

INN ROAD MOBILE SUBDIVISION

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 reference, on the map and the description, to a monumented corner.
- C. Provide a written description for the subdivision boundary.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 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. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. LOT 2 –NONE.
- 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 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.
- J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- 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 is limited to existing curb cut with any changes to size, location and design to be approved by COM Traffic Engineering and obtain permits/approvals from Alabama Department of Transportation and conform to AASHTO standards. Any required

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 plat illustrates the proposed 2-lot, 3.3± acre subdivision which is located on the West side of Inn Road, 2/10-mile, South of Tillmans Corner Parkway, within Council District 4. The applicant does not state on the application what water and sewer services are provided to the proposed lot. The purpose of this application is to create two (2) legal lots of record from two (2) existing metes-and-bounds parcels.

The proposed Lots have been given a Mixed Commercial Corridor (MCC) land use designation, per the 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.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

Per Section V.D.2. *Minimum Dimensions* of the Subdivision Regulations new lots served by the public or an approved private water supply system and sanitary sewerage system require a minimum lot area of 7,200 square feet. Where served by the public or an approved private water supply system but not by the public or an approved private sanitary sewerage system, the minimum lot area required for new lots is 15,000 square feet. Lastly, where served by neither the public or an approved private water supply system nor sanitary sewerage system, the minimum lot area required for a new lot is 40,000 square feet.

As illustrated, the proposed lot area for Lot 1 is 43,319.4± square feet and the proposed lot area for Lot 2 is 87,360.2± square feet. As such, both proposed lots are illustrated as compliant and exceed the minimum lot area requirement of the Subdivision Regulations. If approved, the lot size labels in 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.

The proposed Lots front Inn Road a minor street without curb and gutter, and as such, a 60-foot right-of-way width is required. The preliminary plat states, "Varying Width Right-of-Way" and if approved, should be revised to illustrate the required right-of-way width or provision of adequate dedication to provide 30 feet from the center line of Inn Road

As proposed, Lot 2, if approved, would create a flag lot with a 45-foot-wide "pole" fronting Inn Road. It should be noted that per Section V.D.1. of the Subdivision Regulations flag lots are generally not allowed. However, the Regulations do provide some allowance when the proposed lot is located within an area where varied and irregularly shaped lot designs are common, and the design is consistent with other lots in the vicinity. As such, the proposed lot design may be appropriate as there are several irregularly shaped lots, including multiple flag lots, within the area of the proposed subdivision.

Additionally, flag lots large enough for future resubdivision per Section V.D.1. of the Subdivision Regulations requires that the "pole" of a proposed flag lot be of a width adequate to allow dedication and construction of a public road. As Lot 2 is large enough to potentially be resubdivided, if approved, the Final Plat should be revised to illustrate a compliant width of 60 feet for the "pole" of Lot 2 accounting for potential adjustments to Lot 1 made necessary by any increase in width.

The preliminary plat illustrates a 25-foot minimum building setback line for Lot 1 along Inn Road and should be retained on the Final Plat, adjusting as needed for any dedication. A 25-foot minimum building setback will be enforced where the vehicular access and pedestrian easement opens to the main body of Lot 2. As such, if approved, the Final Plat should be revised to illustrate the required 25-foot minimum setback along the access easement.

As a means of access management, a note containing the Traffic Engineering comments should be placed on the Final Plat. Additionally, as easements are recorded on the subject property they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement.

It is important to note that any new development of the site will be required to fully comply with current zoning standards including, but not limited to, tree and landscape area requirements as detailed within Section 64-4 of the Zoning Ordinance.

