

## **VALELORE PLAZA 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. Show/label the bearing and distances for the area being dedicated to public ROW.
- C. Add the area being dedicated (in square feet).
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #72) 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) as follows: LOT 1 – 4,100 sf.
- E. 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.
- F. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- G. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

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 1-lot, 0.4± acre subdivision which is located on the North side of Old Shell Road, 120'± West of Union Avenue, extending to the Southeast corner of Yew Street and Hemley Avenue, within 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 create one (1) legal lot of record from five (5) existing legal lots of record.

The site has been given a Traditional Corridor (TC) 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.

This land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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 subject site has three street frontages, all of which are minor streets with curb and gutter. Old Shell Road and Hemley Avenue have compliant 50-foot rights-of-way; therefore, no dedication would be required along these frontages. Yew Street has a noncompliant 40-foot right-of-way, and dedication should be required to provide 25 feet from the centerline of Yew Street, if approved. The preliminary plat indicates a 25-foot radius curve dedication at the intersection of Yew Street and Hemley Avenue. The plat should be revised to indicate the curve originating along the dedicated portion of Yew Street instead of the existing right-of-way. The

right-of-way widths of all streets should be provided on the Final Plat, if approved, adjusted for any required dedication.

The preliminary plat indicates a twelve-foot minimum building setback line along Yew Street and Hemley Avenue. As a 25-foot minimum building setback line is the standard for new subdivisions, and as no justification for a reduced setback is given, the plat should be revised to indicate a 25-foot minimum building setback line along Yew Street and Hemley Avenue, adjusted to be measured from any required dedication. The standard 25-foot minimum building setback line along Old Shell Road should be retained on the Final Plat, if approved.

The proposed lot meets the minimum size requirements of the Subdivision Regulations, and the lot size label should be retained on the Final Plat, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information, if approved.

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. 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. A note should be required on the Final Plat stating these comments.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication to provide 25 feet from the centerline of Yew Street;
- 2) revision of the plat to indicate the 25-foot radius curve dedication at the corner of Yew Street and Hemley Avenue originating at the dedicated portion along Yew Street instead of the existing right-of-way line;
- 3) retention of the right-of-way widths of all streets on the Final Plat, adjusted for any required dedication;
- 4) revision of the plat to indicate a 25-foot minimum building setback line along all street frontages, adjusted to be measured from any required dedication;
- 5) retention of the lot size label on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 6) 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. Show/label the bearing and distances for the area being dedicated to public ROW. C. Add the area being dedicated (in square feet). D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #72) 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) as follows: LOT 1 – 4,100 sf. E. 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. F. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 7) 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.);*
- 8) 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*
- 9) 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.).*

***Revised for the January 20, 2022 meeting:***

*This application was heldover from the November 18, 2021 meeting at the applicant's request. As no new information has been submitted, the original recommendation would stand.*

*The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:*

- 1) dedication to provide 25 feet from the centerline of Yew Street;*
- 2) revision of the plat to indicate the 25-foot radius curve dedication at the corner of Yew Street and Hemley Avenue originating at the dedicated portion along Yew Street instead of the existing right-of-way line;*
- 3) retention of the right-of-way widths of all streets on the Final Plat, adjusted for any required dedication;*
- 4) revision of the plat to indicate a 25-foot minimum building setback line along all street frontages, adjusted to be measured from any required dedication;*
- 5) retention of the lot size label on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;*
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- 9) 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.).

**Revised for the April 7<sup>th</sup> meeting:**

The Commission heldover this application from the January 20<sup>th</sup> meeting to the March 17<sup>th</sup> meeting at the applicant's request. Subsequently, the applicant requested an additional holdover to the April 7<sup>th</sup> meeting.

*The applicant submitted Side Street, Side Yard Setback and Rear Street, Rear Yard Setback Variance requests to the Board of Zoning Adjustment to seek relief from the recommended approval conditions of the subdivision requiring a 25-foot minimum building setback line along the Hemley Avenue and Yew Street frontages on the Final Plat. The applicant proposed twelve (12)-foot setbacks along those frontages, with the Yew Street setback to be measured from the existing front property line and not providing the required right-of-way dedication.*

*Staff recommended to the Board the Approval of the Side Street, Side Yard Setback Variance along Hemley Avenue, and the Denial of the Rear Street, Rear Yard Setback Variance along Yew Street. The requests are scheduled to be heard at the Board's April 4<sup>th</sup> meeting; therefore, the results cannot be incorporated into the current subdivision review. Based upon the recommendations to the Board of Zoning Adjustment, staff recommends the Approval of the Subdivision request subject to the following revised conditions:*

