

**PINEHURST SUBDIVISION, BLOCK 107,**  
**RESUBDIVISION OF LOTS 15 AND 16**

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. Correct the information contained in GENERAL NOTE #2 – Use an actual Basis of Bearing, not “Assumed”.
- C. Correct the Legal Description to include the correct Lot Number of the existing lots.
- D. Check/verify the recording data for the existing lots.
- E. Provide a written bearing and distance for the subdivision east and south property lines.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #75) 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 – 2,000 sf.
- G. 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.
- H. 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 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 plat illustrates the proposed 1-lot, 0.3±-acre subdivision located at the East side of Louise Avenue, 100'± South of Johnston Lane, in Council District 6. The applicant indicates the site is served by public water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from two (2) legal lots of record.

The site has been given a Low Density Residential 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.

The Low Density Residential designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline. The primary land use in the Low Density Residential districts is residential development where the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac.)

Low Density Residential neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as: complementary retail; parks and civic institutions, such as schools, community centers, neighborhood playgrounds; and, churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bike-able human scale.

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 is part of the Pinehurst Subdivision, Delaney's Addition to Spring Hill, a 460-acre subdivision recorded in Mobile County Probate Court on April 10, 1909. A single-family dwelling was built over the interior property line of Lots 15 and 16 of Block 107 of the subdivision. The applicant is requesting to remove the interior lot line to create a single legal lot of record.

The proposed lot has frontage along Louise Avenue, a minor street with curbing and gutter requiring a 50-foot right-of-way. The existing right-of-way from the centerline of Louise Avenue varies between 21.9 feet and 19.9 feet, which is substandard. However, Pinehurst was platted

over 100 years ago, and typically the Planning Commission has only required dedication for newly opened/constructed street. In this instance, the street is existing and the area is developed; as such, no additional dedication should be required at this time.

The proposed lot will exceed the minimum size requirements for lots served by public water and sanitary sewer systems, and it is appropriately labeled in both square feet and acres. This information should be retained on the Final Plat, if approved; or provision of a table on the Final Plat with the same information may suffice.

The 25-foot minimum building setback line is illustrated along Louise Avenue, per Section V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved. It should be noted that the existing dwelling extends into the 25-foot minimum building setback and is a condition that appears to pre-date current regulations; however, a note should be placed on the Final Plat stating all future site improvements shall conform to current regulations.

For access management, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments.

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's size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 2) Retention of the 25-foot minimum building setback line along Louise Avenue, in compliance with Section V.D.9. of the Subdivision Regulations;
- 3) Placement of a note on the Final Plat stating all future site improvements shall conform to current regulations;
- 4) 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) Correct the information contained in GENERAL NOTE #2 – Use an actual Basis of Bearing, not “Assumed”. C) Correct the Legal Description to include the correct Lot Number of the existing lots. D) Check/verify the recording data for the existing lots. E) Provide a written bearing and distance for the subdivision east and south property lines. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #75) 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 – 2,000 sf. G) 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. H) 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.*);

- 5) Placement of a note on the Final Plat stating 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.*);
- 6) 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 [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.*);
- 7) 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). 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.*); and,
- 8) Full compliance with all other Codes and Ordinances.

