EMANUELLI COURT 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #74) LOTS 1 and 2 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 – 4,300 sf and LOT 2 –NONE.
C. 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.
D. 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.

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). 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 2-lot, 0.7±-acre subdivision located at the West side of Gulfwood Drive, 95'± South of the West terminus of Gulfwood Drive, in Council District 7. The applicant states the property is served by public water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record from a single 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 Mixed Density Residential (MxDR) 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 MxDR designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single-family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 part of the Gulfwood Subdivision, Unit Number 4, the plat for which was recorded in Mobile County Probate Court on January 16, 1953. The applicant is requesting to divide one (1) legal lot of record into two (2) legal lots of record.

The proposed lots have frontage along Gulfwood Drive, a minor street with curb and gutter requiring a 50’ right-of-way. The preliminary plat illustrates sufficient right-of-way at this location, thus no additional dedication should be required.

Proposed Lot 2 is irregularly shaped and may be regarded as a “flag” lot with a 25-foot wide “pole”. Such a lot design is generally discouraged by Sections V.D.1. and V.D.2. of the Subdivision Regulations, the exception being the approval of lots located where varied and irregularly shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. The Planning Commission has not approved a similar design for any lots within the vicinity of the subject site, therefore approving the request may result in a subdivision that is out of character with the surrounding neighborhood.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, and are labeled with their sizes in square feet and acres on the preliminary plat. This

information should be provided on the revised plat, if approved, or provision of a table on the Final Plat providing the same information may suffice.

The 25-foot minimum building setback line required by section V.D.9 of the Subdivision Regulations is illustrated along Gulfwood Drive, for Lot 1, and on Lot 2 where it is at least 60-feet wide. This information should be retained on the Final Plat, if approved.

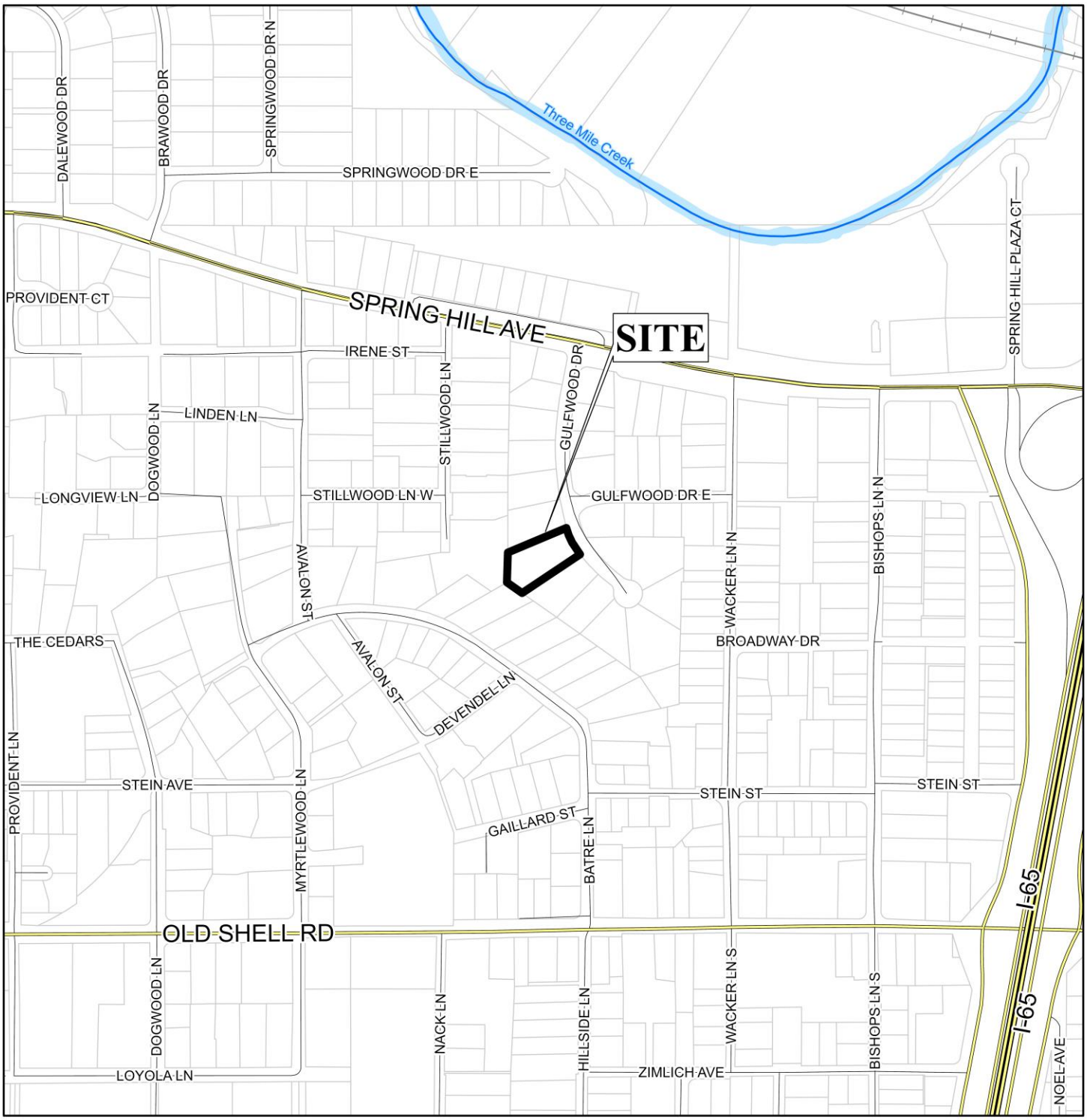
Regarding access management, a note reflecting Traffic Engineering's comments should be required on the Final Plat, if approved.

