

DCR INVESTMENTS 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. Check the legal description and the various POB labels on the Plat. They don't seem to match.
- C. Three of the bearing and distance labels do not show the actual and record distances. Revise as necessary.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. As shown on the 1984 aerial photo (FLIGHT 26 - #86) LOT 1 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). The Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive PRIOR to the submittal of the Final Plat for review and signatures)
- F. 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.
- G. 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.
- H. 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.
- I. 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: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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).

The plat illustrates the proposed 1-lot, 4.8± acre subdivision which is located 130'± West of Navco Road and 200'± South of Farnell Drive, within Council District 4. 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 a single metes-and-bounds parcel.

The site has been given a Mixed Commercial Corridor (MCC) 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 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.

The site was part of a larger property developed since at least 1960, according to aerial photography. Per Mobile City Directory records, the most recent use of the property was by AMPS as an auto body shop, equipment, and supply business between the years of 2002 – 2006. Prior to 2002 the property was developed as the Grand Bumper and Wheel chromium plating factory. The subject site is currently vacant.

As proposed, Lot 1 does not directly abut any dedicated public streets. However, the preliminary plat illustrates an ingress/egress easement along the Northern property line which grants access to the subject property, this access easement is conveyed by a 1987 deed recorded with Mobile County Probate Court, and has been deemed acceptable by Legal. Section V.D.4. of the

Subdivision Regulations requires that all lots, except for those located on private streets as allowed by Section VIII., abut a dedicated and maintained public street. Therefore, if approved, it is recommended that Section V.D.4. be waived and the access easement be retained on the Final Plat. While the existing access is acceptable, a note should be required on the Final Plat stating there will be no further resubdivision until compliant street frontage is provided.

As illustrated, the preliminary plat does not depict any minimum setback requirements. The Subdivision Regulations require a 25-foot front yard setback along all frontages. A 25-foot minimum building setback will be enforced along the Northern property line abutting the access easement. As such, if approved, the Final Plat should be revised to illustrate the required 25-foot minimum setback along the access easement.

In accordance with the Subdivision Regulations, the proposed Lot 1 exceeds the minimum size requirements. The lot size in square feet and acres are illustrated on the preliminary plat, and should be retained on the Final Plat, if approved.

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, and with a waiver of Section V.D.4., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) 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;
- 2) retention of all recorded easements on the Final Plat;
- 3) revision of the Final Plat to illustrate a 25-foot minimum setback along the Northern property line;
- 4) retention of all recorded easements on the Final Plat;
- 5) revision of the Final Plat to include a note stating that no structure may be placed or constructed within any easement;
- 6) revision of the Final Plat to include a note stating there will be no further resubdivision until compliant street frontage is provided;
- 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. Check the legal description and the various POB labels on the Plat. They don't seem to match. C. Three of the bearing and distance labels do not show the actual and record distances.*

- Revise as necessary. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. As shown on the 1984 aerial photo (FLIGHT 26 - #86) LOT 1 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). The Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive PRIOR to the submittal of the Final Plat for review and signatures). F. 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. G. 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. H. 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. I. 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: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
 - 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



