

AMG 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. Provide a vicinity map.
- C. It appears that LOT 2 contains existing drainage system that will not allow any construction to take place.
- D. Provide a detail of the boundary located at the NW corner of LOT 1.
- E. Review and revise the written legal description and boundary labels that do not match.
- F. Clarify the reference to NOTE 12.
- G. Note No. 8 indicates that NO easement or title search was done. You are required to indicate all existing drainage easements.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. 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 with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 cannot be accessed via Lot 2 from South Florida Street. Any new 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).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 1.1± acre subdivision which is located on the South side of Dauphin Street, 350'± West of Florida Street, extending to the West side of Florida Street, 300'± South of Dauphin Street in Council District 1. The applicant states that the

subdivision is served by city water and sanitary sewer systems. The purpose of this application is to resubdivide one (1) legal lot and one (1) metes and bounds parcel to create two (2) legal lots.

The site has been given a Traditional Neighborhood Center (NC) land use designation, per the 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 land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- NC should support a limited amount of commercial employment
- NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
- The residential density in NC designations –ranging from 4 to 10 du/ ac— must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- NC in traditional contexts: These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- NC in suburban contexts: These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).

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 case 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.

The proposed lots front Dauphin Street and South Florida Street. Dauphin Street is a Major Street on the Major Street Plan; however, there is no requirement for additional right-of-way. The preliminary plan does not provide the right of way width to Dauphin Street. The preliminary plat illustrates a compliant 50' right-of-way width for Florida Street and, if approved, should be retained on the Final Plat.

A 25-foot minimum building setback is required for both street frontages. Minimum building setbacks are not illustrated on the preliminary plat. The Final plat should be revised to provide a 25' minimum building setback along both street frontages, if approved.

The proposed Lot 1 exceeds the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in square feet and acres. If approved, the lot size information should be retained on the Final Plat. It should be noted that the proposed Lot 2 does not meet lot size requirements or lot width requirements, and exceeds the maximum width to depth ratio. Furthermore, Lot 2 is illustrated as an open ditch with piping. As proposed, Lot 2 is an undevelopable piece of property, and should either be incorporated into Lot 1, changed into a common area, or a note should be placed on the plat stating that no construction is allowed on Lot 2 that is not associated with the existing drainage facilities.

