

WASHINGTON/OAKLEIGH 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. Dedicate the corner radius (15') at the northeast corner of LOT 1 to the City of Mobile and list the amount of dedicated acreage.
- C. Show and label all flood zones. The 2019 FEMA preliminary maps show that these LOTS are located in the X(S) flood zone, adjacent to an AE (el 12).
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Provide the Surveyor's Certificate and Signature.
- F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. 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.
- H. 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.
- 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 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 to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.

Traffic Engineering Comments: Lot 1 is limited to one curb cut to Palmetto Street and Lot 2 is limited to one curb cut to Marine Street with 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 (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 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, 0.2± acre subdivision which is located at the Southwest corner of Marine Street and Palmetto Street, in Council District 2. The purpose of this application is to create two (2) legal lots of record from a single metes-and-bounds parcel. The applicant states the site is served by public water and sewer services.

The site has been given a Mixed Density Residential (MxDR) land use designation, per the recently adopted 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 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 dwelling units per acre, 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 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.

It should also be noted that the proposed subdivision is located within the Oakleigh Garden Historic District, and, as such, any requests for construction are subject to review by the Architectural Review Board.

Proposed Lot 1 has frontages along Marine Street and Palmetto Street. Proposed Lot 2 has frontage along Marine Street. The preliminary plat indicates the right-of-way widths for both Marine and Palmetto Street to be 50'. As each of these streets is a minor street with curb and gutter the rights-of-way illustrated are adequate. However, per Section V.D.6 of the Subdivision Regulations and Engineering comments the applicant is to dedicate the corner radius (15') at the northeast corner of Lot 1 to the City of Mobile.

As proposed, neither lot meets the minimum size requirements of Section V.D.2. of the Subdivision Regulations; with Lot 1 contains of 6,289± square feet, and Lot 2 has 4,535± square feet. Additionally, Lot 2 is substandard in width, with 45.30'± of frontage along Marine Street. While such lot designs may be common within the vicinity of the subject site, most are not legal lots of record and do not, therefore, constitute a means by which precedence can facilitate approval of additional substandard lots. Furthermore, the proposed lots would subdivide a metes-and-bounds parcel that would otherwise meet the minimum size requirements of the Subdivision Regulations if it were recorded as a single legal lot. Nevertheless, the lots are labeled with their sizes in square-feet and acres, which should be retained on the Final Plat, if approved, and adjusted for dedication; or, provision of a table on the Final Plat providing the same information may suffice.

As per the Traffic Engineering comments, Lot 1 is limited to one curb cut to Palmetto Street and Lot 2 is limited to one curb cut to Marine Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

No minimum building setbacks are depicted for either proposed lot. Section V.D.9 of the Subdivision Regulations requires a 25' minimum building setback; however, as the site is located in the Oakleigh Garden Historic District, the Historic District Overlay (Section 64-G.3.a.(1) of the Zoning Ordinance) allows for reduced setbacks based on existing structures within 150' on the same side of the street as the subject property. If approved, the Final Plat should be revised to depict and label minimum building setbacks to reflect the provisions of the Historic District Overlay.

