

SAINT IGNATIUS PARISH SUBDIVISION, SECOND RESUBDIVISION OF

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 and label the monument set or found at each subdivision corner.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- 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: Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 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, $13.3\pm$ acre subdivision which is located at the Northwest corner of Spring Hill Avenue and Tuthill Lane, extending to the Northeast corner of Spring Hill Avenue and Knowles Street, in Council District 7. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to amend the minimum building setback line along Spring Hill Avenue and Tuthill Lane of an existing recorded one-lot subdivision.

The site has been given Institutional (INS) 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 designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

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.

The applicant states the following:

This Subdivision Application is being submitted to revise the minimum building setback requirement along Spring Hill Avenue from 25 feet to 20 feet to accommodate a new church building and to revise the minimum building setback requirement along Tuthill

Lane from 25 feet to 20 feet to accommodate a new administration building. These building setback modifications are in agreement with the latest approved PUD. No changes are being requested other than the building setback requirements.

The Commission approved Saint Ignatius Parish Subdivision, Resubdivision of, in 2010. The standard 25' minimum building setback line was recorded along all street frontages as conditioned by the subdivision's approval. Since then, the applicant received Planned Unit Development Approval and Planning Approval at the Commission's February 21, 2019 meeting to amend a previously approved Planned Unit Development/Master Plan and Planning Approval/Master Plan for the existing church and school in an R-1, Single Family Residential District, to allow an expansion of the site. As part of the expansion, the new proposed sanctuary would encroach to within 21'-6" of the front property line along Spring Hill Avenue, and the proposed new administration building would encroach to within 20'-9" of the side street property line along Tuthill Lane. The PUD and Planning Approval were approved with a condition that either the site plans be revised to indicate those two structures meeting the recorded 25' minimum building setback, or the amending of the plat via a new subdivision to allow the proposed setbacks. The applicant has chosen to retain the reduced setback along Spring Hill Avenue and Tuthill Lane on the site plan; hence this application.

As street frontage dedication was recorded to provide compliant right-of-way widths via Saint Ignatius Parish Subdivision, Resubdivision of, no further dedication would be required. As on that recorded plat, and as on the preliminary plat for this resubdivision, the recorded property line setbacks along all boundaries and street frontages, except along Spring Hill Avenue and Tuthill Lane, should be retained on the Final Plat. The preliminary plat illustrates right-of-way, drainage and utility easements in the Northwest portion of the site; therefore, a note should be required on the Final Plat stating that no structure may be placed or constructed within any easements. The lot size label in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

A note should be placed on the Final Plat stating that the site is limited to the Planned Unit Development and Planning Approval site plans approved by the Planning Commission at its February 21, 2019 meeting, or any subsequent approvals.

