

SHELDON PLACE SUBDIVISION, FIRST UNIT,
RESUBDIVISION OF LOTS 3 & 18

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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- C. Provide the Surveyor's Certificate and Signature.
- D. Provide the 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: Lot is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

MAWSS Comments: No comments.

The plat illustrates the proposed 1-lot, 0.9±-acre subdivision located at the Southeast corner of Halls Mill Road and Alden Drive, in Council District 4. The applicant states the property is served by public water and sanitary sewer systems.

The site was originally a part of an 18-lot subdivision approved by the Planning Commission at its August 24, 1956 meeting, and subsequently recorded in Mobile County Probate Court. The applicant now wishes to combine two (2) legal lots of record into one (1) legal lot of record.

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 has been given a Light Industry 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 Light Industry land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, and distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

Light Industry also includes areas that may be regarded as “industrial business,” where the land uses include: business administration and logistics operations for industrial concerns; building trade contractor facilities; advanced research facilities; stand-alone educational, scientific and industrial research facilities; or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the Future Land Use Map; rather, they are addressed through zoning.

Light industrial uses are characterized by attractive, accessible, and connected development compatible with the character of surrounding neighborhoods. Development may take the form of: planned campuses in park-like settings; or unified design corridors with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, and access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between Light Industry and other, lower intensity land use designations. Protection buffers may also be required by 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 proposed lot has frontage on Halls Mill Road, a minor arterial street which requires a 70' right-of-way at this location; and along Alden Drive, a minor street without curb and gutter requiring a 60' right-of-way. The plat illustrates insufficient rights-of-way along both street frontages, thus the Final Plat should be revised to provide dedication 35' from the centerline of Halls Mill Road, and 30' from the centerline of Alden Drive, if approved.

Revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Halls Mill Road and Alden Drive, in compliance with Section V.D.6. of the Subdivision Regulations, should be required, if approved, adjusted for right-of-way dedication.

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

Regarding access management, a note should be placed on the Final Plat stating the following Traffic Engineering comment(s): *"Lot is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."*

The 25' minimum building setback line is illustrated along both street frontages and should be retained on the Final Plat, if approved, and adjusted for dedication.

