

ASHLAND MAIN STREET 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. Provide and label the monument set or found at each subdivision corner.
- C. Label Spring Hill Ave. on the vicinity map.
- D. Check the labeling of two (2) different streets as Florida St. on the vicinity map.
- E. Add a graphic scale.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOT A 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 A – 8,500 sf.
- I. Add a note 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.
- J. Add a note 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.
- K. 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.
- L. 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.
- M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- N. 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 prior to obtaining any signatures. No signatures are required on the drawing.
- O. 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: Site is limited to two curb cuts with any changes in 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, 0.5± acre subdivision located at the West side of North Florida Street, 239'± North of Old Shell Road, 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 combine two (2) legal lots of record and one (1) metes-and-bounds parcel into one (1) legal lot of record.

The site has been given a Traditional Neighborhood Center land use designation, per the Future Land Use Plan and Map adopted 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 Neighborhood Center (NC) land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers:

- NC should support a limited amount of commercial development;
- NC should incorporate some residential use, which may vary in type from detached single-family, townhouse, accessory and live-work units in mixed use and low-rise multi-family structures;
- The residential density in NC designations – ranging from 4 to 10 dwelling units per acre – must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next;
- The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections of along short road segments;
- The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g. schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Neighborhood Centers in traditional contexts tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these Neighborhood Centers, building should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.

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 of 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 the 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 Lots 57, 58, and a portion of Lot 59 of the Delacroix Place Subdivision, recorded in Mobile County Probate Court in 1905; and a part of Lot 21 of the Boyles Subdivision, recorded in Mobile County Probate Court in 1907.

The site is zoned B-1, Buffer Business District, and developed with a parking lot to the south (current Lots 57 and 58 of Delacroix Place), and a single structure to the north (the remaining parcel). The applicant states the proposed lot will be redeveloped and, as such, the appropriate permits for any demolition work of existing improvements will be required prior to the issuance of any permits for redevelopment.

The site has frontage along North Florida Street, a minor street with curb and gutter requiring a 50’ right-of-way. Adequate right-of-way is illustrated on the preliminary plat; thus, no additional dedication is required.

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

The proposed lot exceeds the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer systems, and is appropriately labeled in square feet and acres in a table on the preliminary plat. If approved, this information should be retained on the Final Plat.

The Final Plat should be revised to illustrate the 25’ minimum building setback line along North Florida Street, per Section V.D.9. of the Subdivision Regulations, if approved.

Finally, as indicated in the Engineering Comments, the preliminary plat does not provide all of the specifications for Final Plat approval regarding the general form, information to be shown, or attendant items required by Section IV.C. of the Subdivision Regulations. Such requirements

include the items, notes, and certifications that should be placed on a subdivision plat. As such, the Final Plat should provide all the information required by Section IV of the Subdivision Regulations, along with any additional information required by the Engineering Department, if approved.

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

- 1) Retention of the lot sizes in square feet and acres on the Final Plat;
- 2) Revision of the plat to illustrate the 25' minimum building setback line along North Florida Street, per Section V.D.9. of the Subdivision Regulations;
- 3) Revision of the plat to depict compliance with Section IV of the Subdivision Regulations;
- 4) Placement of a note on the Final Plat stating Traffic Engineering comments: *(Site is limited to two curb cuts with any changes in 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.);*
- 5) 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) Provide and label the monument set or found at each subdivision corner. C) Label Spring Hill Ave. on the vicinity map. D) Check the labeling of two (2) different streets as Florida St. on the vicinity map. E) Add a graphic scale. F) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G) Provide the Surveyor's Certificate. H) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOT A 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 A – 8,500 sf. I) Add a note 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. J) Add a note 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. K) 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. L) 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. M) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N) 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 prior to obtaining any signatures. No signatures are required on the drawing. O) 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.);*
- 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 3 DATE December 16, 2021