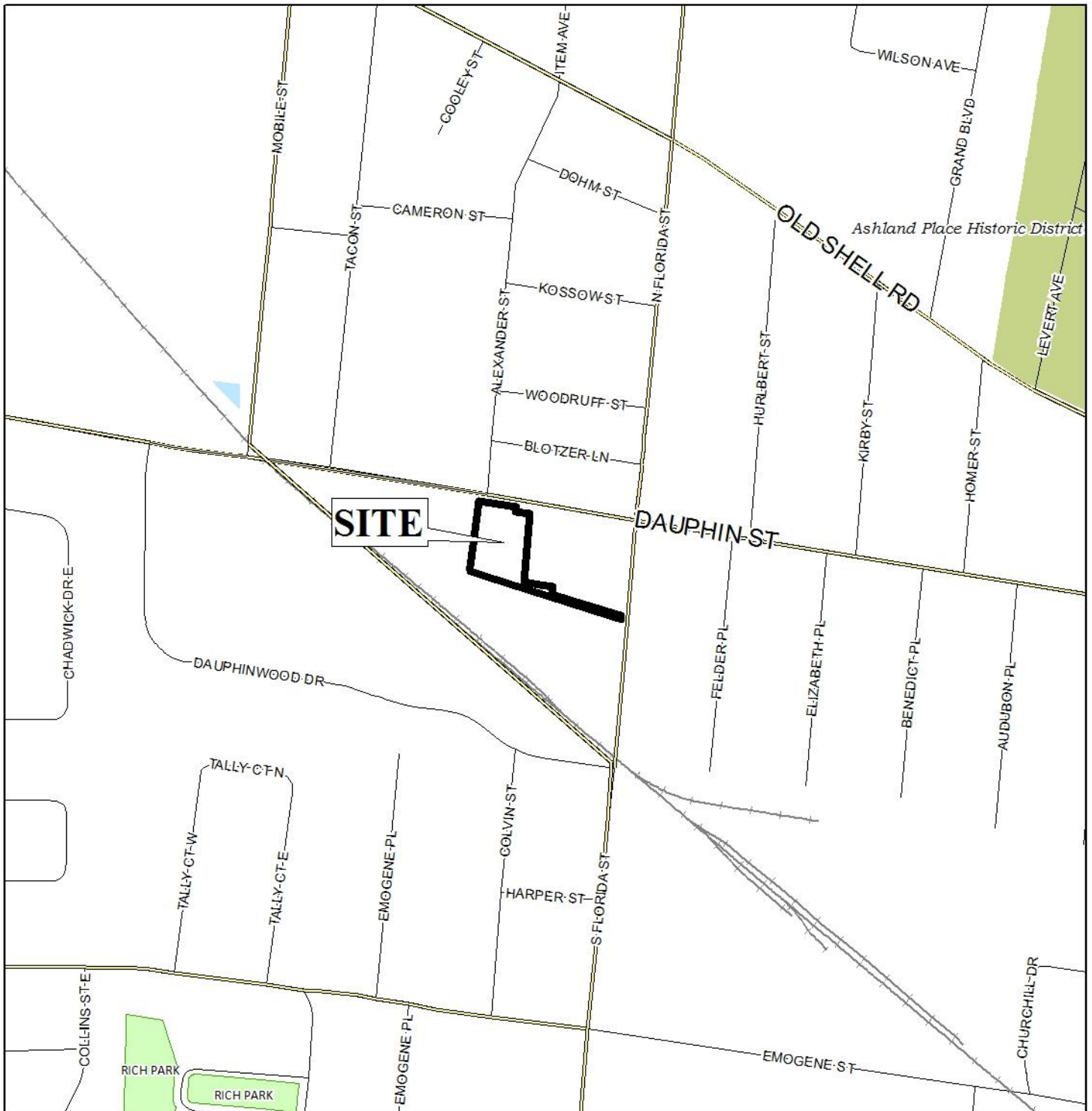
As a means of access management, a note should be placed on the Final Plat stating that Lot 1 is limited to one curb cut with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 cannot be accessed via Lot 2 from South Florida Street. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Labeling of the minimum existing right-of-way of Dauphin Street;
- 2) Retention of the 50' right-of-way width to South Florida Street;
- 3) Provision of a 25' minimum building setback line along both street frontages;
- 4) Retention of lot size information in both square feet and acres;
- 5) Revision of Lot 2 to either be a Common Area, to be incorporated into Lot 1, or placement of a note on the Final Plat stating that no construction is allowed on Lot 2 that is not associated with the existing drainage facilities;
- 6) If Lot 2 is made into a Common Area, placement of a note stating that maintenance is the responsibility of the property owners and not the City of Mobile;

- 7) Placement of a note on the Final Plat stating the following Traffic Engineering comments: (*“Lot 1 is limited to one curb cut with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 cannot be accessed via Lot 2 from South Florida Street. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”*);
- 8) Compliance with 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. Provide a vicinity map. C. It appears that LOT 2 contains existing drainage system that will not allow any construction to take place. D. Provide a detail of the boundary located at the NW corner of LOT 1. E. Review and revise the written legal description and boundary labels that do not match. F. Clarify the reference to NOTE 12. G. Note No. 8 indicates that NO easement or title search was done. You are required to indicate all existing drainage easements. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.);
- 9) Compliance with 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 Fire Department comments and placement of a note: (*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 2 DATE June 6, 2019