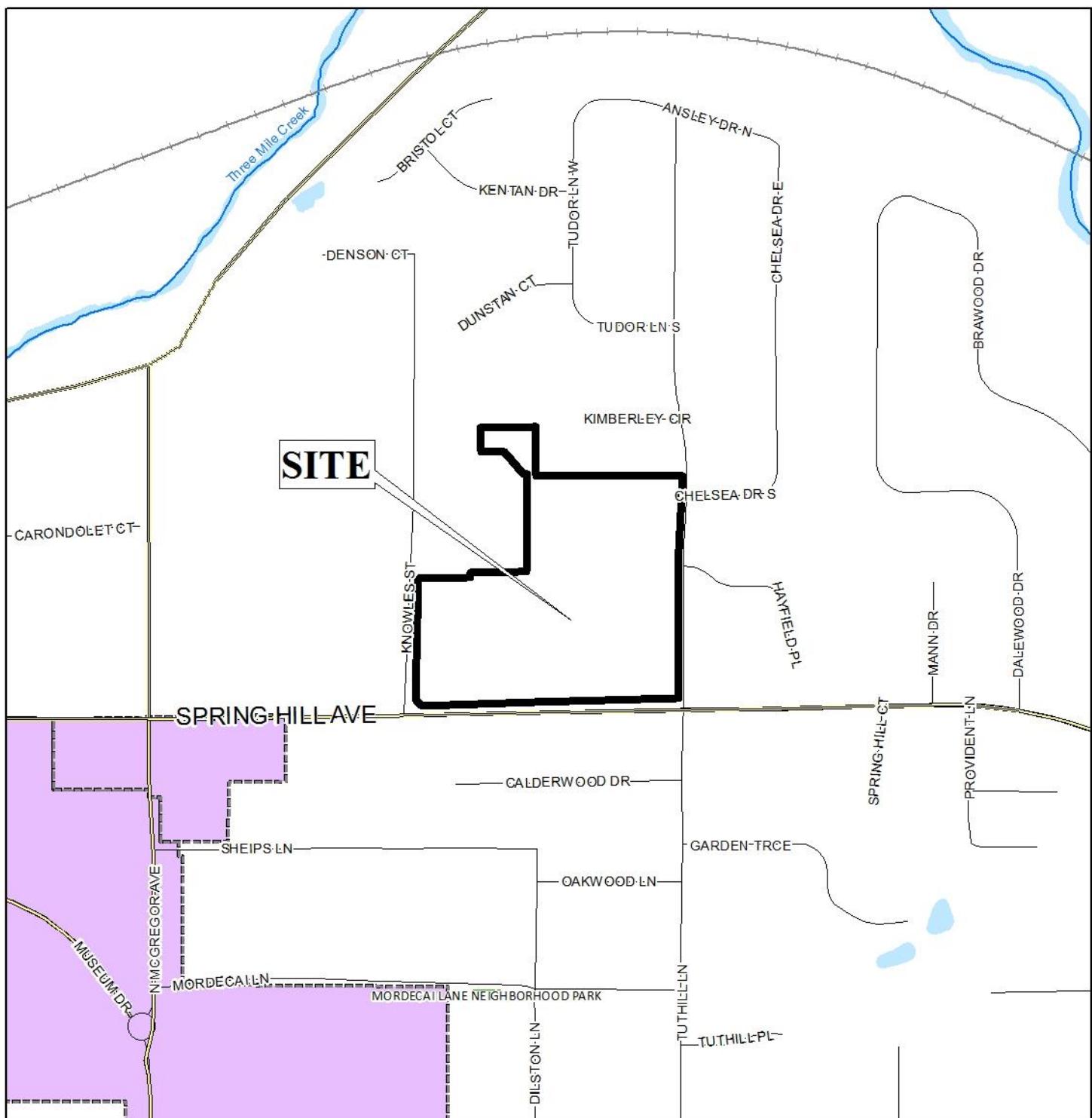
As the Planning Commission approved the Planned Unit Development and Planning Approval with reduced building setbacks for the proposed church and administration buildings, it would follow that such reduced setbacks would be in order for this resubdivision. However, on the preliminary plat, those proposed reduced setbacks are illustrated to extend entirely along the Spring Hill Avenue and Tuthill Lane frontages. As the church and administration buildings are proposed to encroach within the normal 25' setback only in a small area along each street frontage, staff is of the opinion that the reduced setback allowance should only apply to those two areas and not the entire street frontages. Therefore the plat should be revised to block-out the 20' minimum building setback line along Spring Hill Avenue and Tuthill Lane to be within the area of the proposed church and administration buildings and retain the standard 25' setback beyond those block-outs.

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

- 1) revision of the plat to block-out the 20' minimum building setback line along Spring Hill Avenue and Tuthill Lane to be within the area of the proposed church and administration buildings and retain the standard 25' setback beyond those block-outs;
- 2) retention of the recorded property line setbacks along all boundaries and street frontages, except along Spring Hill Avenue and Tuthill Lane;
- 3) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easements;
- 4) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that the site is limited to the Planned Unit Development and Planning Approval site plans approved by the Planning Commission at its February 21, 2019 meeting, or any subsequent approvals;
- 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. Provide and label the monument set or found at each subdivision corner. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. 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.];*
- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards.*

- Any new 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 (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
- 9) 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