- 1) dedication to provide 25 feet from the centerline of Yew Street;*
- 2) revision of the plat to indicate the 25-foot radius curve dedication at the corner of Yew Street and Hemley Avenue originating at the dedicated portion along Yew Street instead of the existing right-of-way line;*
- 3) retention of the right-of-way widths of all streets on the Final Plat, adjusted for any required dedication;*
- 4) revision of the plat to indicate a 25-foot minimum building setback line along Yew Street, or a lesser setback if approved by the Board of Zoning Adjustment, adjusted to be measured from any required dedication;*
- 5) retention of the twelve (12)-foot minimum building setback line along Hemley Avenue, if approved by the Board of Zoning Adjustment;*
- 6) retention of the 25-foot minimum building setback line along Old Shell Road;*
- 7) retention of the lot size label on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;*
- 8) 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. Show/label the bearing and distances for the area being dedicated to public ROW. C. Add the area being dedicated (in square feet). D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #72) 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) as follows: LOT 1 – 4,100 sf. E. 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. F. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1)*

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# LOCATOR MAP



APPLICATION NUMBER 2 DATE April 7, 2022

APPLICANT Valelore Plaza Subdivision

REQUEST Subdivision





# LOCATOR ZONING MAP



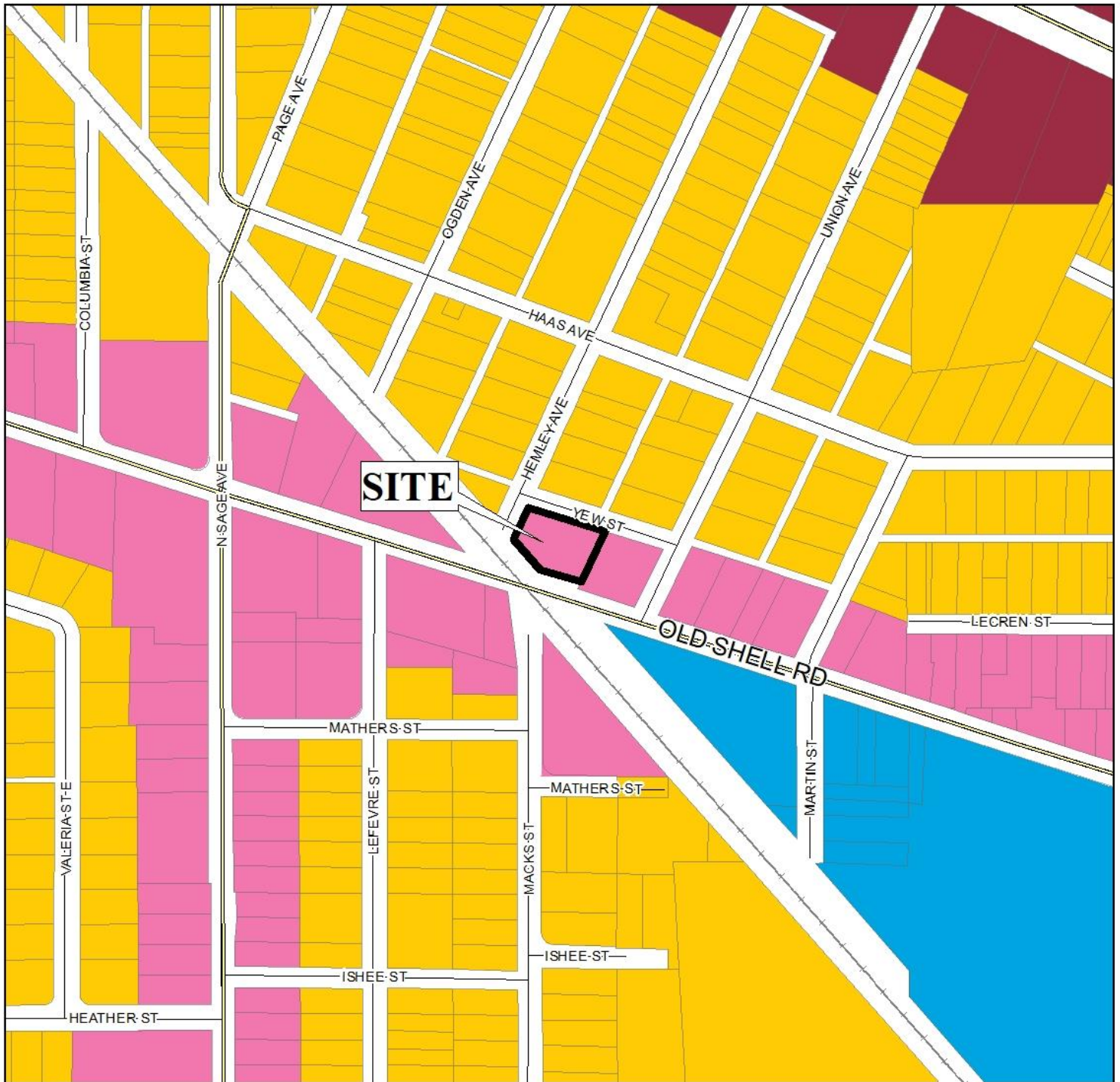
APPLICATION NUMBER 2 DATE April 7, 2022

APPLICANT Valelore Plaza Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE April 7, 2022