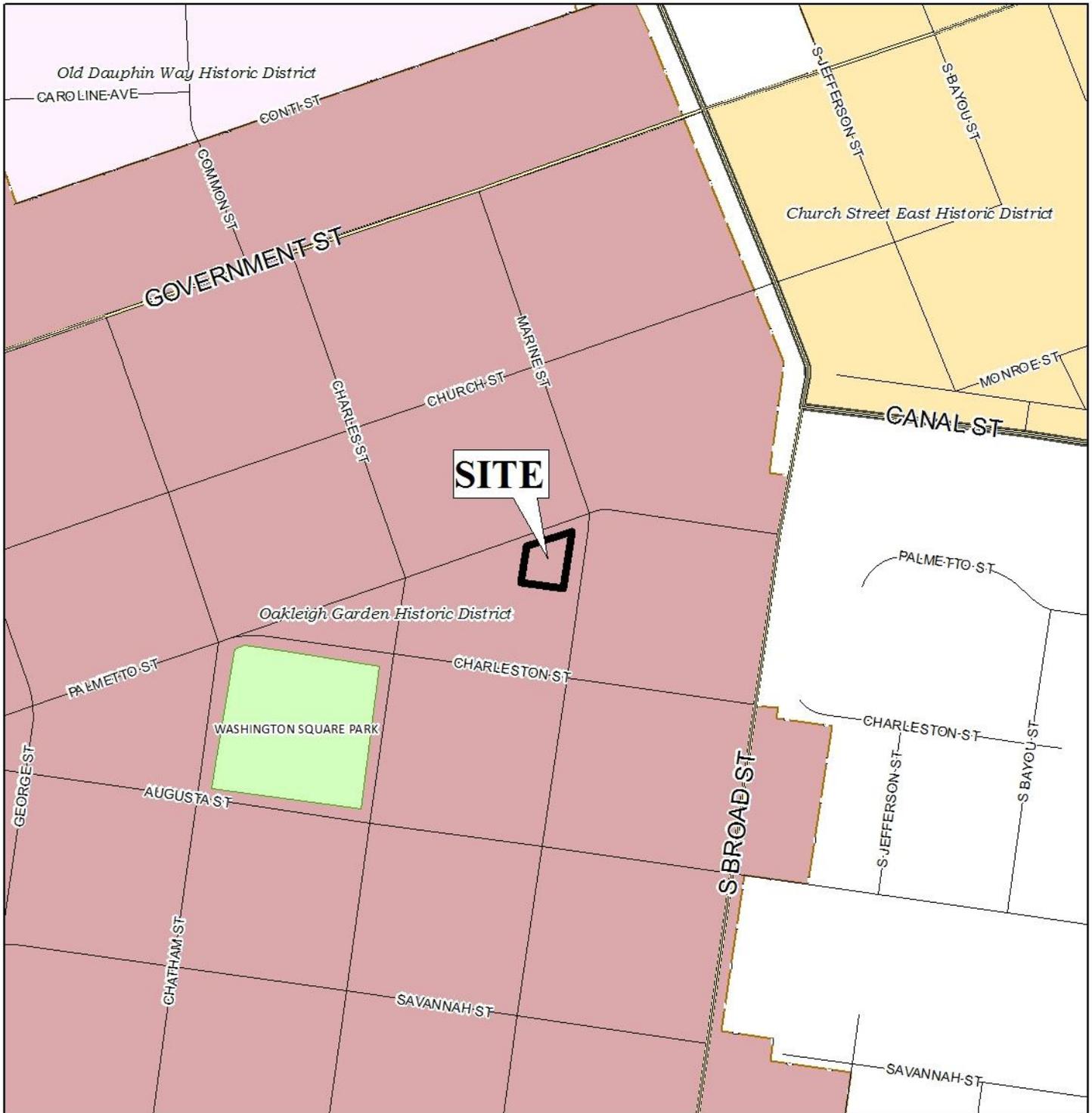
The Preliminary Plat illustrates a wood deck attached to the rear of an existing dwelling on Lot 1, which crosses 5'± over the property line dividing Lots 1 and 2. A note is provided stating that the deck is to be shortened to fit on Lot 1, if the proposed subdivision be approved. However, it should be noted that a site variance may be required in order to bring the shortened deck into compliance with setback requirements if the deck is more than 3' tall.

No easements are indicated on the preliminary plat. If any easements are recorded on the site 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.

Based on the preceding the plat is recommended for Denial due to the following:

- 1) the proposed lot sizes do not comply with Section V.D.2. of the Subdivision Regulations.
- 2) the proposed width of Lot 2 does not comply with Section V.D.2. of the Subdivision Regulations.