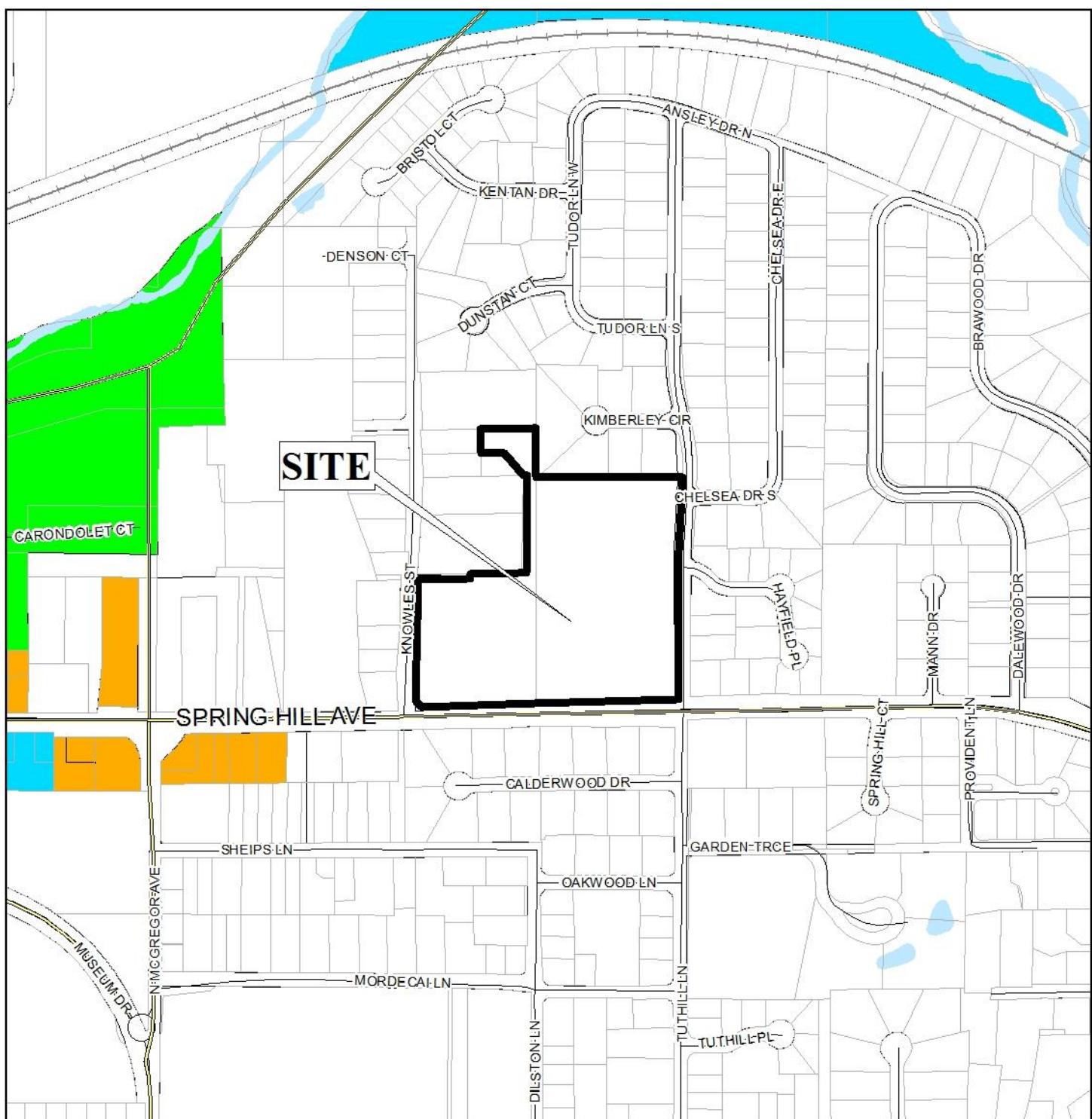
APPLICATION NUMBER 2 DATE June 20, 2019

APPLICANT Saint Ignatius Parish Subdivision, Second Resubdivision

REQUEST Subdivision

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LOCATOR ZONING MAP