# LOCATOR MAP



APPLICATION NUMBER 2 DATE March 3, 2022

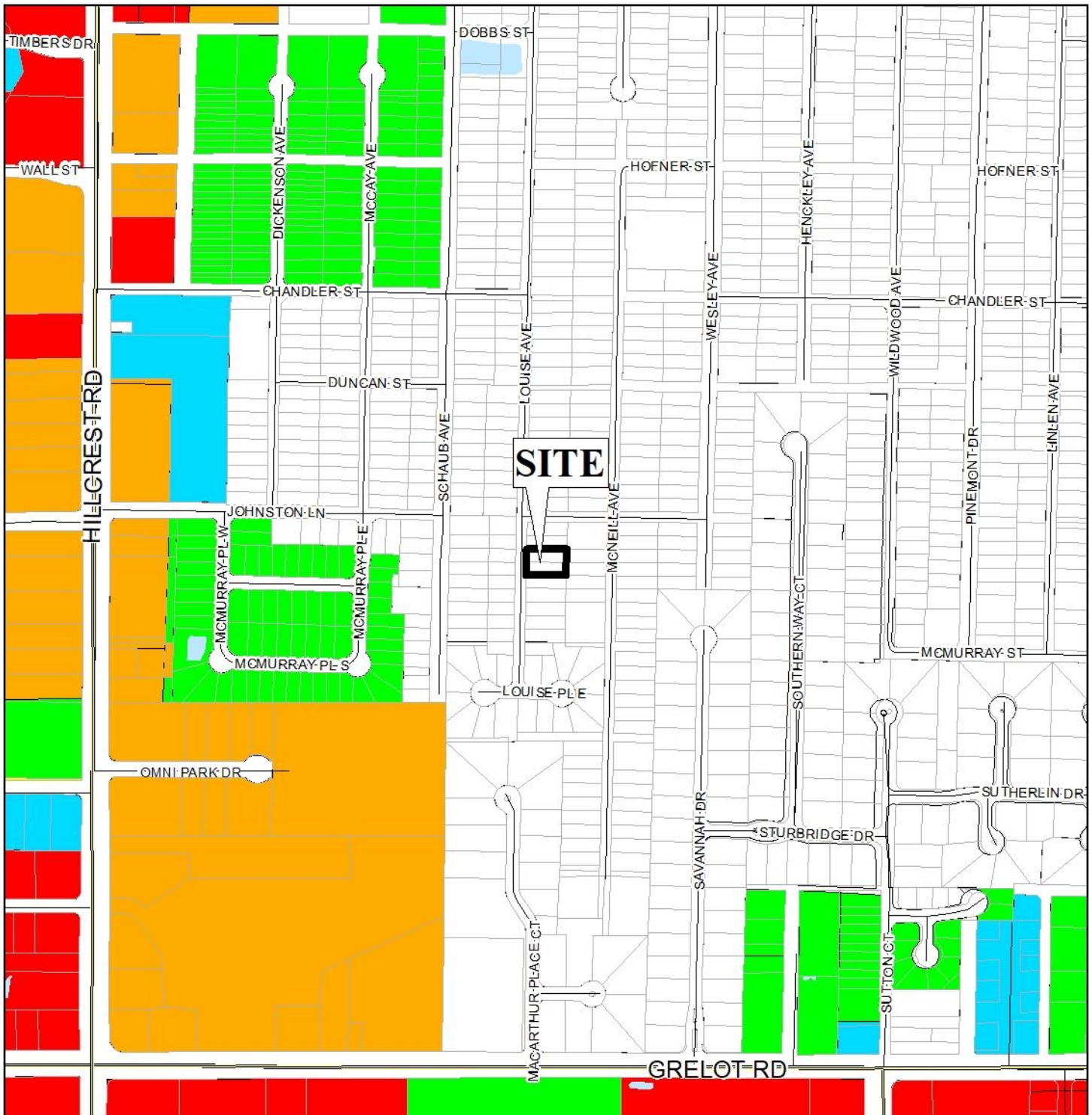
Pinehurst Subdivision, Block 107

APPLICANT Resubdivision of Lots 15 and 16

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE March 3, 2022

Pinehurst Subdivision, Block 107  
