

ORDER OF POLKA DOTS SUBDIVISION, REVISED

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. Revise the Subdivision Name to something indicating a RESUB of the lot in the original subdivision plat or an ADDITION to the original subdivision.
- C. Add a graphic scale.
- D. Add legible street names to the vicinity map, especially Gayle St and Tennessee St.
- E. Provide a designation for the proposed LOT (i.e. LOT 1, LOT A)
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29- #79) the PROPOSED LOT (not designated) 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: PROPOSED LOT – 18,500 sf
- 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. 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 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. 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 [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 one (1) lot, 2.0± acre subdivision located on the South side of Tennessee Street, 149'± West of Gayle Street, extending to the Northwest corner of Gayle Street and Kentucky Street, 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 one (1) legal lot of record from one (1) legal lot of record and two (2) metes and bounds parcels.

The site has been given a Mixed Density Residential (MxDR) 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 existing legal lot of record (Order of Polka Dots Subdivision) consists of the existing building and the frontage along Kentucky Street and Gayle Street. The lot was approved by the Planning Commission in May 1994. As the lot contained a float barn, the Planning Commission, upon the recommendation of the Urban Forester, stipulated that no Mardi Gras floats could travel north on Gayle Street due to an extremely large oak along Gayle Street. However, Mardi Gras floats exiting via Tennessee Street are able to travel North on Gayle Street. Additionally, the 27-foot “notch” of

right-of-way in front of the existing building was created by the dedication of this right-of-way along Tennessee Street via the Final Plat for the Order of Polka Dots Subdivision.

The proposed site has frontage on Tennessee Street, an unimproved, minor street without curb-and-gutter, requiring a 60-foot right-of-way; Gayle Street, a minor street with curb-and-gutter, requiring a 50-foot right-of-way; and Kentucky Street, a substandard minor street without curb-and-gutter, requiring a 60-foot right-of-way. The preliminary plat illustrates an existing compliant right-of-way along Gayle Street, but dedication to provide 30 feet to the centerline of Tennessee Street and Kentucky Street may be appropriate, if approved. As on the preliminary plat, the right-of-way width of all street frontages should be retained on the Final Plat, if approved.

The proposed subdivision has a lot that is located at the corner of Gayle Street and Kentucky Street. Both Gayle Street and Kentucky Street have compliant rights-of-way. Furthermore, dedication of the corner radius at Gayle Street and Kentucky Street per Section V.D.6 of the Subdivision Regulations should be required.

The preliminary plat submitted illustrates a proposed 25-foot minimum building setback line along Kentucky Street, which meets the minimum building setback line required by Section V.D.9 of the Subdivision Regulations. The preliminary plat does not illustrate the 25-foot minimum setback line along Gayle Street or Tennessee Street. If approved, the 25-foot minimum building setback lines along Kentucky Street should be retained and should be illustrated along Gayle Street and Tennessee Street on the Final Plat, and should be adjusted to accommodate any required dedication.

The lot exceeds the minimum size requirements of the Subdivision Regulations, and the lot size should be retained in square feet and acres on the Final Plat, if approved.

The proposed subdivision is irregularly shaped which is discouraged by Section V.D.1. of the Subdivision Regulations. The exception being approval of the lot located where varied and irregularly-shaped lots are common, and the informality of the design is consistent with other lots in the vicinity, as is the case with the subject site.

It should be noted that the proposed subdivision was subject to side yard and use variances in 1994 which were approved by the Board of Zoning Adjustment at its meeting on June 6, 1994.