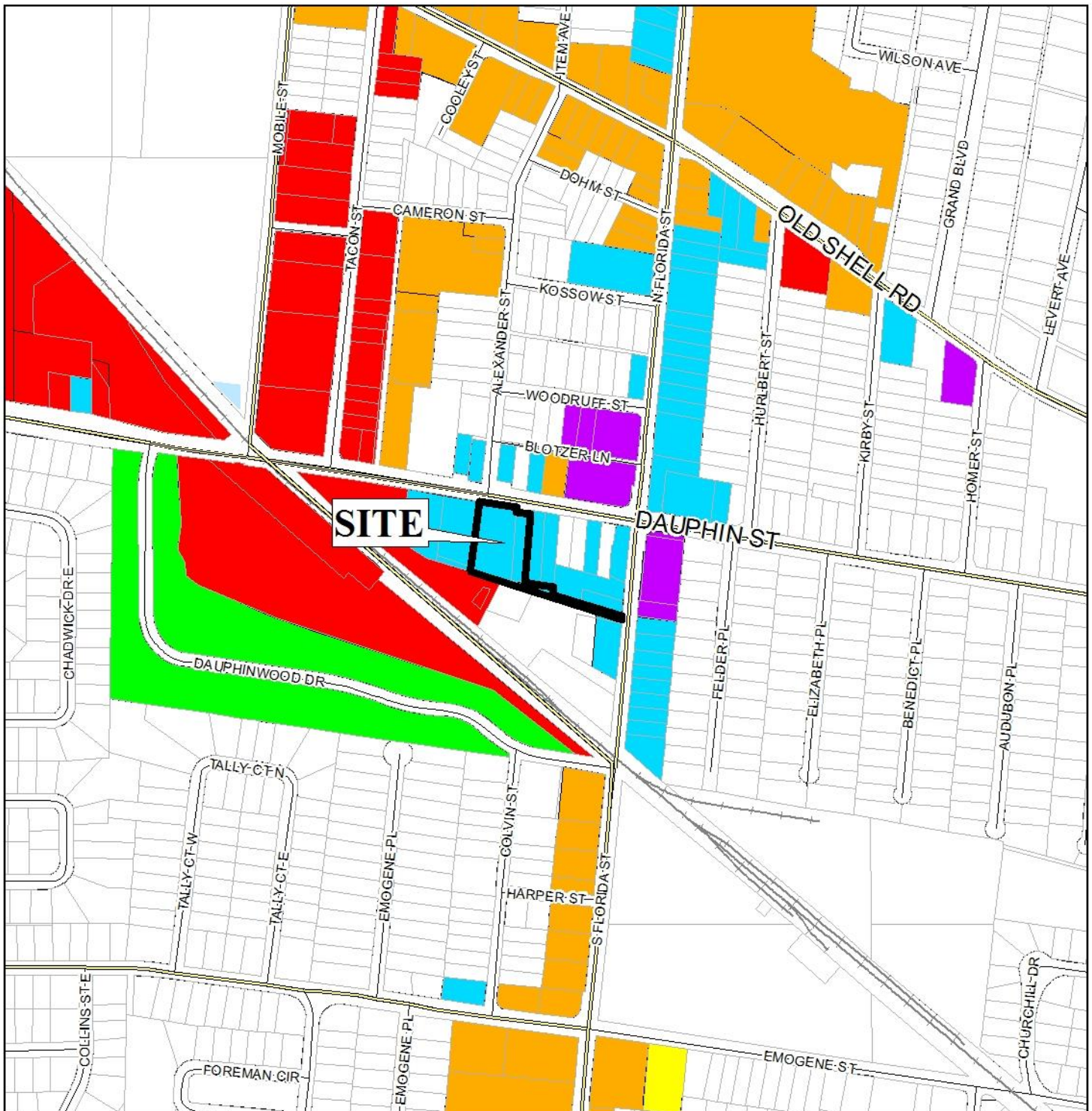
APPLICANT AMG Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