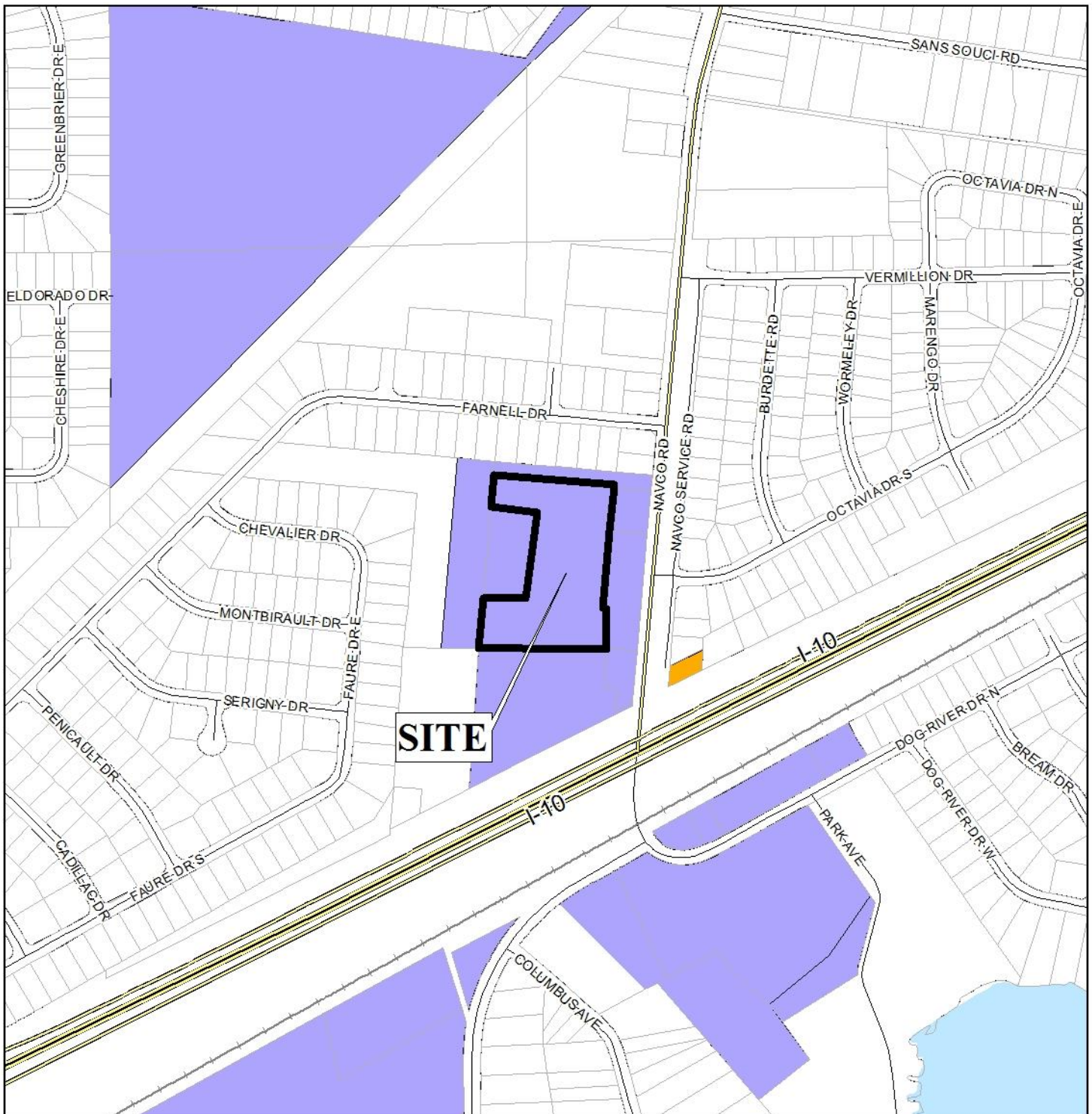
APPLICATION NUMBER 2 DATE February 6, 2020

