

## **MOORE 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. Provide and label the monument set or found at each subdivision corner.
- C. Show and label the POB.
- D. Provide the Surveyor's and Owner's (notarized) signatures.
- E. This area has been designated by the City Engineer as an area prone to localized flooding. Add a note to the SUBDIVISION PLAT stating that LOTS 1, 2, and 3 must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #81) LOTS 1, 2, and 3 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE, LOT 2 – 4,000 sf, and LOT 3 – 6,000 sf.
- G. Add a note 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.
- H. Add a note 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.
- I. 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.
- J. Add a note that all existing and 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

***Revised for the May 20<sup>th</sup> meeting:***

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. *Provide and label the monument set or found at each subdivision corner.*
- C. *Show and label the POB.*
- D. *Review and revise the written legal description or boundary labels to match.*
- E. *Provide the Surveyor's and Owner's (notarized) signatures.*
- F. *This area has been designated by the City Engineer as an area prone to localized flooding. Add a note to the SUBDIVISION PLAT stating that LOTS 1, 2, and 3 must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event.*
- G. *Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #81) LOTS 1, 2, and 3 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE, LOT 2 – 4,000 sf, and LOT 3 – 6,000 sf.*
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Traffic Engineering Comments: Driveway number, 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed 3-lot, 2.2± acre subdivision which is located on the Southeast side of Kingsway, ¼-mile± South of Wimbledon Drive West, within Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create three (3) legal lots of record from one (1) existing legal lot of record and one (1) metes-and-bounds parcel.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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 of 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 the 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.

The preliminary plat indicates that all proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

All three lots exceed the width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. It is the practice of the Planning Commission to waive Section V.D.3. of the Subdivision Regulations when there are other lots in the area that exceed the width-to-depth ratio; however, it appears there are no other lots which exceed the width-to-depth ratio in the area, and no justification was provided by the applicant for the narrow lot configuration.

The lots have frontage along Kingsway Crossway, a minor street without curbs and gutters and a compliant 60' right-of-way; therefore, no dedication would be required. The right-of-way width of Kingsway Crossway should be retained on the Final Plat, if approved.

There is a 50-foot minimum building setback line depicted across the proposed lots, which exceeds the minimum setback of 25-feet required by Section V.D.9. of the Zoning Ordinance. If approved, the front setback should be retained on the Final Plat.

The plat indicates a drainage easement on the proposed Lot 1. Therefore, a note should be required on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

For access managements, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments.

Finally, there is an existing structure on the site that appears to cross lot lines. This is allowable, assuming that the setbacks created by the subdivision's approval are compliant with Zoning Ordinance requirements. Therefore, if approved, either demolition permits for the existing dwelling should be obtained prior to the signing of the Final Plat, or the Final Plat should be revised to depict the dwelling with compliant setbacks.

Based on the preceding, this application is recommended for Denial due to the following:

- 1) The proposed lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations.

*Revised for the May 20<sup>th</sup> meeting*

*At the May 6, 2021 meeting, the Planning Commission heldover this application at the applicant's request to allow revisions to the proposed plat. The applicant submitted a revised plat, as well as a narrative explaining the request at hand.*

*The revised plat still depicts three (3) proposed lots that exceed the maximum width-to-depth ratio. The lots are narrower than initially proposed, however they are all a minimum of 60-feet wide at the front setback line. The applicant has also changed the proposed front setback from 50-feet to 35-feet; however, this still exceeds the 25-foot setback required by Section V.D.9. of the Subdivision Regulations. It should be noted that if the proposed lots had a standard setback line of 25-feet, the lots would not meet the minimum lot width requirement.*

*The applicant states:*

*We have worked to revise the plat following the meeting yesterday and will be asking for several waivers. I have provided an attachment that shows other irregularities within the area. You can see that there are 8 flagged lots (orange highlighted) within the vicinity of this property which the City has always taken issue with in the past. Our property does not reflect a flagged lot scenario but actually is more of a cul-de-sac approach due to the close to 90 degree curvature of the road to the north. This configuration that exists limits the amount of frontage available in comparison to a traditional lot on a straight run. What it also provides is a much larger footprint on the rear of the property view along the golf course in which all three proposed lots exceed well over 110 feet each. The prime real estate in our opinion is at this location as it is similar to waterfront property in that your pristine view is to Mobile Country Club and provides adequate room to build homes (see lot dimensions).*