LOCATOR MAP



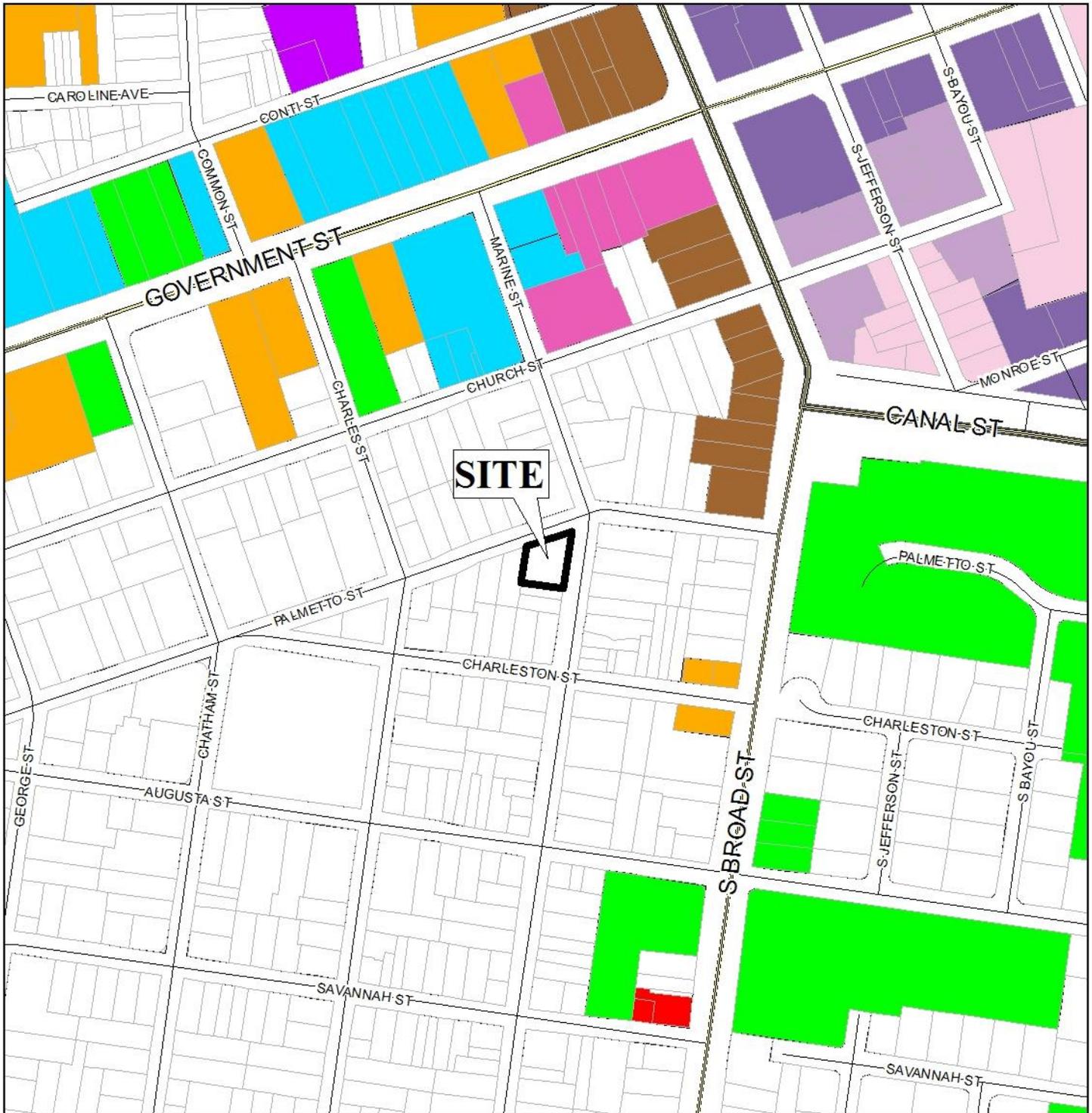
APPLICATION NUMBER 1 DATE April 18, 2019

APPLICANT Washington/Oakleigh Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



