

## **MUIR WOODS SUBDIVISION, FIRST UNIT, RE-SUBDIVISION AND ADDITION TO LOT 10**

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 note to the plat stating that all easements shall remain in effect until vacated through the proper process.
- C. Show and label each and every Right-Of-Way and easement.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. 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.
- J. 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.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Site is limited to the existing curb cuts with any changes to 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).

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 2-lot, 2.4± acres subdivision located at the North terminus of Rose Court extending to the South terminus of Muir Woods Court South, in Council District 6. The applicant states the properties are served by public water and sanitary sewer.

The site has been given a **Low Density Residential** land use designation per the recently 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 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.)

These 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.

The site is composed of two legal lots of record: Lot A, which is developed and was originally the subject of a 32-lot subdivision approved at the April 2, 1992 meeting of the Planning Commission; and, Lot B, which is also developed and was originally the subject of a 2-lot subdivision approved at the June 1, 2006 meeting of the Planning Commission. Most recently, at its July 5, 2012 meeting, the Planning Commission approved an adjustment of an interior lot line between Lot B and the legal lot to which it's adjacent, to the West. The purpose of this application is to also adjust an interior lot line between the two lots.

Lot A has frontage on Muir Woods Drive South, a minor street with curb and gutter requiring a 50' right-of-way width. Lot B has frontage on Rose Court, an unpaved minor street without curb and gutter requiring a 60' right-of-way width. The plat illustrates sufficient right-of-way along Muir Woods Drive South, but not along Rose Court; however, dedication was not previously required in 2006 or 2012 and, as such, it should also not be required for the request at hand.

It should be noted that previous subdivisions along Rose Court were approved with the condition that no future subdivision would be approved until the road is improved to City Engineering standards. However, previous approval of an adjustment of an interior lot line between two lots along Rose Court was approved without improving the road given that such an action did not inherently constitute the subdivision of the existing lots. As such, a similar exemption may be appropriate for the request at hand with the sustained condition that a note be placed on the Final Plat stating there shall be no future subdivision of the site to create additional lots until Rose Court is improved in width and paved in asphalt to City Engineering standards.

With regards to access management, each lot should be limited to its existing curb cut(s), with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards. A note stating as much should be provided on the Final Plat, if approved.

Both lots are irregularly shaped, but nevertheless meet the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer. Their sizes are appropriately labeled in square feet and acres on the preliminary plat and, if approved, should be retained on the Final Plat; or, provision of a table providing the same information should suffice.

The required 25' minimum building setback line is illustrated along Lot B, and a 30' minimum building setback line is illustrated along Lot A; both of which should be retained on the Final Plat, if approved.

A 5' utility easement and 7.5' drainage and utility easement are illustrated along the front and rear portions of Lot A, respectively. As such, if approved, a note should be required on the Final Plat stating no structures shall be built in any easement.

Finally, there is some concern that Staff was not provided an adequate number of mailing labels for adjacent property owners to whom the Planning and Zoning Department is required to send notifications regarding the subdivision review – only two labels were provided, but there appear to be at least 10 adjacent property owners. As such, the application should be held over to allow the applicant to provide the additional, required labels and postage.

Based on the preceding the application is recommended for Holdover to the October 5<sup>th</sup> meeting with additional information and fees due by September 12, 2017 to allow the applicant to provide the following:

- 1) Notification labels and postage fees for all adjacent property owners not previously notified.

***Revised for the September 21<sup>st</sup> meeting:***

*This application was heldover from the September 12<sup>th</sup> meeting to allow the applicant to provide the following:*

- 1) Notification labels and postage fees for all adjacent property owners not previously notified.

Staff received the appropriate label(s), along with the appropriate postage fee(s) to properly notify any/all adjacent property owners not previously notified of the public hearing for the request at hand.