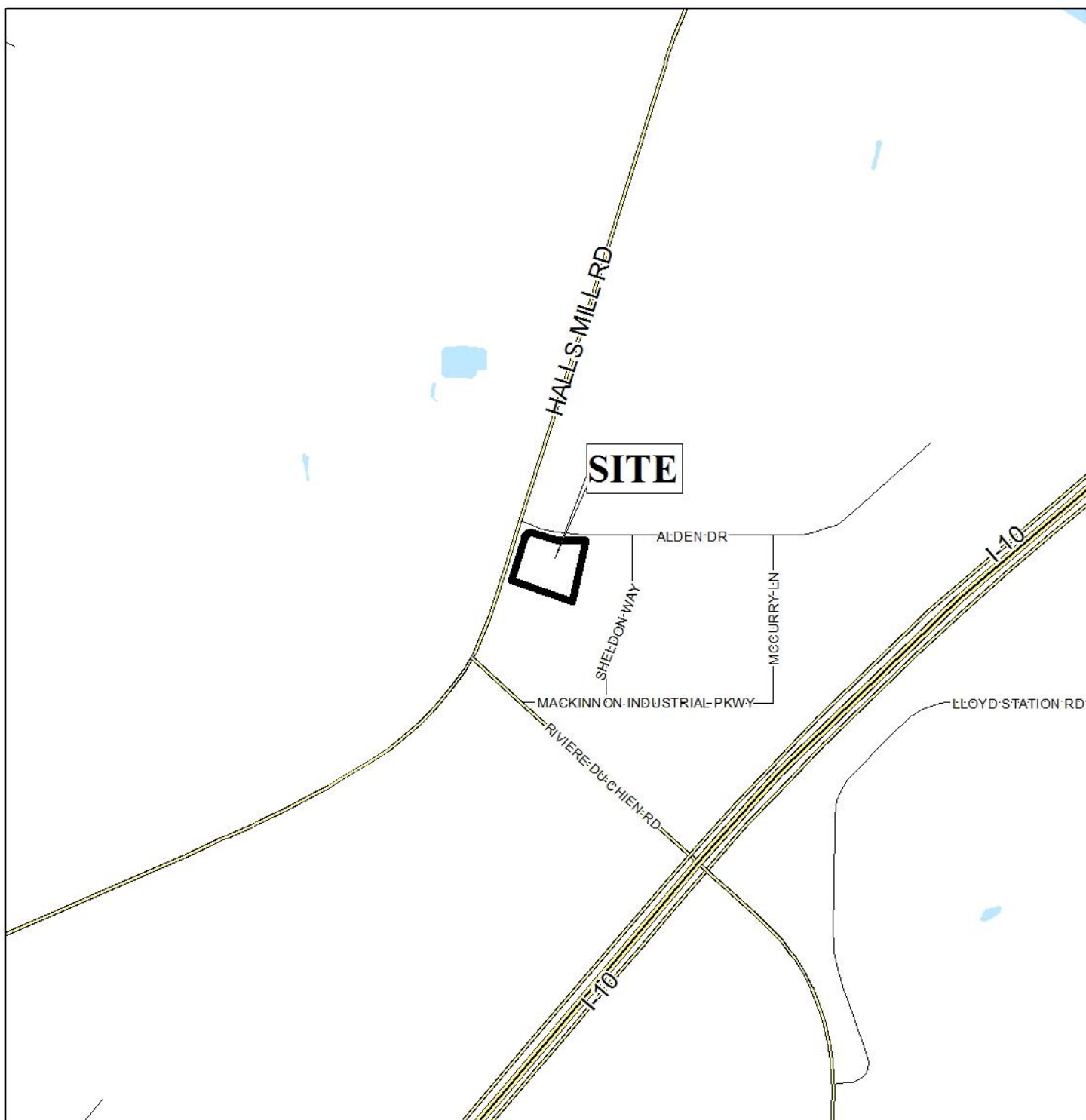
Finally, a 7.5' power and utilities easement is illustrated along the South property line, and a 15' power and utilities easement is illustrated along the East property line. As such, if approved, a note should be placed on the Final Plat stating no structures shall be constructed in any easement.

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

- 1) revision of the plat to provide dedication of 35' from the centerline of Halls Mill Road;
- 2) revision of the plat to provide dedication of 30' from the centerline of Alden Drive;
- 3) revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Halls Mill Road and Alden Drive, in compliance with Section V.D.6., and adjusted for right-of-way dedication;

- 4) retention of the lot's size in square feet and acres, or provision of a table on the Final Plat with the same information;
- 5) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 6) 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) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. C) Provide the Surveyor's Certificate and Signature. D) Provide the 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 to comply with the following Traffic Engineering comment(s): (Lot is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) 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.);
- 9) compliance with 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).);
- 10) completion of the subdivision process prior to the approval of any construction permits; and,
- 11) compliance with all applicable Codes and Ordinances.