*We would like to also point out several lots that appear to not meet the length to width ratio we are being asked to request as a waiver (noted in Green on the tax map). Specifically they have an alternative approach in which the rear of the properties is much less than the 100 foot frontage (some sub 60 feet to just shy of 70 feet) \*\*see Saunders Addition just west of our proposed subdivision\*\*. We believe that if a waiver should be required that this should provide justification to waive the length to width ratio in conjunction with the flag lots or irregular lots in the vicinity.*

*The final portion of the review shows that the western most lot will have 60 feet of frontage while the other 2 lots will have just under 55 feet. We ask that a waiver be granted to allow this to mirror the previous comments that cul-de-sac lots in any and all jurisdictions rarely exceed 60 feet at the road. They do typically provide 60 feet at the building setback line which we will adhere to at 35 feet setback which is more than required by the subdivision regulations (typical 25 feet). This is our viewpoint that the curvature of the road, placement of the setback to meet that standard and the width at the rear of the property fit well within the irregularities that already exist in the area.*

*We ask that a waiver be granted for the length to width ratio, along with the frontage requirement based on these key points.*

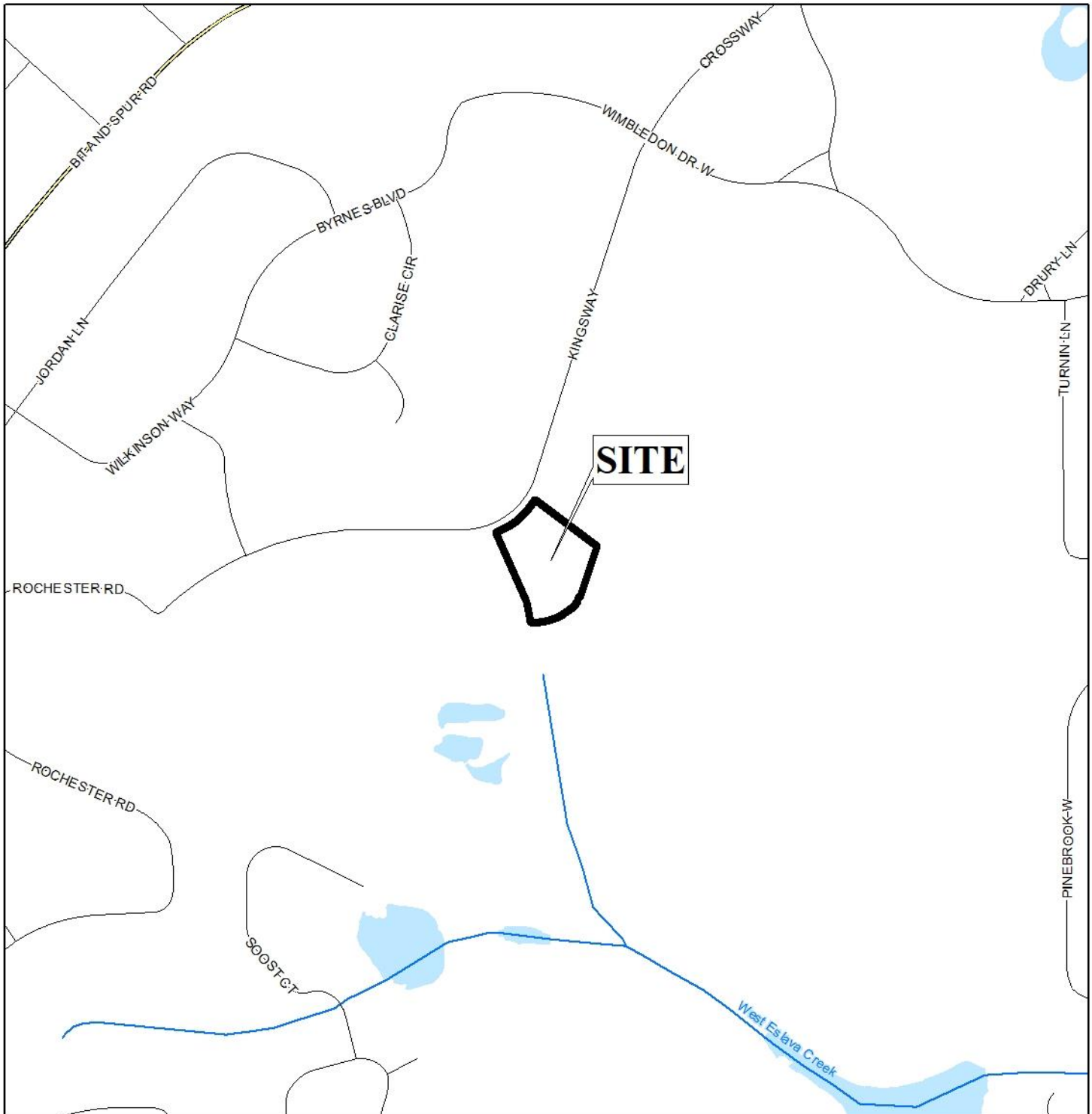
*The applicant brings up several existing lots in “the area” that are flag lots or exceed the width-to-depth ratio. While there are flag lots in the area that have been approved by the Planning Commission, in terms of driving distance, these lots are over ¼ mile away.*