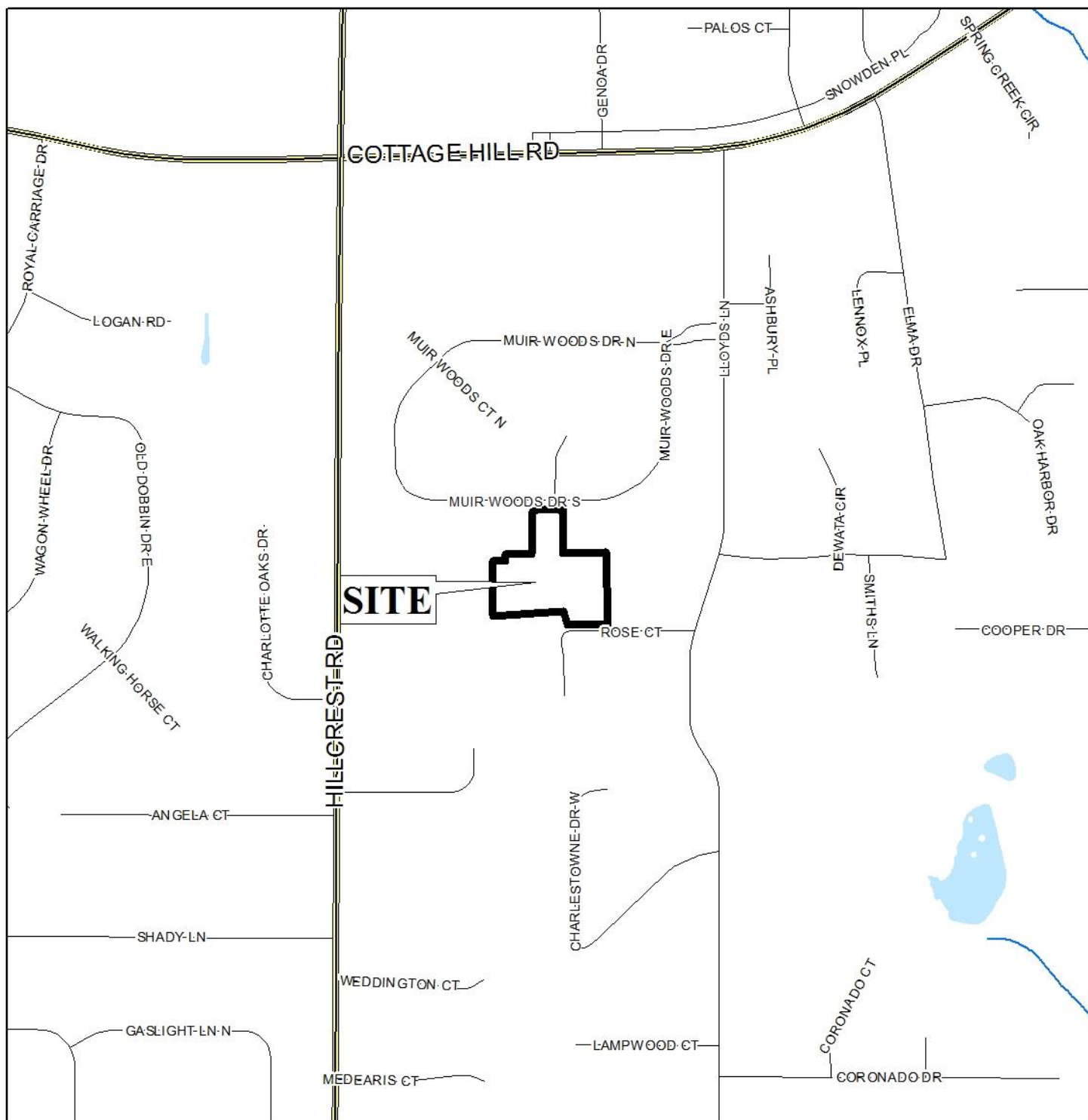
Based on the preceding the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to illustrate a sufficient 60' right-of-way width along Rose Court;
- 2) placement of a note on the Final Plat stating there shall be no future subdivision of Lot B until Rose Court is improved to City Engineering standards;
- 3) placement of a note on the Final Plat stating that the lots are limited to their existing curb cuts, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table providing the same information;
- 5) retention of the minimum building setback lines along both street frontages;
- 6) placement of a note on the Final Plat stating no structures shall be erected in any easement;
- 7) 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 note to the plat stating that all easements shall remain in effect until vacated through the proper process. C) Show and label each and every Right-Of-Way and easement. D) Provide and label the monument set or found at each subdivision corner. E) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F) Provide the Surveyor's Certificate and Signature. G) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H) 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. I) 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. J) 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. K) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures)