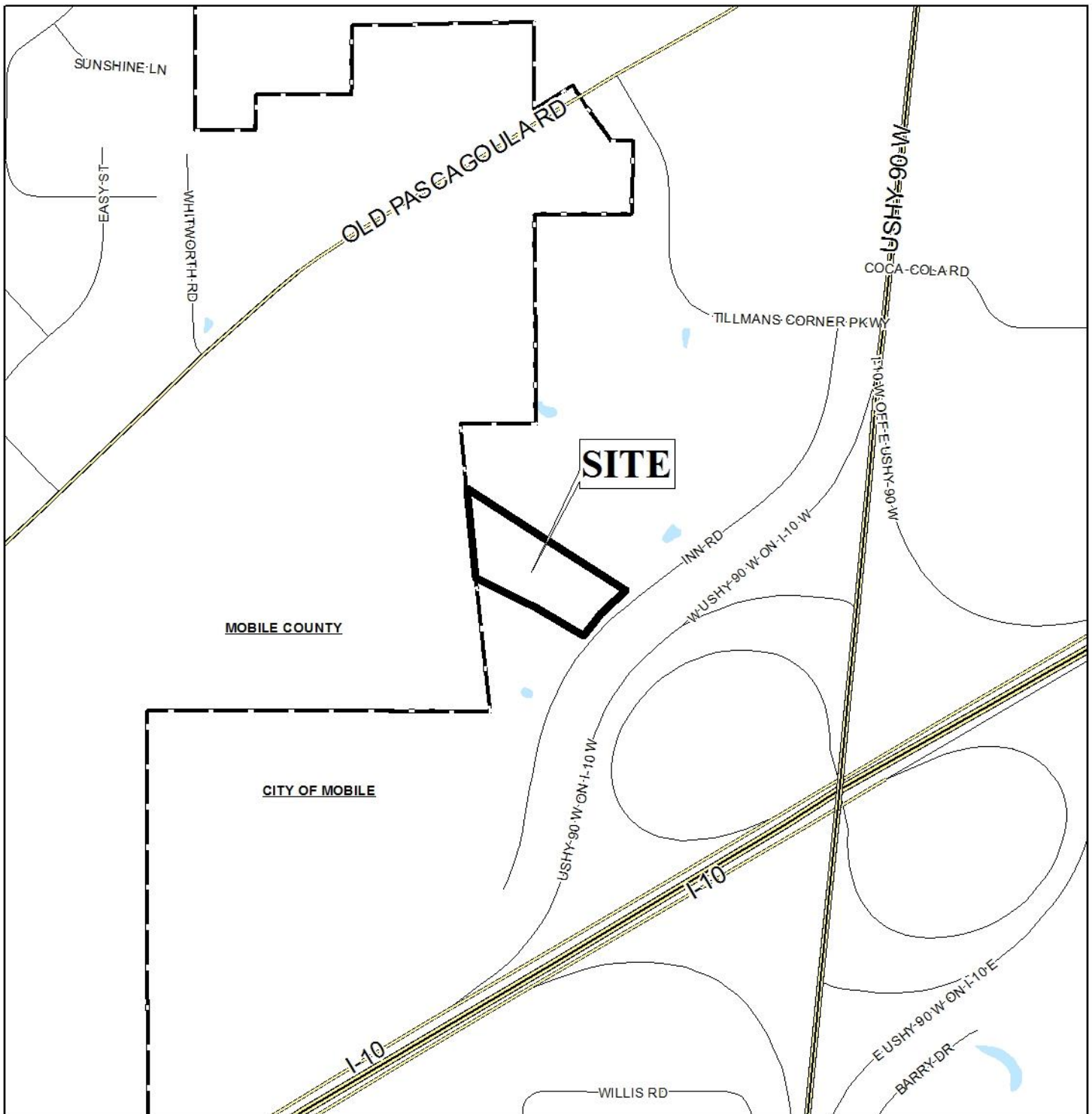
Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the Final Plat to illustrate 30 feet of right-of-way or provision of adequate dedication to provide 30 feet of right-of-way from the center line of Inn Road;
- 2) revision of the Final Plat to illustrate a compliant 60-foot width for the “pole” of Lot 2 adjusting Lot 1 dimensions, if applicable;
- 3) revision of the Final Plat to illustrate the required 25-foot minimum setback along the access frontage;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) retention of the 25-foot minimum building setback along Inn Road on the Final Plat, adjusting for dedication as needed;
- 6) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 7) compliance with the 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 reference, on the map and the description, to a monumented corner. C. Provide a written description for the subdivision boundary. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 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. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. LOT 2 –NONE. 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 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. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. 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);