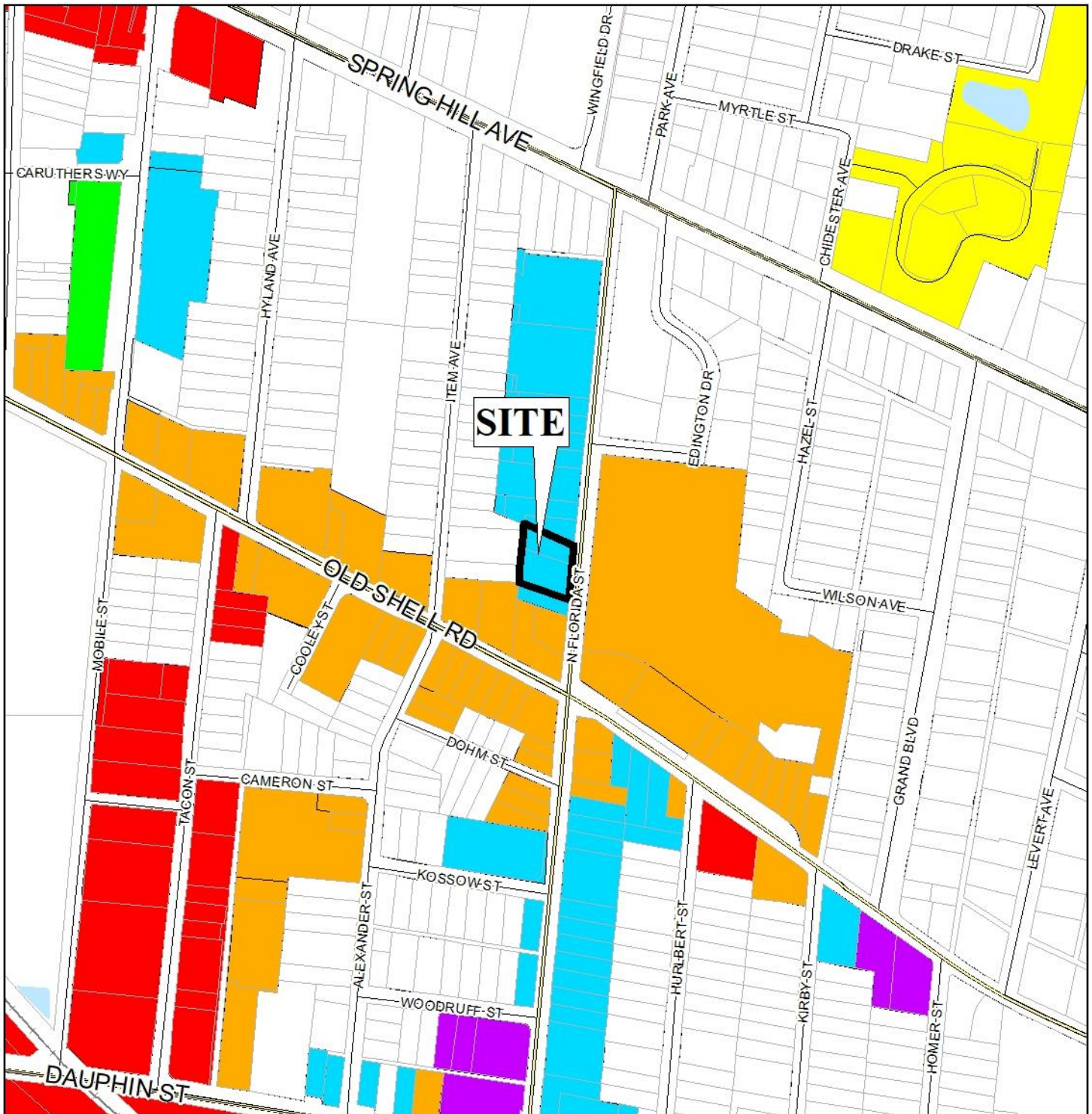
APPLICANT Ashland Main Street Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