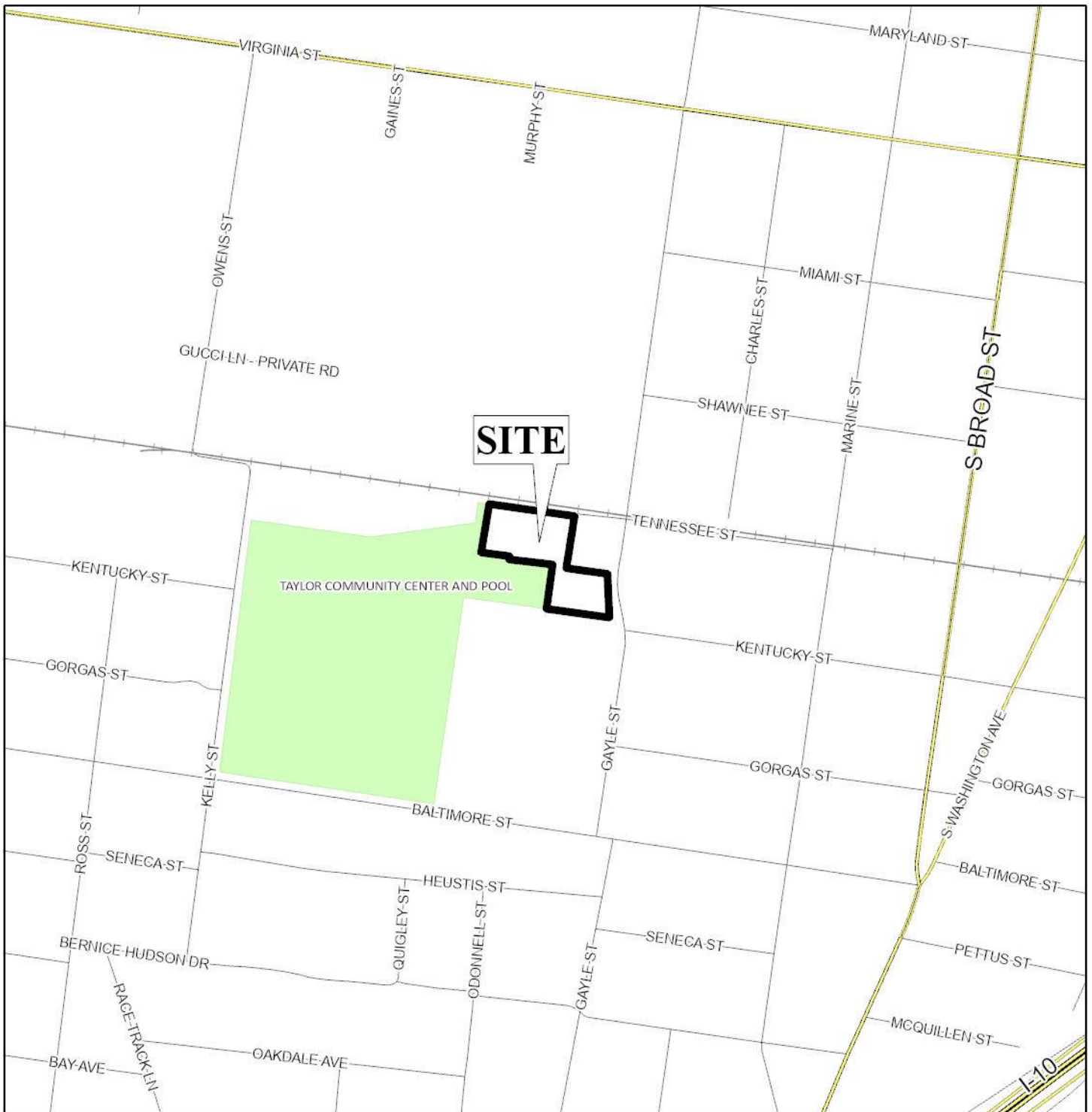
As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note should be required on the Final Plat stating these comments.

With a waiver of Section V.D.1. of the Subdivision Regulations, the submitted plat is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the right-of-way widths of Gayle Street on the Final Plat;
- 2) Dedication to provide 30 feet to the centerline of Tennessee Street and Kentucky Street;
- 3) Dedication of corner radius
- 4) Illustrate the 25-foot minimum building setback line along all rights-of-way, adjusted for dedication;

- 5) Placement of a note on the Final Plat stating that all Mardi Gras floats, except those traveling along Tennessee Street are prohibited from traveling North on Gayle Street;
- 6) Retention of the lot size in square feet and acres on the Final Plat, adjusted for dedication;
- 7) Compliance with the 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. Revise the Subdivision Name to something indicating a RESUB of the lot in the original subdivision plat or an ADDITION to the original subdivision. C. Add a graphic scale. D. Add legible street names to the vicinity map, especially Gayle St and Tennessee St. E. Provide a designation for the proposed LOT (i.e. LOT 1, LOT A) F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29- #79) the PROPOSED LOT (not designated) 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: PROPOSED LOT – 18,500 sf 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. 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 prior to obtaining any signatures. No signatures are required on the drawing.*)
- 8) Placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering 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 [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.*); and
- 10) Compliance with the 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.*).