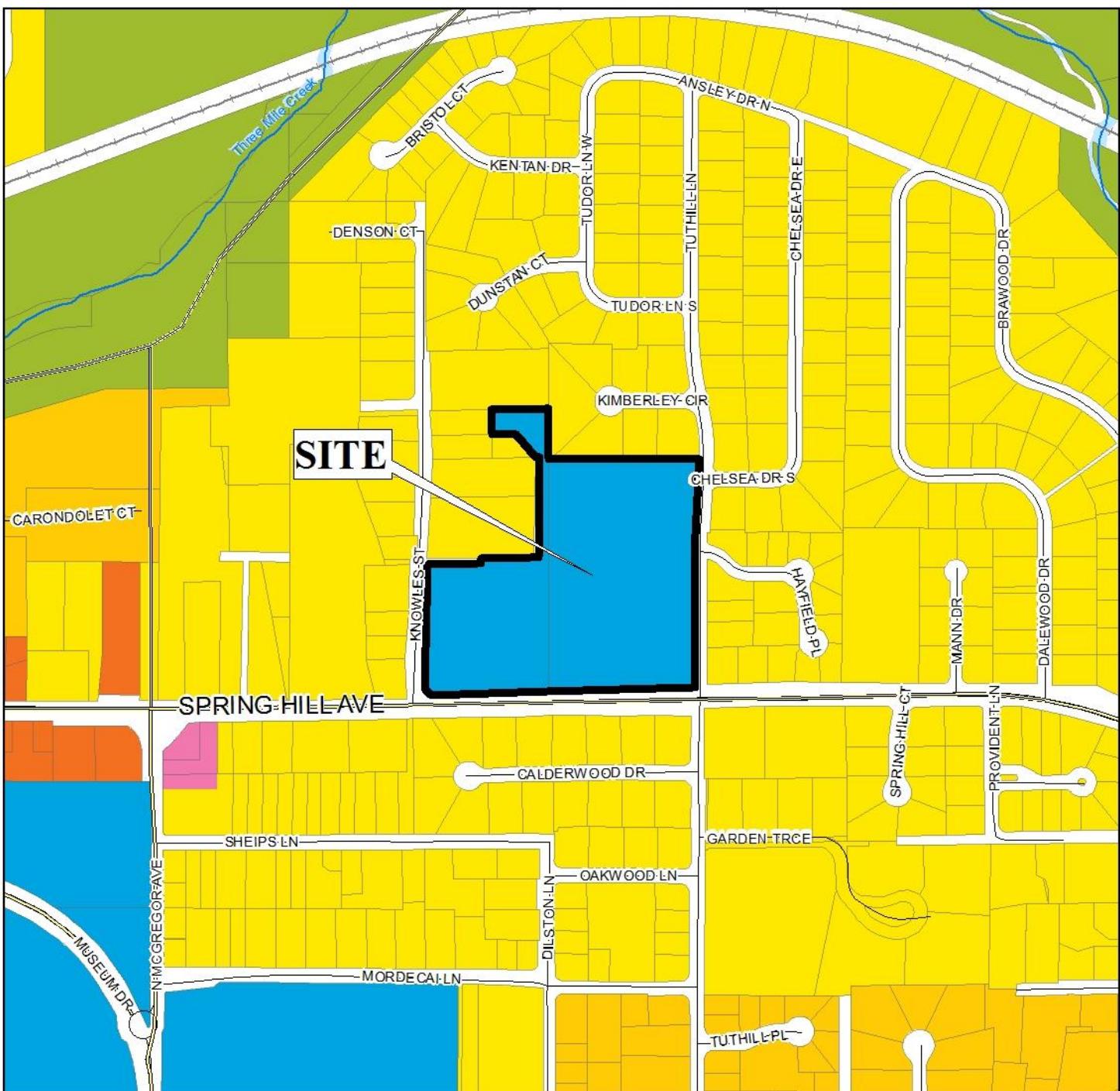
APPLICATION NUMBER 2 DATE June 20, 2019

APPLICANT Saint Ignatius Parish Subdivision, Second Resubdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE June 20, 2019