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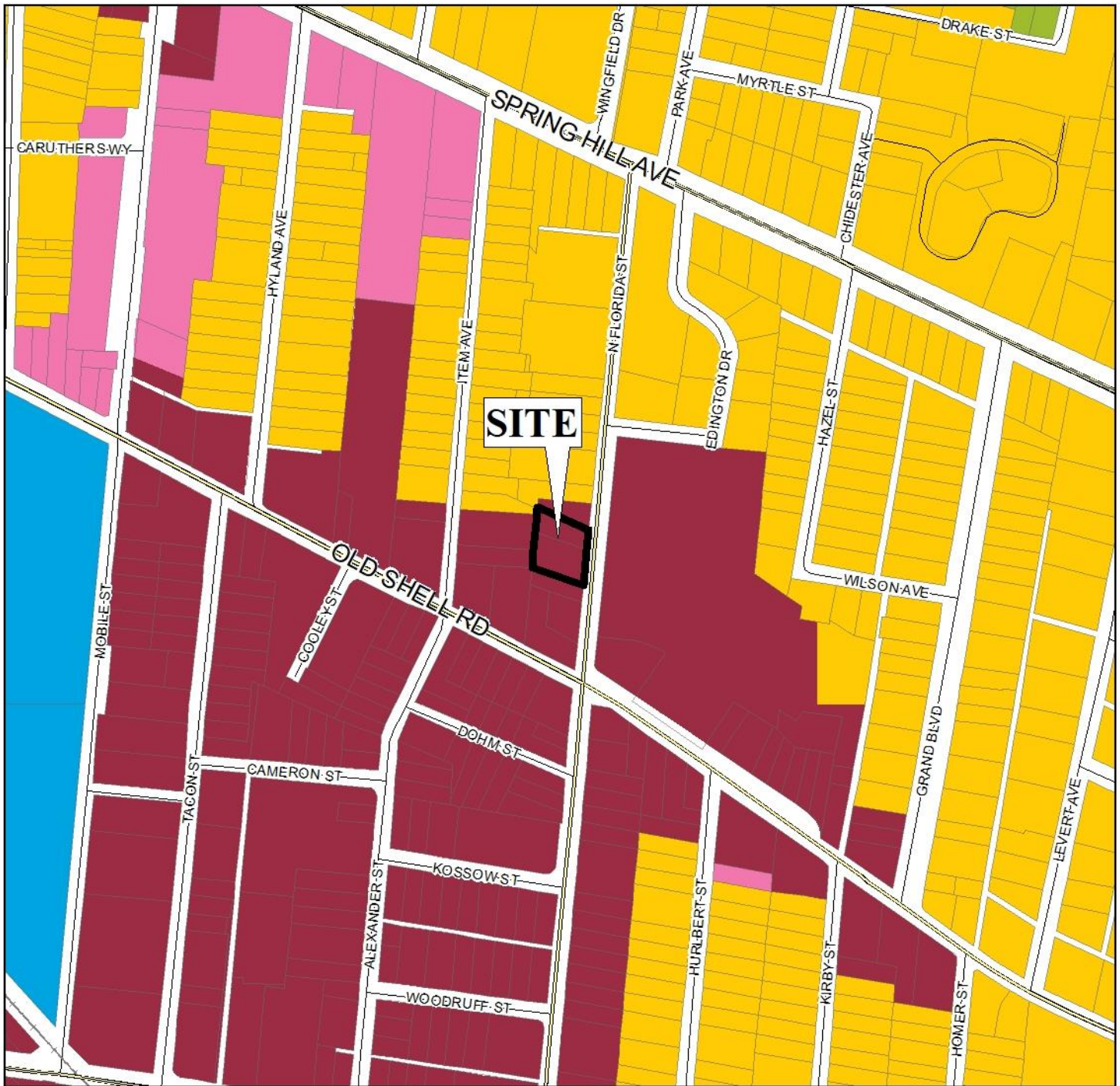
APPLICANT Ashland Main Street Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE December 16, 2021

