

MILLER DUPLEX SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS:

The “PLAT” that was submitted was labeled ARCHITECTURE SITE PLAN and did not contain adequate information to review.

Traffic Engineering Comments: Site is limited to one driveway 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, should 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 [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 plat illustrates the proposed 1-lot, 0.09± acre subdivision which is located on the Southwest corner of North Dearborn Street and Congress 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 one (1) legal lot of record from one (1) existing metes-and bounds parcel.

The site has been given a Downtown (DT) 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.

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.

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.

It should be noted that the preliminary plat submitted for review is basically an architectural site plan for the proposed development of the subject site and does not meet the standards of Section IV of the Subdivision Regulations of the City of Mobile. If the subdivision is approved, a Final Plat drawn in accordance with Section IV should be submitted for signing with the proposed development improvements not shown on the Final Plat.

The proposed lot is located within a T4 Mixed-Use Sub-district of Low Intensity 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 based primarily upon the DDD requirements.

The proposed lot fronts North Dearborn Street and Congress Street which are minor streets with curb and gutter each requiring a 50-foot right-of-way width. The right-of-way widths of both streets are not indicated on the plan. Therefore, the Final Plat must indicate the right-of-way widths of North Dearborn Street and Congress Street, if approved, and dedication should be required to provide 25 feet from the centerline of both streets, if currently substandard.

The Zoning Ordinance requires an 18-foot minimum property width and allows a 120-foot maximum property width for newly platted properties in a T4 Sub-district. The proposed lot falls within the allowable lot width range.

Per Section 64-3.I.8.(d), in a T4 Sub-district, the DDD allows a twelve-foot maximum setback along the primary street frontage. The plan indicates a compliant 3'-10" setback along the Congress Street primary frontage. A note should be required on the Final Plat stating the maximum setback allowed in a T4 Sub-district is twelve feet along the primary street frontage. As this differs from the standard 25-foot minimum setback required by Section V.D.9. of the Subdivision Regulations, this section will need to be waived, if approved.

The plan does not provide the lot size. Therefore, the Final Plat must label the lot with its size in square feet and acres, or a table should be furnished on the Final Plat providing the same information. While generally in keeping with the lots in the area, the proposed lot is less than the 7,200 square feet required in Section V.D.2. of the Subdivision Regulations, thus a waiver of that

section will be required, if approved. The Zoning Ordinance allows up to 75% maximum site coverage within T4 Sub-districts, and a note should be required on the Final Plat stating such, if approved.

As the subject site is within the DDD, a note should be required on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval.

Section 64-3.I.11.(c)(3) of the Zoning Ordinance limits the driveway width to 25 feet within the front setback. A note should be required on the Final Plat stating such. Moreover, as per Section 64-3.I.11.(c)(5), a maximum of one curb cut per street frontage is allowed per lot, thus a note should be required on the Final Plat stating such, if approved.

Based upon the preceding, with a waiver of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) submittal of a plat in compliance with Section IV of the Subdivision Regulations of the City of Mobile;
- 2) revision of the plat to indicate the right-of-way widths of North Dearborn Street and Congress Street on the Final Plat, with dedication to provide 25 feet from the centerline of either street, if currently less;
- 3) placement of a note on the Final Plat stating that a twelve-foot (12') maximum building setback is required on the primary street frontage;
- 4) revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that there is 75% maximum site coverage within a T4 Sub-district;
- 6) placement of a note on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval;
- 7) placement of a note on the Final Plat stating that the driveway width is limited to 25 feet within the front setback;
- 8) placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage;
- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Site is limited to one driveway 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, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) 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 [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.);*
- 11) 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). 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).