LOCATOR MAP



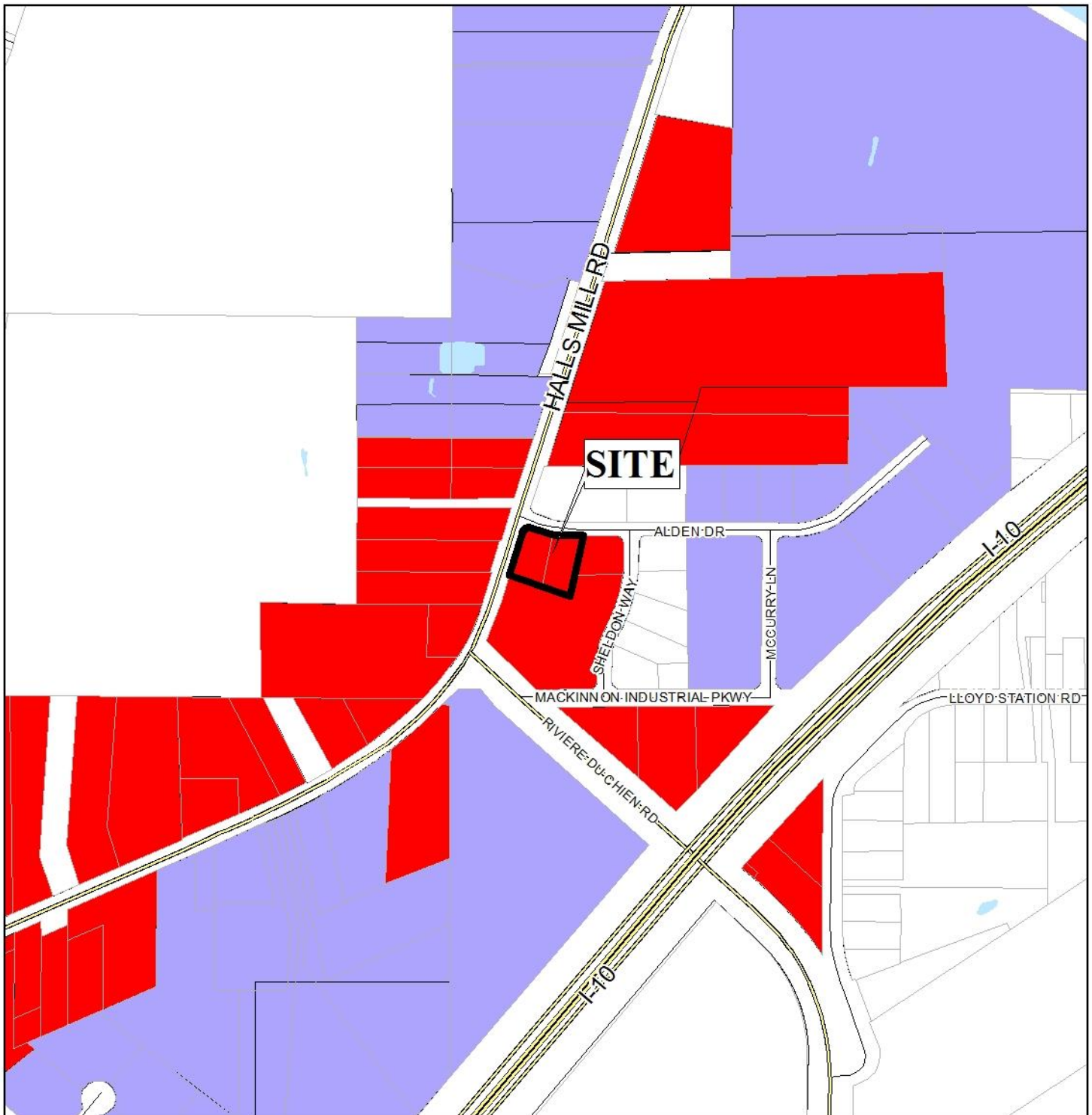
APPLICATION NUMBER 2 DATE November 1, 2018