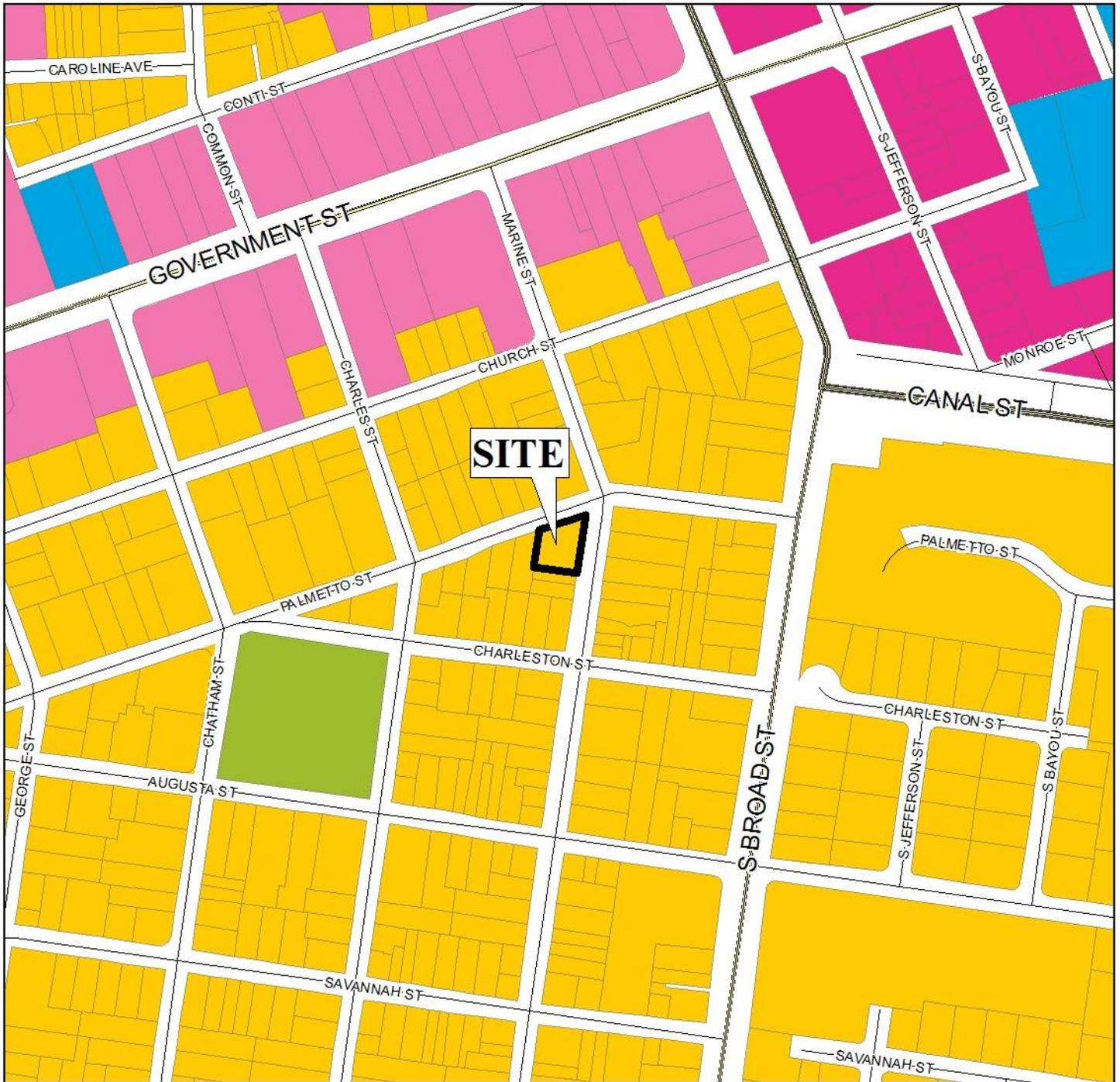
APPLICATION NUMBER 1 DATE April 18, 2019

APPLICANT Washington/Oakleigh Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE April 18, 2019