LOCATOR MAP



APPLICATION NUMBER 1 DATE September 15, 2022

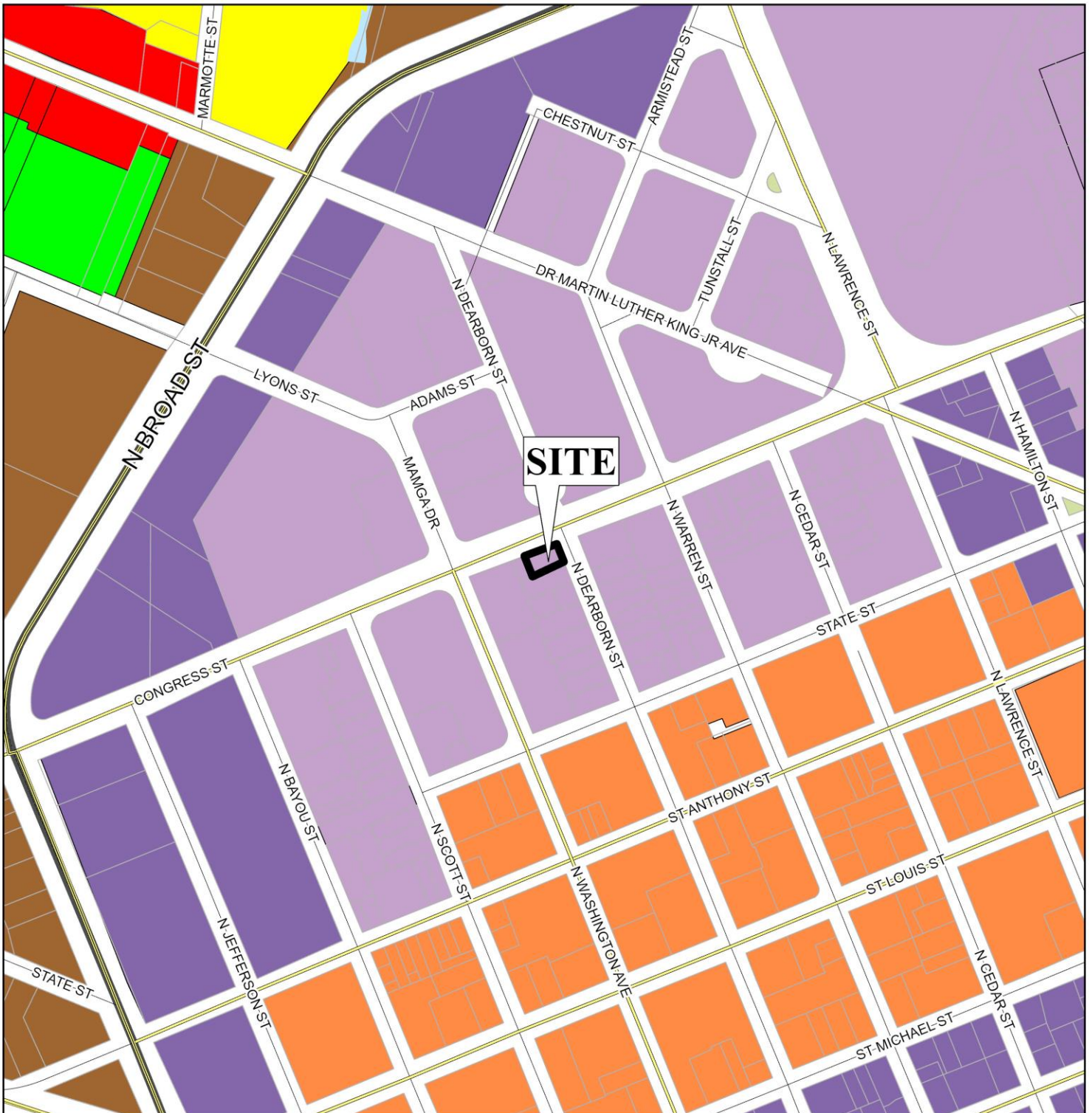
APPLICANT Miller Duplex Subdivision

REQUEST Subdivision



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LOCATOR ZONING MAP