Finally, a 10-foot drainage easement is illustrated along the North property line, and a 20-foot drainage easement is illustrated along the West property line. If approved, a note should be provided on the Final Plat stating no structure shall be constructed in any easement without permission of the easement holder.

Based on the preceding, the plat is recommended for denial due to the following:

1) approving the plat will not be compatible with Sections V.D.1. and V.D.2. of the Subdivision Regulations; and,
2) approving the plat will result in a subdivision whose design is out of character with the surrounding neighborhood.

LOCATOR MAP



APPLICATION NUMBER 3 DATE June 2, 2022

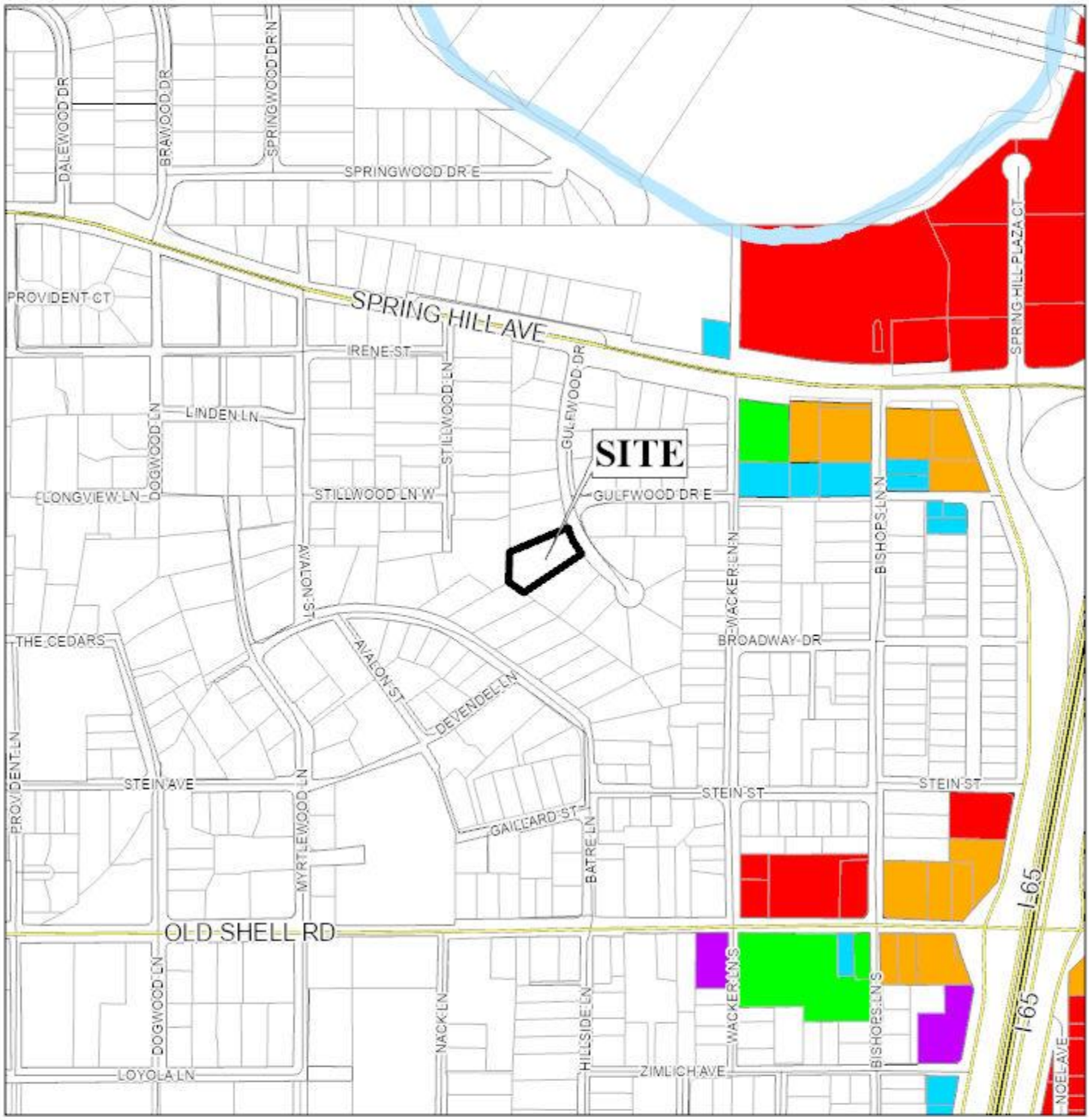
APPLICANT Emanuelli Court Subdivision

REQUEST Subdivision

N

NTS

LOCATOR ZONING MAP



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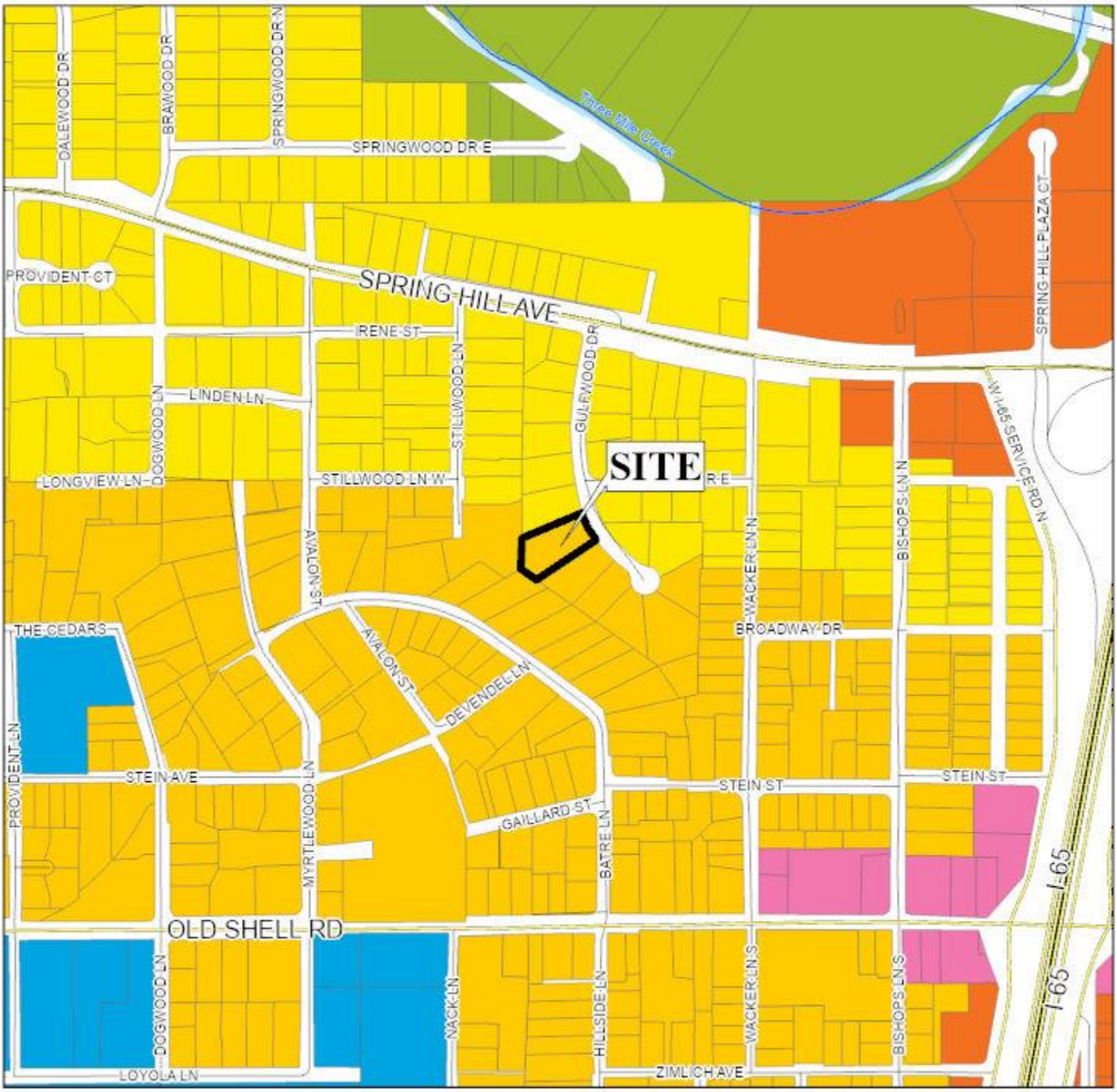
APPLICANT Emanuelli Court Subdivision