- 8) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to existing curb cut with any changes to size, location and design to be approved by COM Traffic Engineering and obtain permits/approvals from Alabama Department of Transportation and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
- 9) *compliance with the 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*
- 10) *compliance with the 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)).*

LOCATOR MAP



APPLICATION NUMBER 1 DATE April 2, 2020

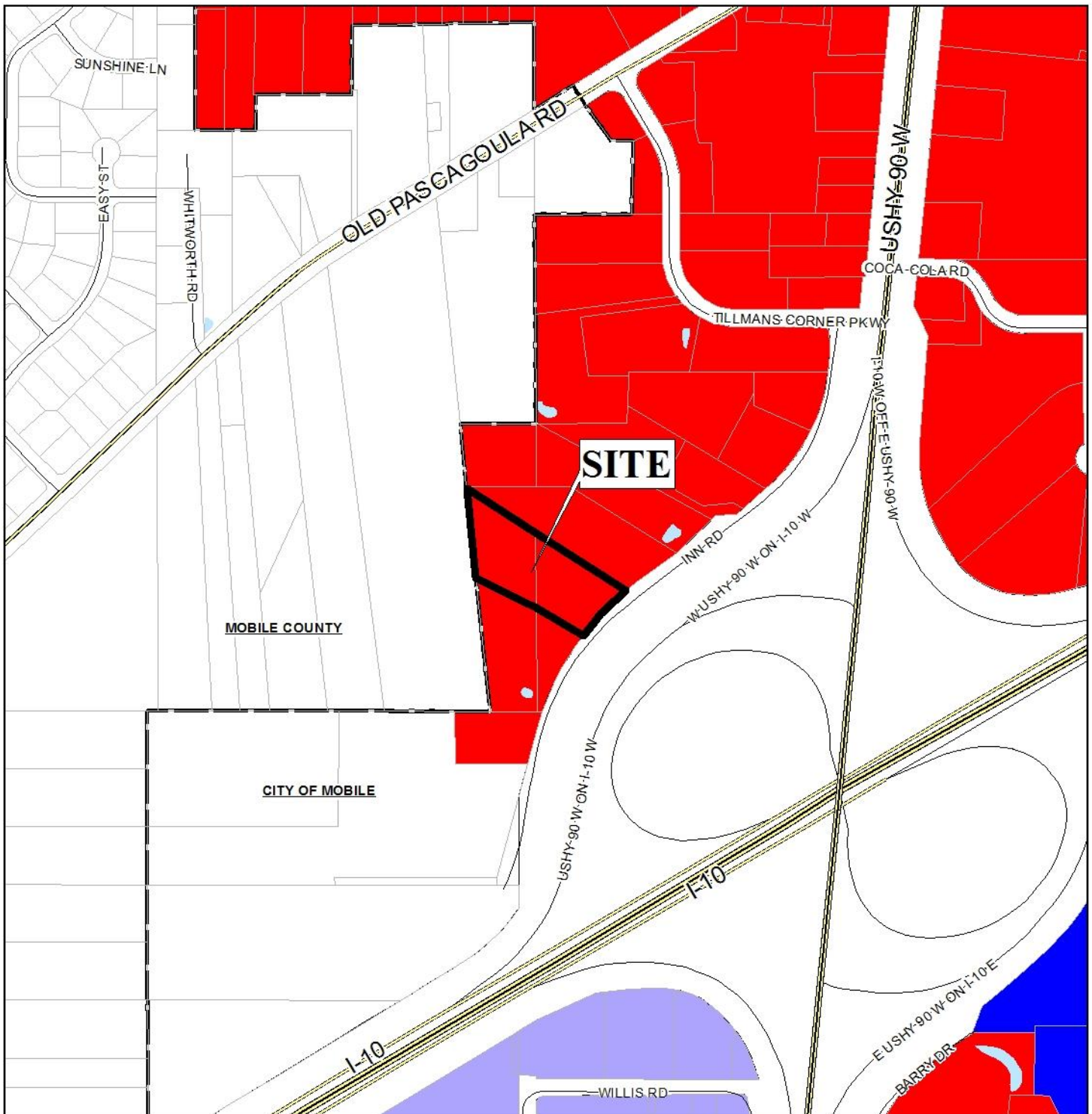
APPLICANT Inn Road Mobile Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