APPLICANT Sheldon Place Subdivision, First Unit, Resubdivision of Lots 3 & 18

REQUEST Subdivision



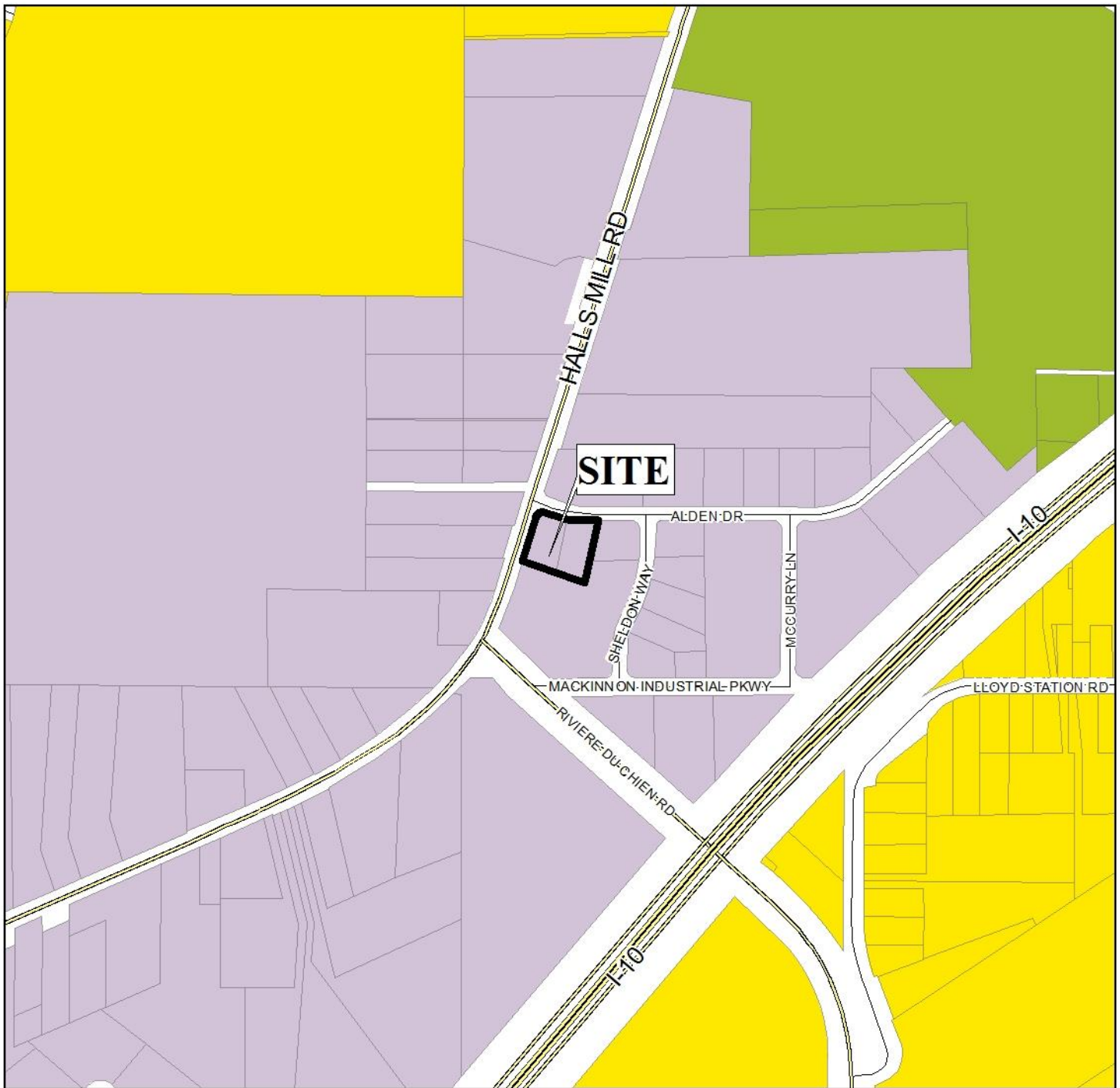
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