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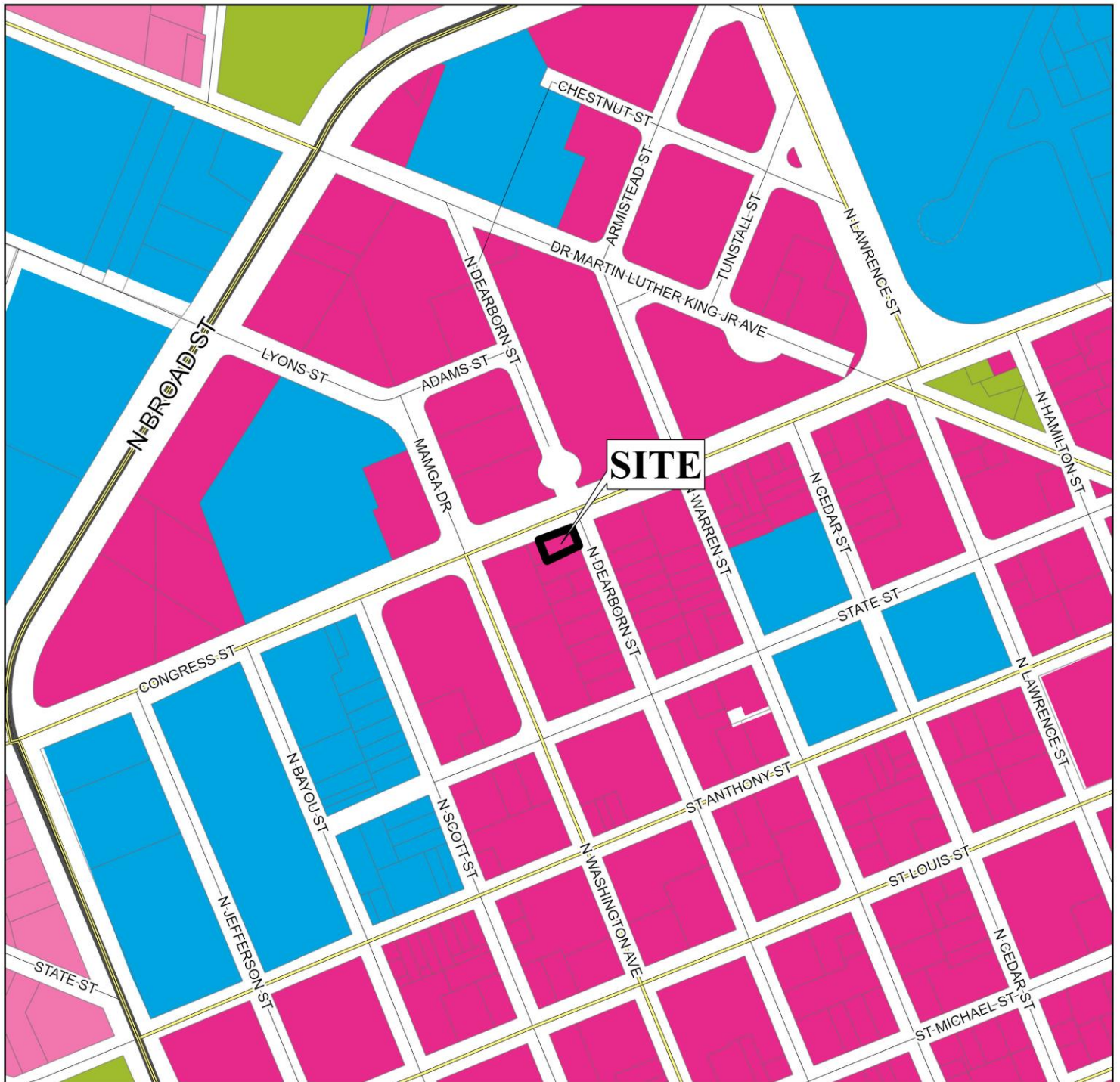
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FLUM LOCATOR MAP



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APPLICANT Miller Duplex Subdivision