APPLICANT Valelore Plaza Subdivision

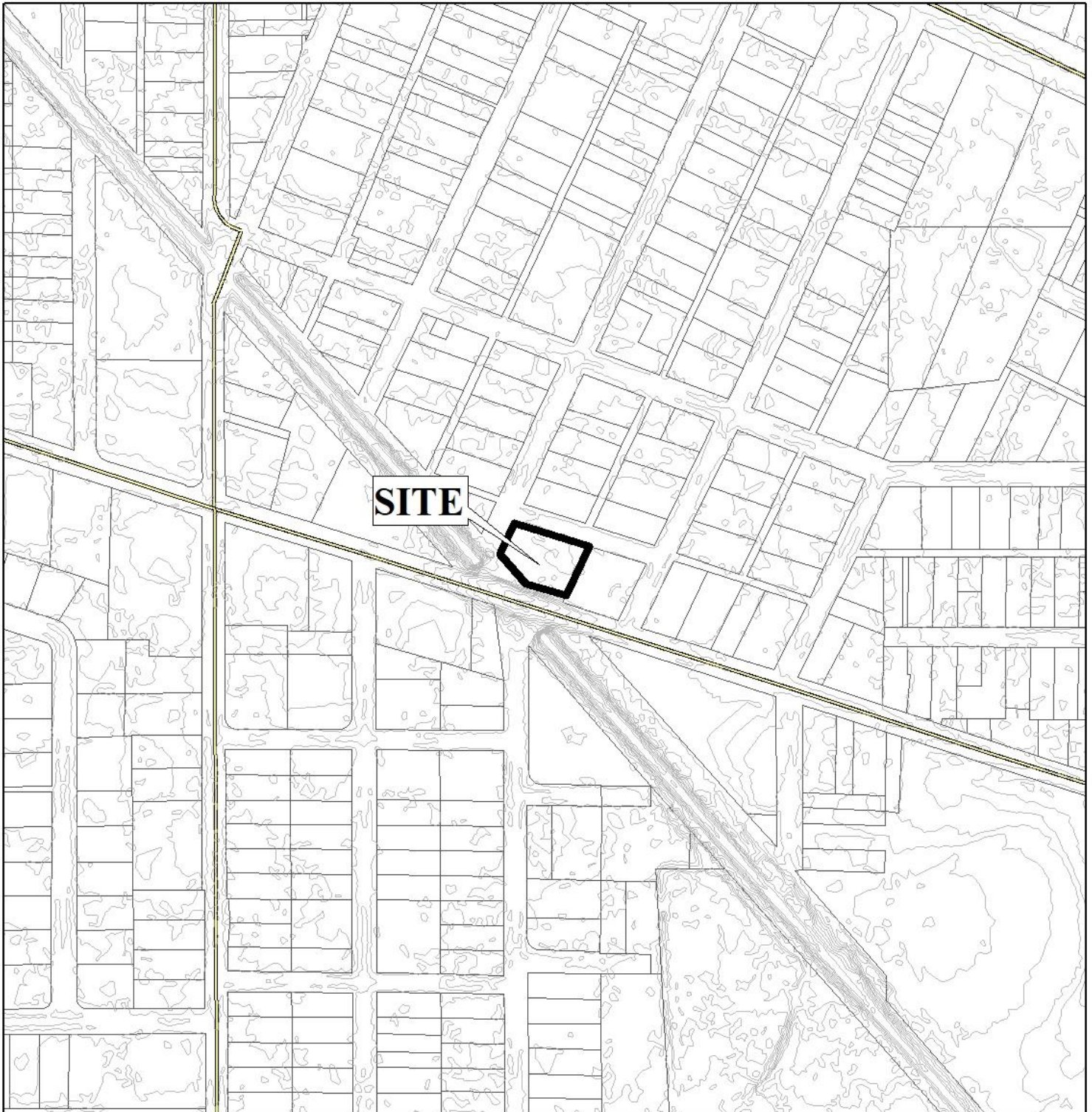
REQUEST Subdivision

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 April 7, 2022

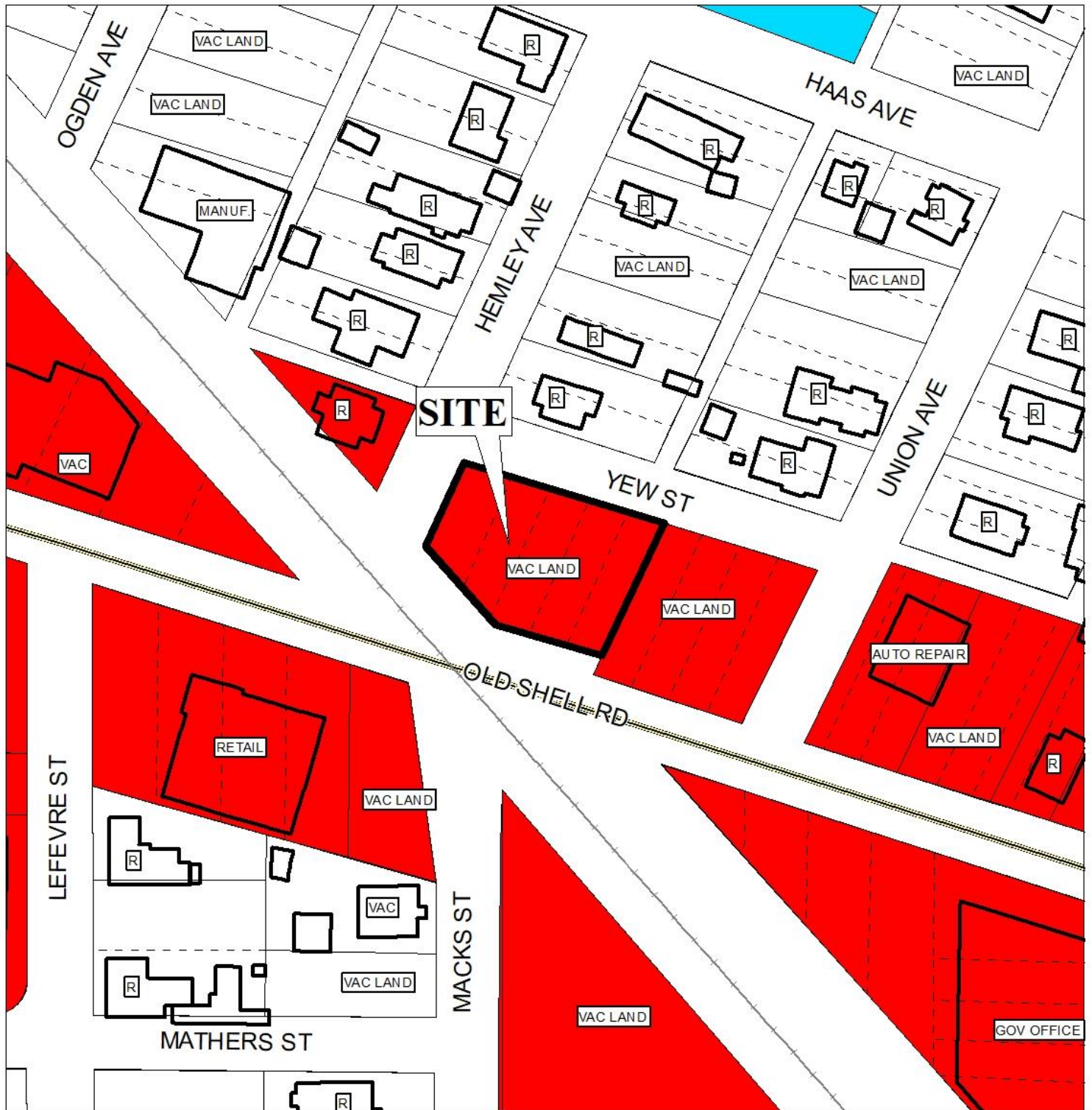
