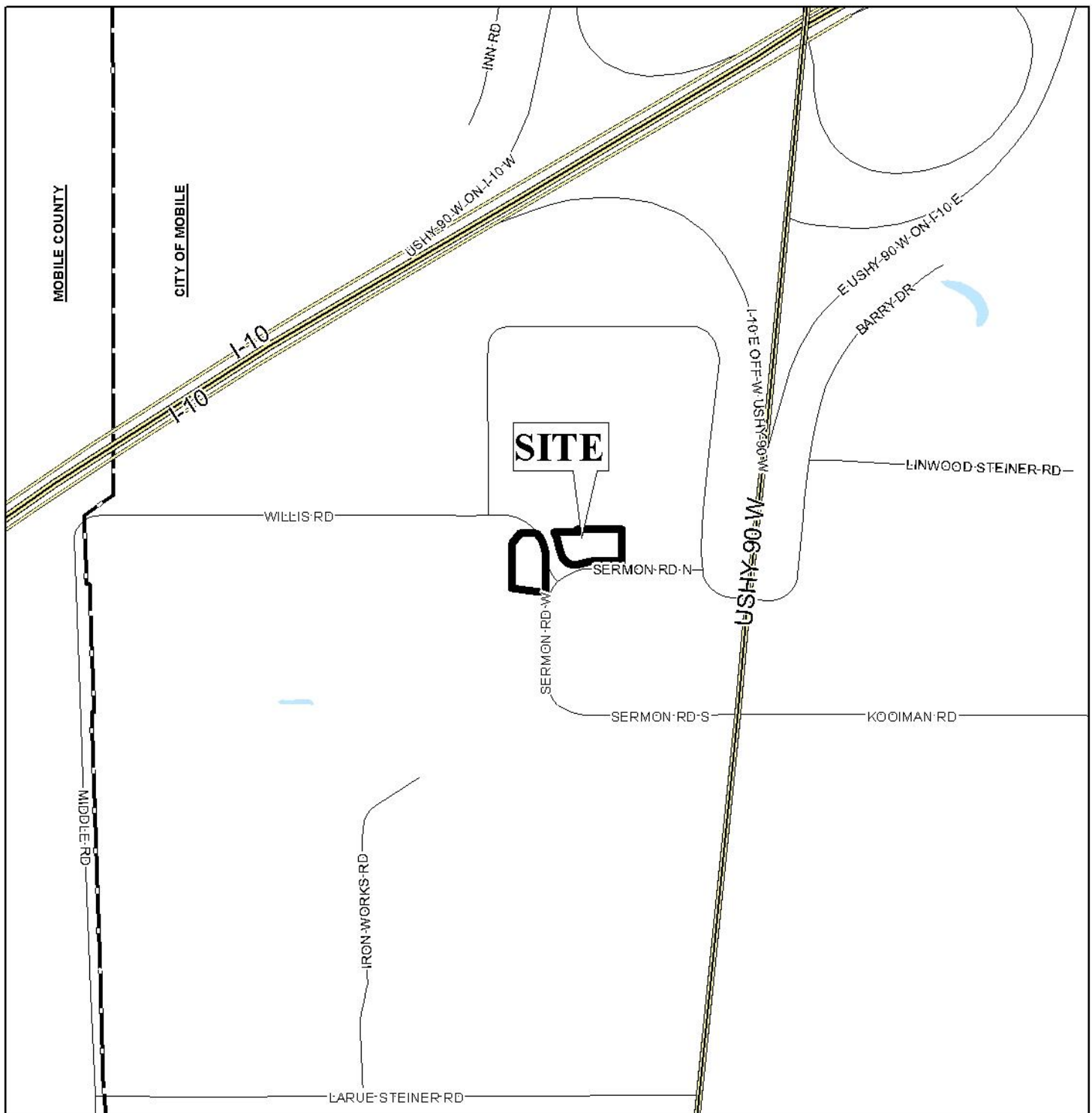
Revised for the June 4 meeting:

At its meeting on February 6, 2020, the Planning Commission heldover the request until the April 2nd meeting.