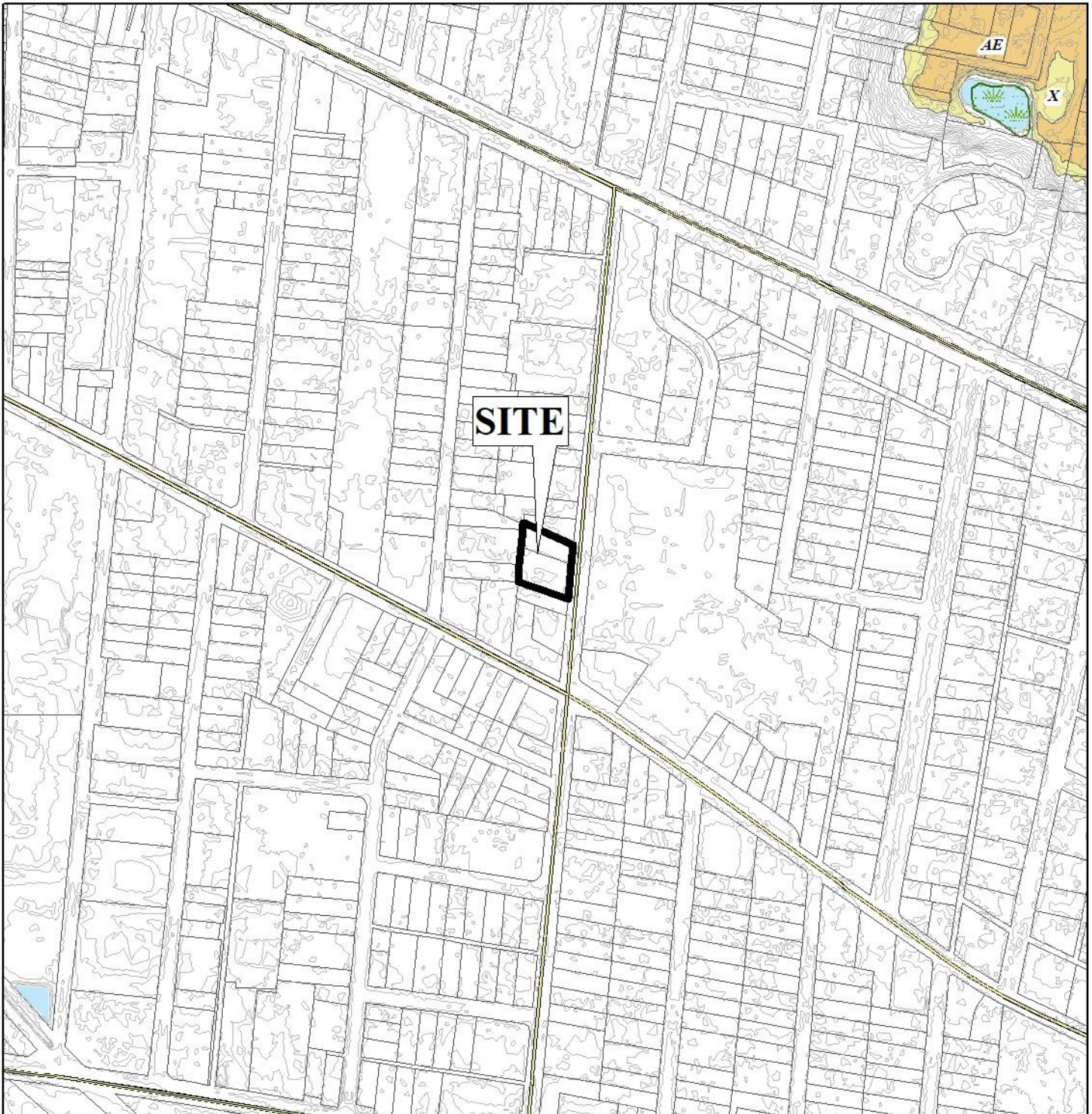
APPLICANT Ashland Main Street Subdivision

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 3 DATE December 16, 2021

APPLICANT Ashland Main Street Subdivision

REQUEST Subdivision


























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ASHLAND MAIN STREET SUBDIVISION



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	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