*The applicant points to five (5) lots in the area (green) which exceed the width-to-depth ratio, however, it is important to note that Section V.D.3. of the Subdivision Regulations specifically states that “the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line”. If the lots referenced by the applicant are looked at with this definition in mind, four of the five “green lots” comply with of the Subdivision Regulations.*

*Based on the preceding, this application is recommended for Denial due to the following:*

- 1) The proposed lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations.*

# LOCATOR MAP



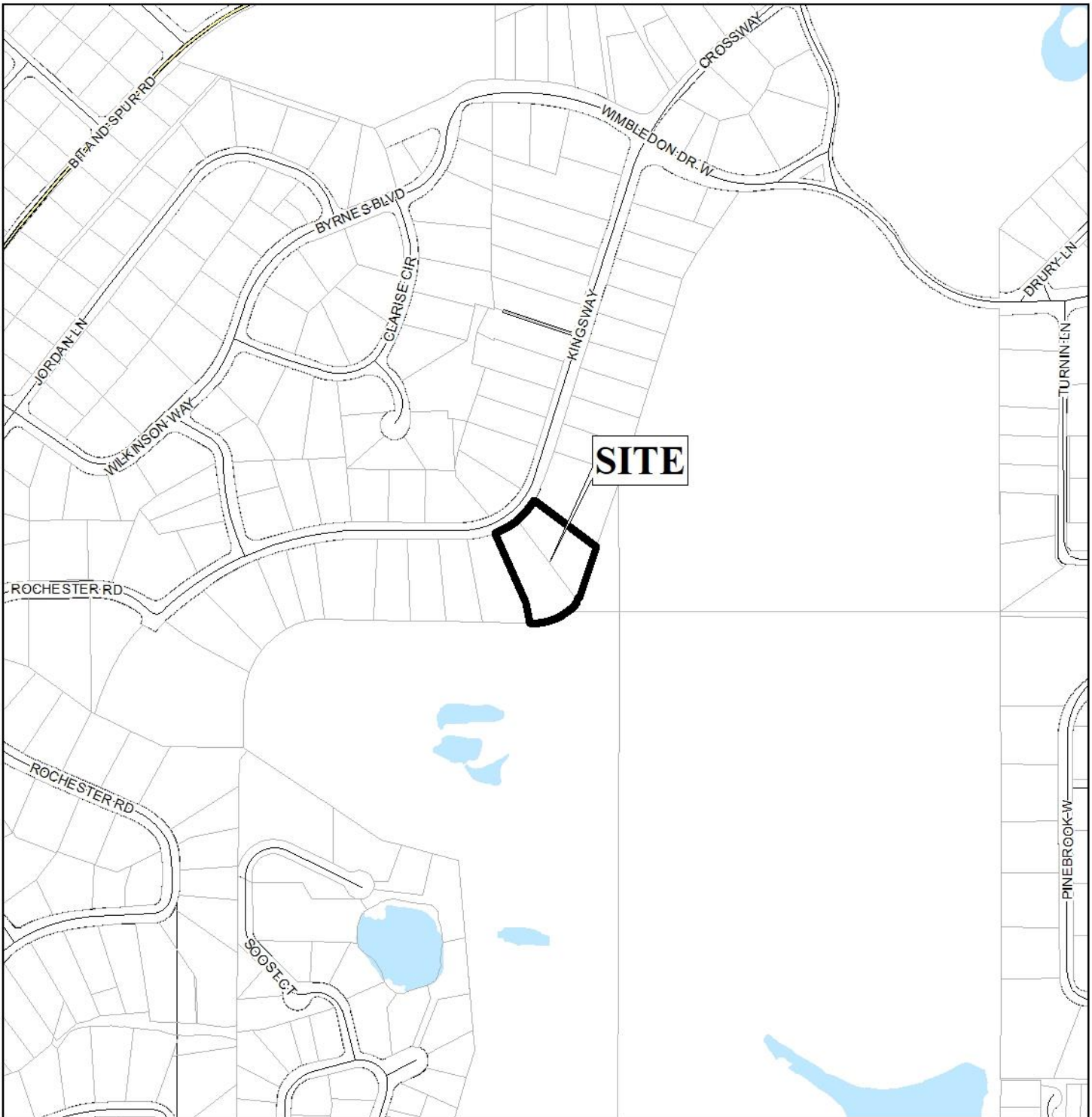
APPLICATION NUMBER 1 DATE May 20, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE May 20, 2021