*and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 8) compliance with Traffic Engineering comments: (Site is limited to the existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) 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).); and,*
- 10) 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).)*

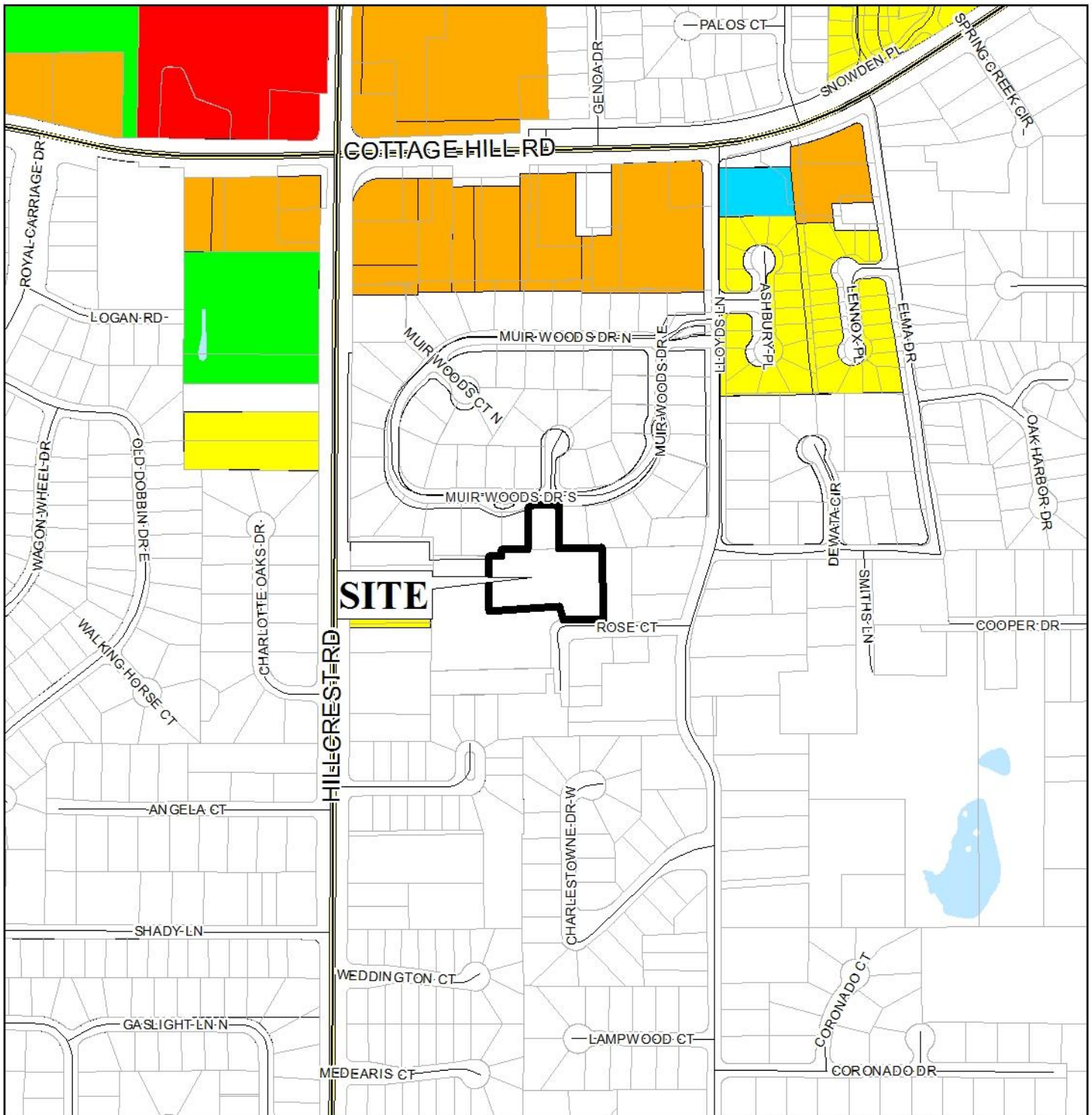
# LOCATOR MAP



APPLICATION NUMBER 2 DATE September 21, 2017  
 APPLICANT Muir Woods Subdivision, First Unit, Resubdivision and Addition to Lot 10  
 REQUEST Subdivision