APPLICANT DCR Investments Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



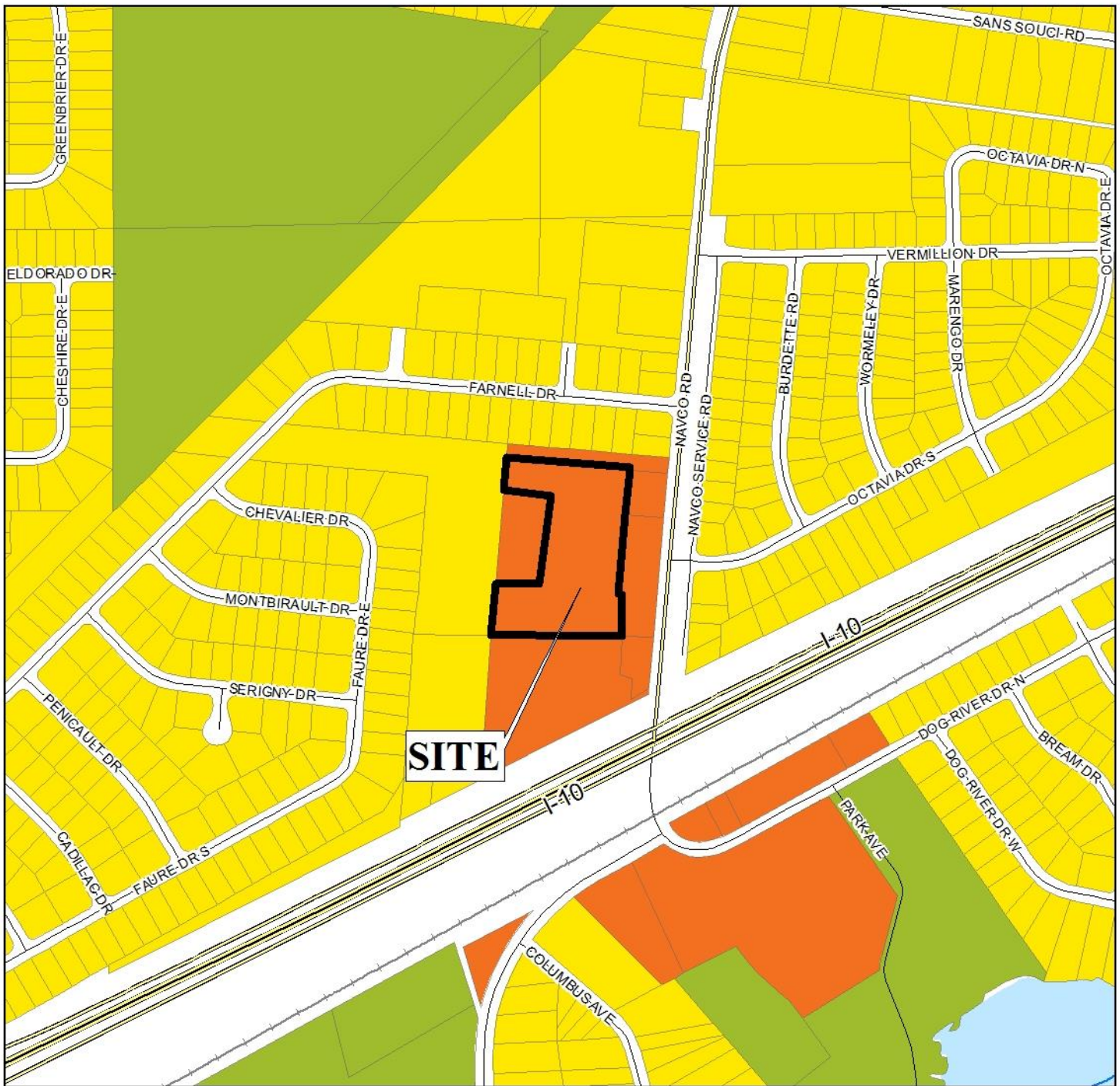
APPLICATION NUMBER 2 DATE February 6, 2020

APPLICANT DCR Investments Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE February 6, 2020