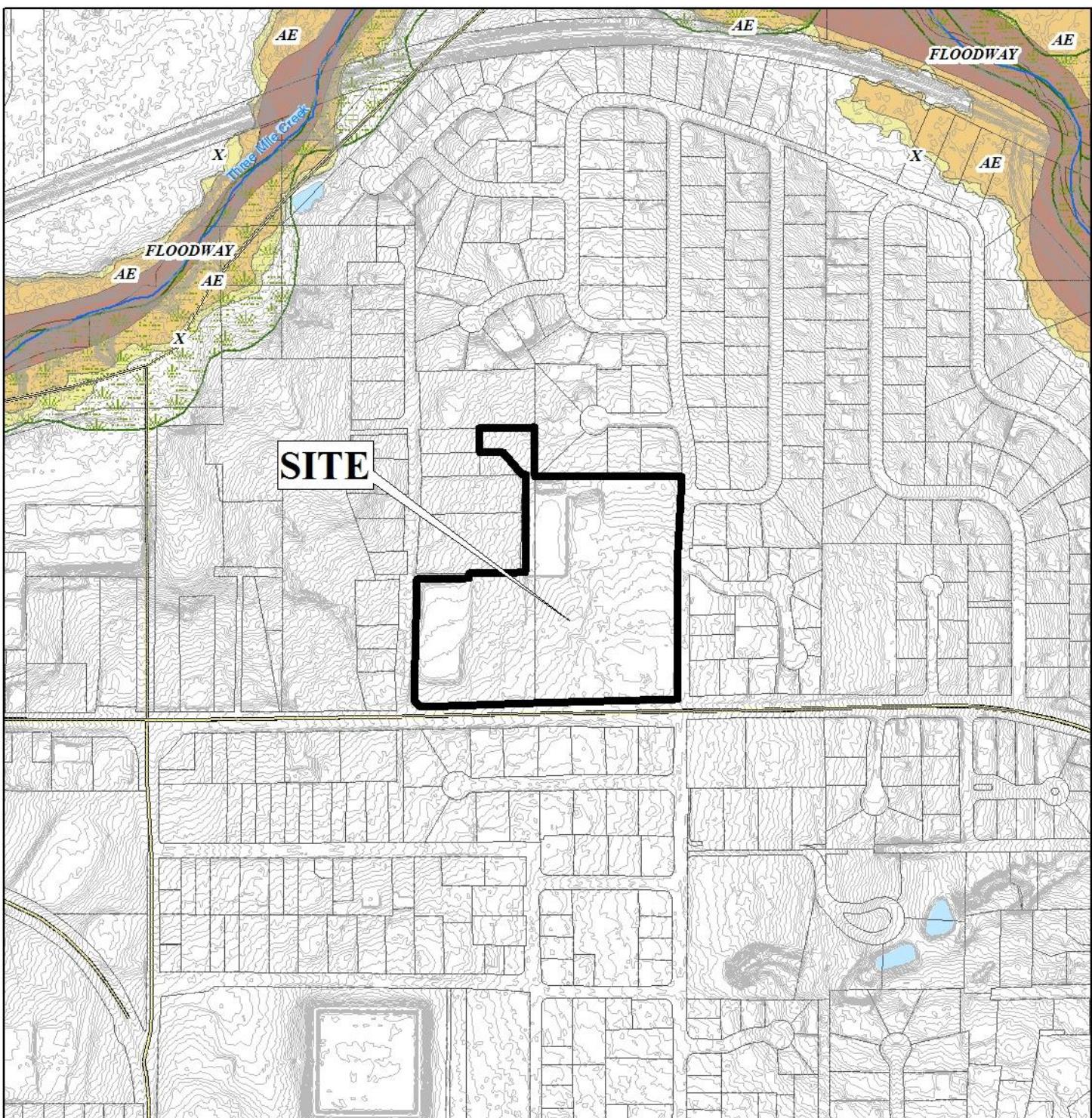
APPLICANT Saint Ignatius Parish Subdivision, Second Resubdivision