LOCATOR MAP



APPLICATION NUMBER 1 DATE January 5, 2023
 APPLICANT Order of Polka Dots Subdivision, Revised
 REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE January 5, 2023

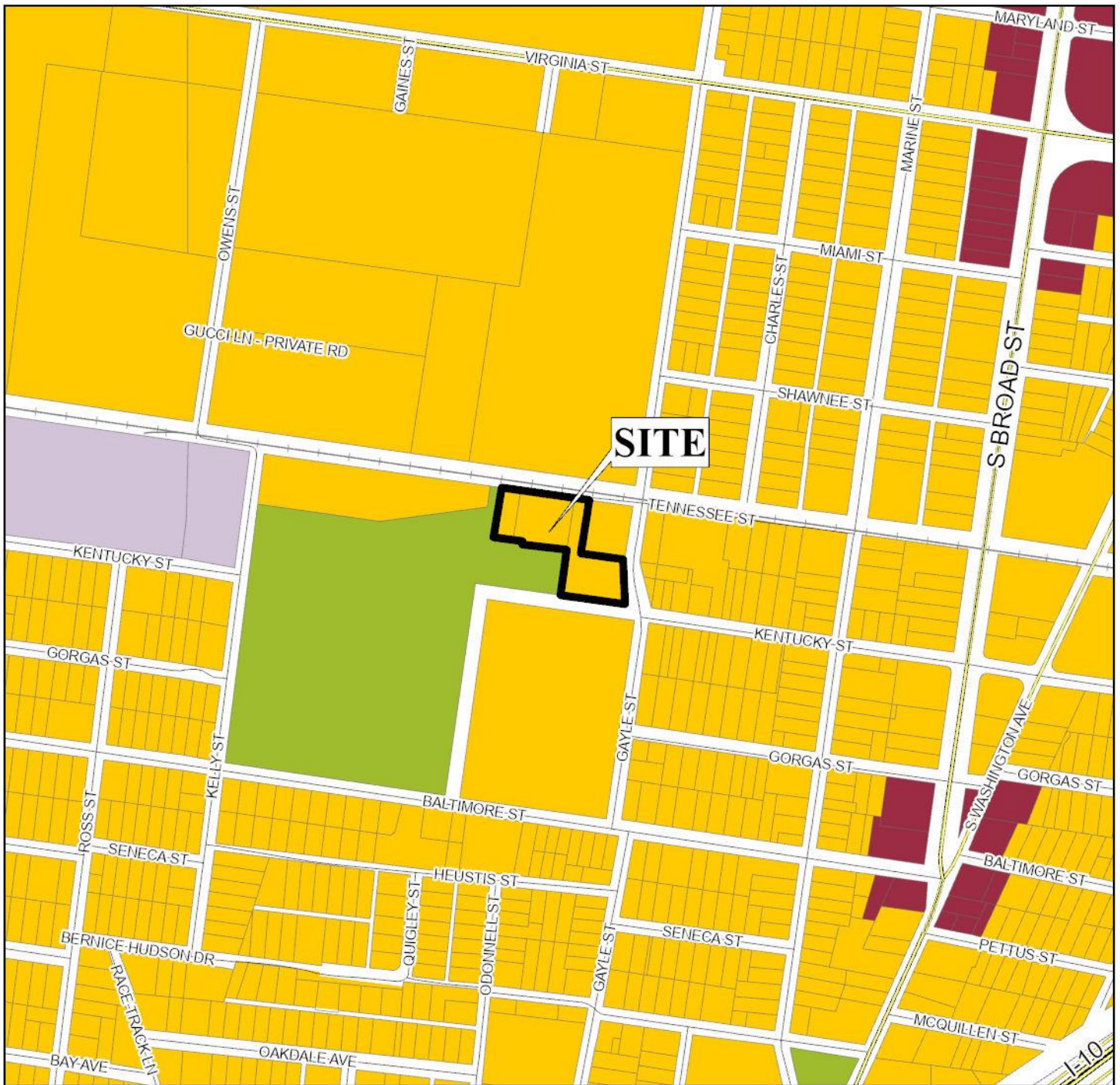
APPLICANT Order of Polka Dots Subdivision, Revised