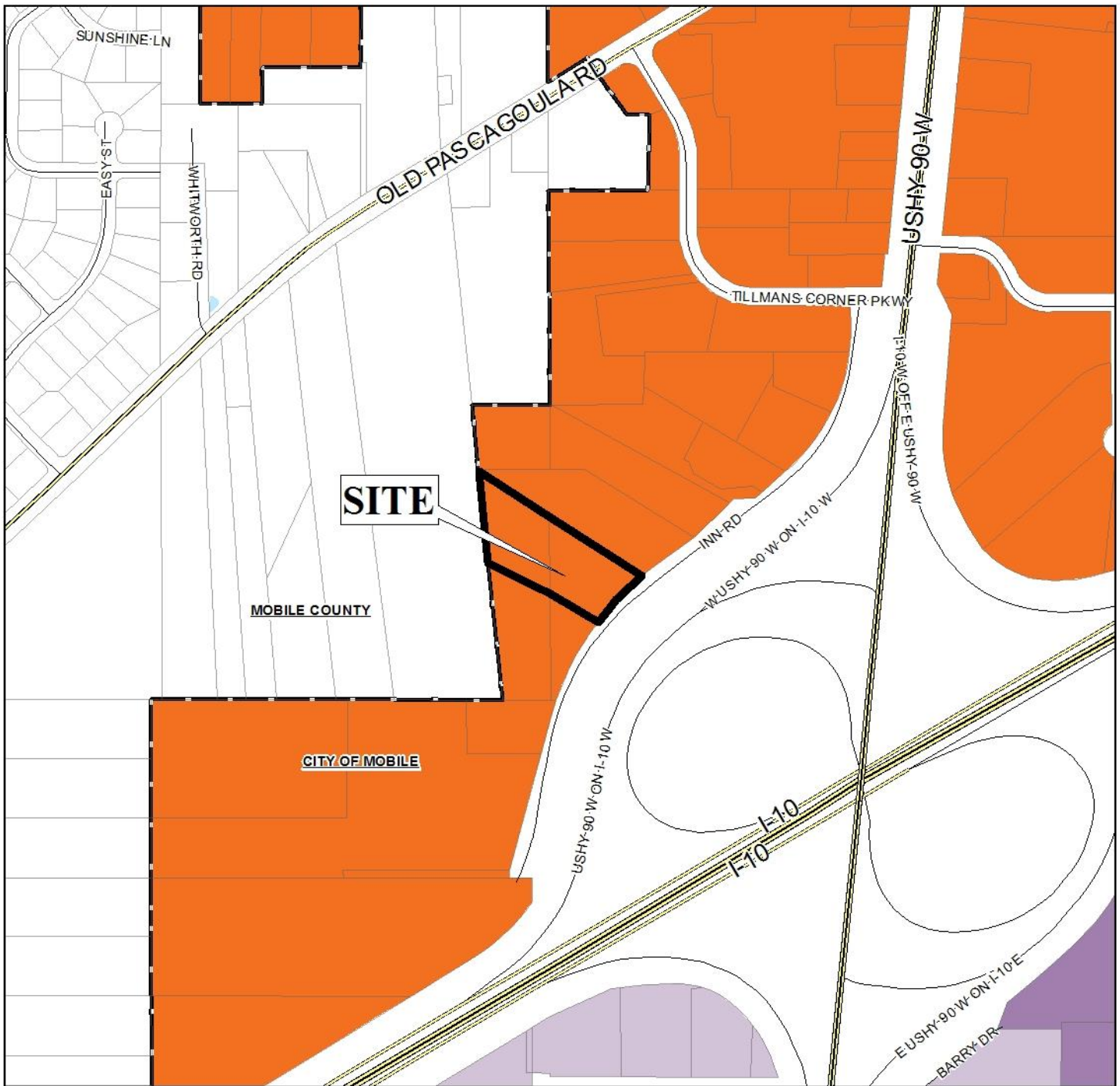
APPLICATION NUMBER 1 DATE April 2, 2020

APPLICANT Inn Road Mobile Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE April 2, 2020