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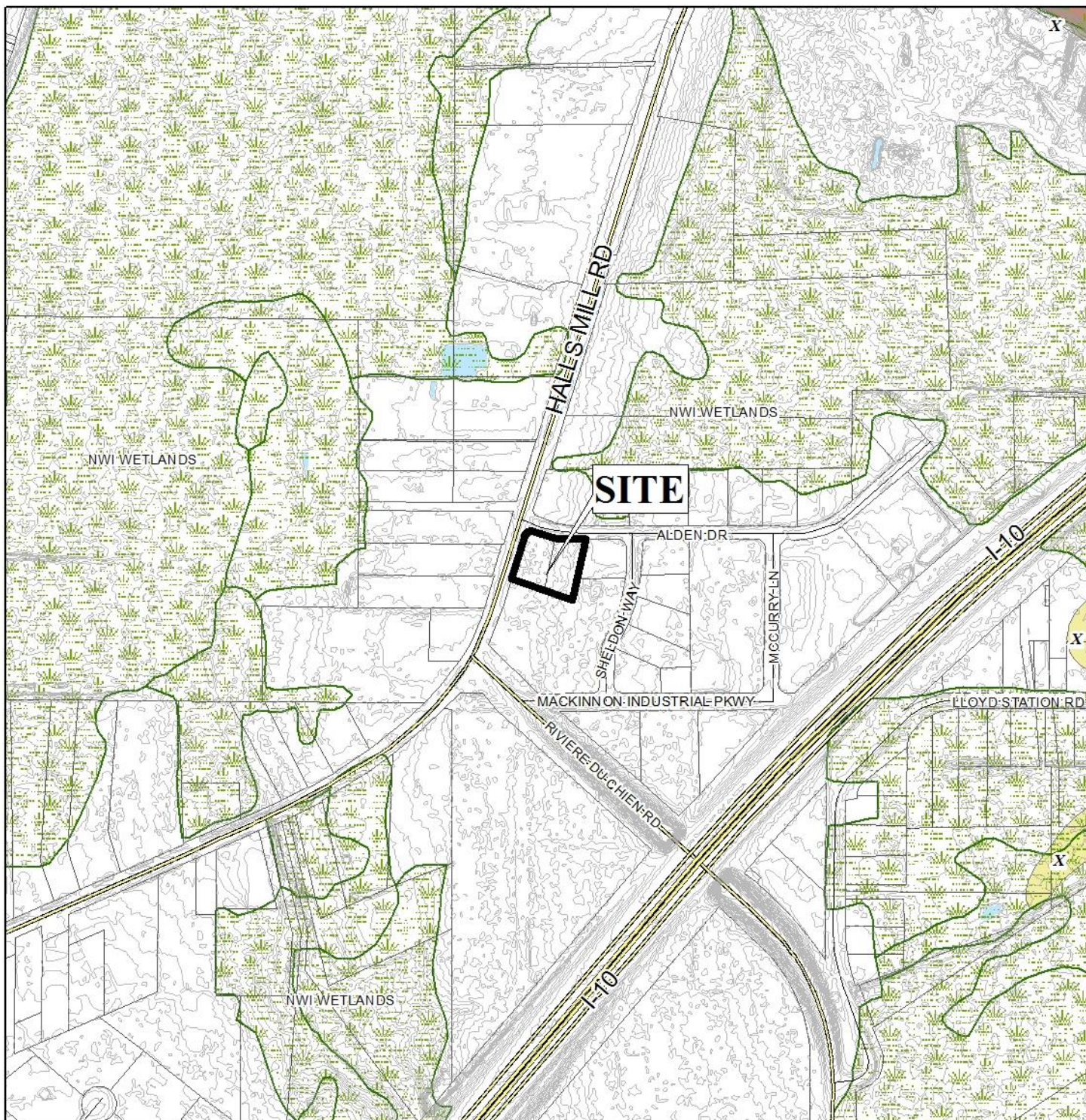
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REQUEST Subdivision