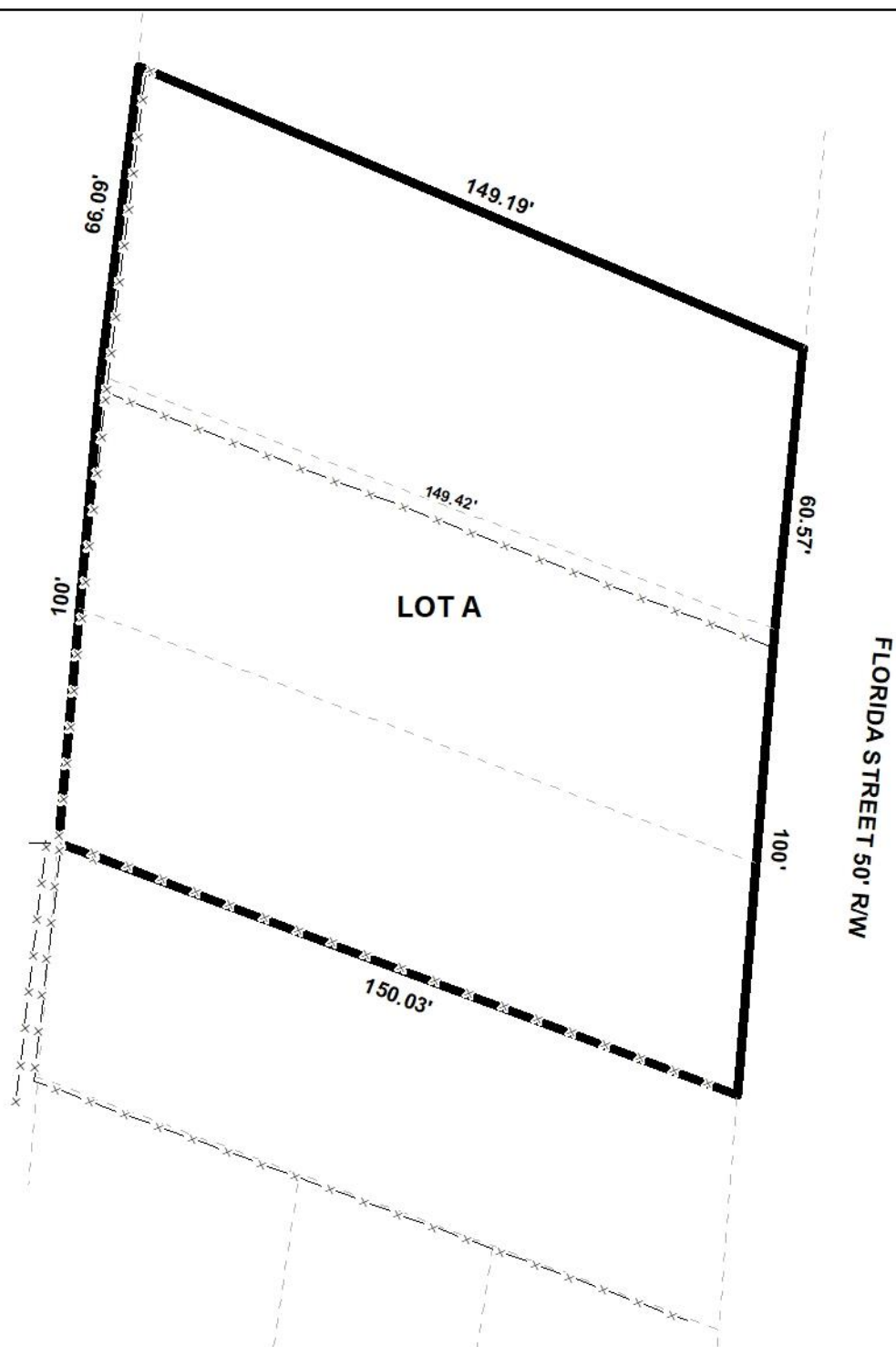
ASHLAND MAIN STREET SUBDIVISION



APPLICATION NUMBER 3 DATE December 16, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE December 16, 2021

APPLICANT Ashland Main Street Subdivision

REQUEST Subdivision