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 | |

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ENVIRONMENTAL LOCATOR MAP



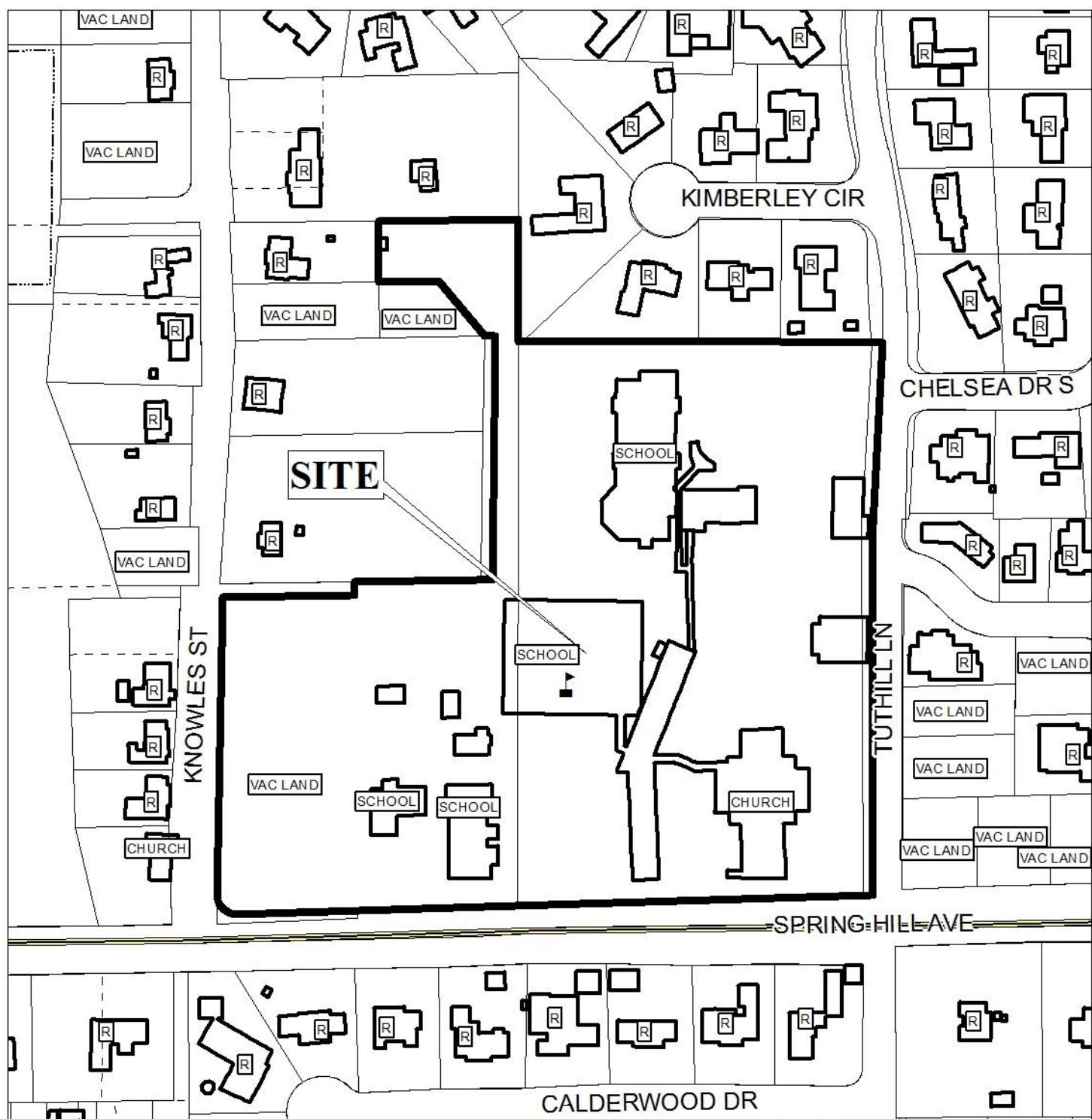
APPLICATION NUMBER 2 DATE June 20, 2019

APPLICANT Saint Ignatius Parish Subdivision, Second Resubdivision

REQUEST Subdivision



SAINT IGNATIUS PARISH SUBDIVISION, SECOND RESUBDIVISION



APPLICATION NUMBER 2 DATE June 20, 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