Resubdivision of Lots 15 and 16

APPLICANT \_\_\_\_\_

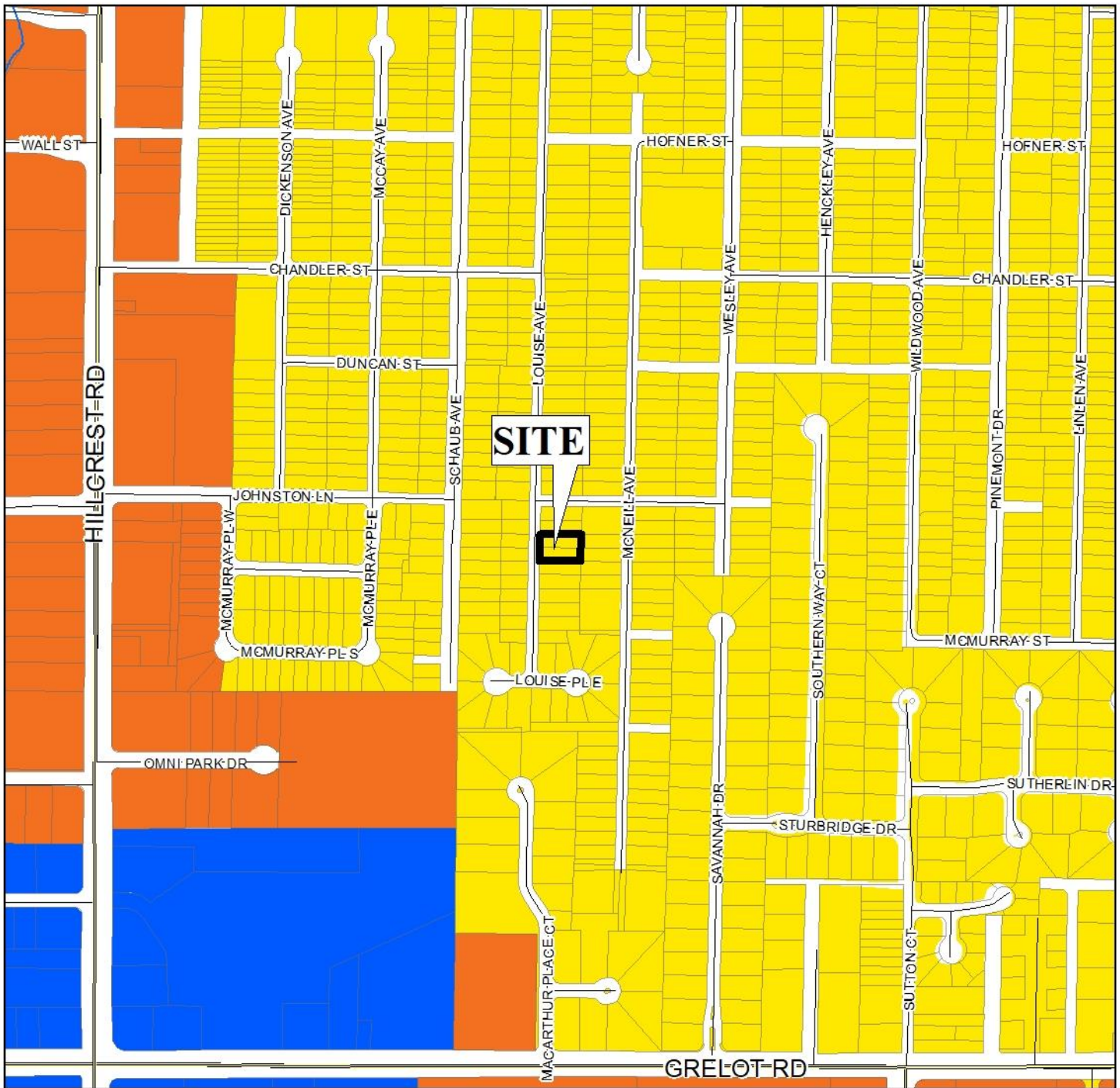
REQUEST Subdivision



NTS



# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE March 3, 2022

APPLICANT Pinehurst Subdivision, Block 107, Resubdivision of Lots 15 and 16

