

## **PINEWOOD RIVER SUBDIVISION, BLOCK C, FIRST ADDITION TO, RESUBDIVISION OF LOT 10,**

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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE or X (shaded) flood zone designation. BFE = 12.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #91) LOTS 10-A and 10-B will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). The lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 10-A – 1,000 sf, LOT 10-B – 3,400 sf.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- I. 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.

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 two (2) lot, 0.7± acre subdivision located on the East side of Kent Road, 809'± South of Clubhouse Road, within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application to create two (2) legal lots of records from a one (1) legal lot of record.

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 Low Density Residential 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.

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.

The proposed site has frontage on Kent Road, a minor street without curb-and-gutter requiring a 60-foot right-of-way. The preliminary plat illustrates an existing compliant right-of-way at this location; thus, no additional dedication is required. As on the preliminary plat, the right-of-way width of Kent Road should be retained on the Final Plat, if approved.

The preliminary plat submitted illustrates a proposed 25-foot minimum building setback line along Kent Road, providing the minimum building setback line required by Section V.D.9 of the Subdivision Regulations. If approved, the 25-foot minimum building setback lines along Kent Road should be retained on the Final Plat.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note should be required on the Final Plat stating these comments.

Both lots exceed the minimum size requirements of the Subdivision Regulations, and the lot sizes should be retained in square feet and acres on the Final Plat, if approved.

The preliminary plat illustrates widths of 50-feet for both lots, which does not meet the minimum lot width requirements of Section V.D.2. of the Subdivision Regulations. Furthermore, the lots do not comply with the maximum width-to-depth ratio size set forth in Section V.D.2. of the Subdivision Regulations, with both lots approximately 125-feet too deep. The Subdivision regulations make exceptions to both of these requirements in the case of unusable land, which is not applicable to the subject site. There are no similarly configured lots in the area, therefore approval of the proposed subdivision may disrupt the character of the area. The applicant references future Subdivision Regulation requirements, but as they have not been yet adopted, the Planning Commission cannot consider the application using those standards.

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

- 1) Proposed lot widths are less than the minimum standards of Section V.D.2. of the Subdivision Regulations;
- 2) Proposed lots exceed width-to-depth of Section V.D.3. of the Subdivision Regulations; and
- 3) The proposed lots are not in keeping with the character of the area.

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

*It should be noted that while the UDC and Subdivision Regulations are effective March 1, it is effective for applications filed on or after March 1; however, for the purposes of this report, based on the holdover, this analysis is based on the "new" Subdivision Regulations.*