REQUEST Subdivision

N

NTS

FLUM LOCATOR MAP



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REQUEST Subdivision

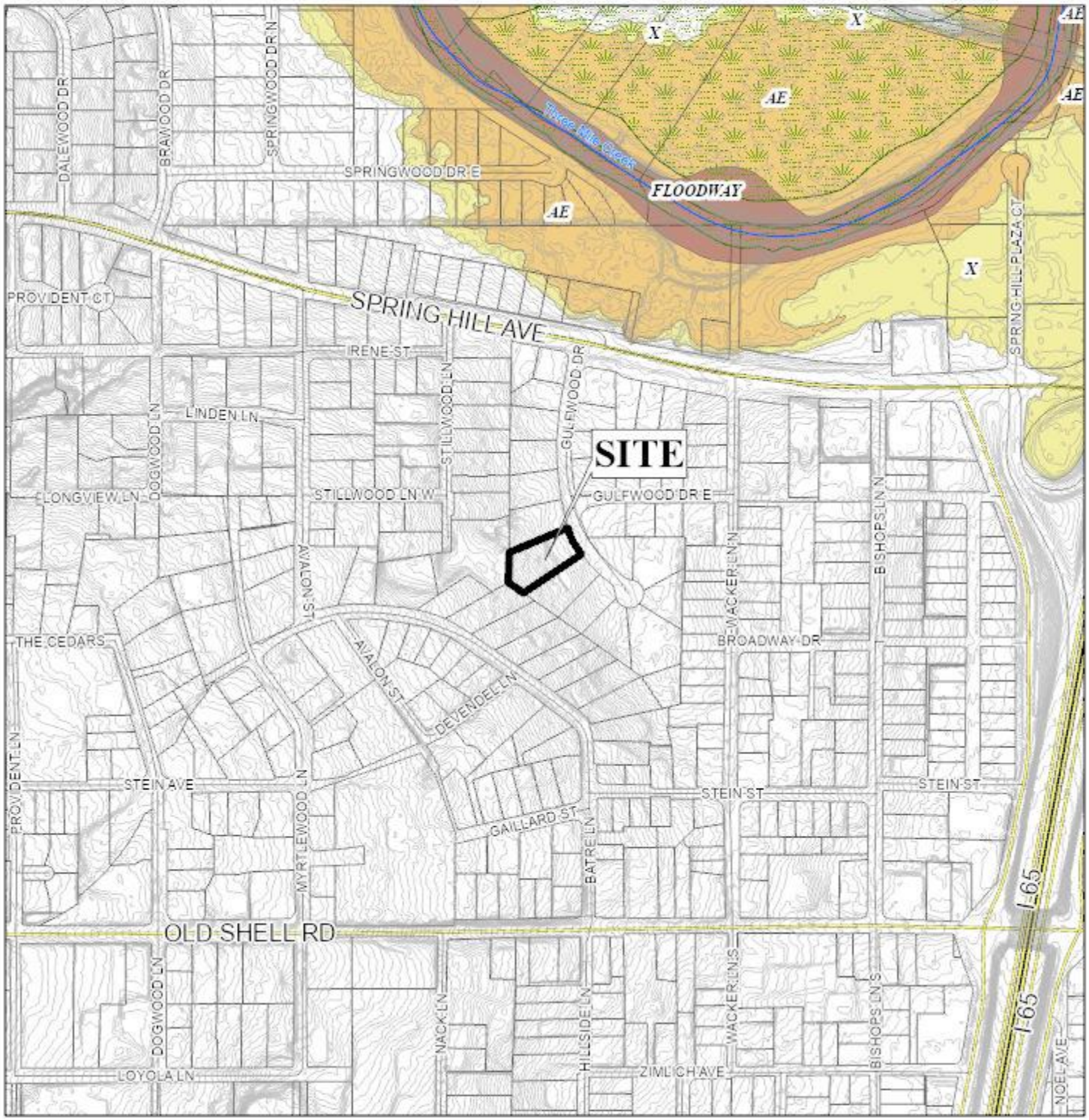
Layer2

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

N

NTS

ENVIRONMENTAL LOCATOR MAP



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APPLICANT Emanuelli Court Subdivision