REQUEST Subdivision

Layer2

■ Low Density Residential

■ Mixed Density Residential

■ Downtown

■ District Center

■ Neighborhood Center - Traditional

■ Neighborhood Center - Suburban

■ Traditional Corridor

■ Mixed Commercial Corridor

■ Downtown Waterfront

■ Light Industry

■ Heavy Industry

■ Institutional

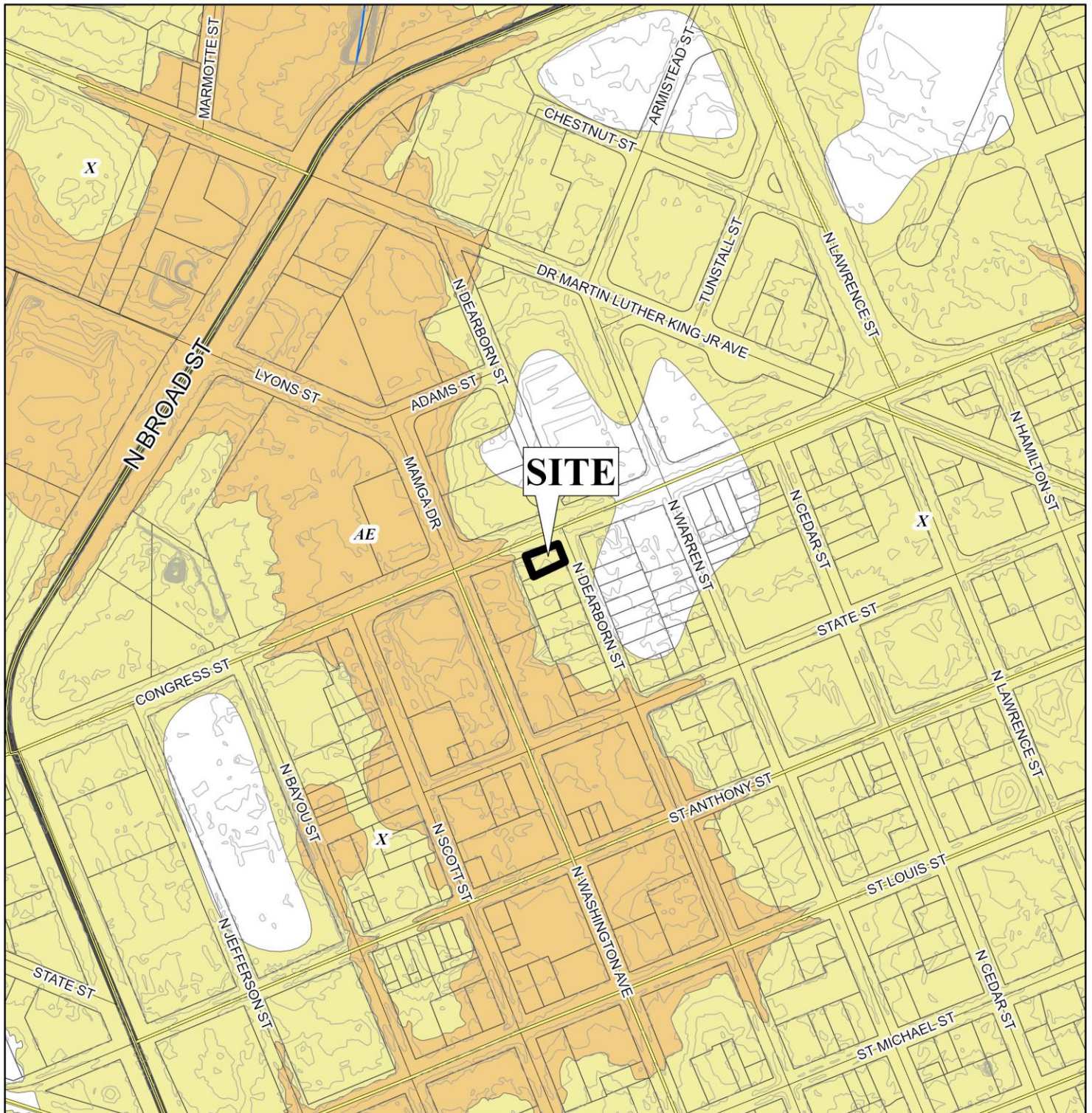
■ Parks & Open Space

■ Water Dependent



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ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE September 15, 2022