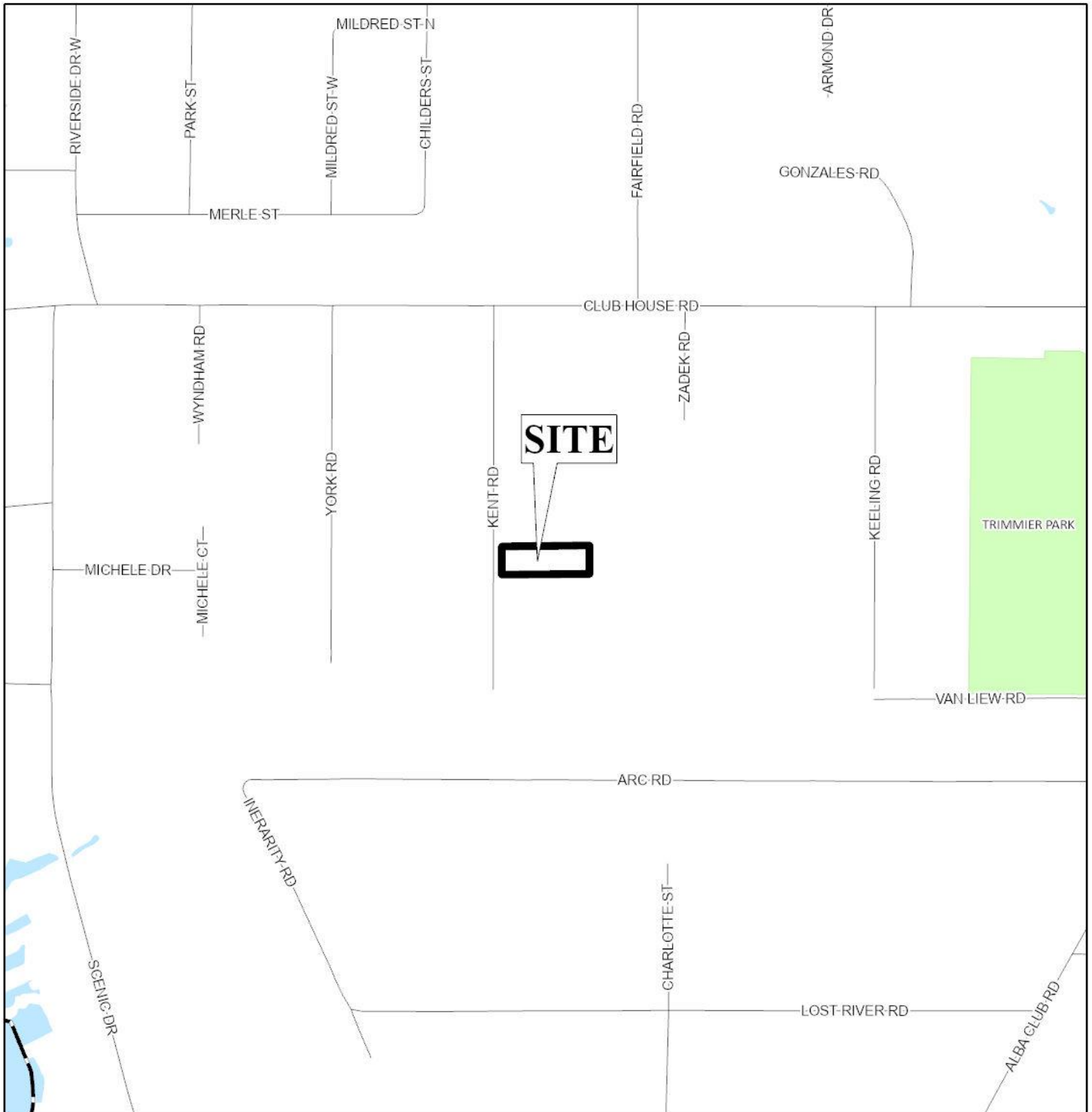
*The site is located in a R-1, Single-Family Residential district with a Suburban Sub-district designation. Based on the Suburban Sub-district designation, per Section 6.C.2.(b)(2) of the Subdivision Regulations, lots shall be at least sixty (60)-feet wide at the building setback line. The*

*proposed lots are only 50-feet wide and thus are not compliant. Additionally, the width to depth ration requirements are still applicable, and again the proposed lots are not compliant.*

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

- 1) The proposed lot widths are less than the minimum standards of Section V.D.2. of the Subdivision Regulations (Section 6.D.2.(b)(2)) of the "new Regulations);*
- 2) Proposed lots exceed the width -to-depth ration of section V.D.3. of the Subdivision Regulations (Section 6.D.3. of the new Regulations); and*
- 3) The proposed lots re not in keeping with the character of the area.*

# LOCATOR MAP



APPLICATION NUMBER 1 DATE March 2, 2023  
 APPLICANT Pinewood River Subdivision, Block C, First Addition to, Resubdivision of Lot 10  
 REQUEST Subdivision