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



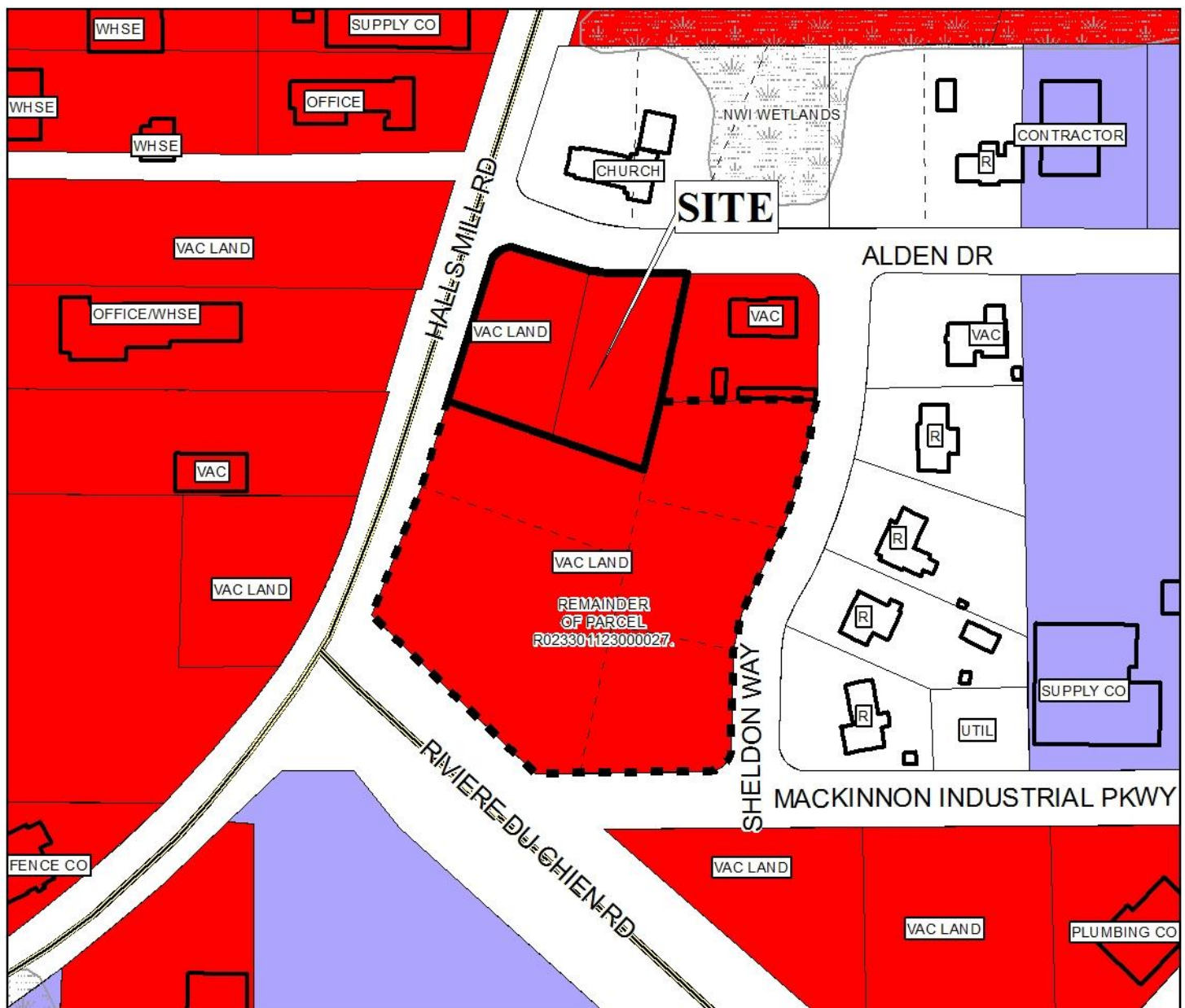
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REQUEST Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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REQUEST Subdivision

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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