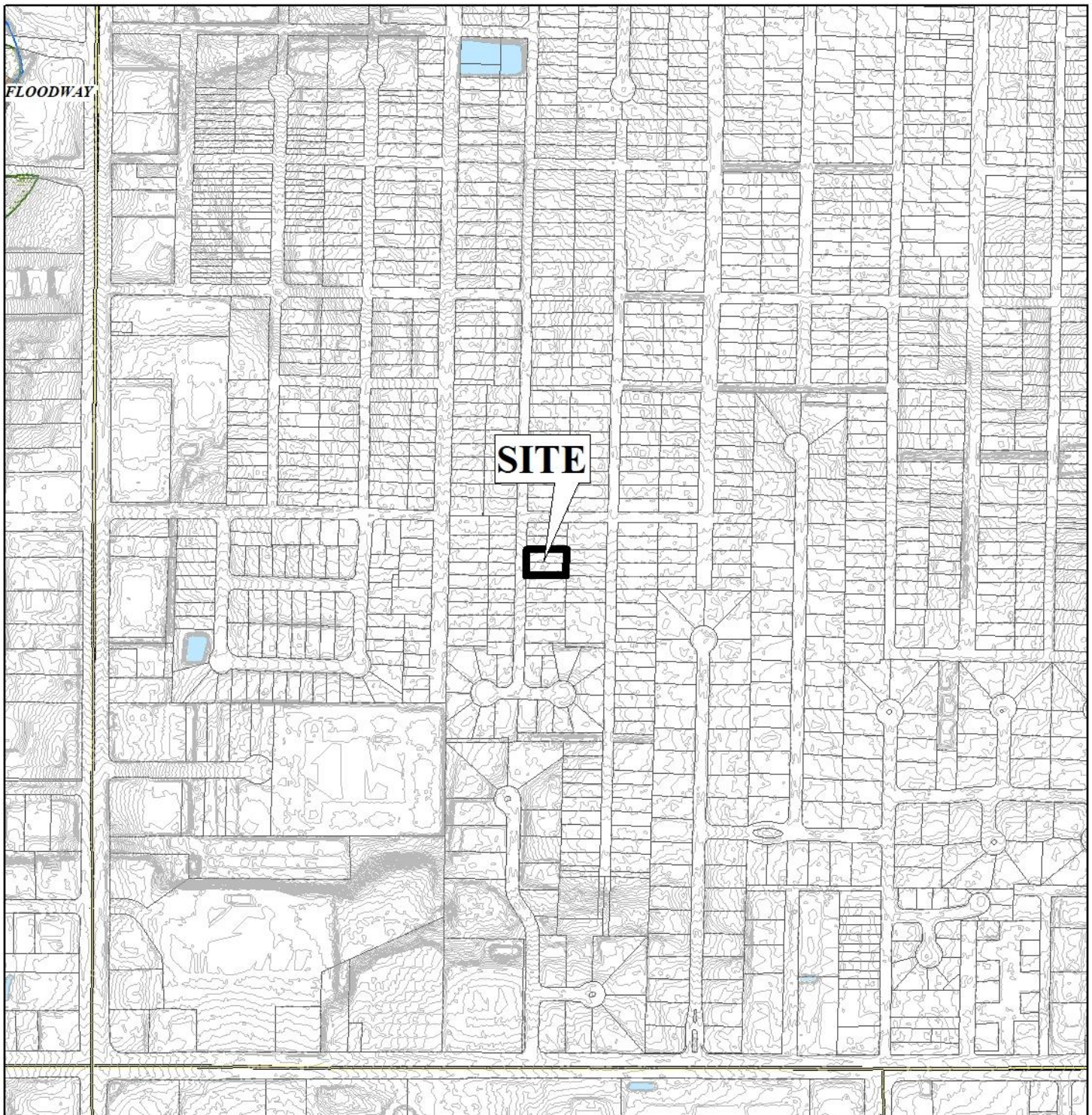
REQUEST Subdivision

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 March 3, 2022

Pinehurst Subdivision, Block 107

APPLICANT Resubdivision of Lots 15 and 16

REQUEST Subdivision