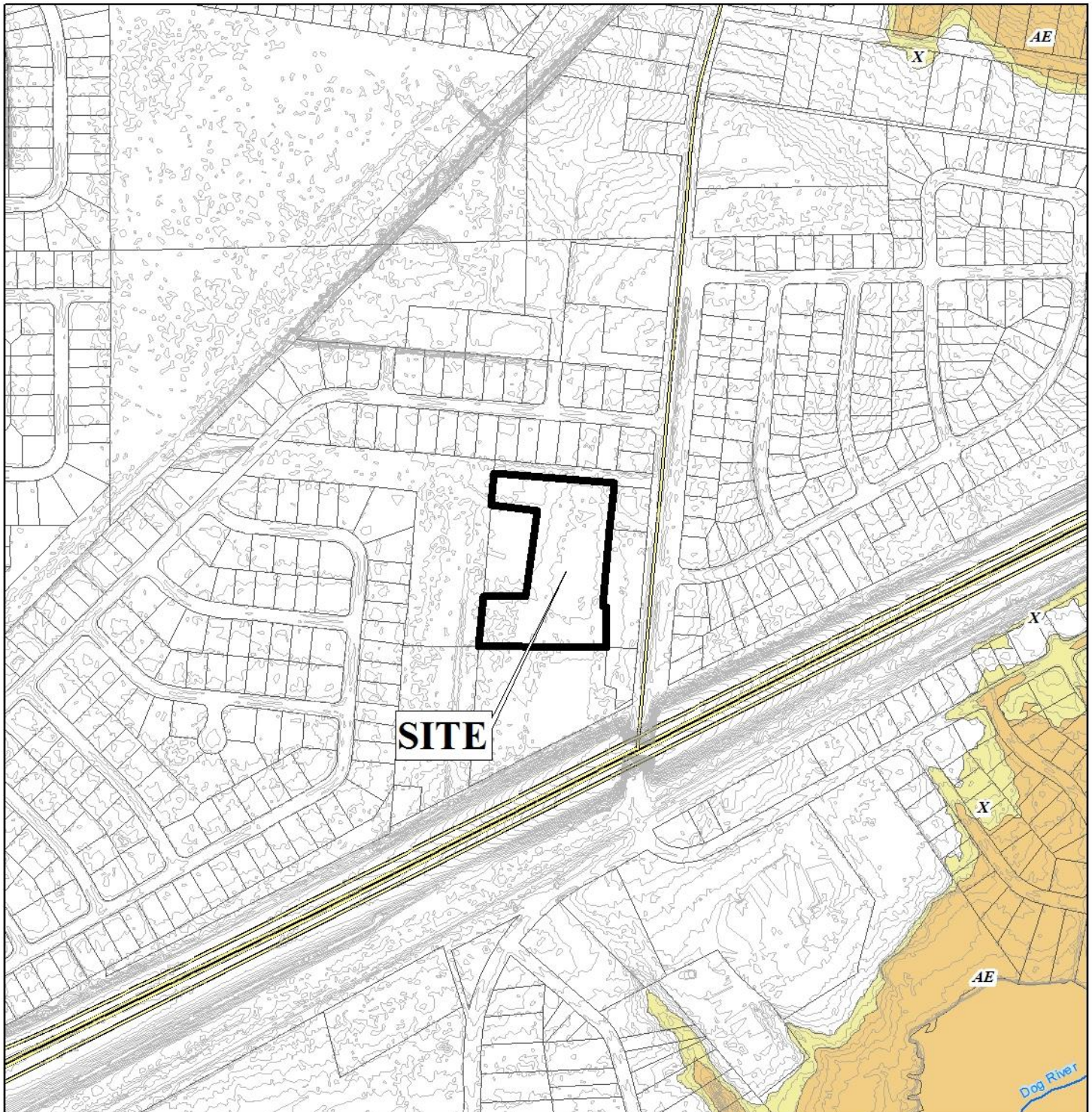
APPLICANT DCR Investments Subdivision

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



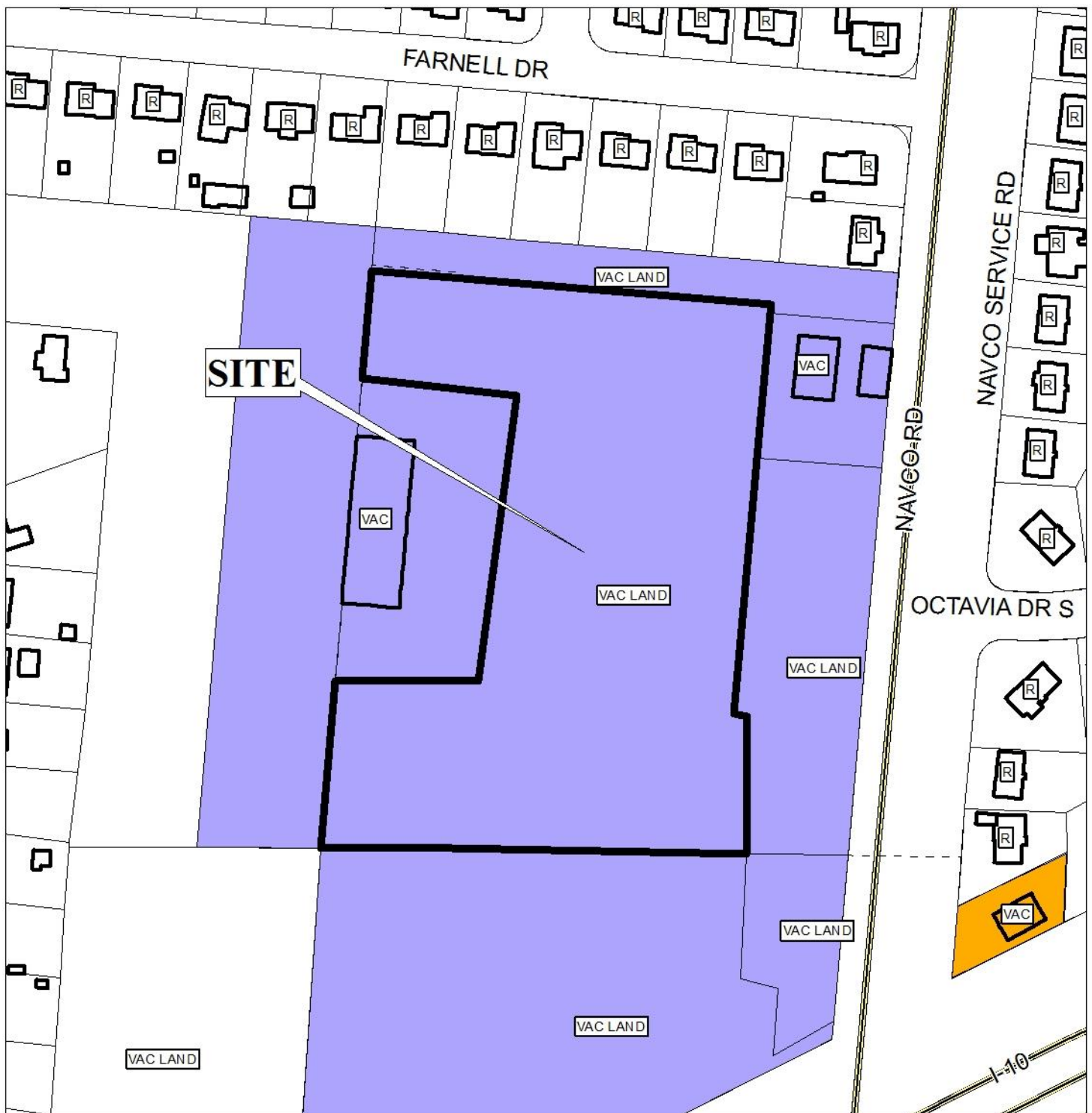
APPLICATION NUMBER 2 DATE February 6, 2020

APPLICANT DCR Investments Subdivision

REQUEST Subdivision



DCR INVESTMENTS SUBDIVISION



APPLICATION NUMBER 2 DATE February 6, 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