# LOCATOR ZONING MAP

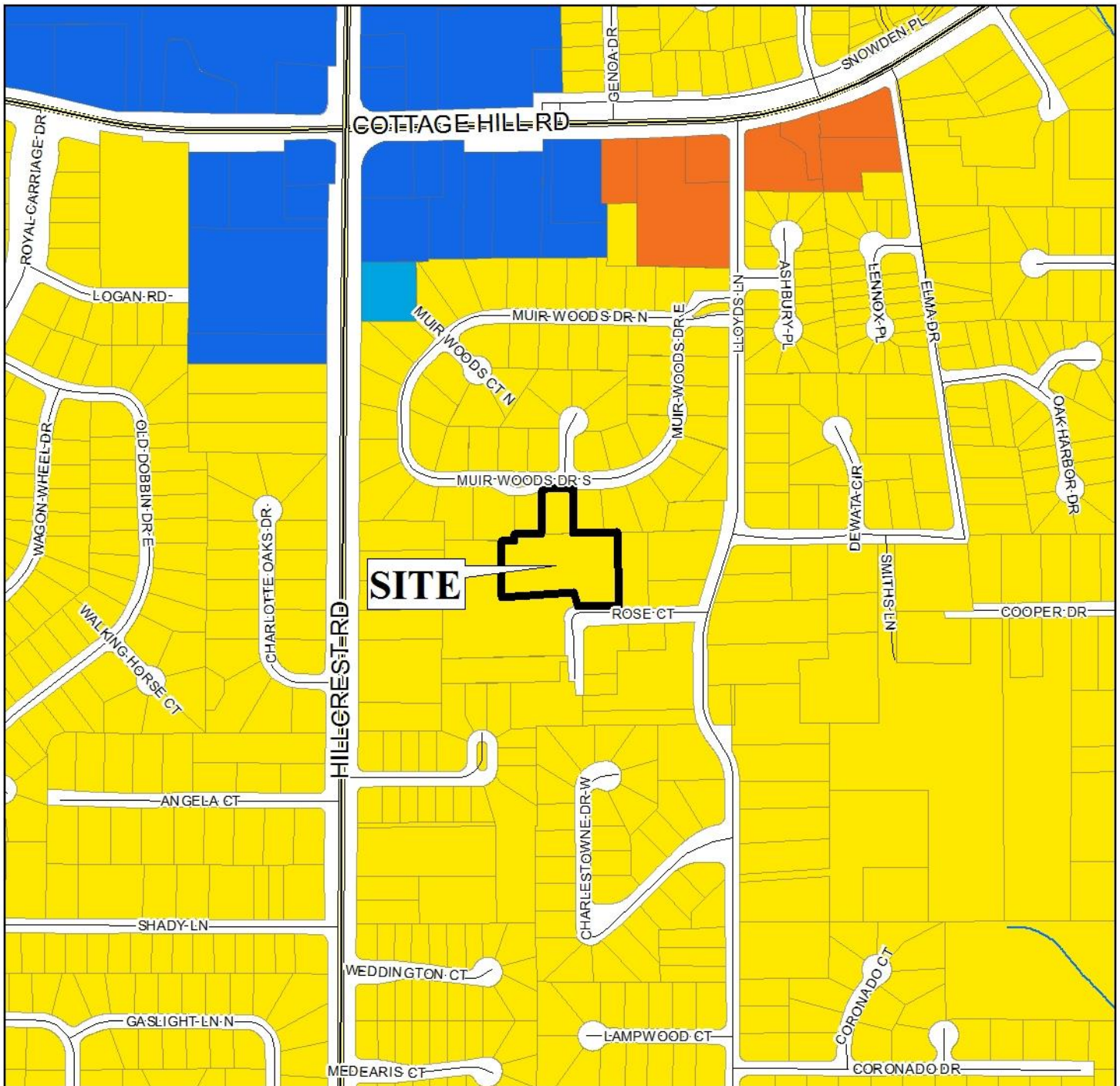


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REQUEST Subdivision