Prior to the April 2nd meeting, the applicant requested another holdover for 60 days, placing the request on the June 4th meeting agenda.

The applicant has once again submitted a request to holdover the application for another 60 days, thus the application will be placed on the August 6th Planning Commission agenda.

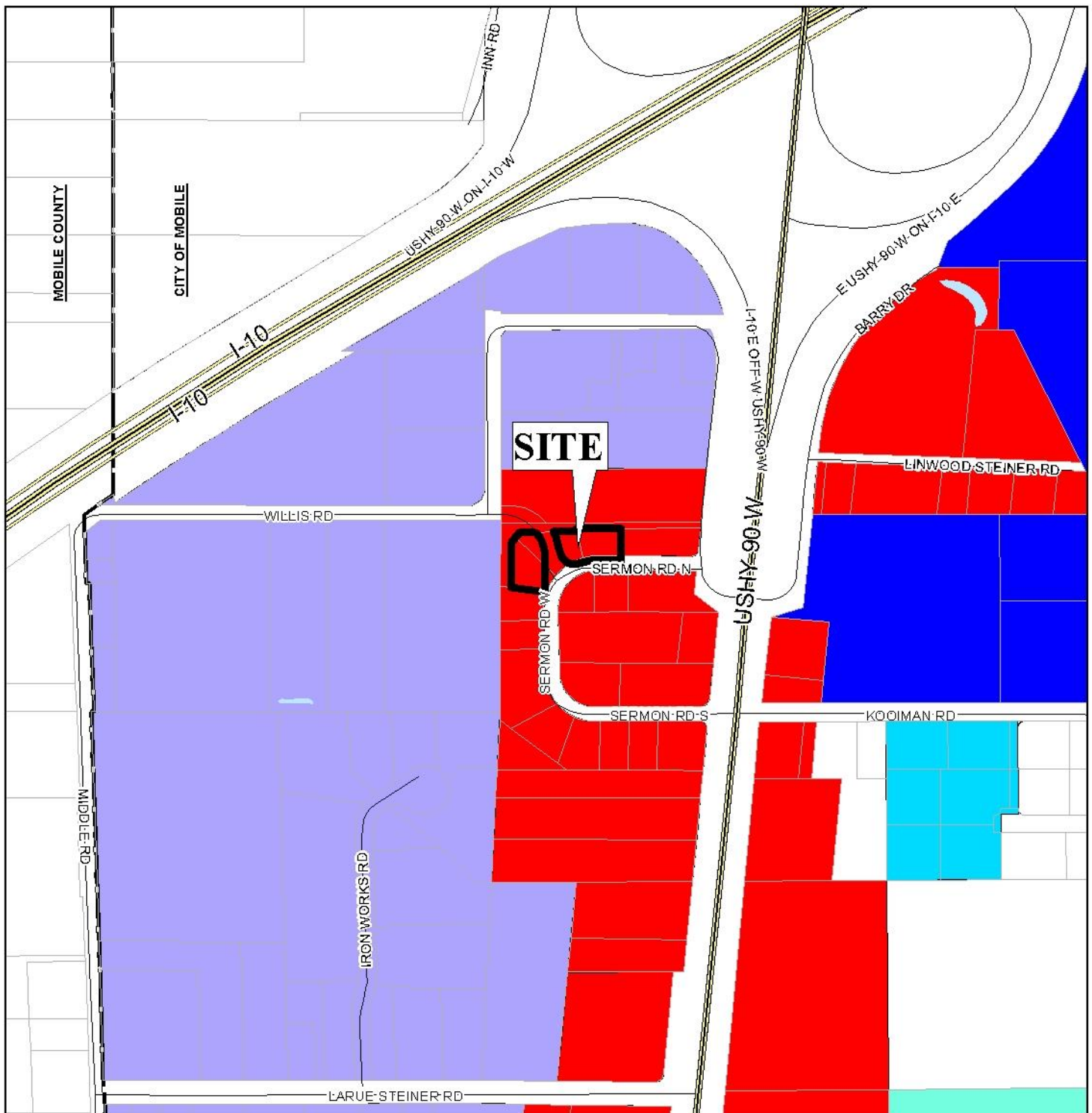
LOCATOR MAP



APPLICATION NUMBER 1 DATE June 4, 2020
 APPLICANT Collins Subdivision, Resubdivision of Lots 10-12, First Addition
 REQUEST Subdivision