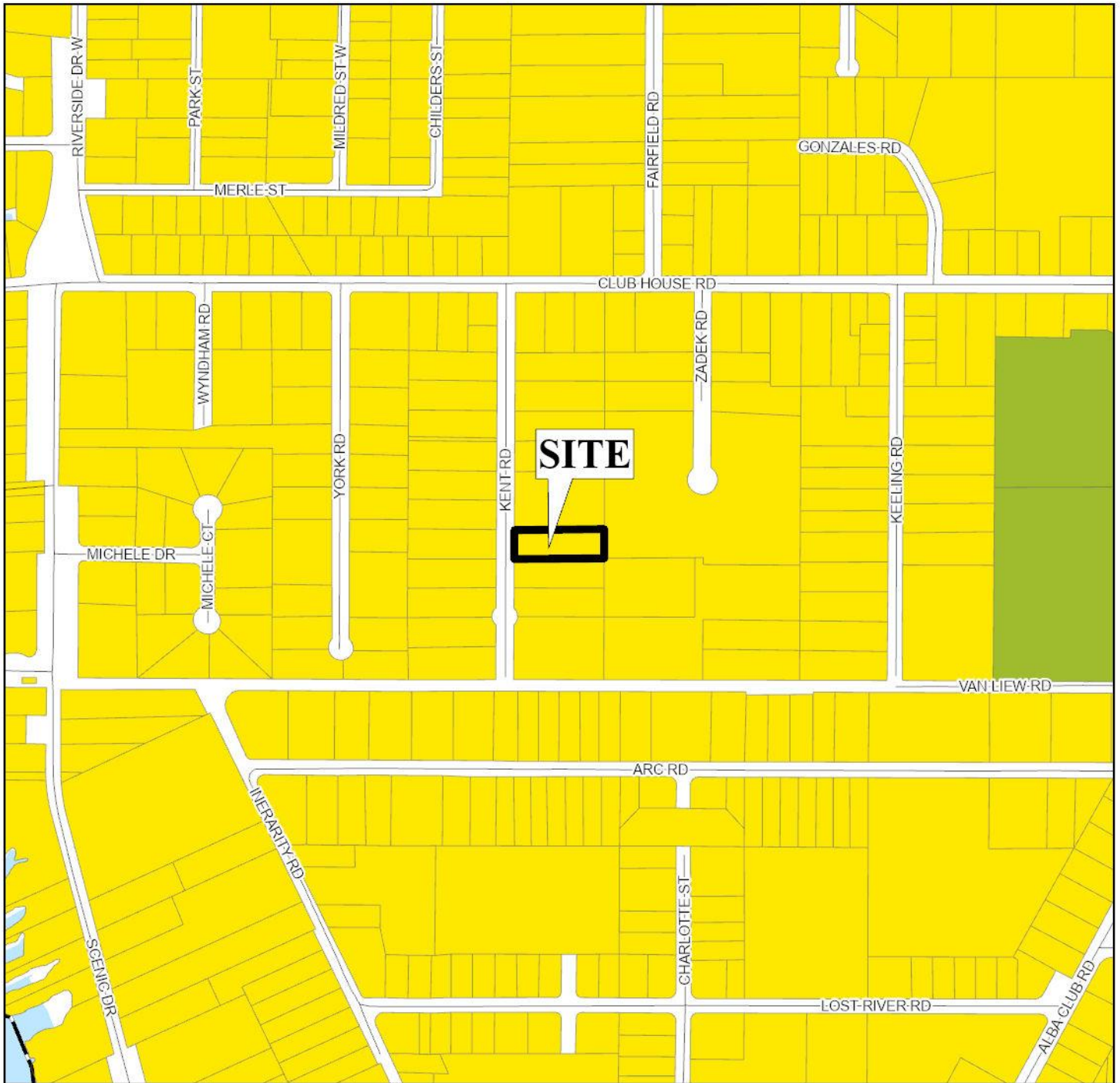
# LOCATOR ZONING MAP



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REQUEST Subdivision



# FLUM LOCATOR MAP



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APPLICANT Pinewood River Subdivision, Block C, First Addition to, Resubdivision of Lot 10