# FLUM LOCATOR MAP



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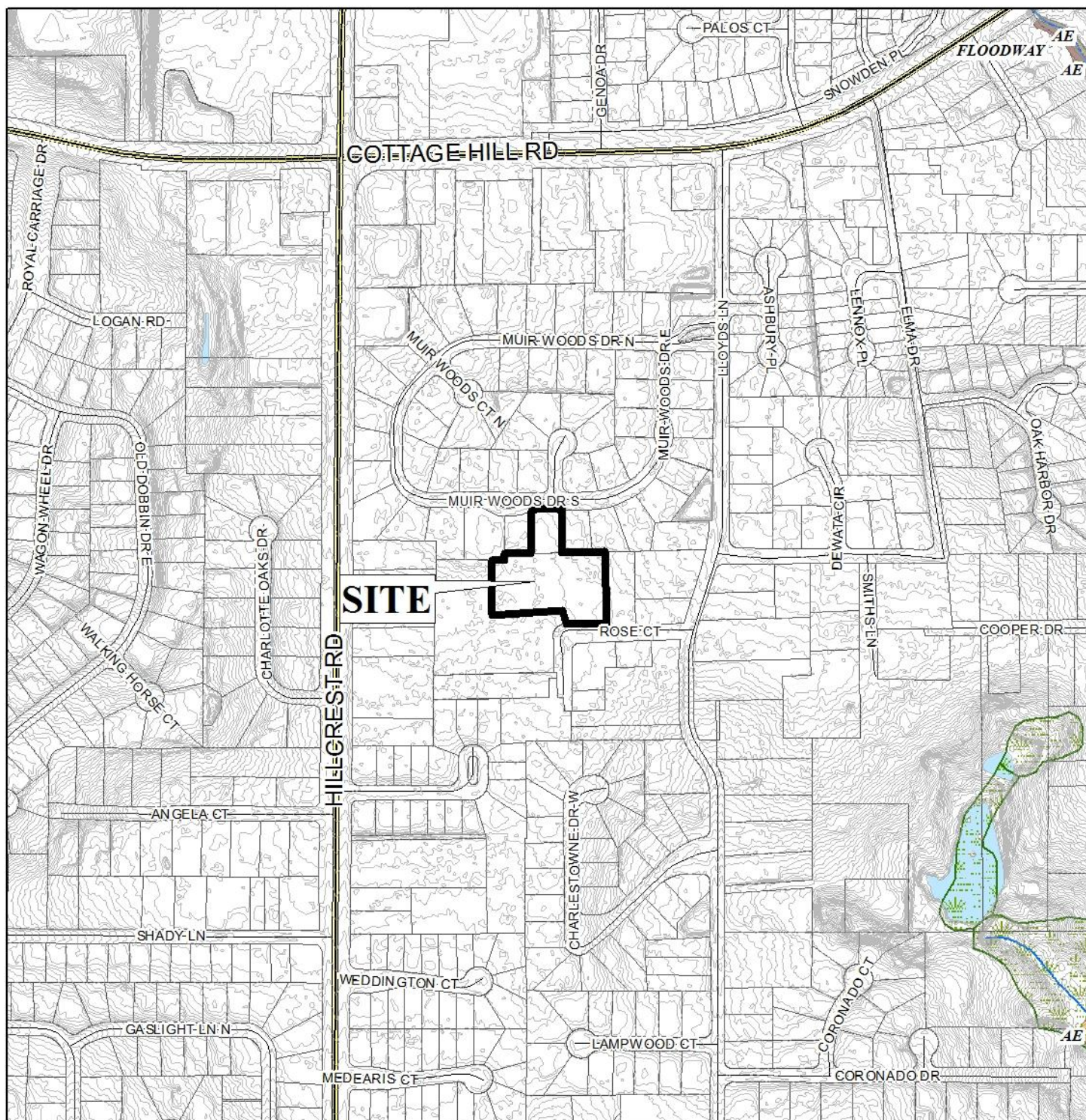
REQUEST Subdivision