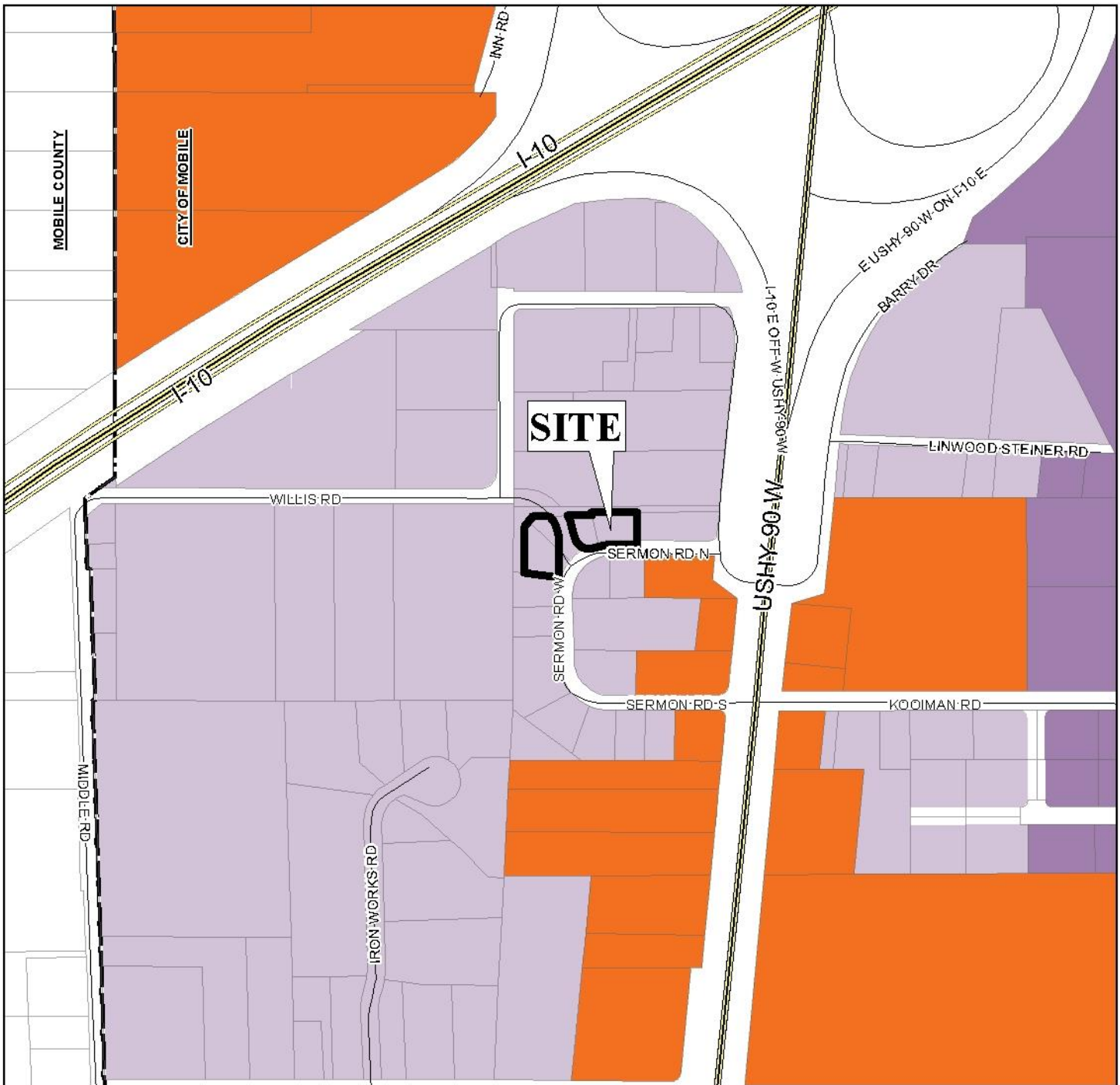
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