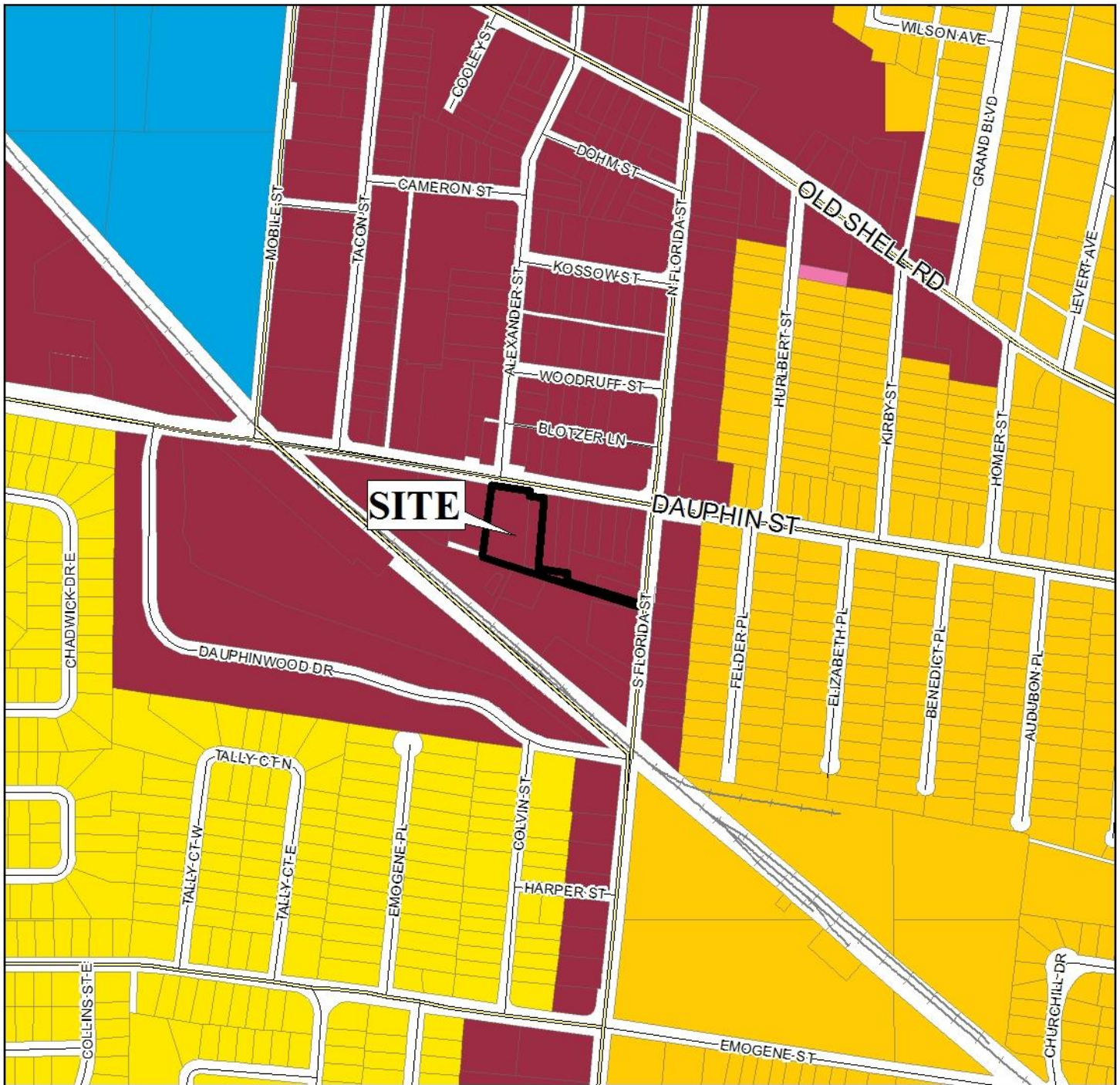
APPLICATION NUMBER 2 DATE June 6, 2019

APPLICANT AMG Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE June 6, 2019

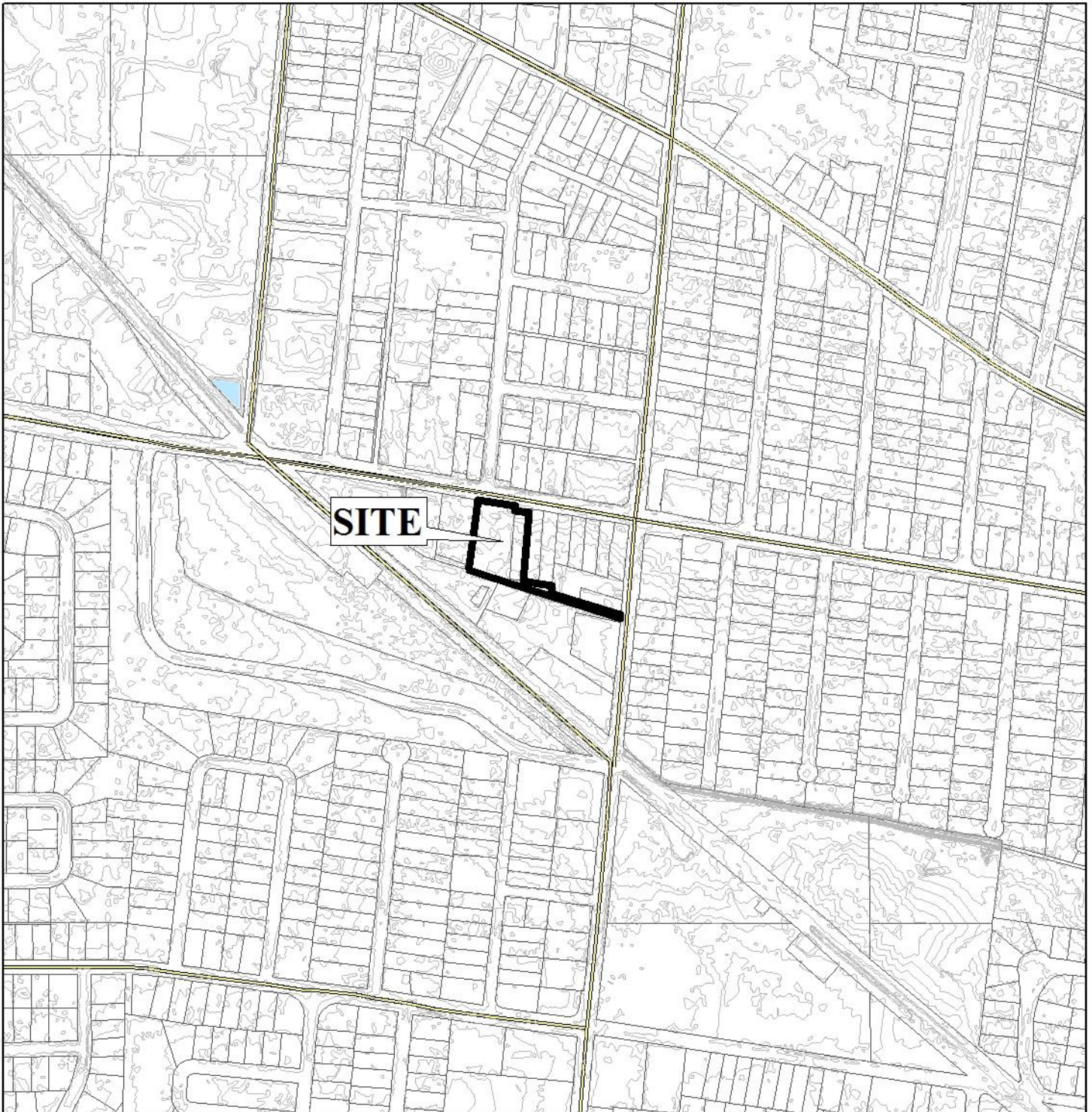
APPLICANT AMG Subdivision