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP

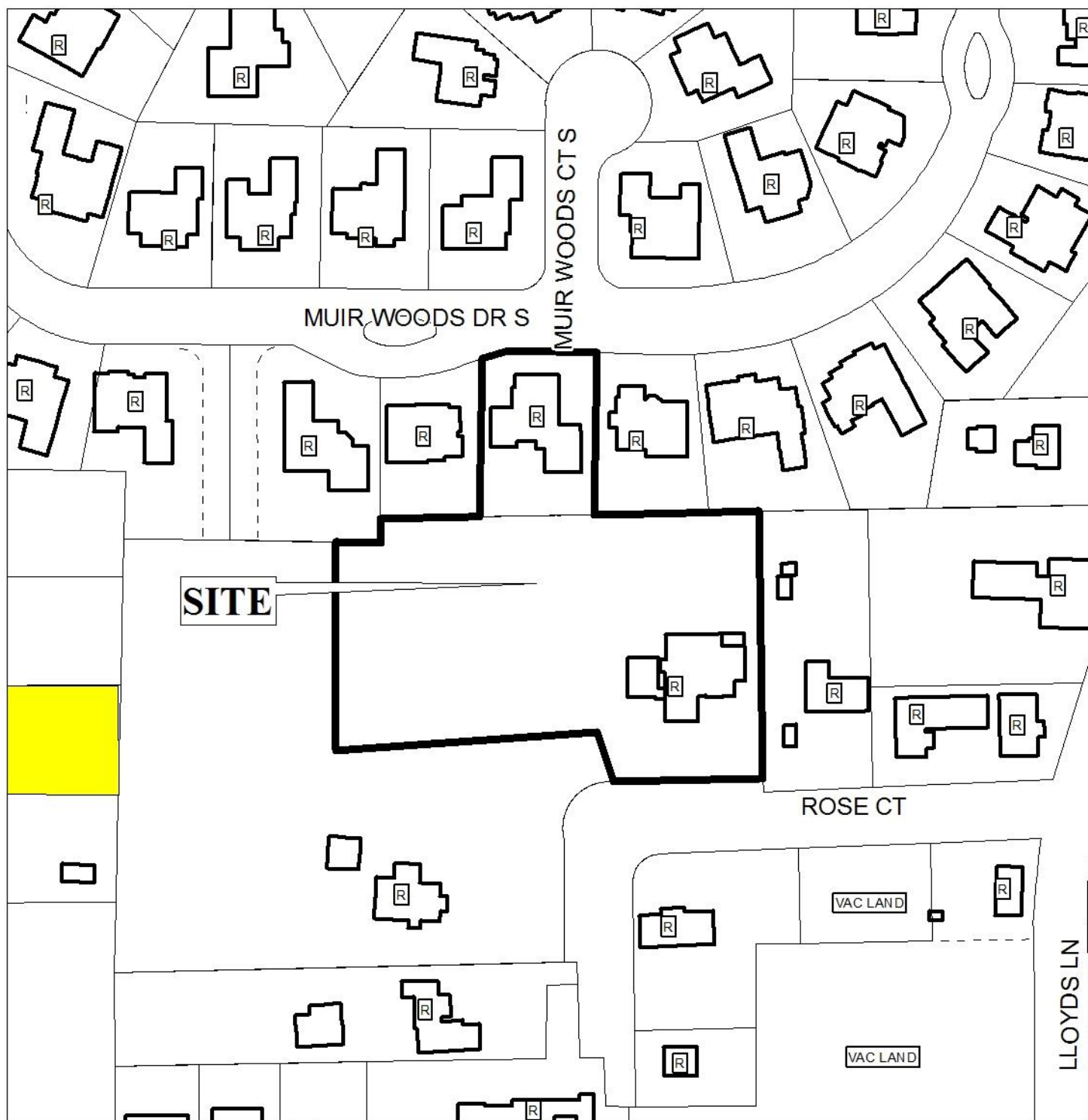


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APPLICANT Muir Woods Subdivision, First Unit, Resubdivision and Addition to Lot 10  
REQUEST Subdivision