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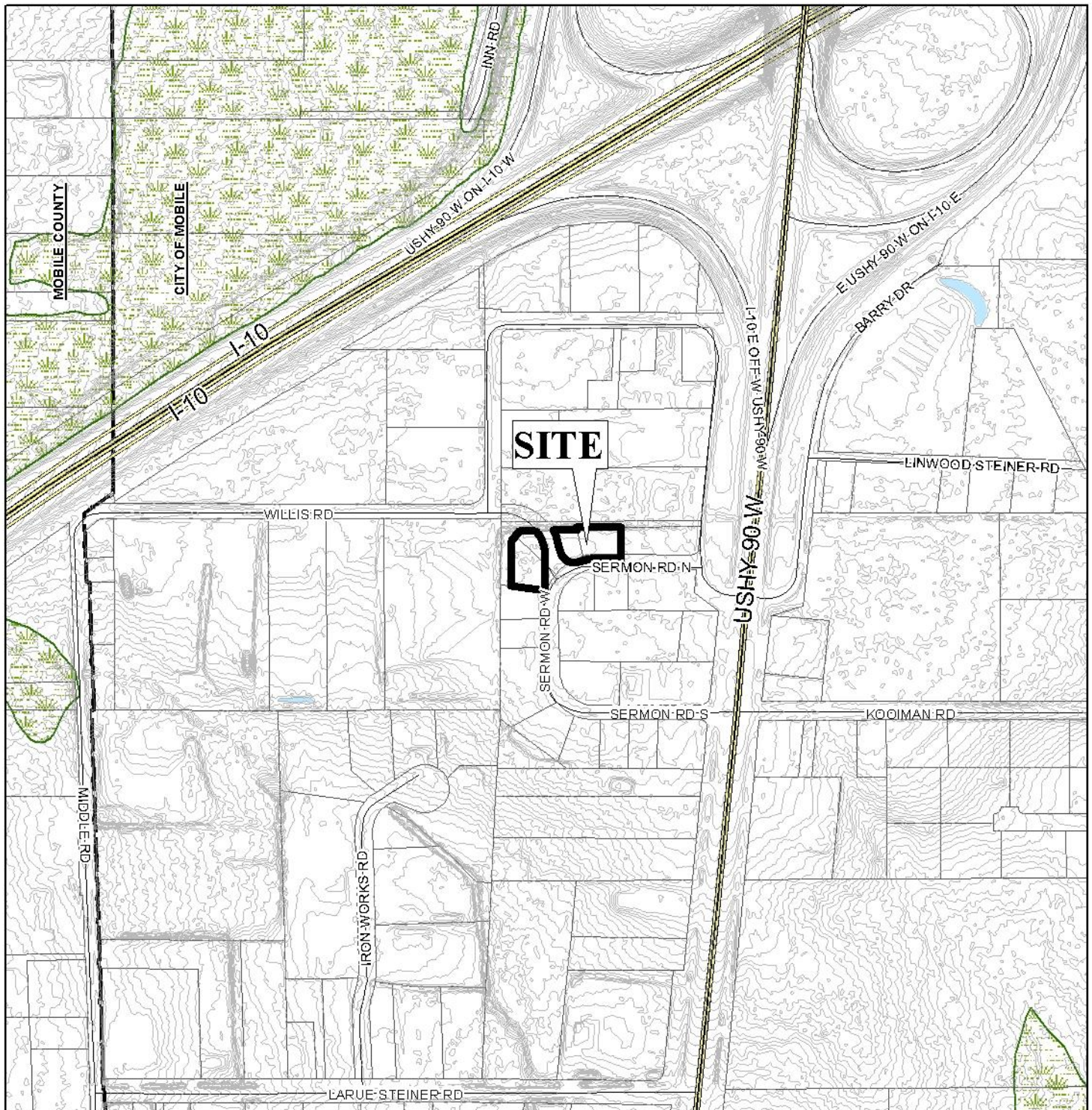
REQUEST Subdivision