REQUEST Subdivision

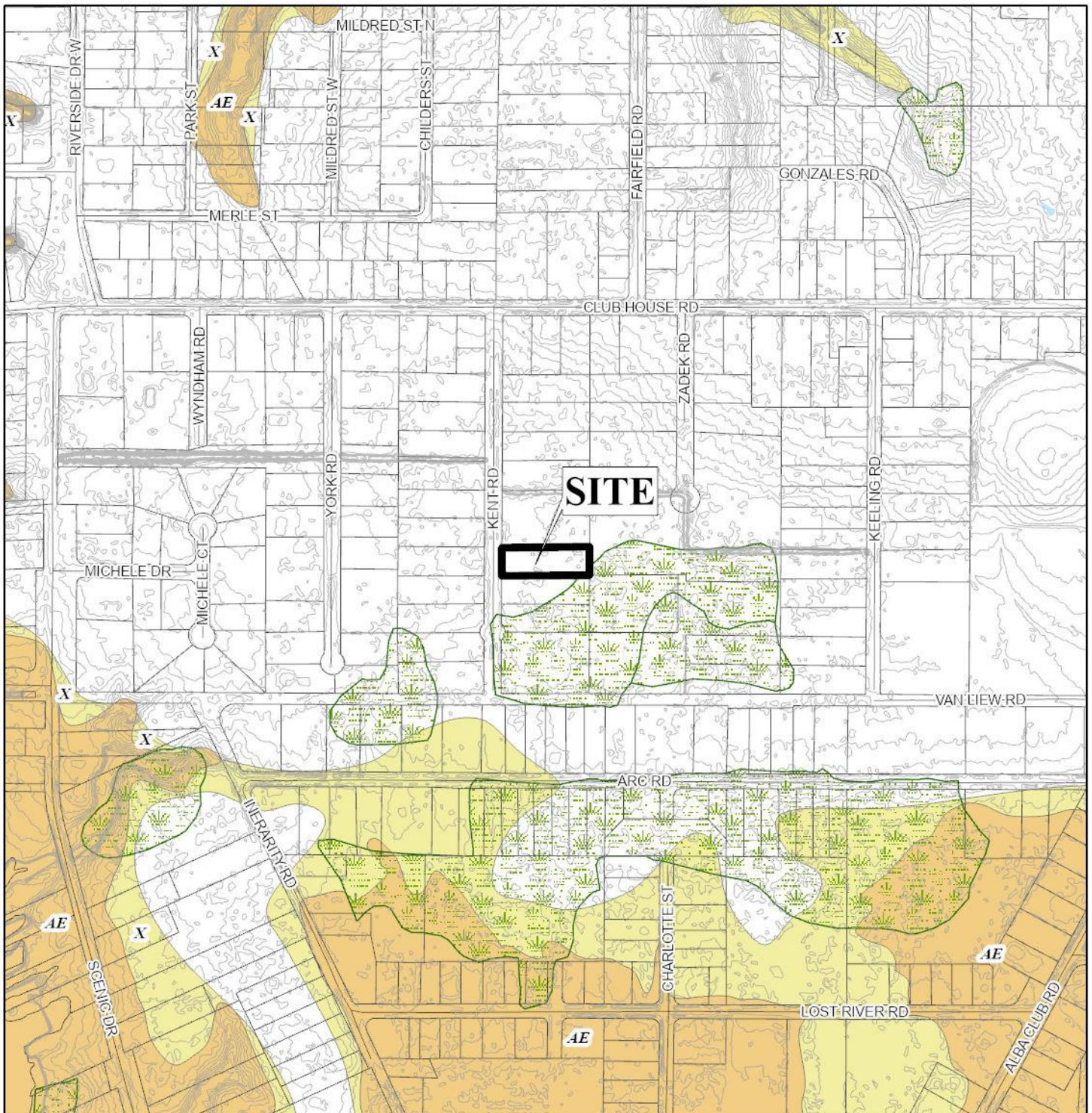
## Layer2

<span style="color: yellow;">■</span> Low Density Residential	<span style="color: magenta;">■</span> Downtown	<span style="color: magenta;">■</span> Traditional Corridor	<span style="color: purple;">■</span> Heavy Industry
<span style="color: orange;">■</span> Mixed Density Residential	<span style="color: red;">■</span> District Center	<span style="color: orange;">■</span> Mixed Commercial Corridor	<span style="color: blue;">■</span> Institutional
	<span style="color: darkred;">■</span> Neighborhood Center - Traditional	<span style="color: brown;">■</span> Downtown Waterfront	<span style="color: green;">■</span> Parks & Open Space
	<span style="color: blue;">■</span> Neighborhood Center - Suburban	<span style="color: lightgrey;">■</span> Light Industry	<span style="color: darkblue;">■</span> Water Dependent