# PINEHURST SUBDIVISION, BLOCK 107 RESUBDIVISION OF LOTS 15 AND 16



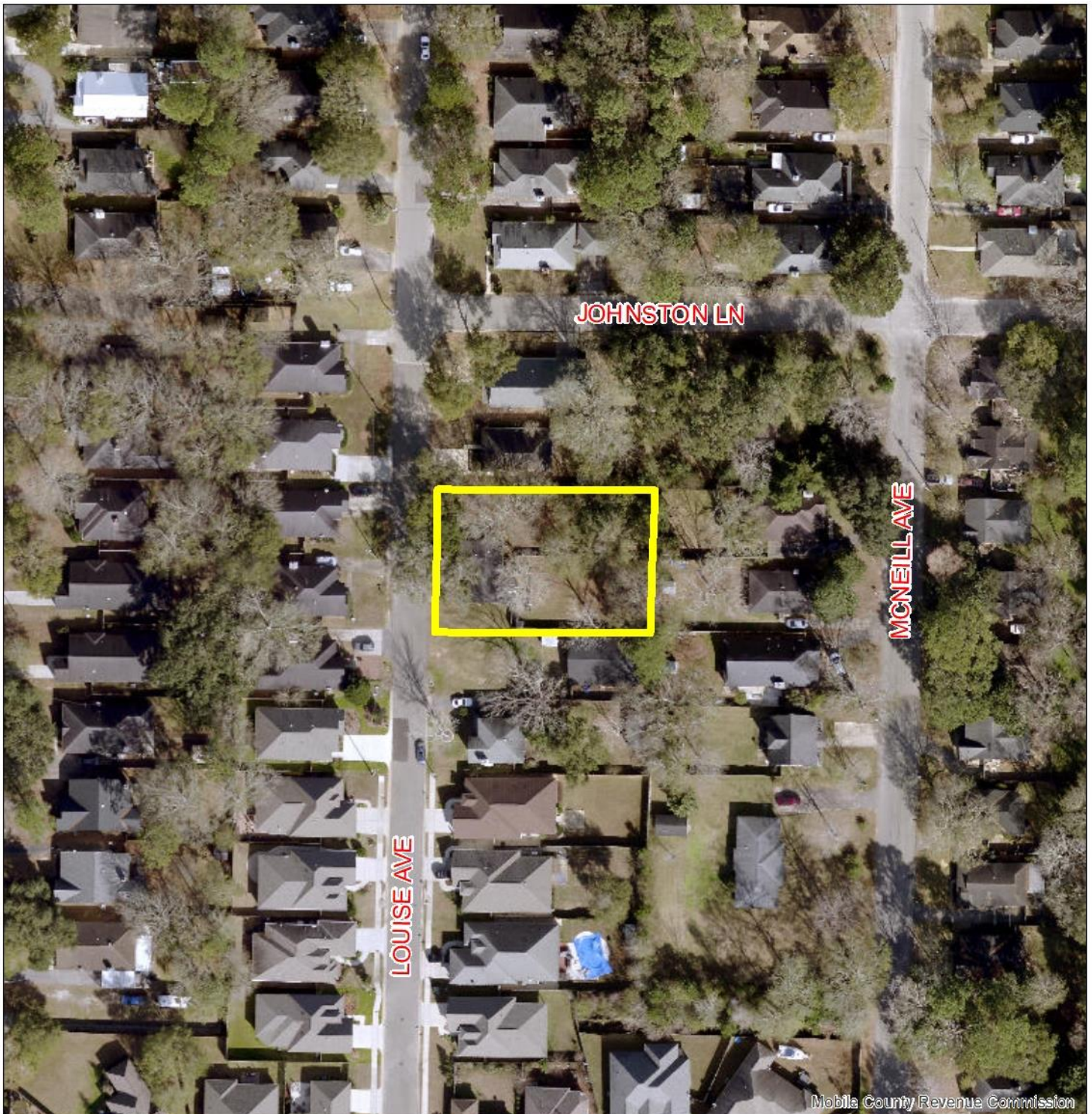
APPLICATION NUMBER 2 DATE March 3, 2022

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





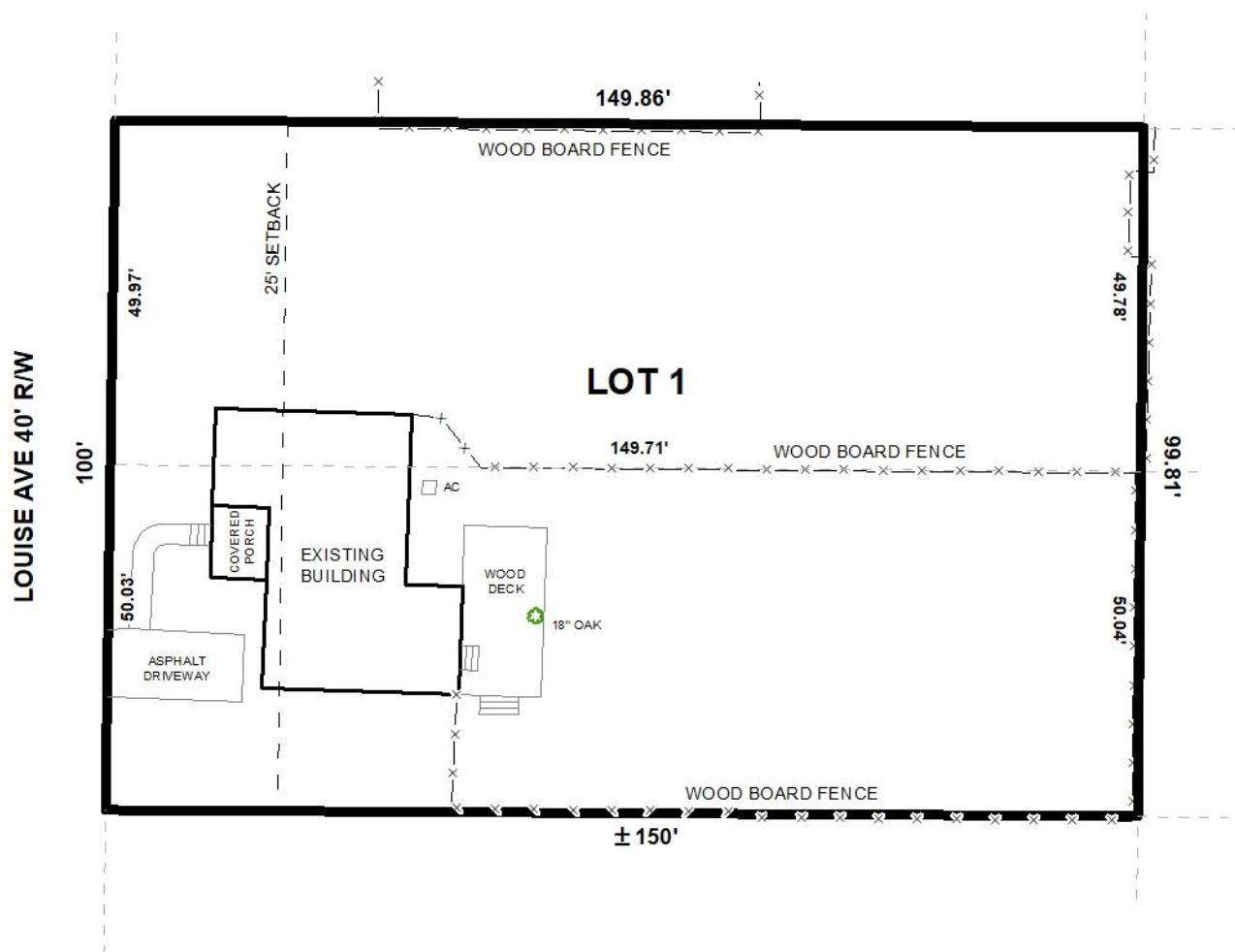
**PINEHURST SUBDIVISION, BLOCK 107  
RESUBDIVISION OF LOTS 15 AND 16**



APPLICATION NUMBER 2 DATE March 3, 2022



# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE March 3, 2022

Pinehurst Subdivision, Block 107

APPLICANT Resubdivision of Lots 15 and 16

REQUEST Subdivision