# MUIR WOODS SUBDIVISION, FIRST UNIT, RESUBDIVISION AND ADDITION TO LOT 10



APPLICATION NUMBER 2 DATE September 21, 2017

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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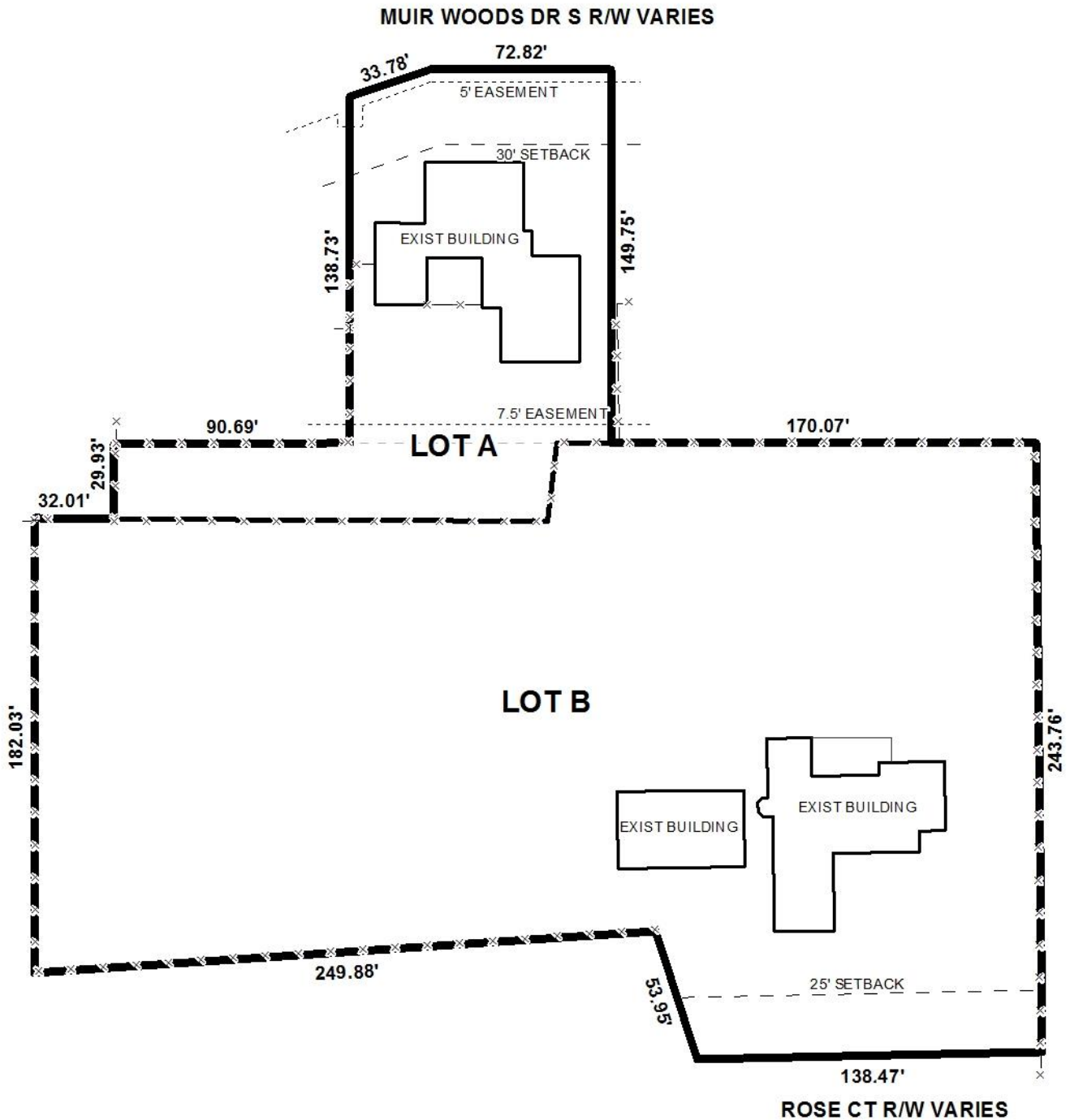


APPLICATION NUMBER 2 DATE September 21, 2017





# DETAIL SITE PLAN



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REQUEST Subdivision