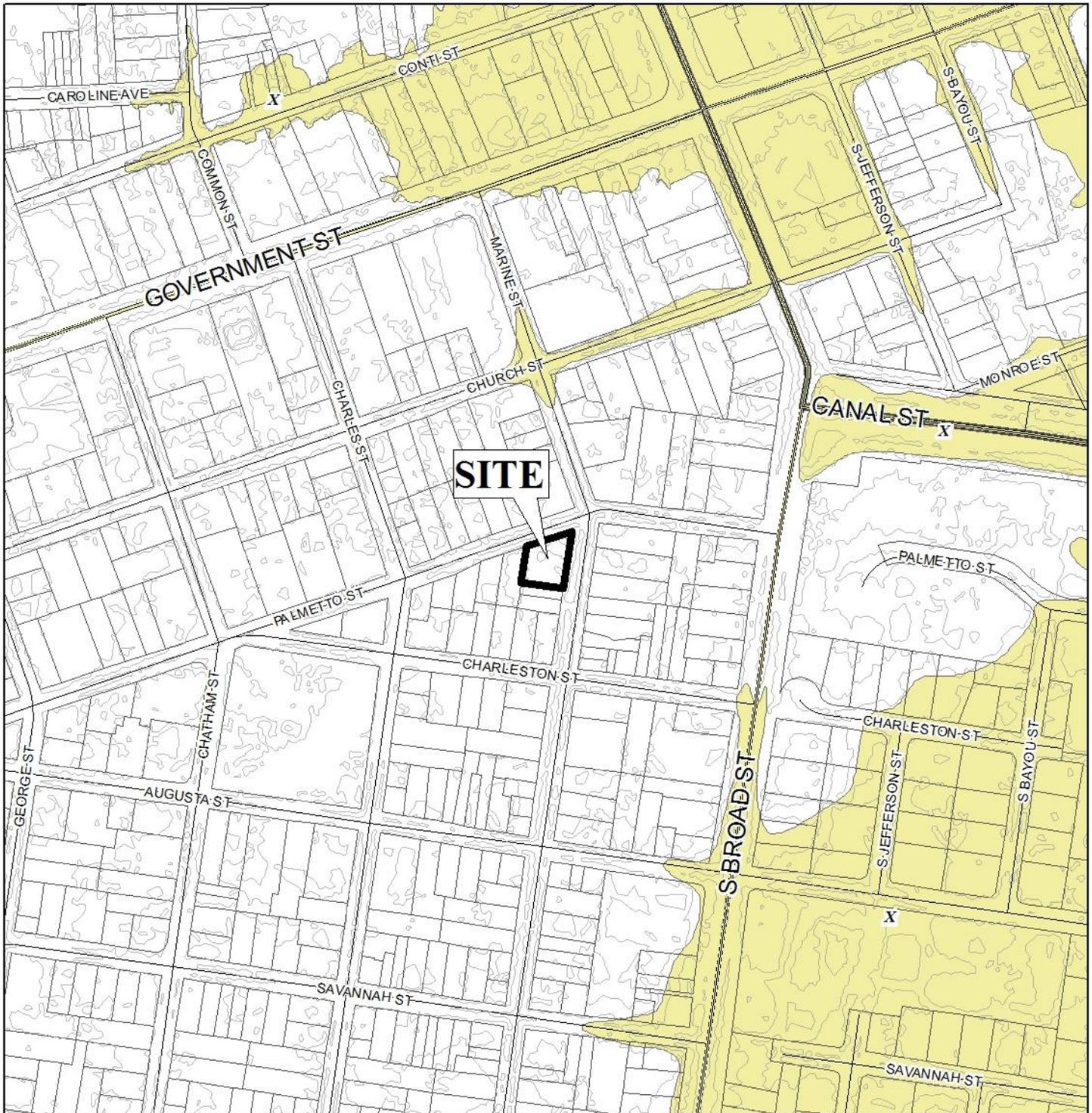
APPLICANT Washington/Oakleigh Subdivision