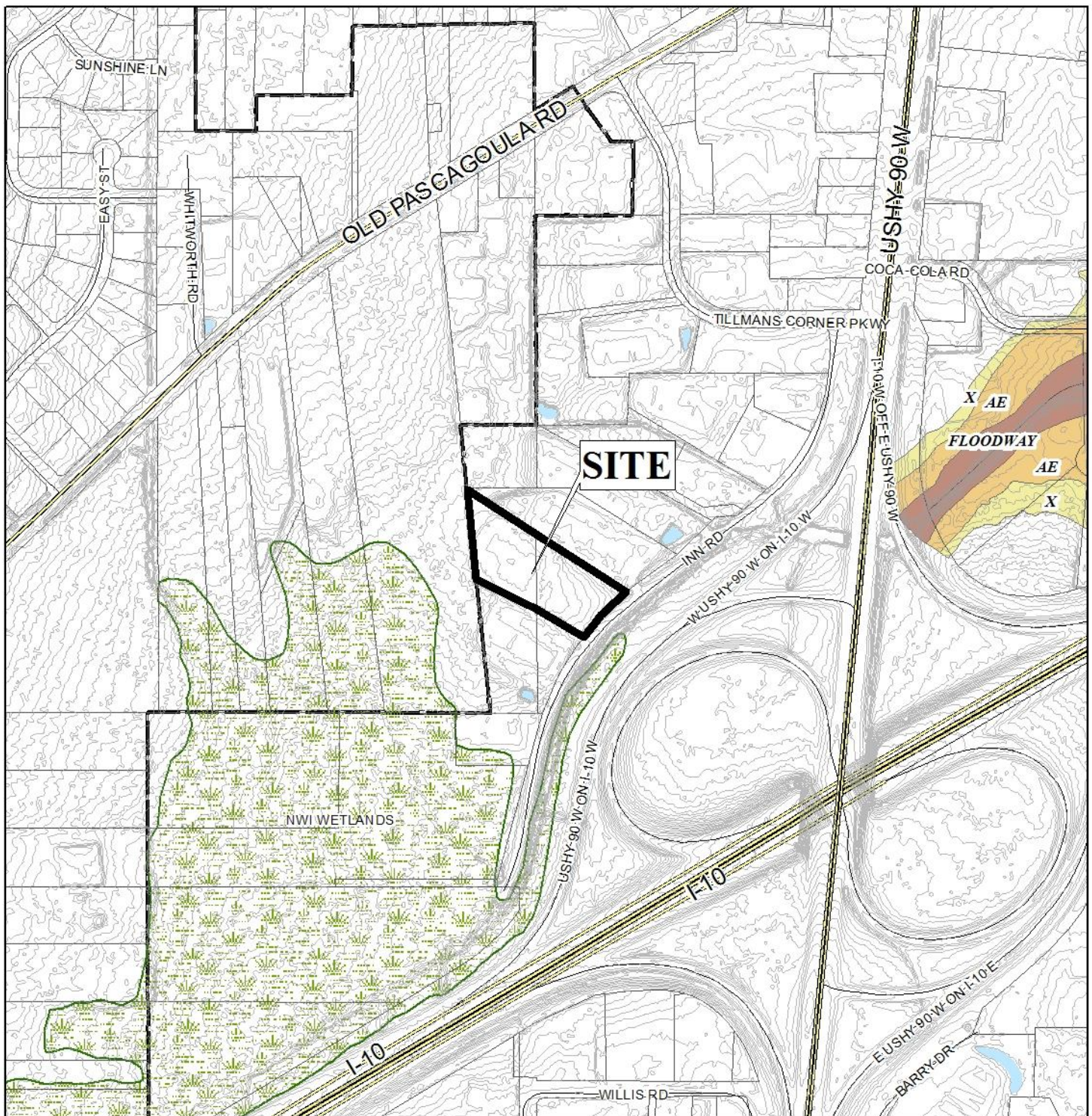
APPLICANT Inn Road Mobile Subdivision

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	



ENVIRONMENTAL LOCATOR MAP



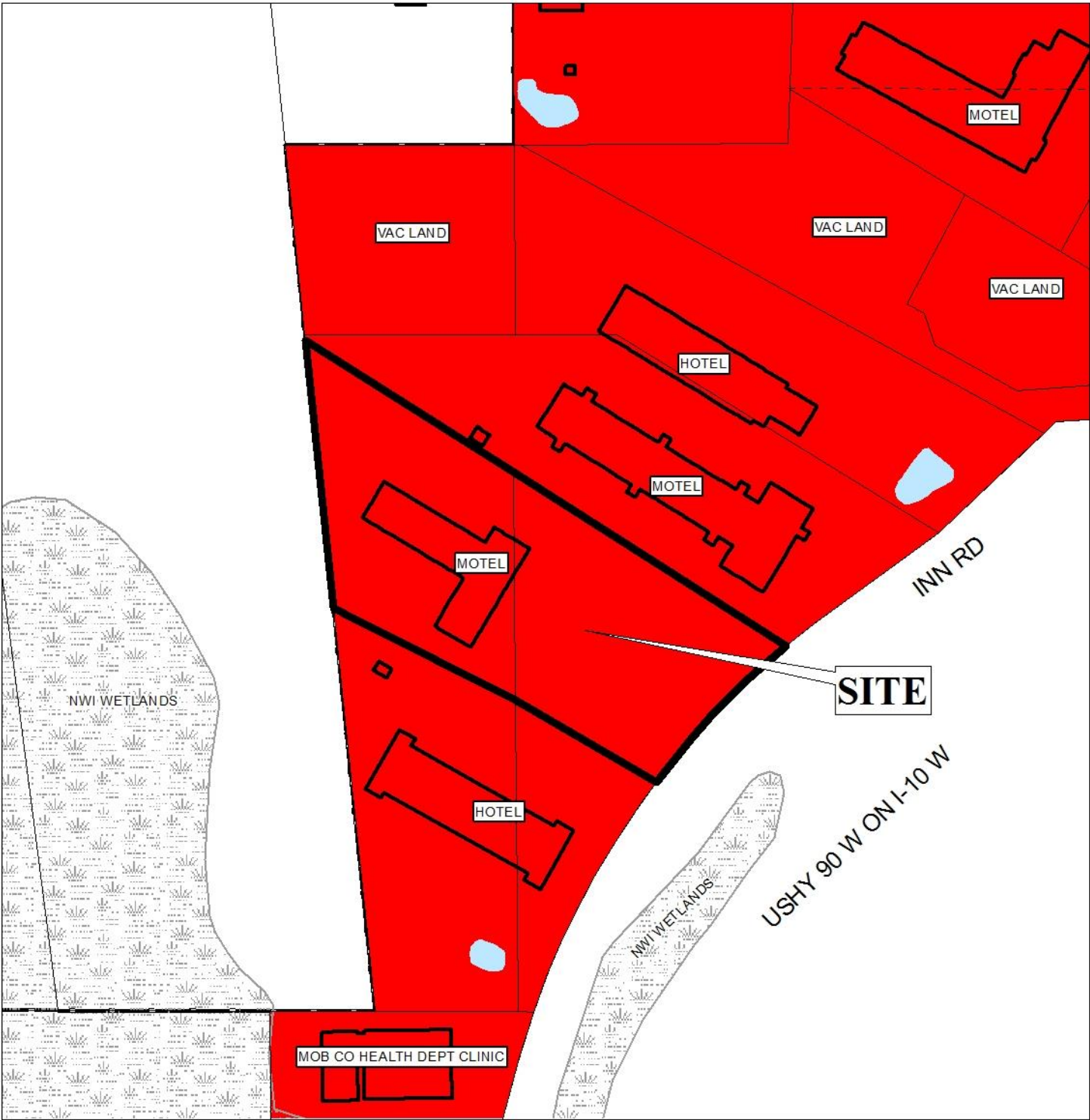
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APPLICANT Inn Road Mobile Subdivision

REQUEST Subdivision



INN ROAD MOBILE SUBDIVISION



APPLICATION NUMBER 1 DATE April 2, 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