APPLICANT Valelore Plaza Subdivision

REQUEST Subdivision





# VALELORE PLAZA SUBDIVISION



APPLICATION NUMBER 2 DATE April 7, 2022

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





# VALELORE PLAZA SUBDIVISION

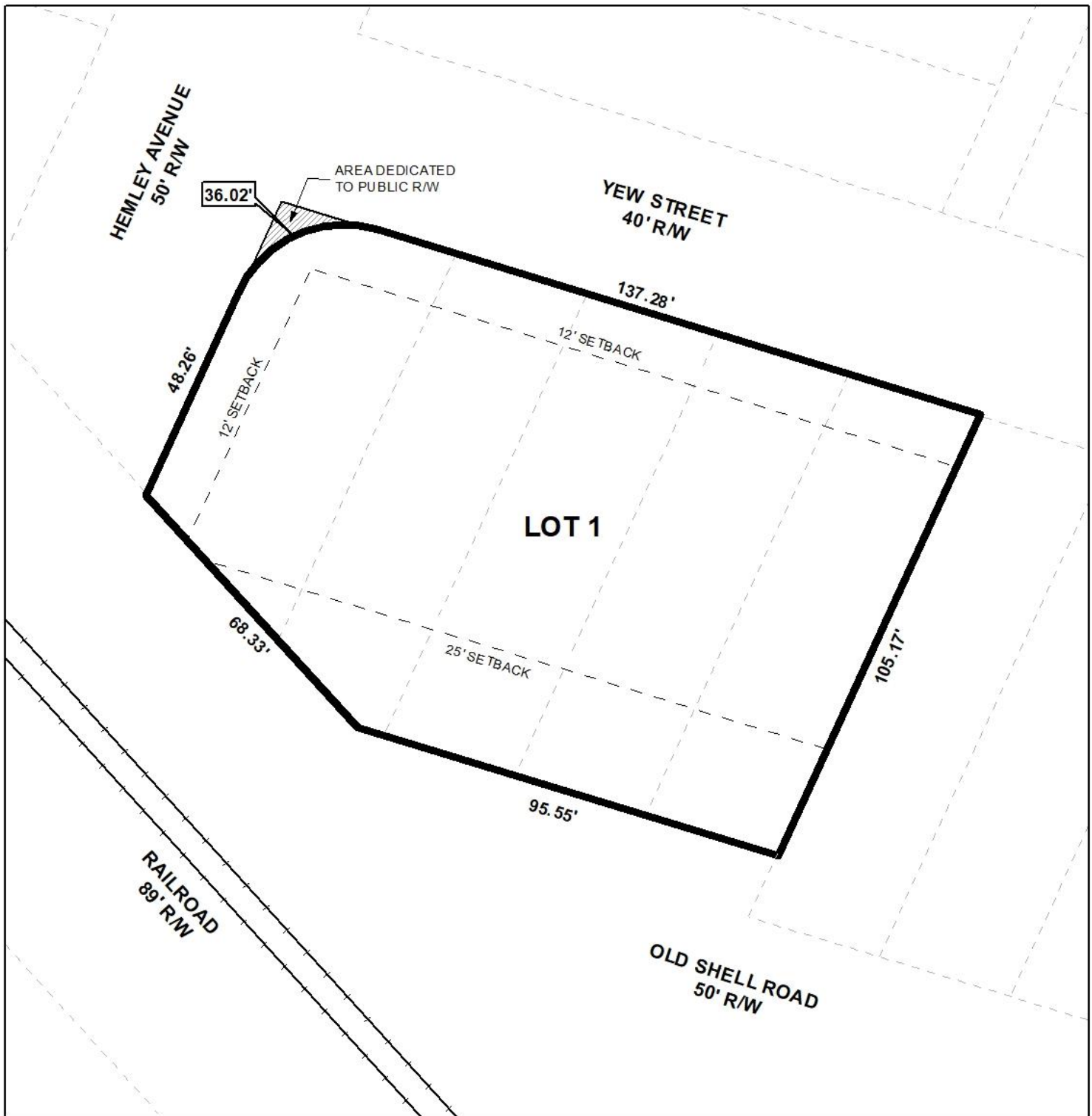


APPLICATION NUMBER 2 DATE April 7, 2022





# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE April 7, 2022

APPLICANT Valelore Plaza Subdivision

REQUEST Subdivision