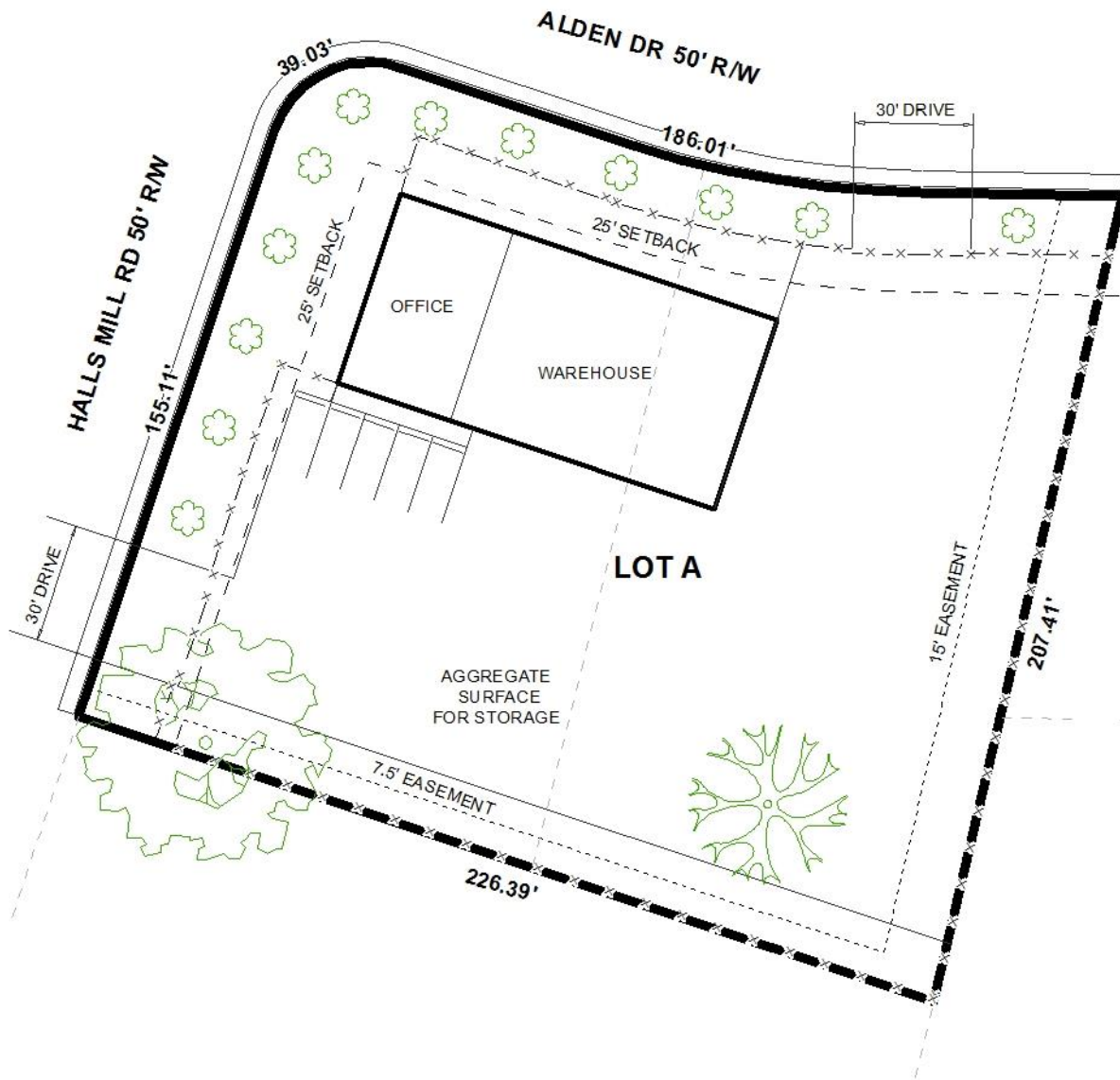


The site is surrounded by commercial and residential units.

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SITE PLAN



The site plan illustrates the proposed building, parking, easements, and setbacks.

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