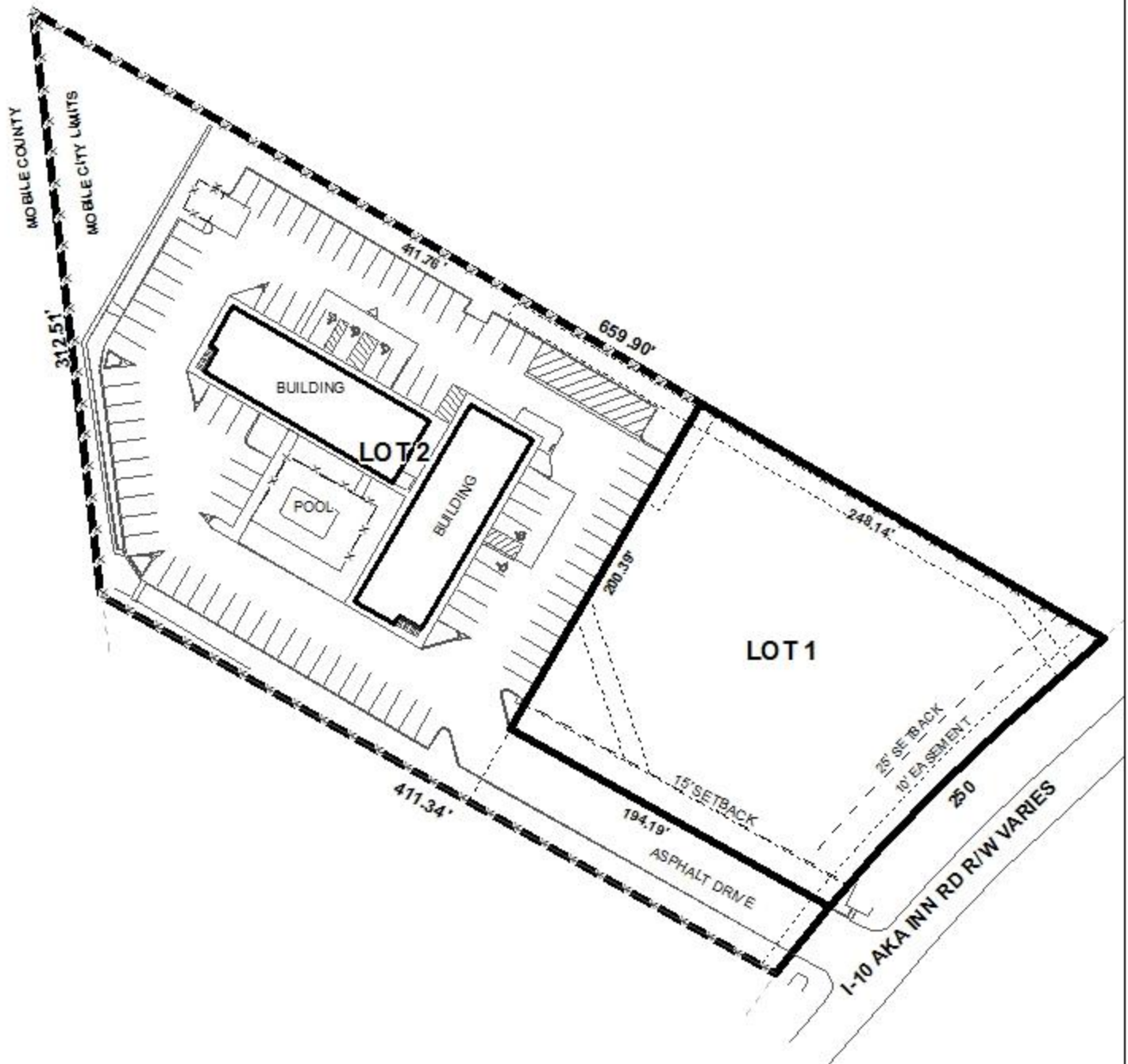
INN ROAD MOBILE SUBDIVISION



APPLICATION NUMBER 1 DATE April 2, 2020



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE April 2, 2020

APPLICANT Inn Road Mobile Subdivision

REQUEST Subdivision