# ENVIRONMENTAL LOCATOR MAP

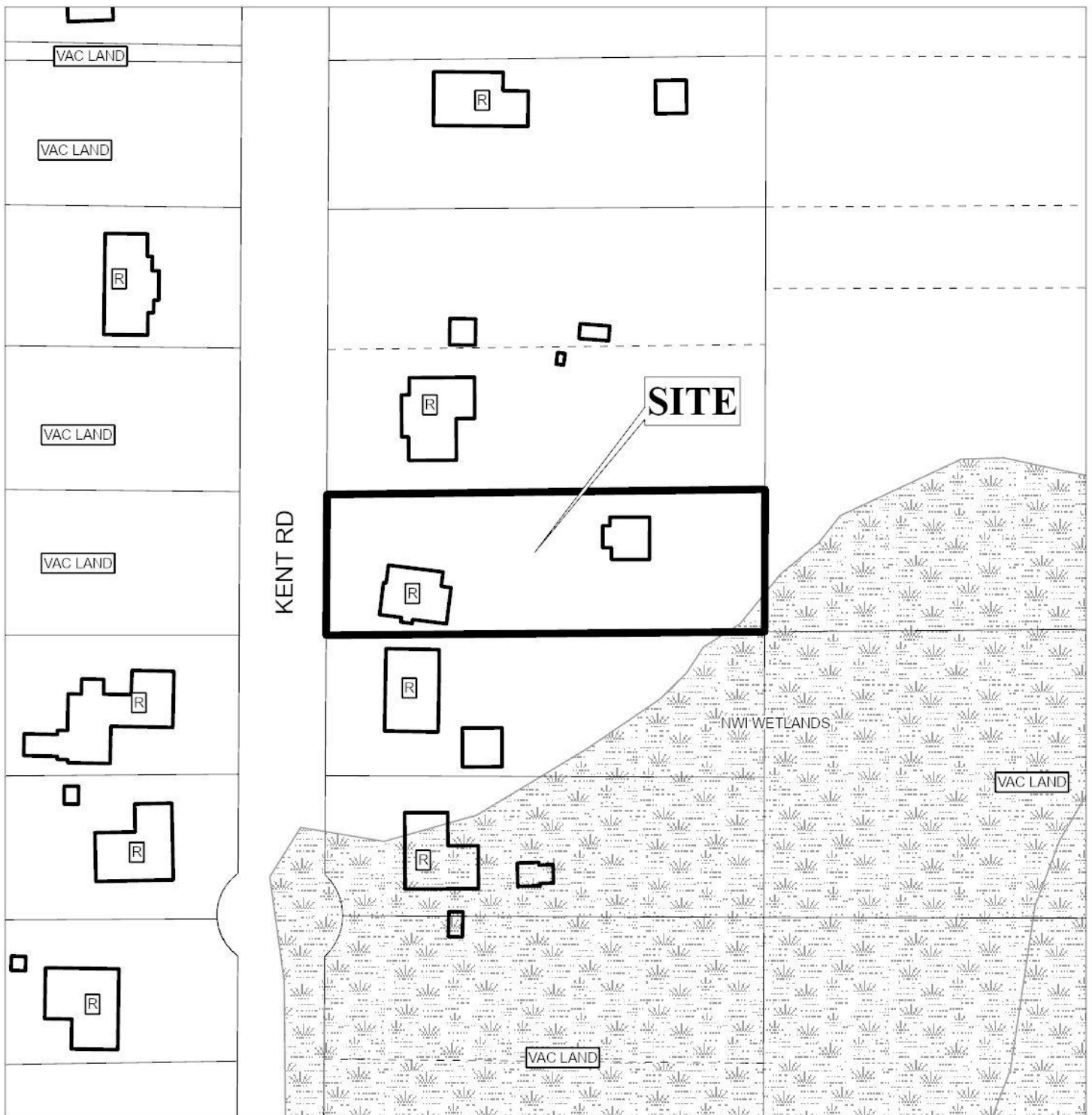


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# PINEWOOD RIVER SUBDIVISION, BLOCK C, FIRST ADDITION TO, RESUBDIVISION OF LOT 10



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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





**PINEWOOD RIVER SUBDIVISION, BLOCK C, FIRST  
ADDITION TO, RESUBDIVISION OF LOT 10**

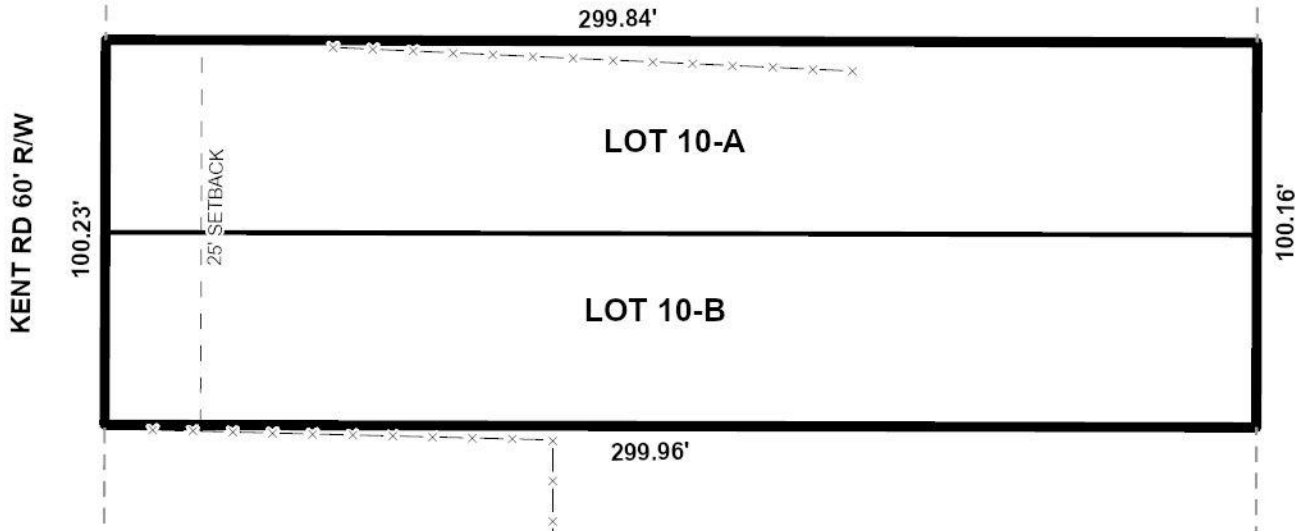


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# DETAIL SITE PLAN



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