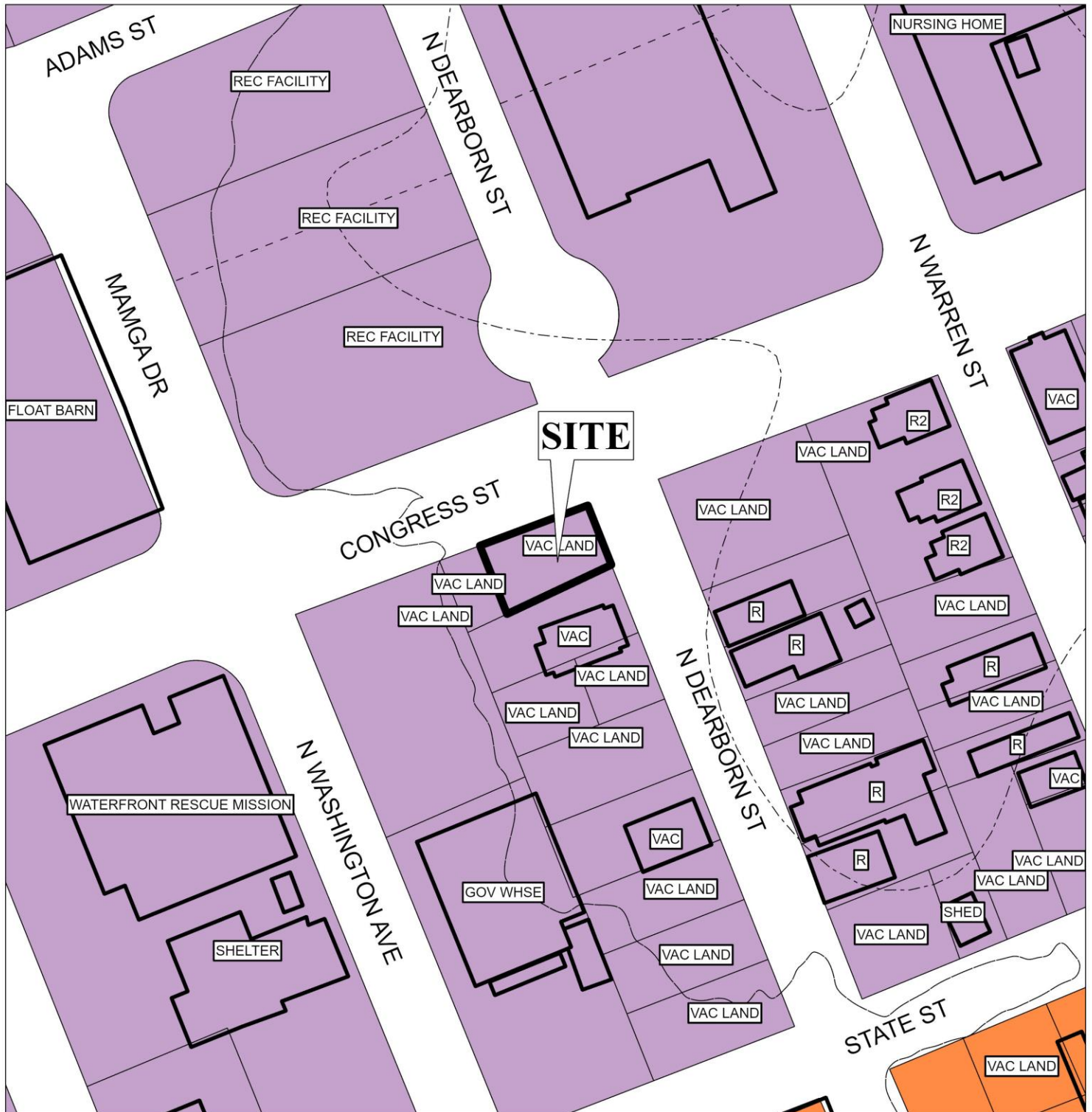
APPLICANT Miller Duplex Subdivision

REQUEST Subdivision



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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



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