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SAINT IGNATIUS PARISH SUBDIVISION, SECOND RESUBDIVISION



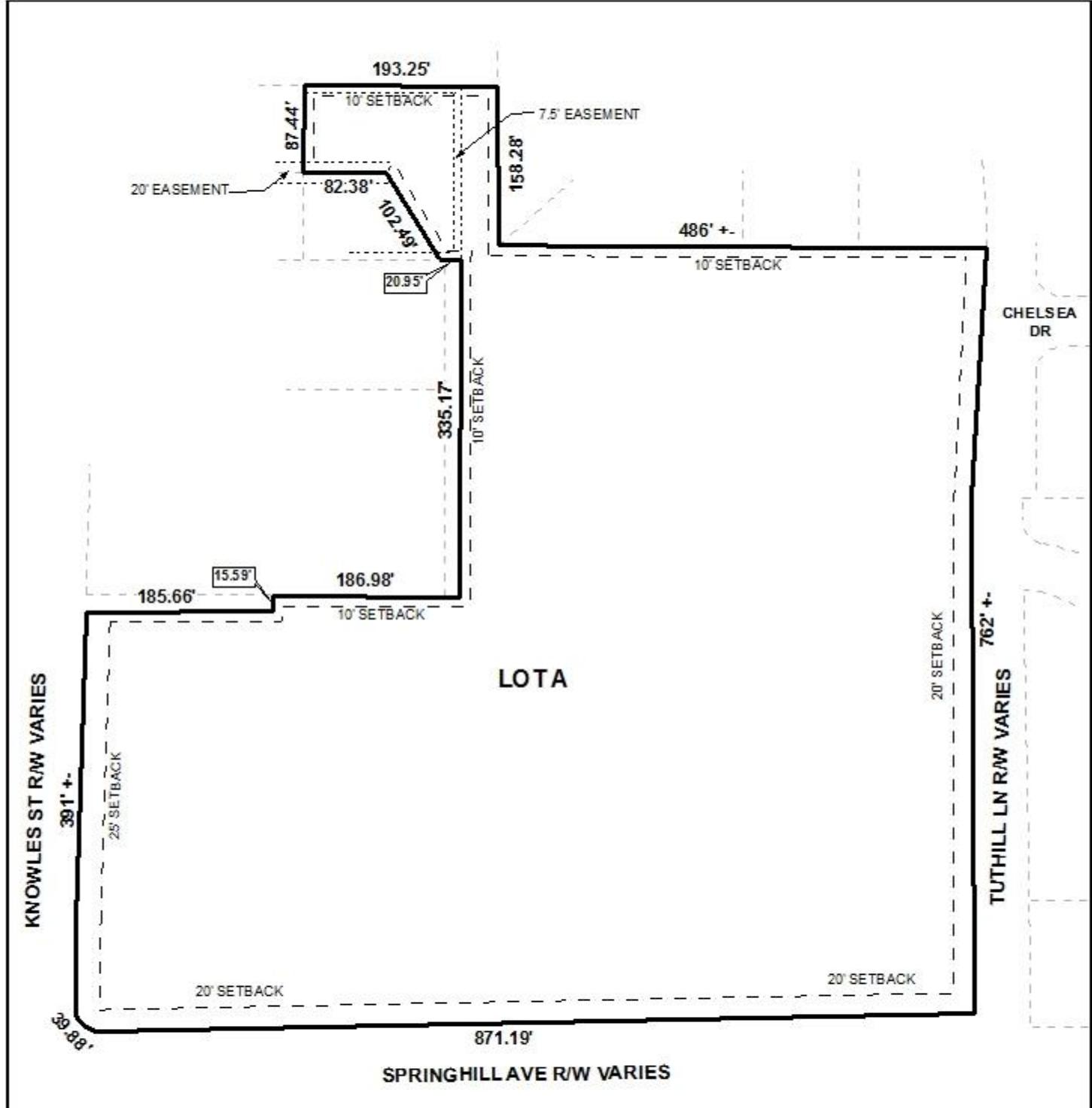
CALDERWOOD DR

City of Mobile GIS Department

APPLICATION NUMBER 2 DATE June 20, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE June 20, 2019

APPLICANT Saint Ignatius Parish Subdivision, Second Resubdivision

REQUEST Subdivision