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	



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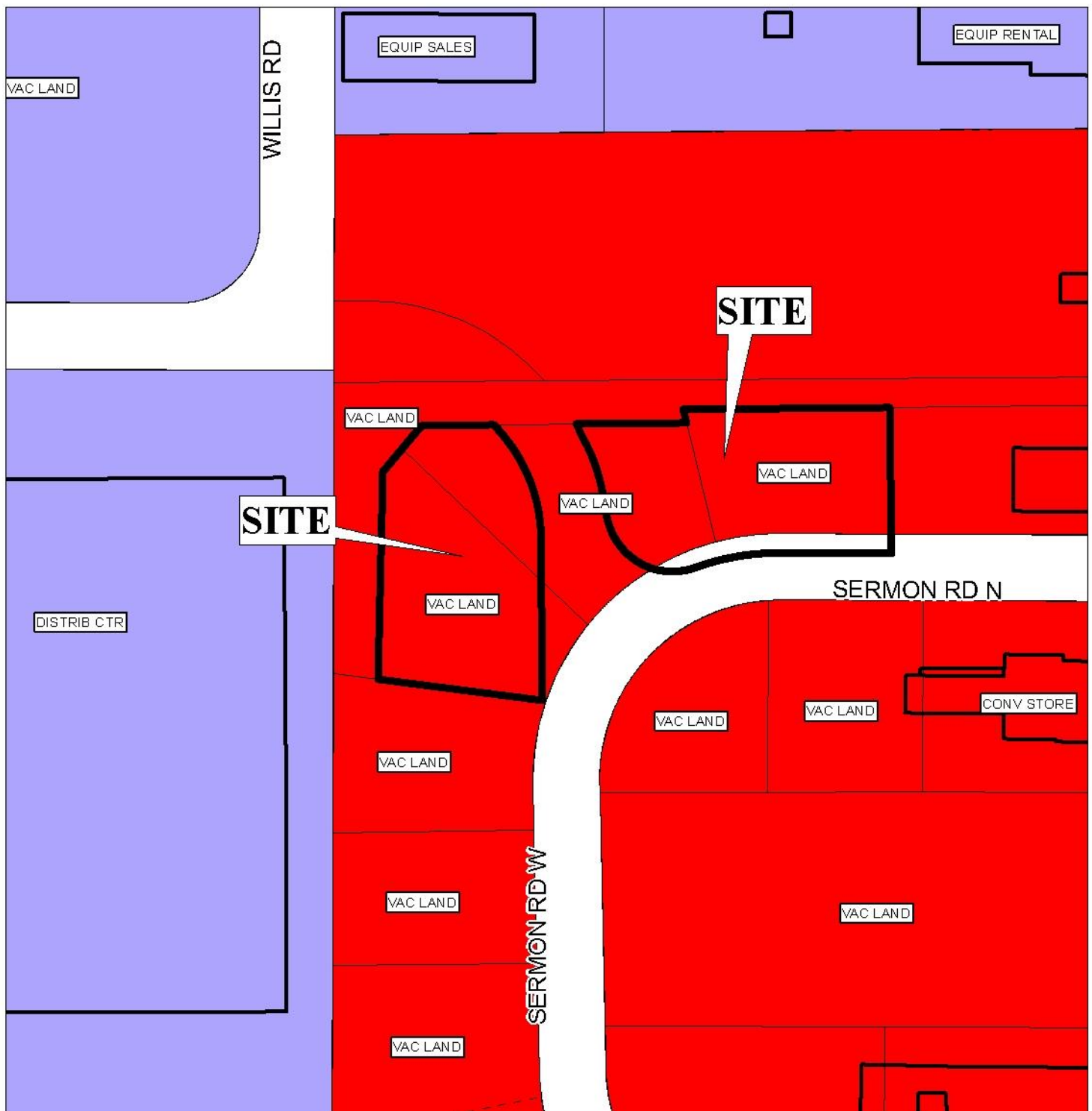
ENVIRONMENTAL LOCATOR MAP