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



APPLICATION NUMBER 1 DATE April 18, 2019

APPLICANT Washington/Oakleigh Subdivision

REQUEST Subdivision



WASHINGTON/OAKLEIGH 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



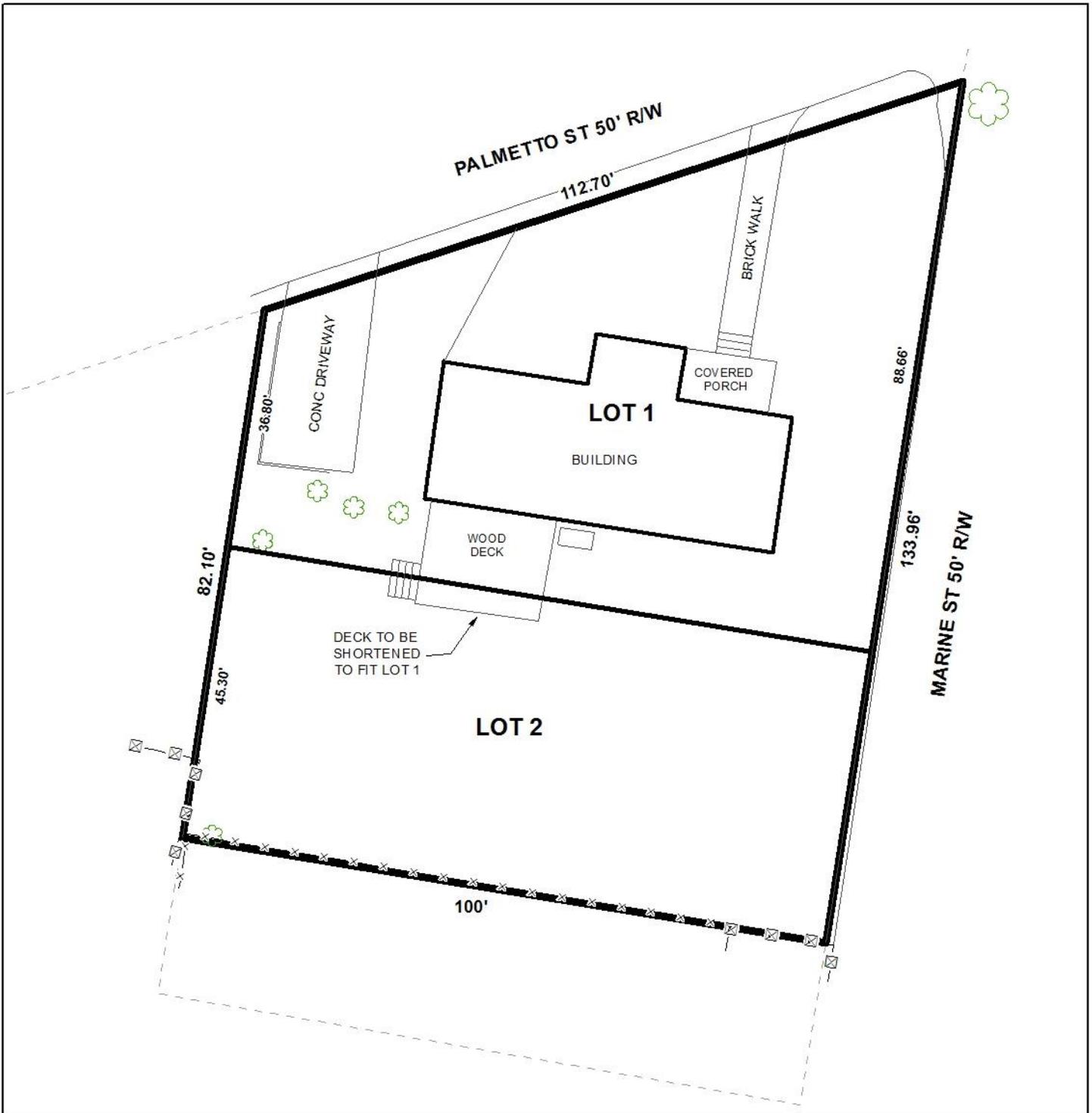
WASHINGTON/OAKLEIGH SUBDIVISION



APPLICATION NUMBER 1 DATE April 18, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE April 18, 2019

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REQUEST Subdivision