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE January 5, 2023

APPLICANT Order of Polka Dots Subdivision, Revised

REQUEST Subdivision

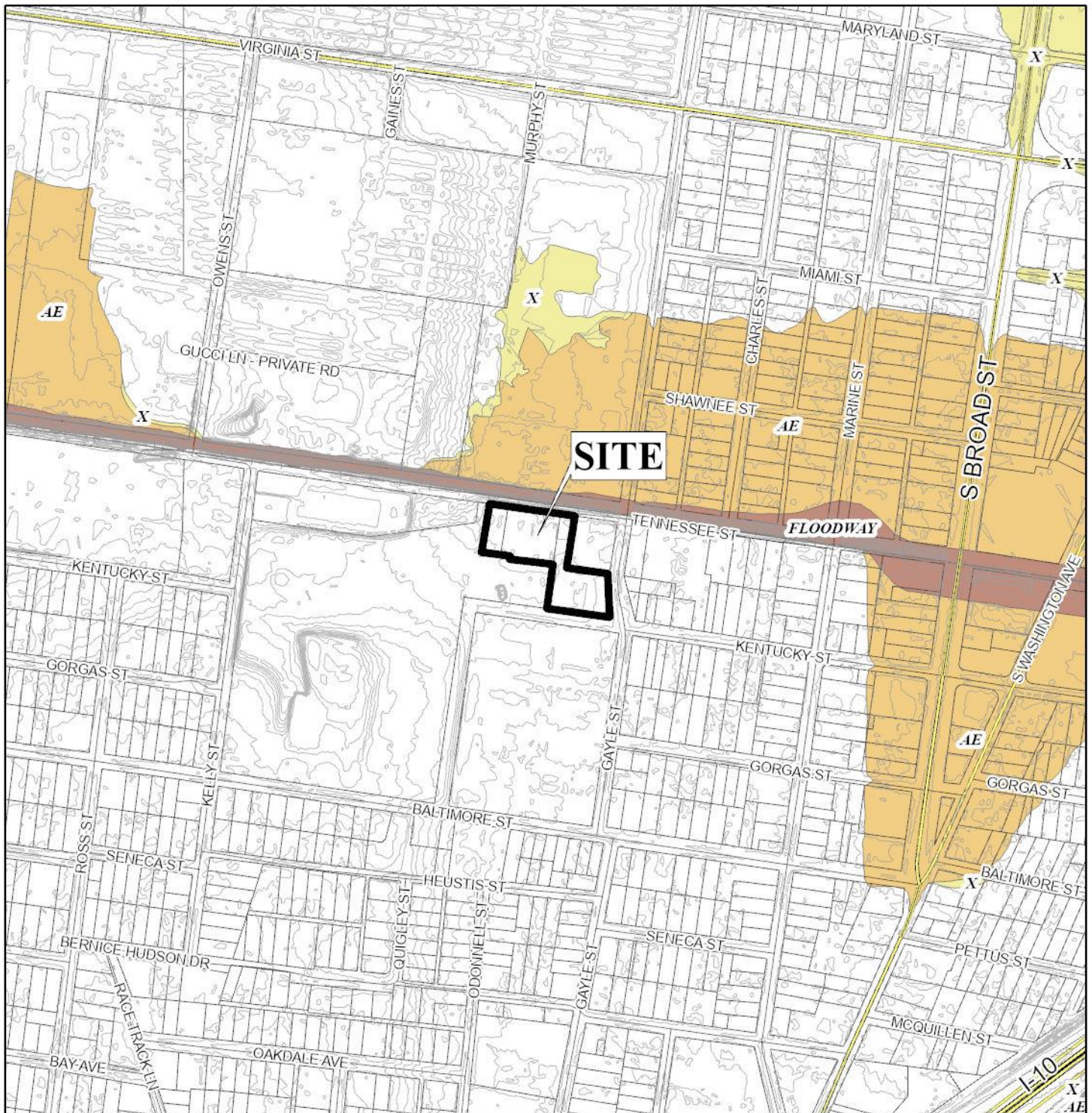
Layer2

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



NTS

ENVIRONMENTAL LOCATOR MAP



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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