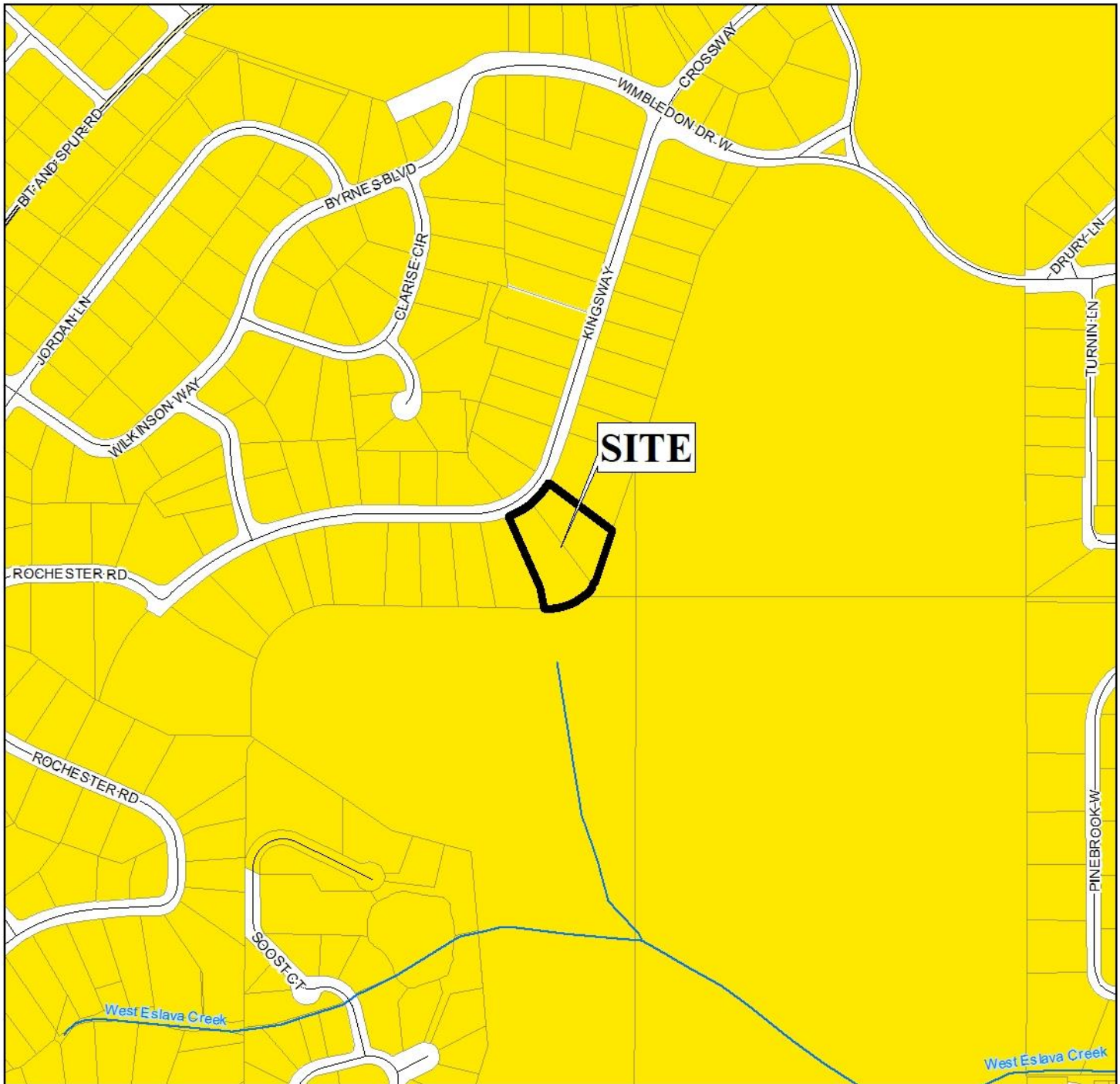
APPLICANT Moore Subdivision

REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE May 20, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision

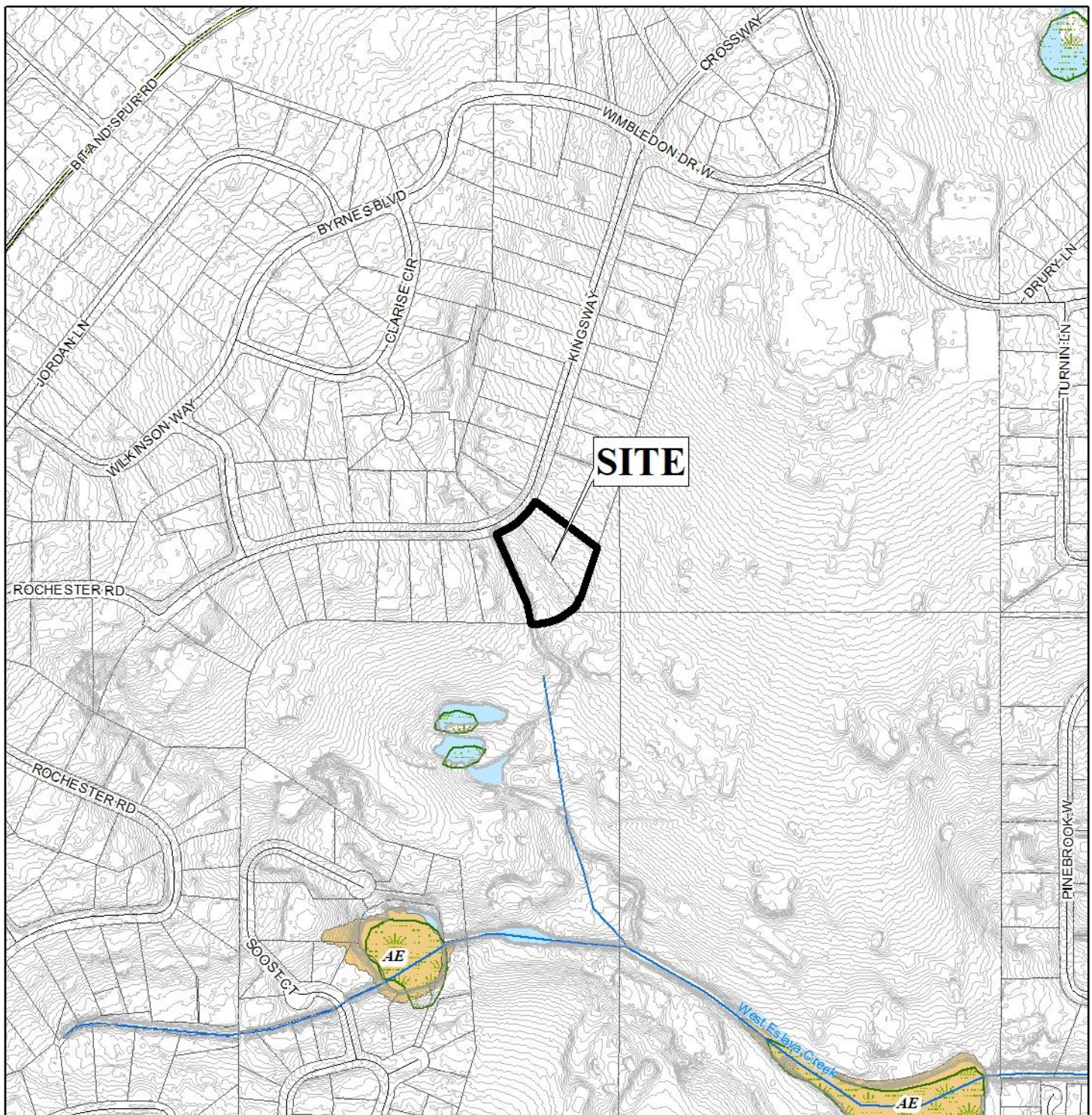
Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE May 20, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision





# MOORE SUBDIVISION



APPLICATION NUMBER 1 DATE May 20, 2021

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



# MOORE SUBDIVISION

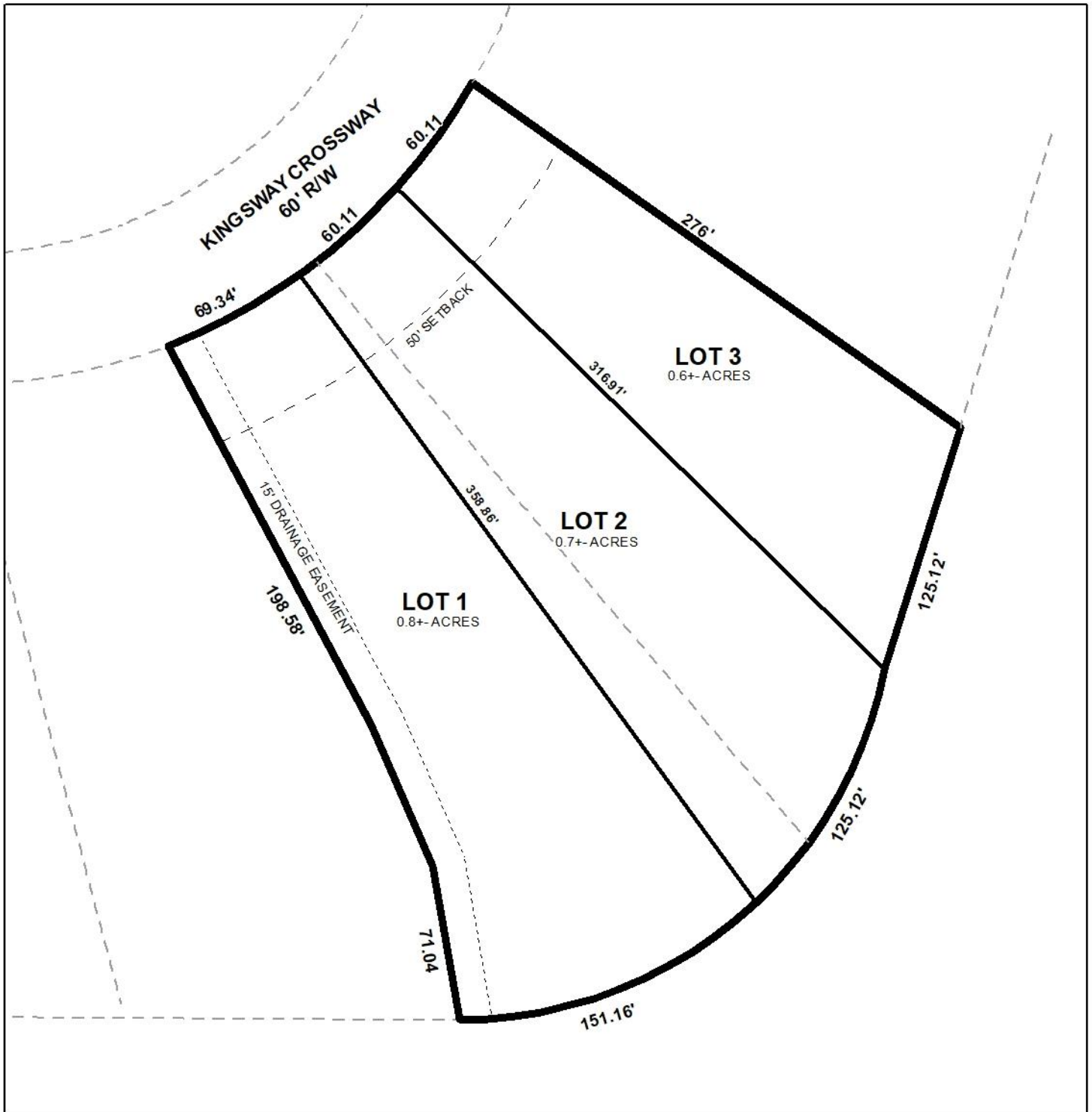


APPLICATION NUMBER 1 DATE May 20, 2021





# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE May 20, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision



MOBILE COUNTY  
REVENUE COMMISSIONERS OFFICE  
INTERGRAPH CORPORATION  
HATFIELD, ALABAMA

SECTION 22  
TOWNSHIP 4 SOUTH RANGE 2 WEST  
02-28-05-22-4  
1190

Handwritten notes in the right margin:

- Yellow rectangle = 3 lot sub
- Orange rectangle = Flagged Lots 8 in vicinity
- Green rectangle = Length to width irregular shaped lots in vicinity

REQUEST	Subdivision
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NTS