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 2 DATE June 6, 2019

APPLICANT AMG Subdivision

REQUEST Subdivision



AMG SUBDIVISION



APPLICATION NUMBER 2 DATE June 6, 2019

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



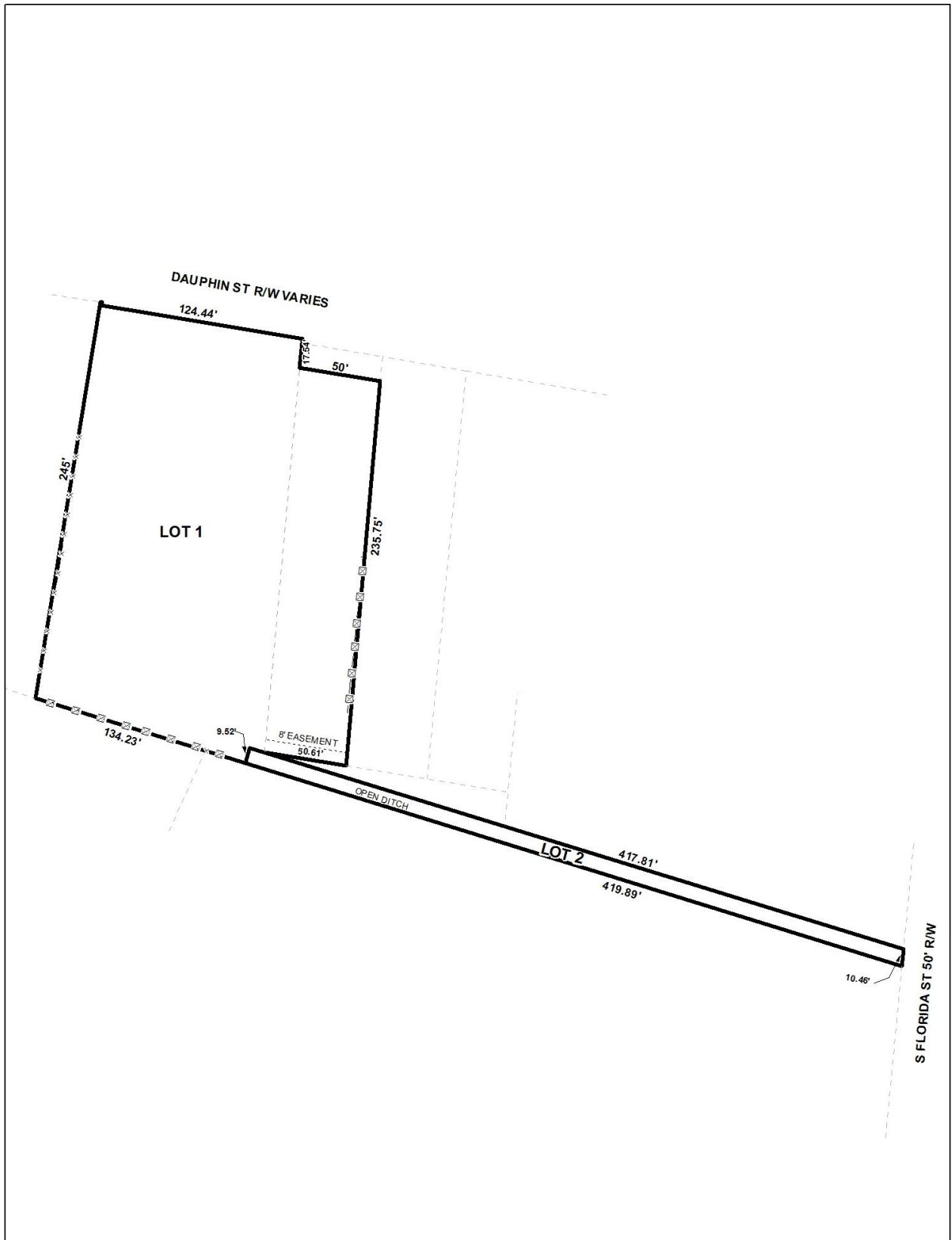
AMG SUBDIVISION



APPLICATION NUMBER 2 DATE June 6, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE May 16, 2019

APPLICANT AMG Subdivision

REQUEST Subdivision



NTS