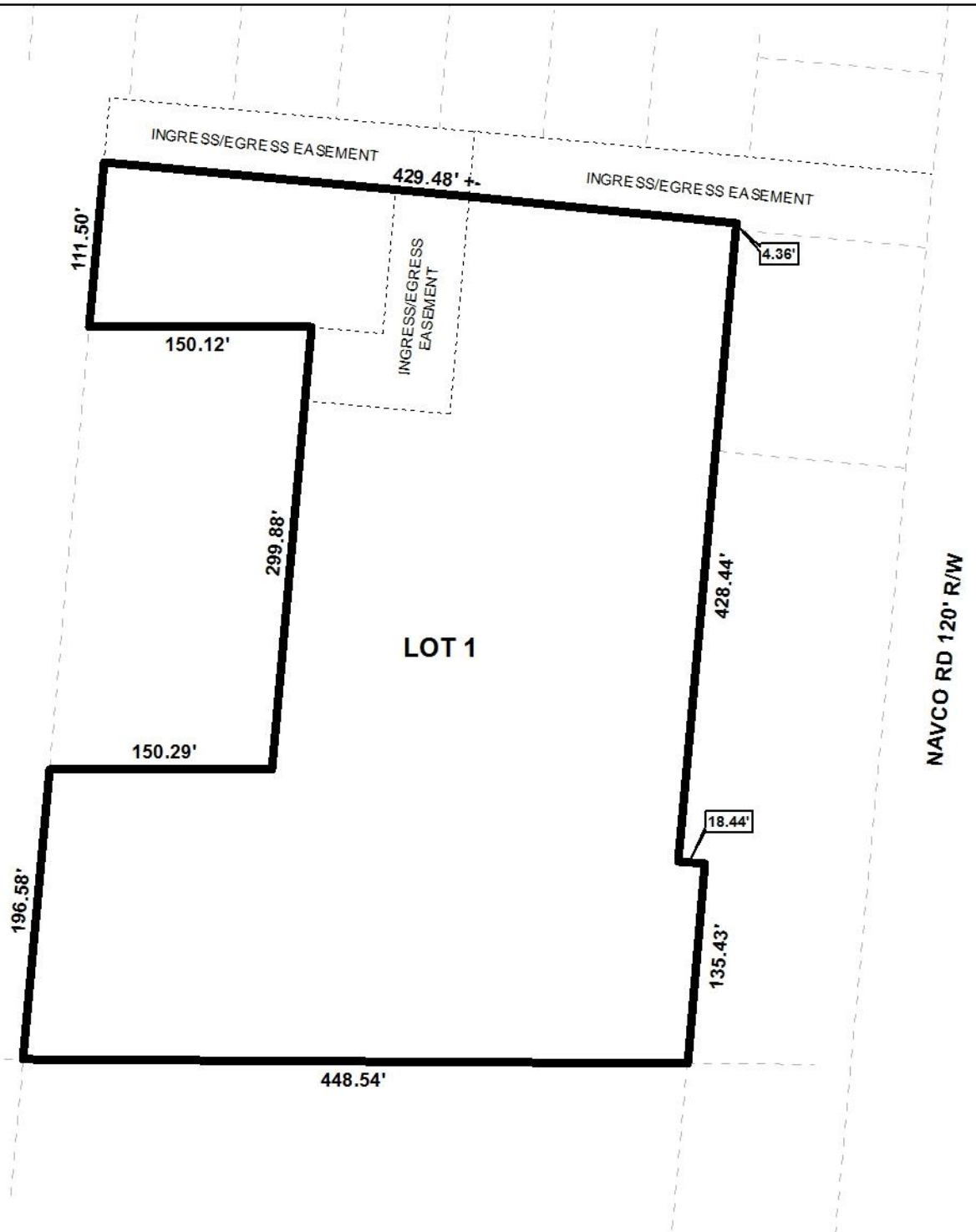
DCR INVESTMENTS SUBDIVISION



APPLICATION NUMBER 2 DATE February 6, 2020



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE February 6, 2020

APPLICANT DCR Investments Subdivision

REQUEST Subdivision



NTS