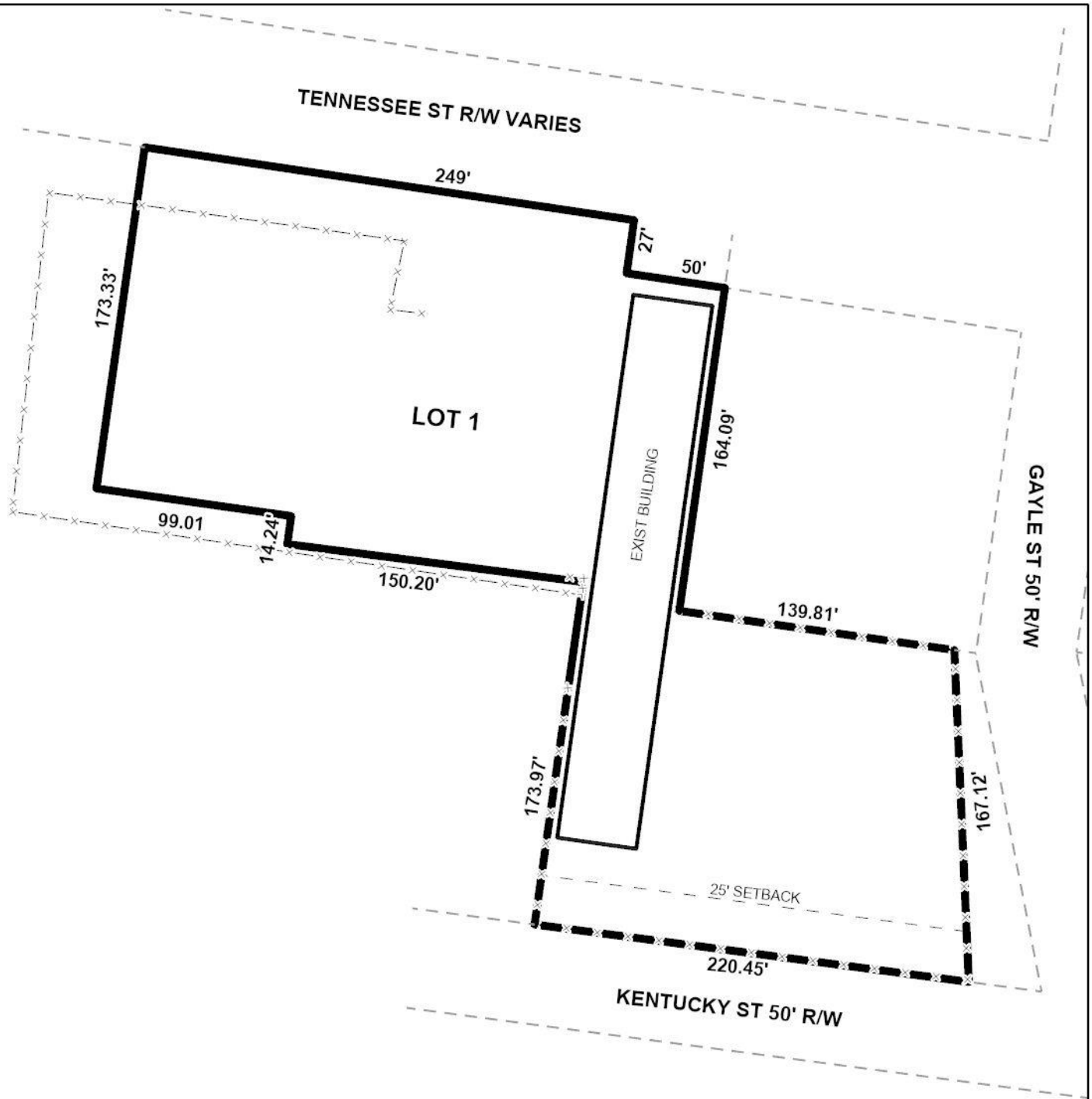
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APPLICATION NUMBER 1 DATE January 5, 2023



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE January 5, 2023

APPLICANT Order of Polka Dots Subdivision, Revised

REQUEST Subdivision