REQUEST 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

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NTS

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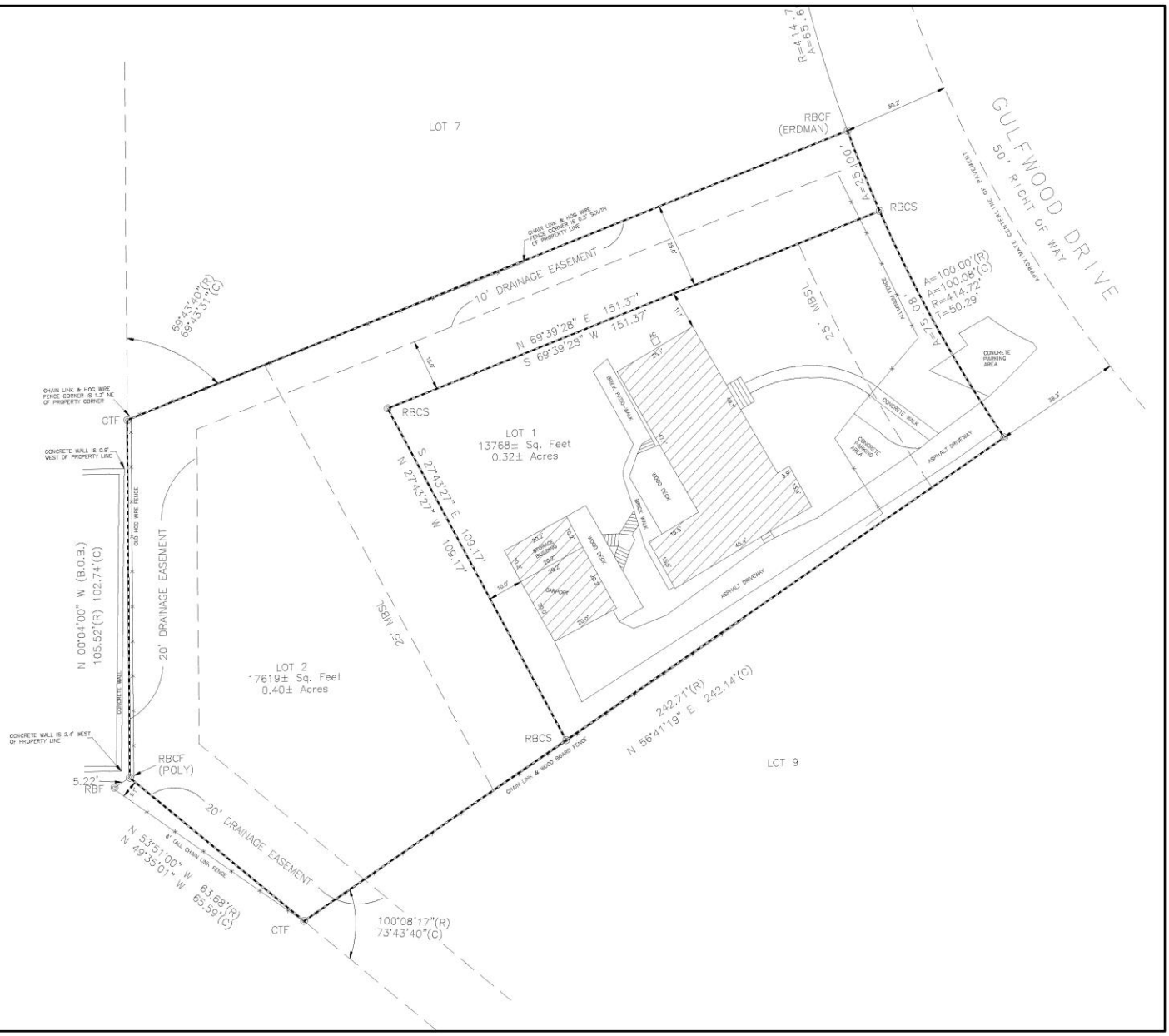
N

NTS

SITE PLAN



This site illustrates the lots, easements and setbacks.

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APPLICANT Emanuelli Court Subdivision

REQUEST Subdivision

N

NTS