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REQUEST Subdivision



COLLINS SUBDIVISION, RESUBDIVISION OF LOTS 10-12, FIRST ADDITION



APPLICATION NUMBER 1 DATE June 4, 2020

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



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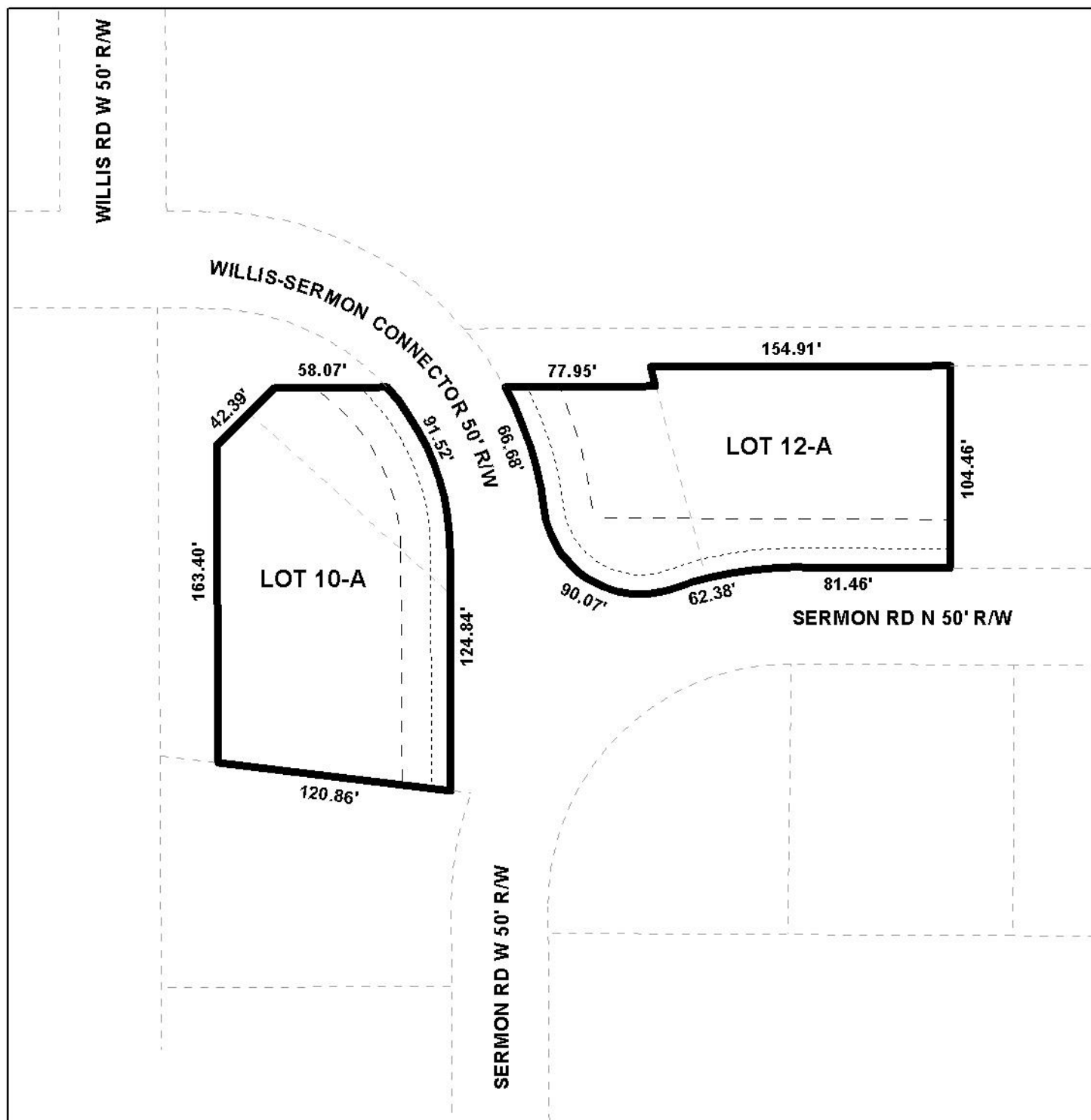


APPLICATION NUMBER 1 DATE June 4, 2020



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DETAIL SITE PLAN



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REQUEST Subdivision

