

KIMBERLYN DOWNS ESTATES 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 reference, on the map and the description, to a monumented corner.
- C. Show and label the POC.
- D. Show and label the POB.
- E. Provide the information required in NOTES #3.
- F. Delete NOTE #14.
- G. Provide a written description for the subdivision boundary.
- H. Show and label all flood zones. New maps went into effect on June 5, 2020.
- I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11'.
- 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. 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.

Traffic Engineering Comments: Lot is limited to one driveway to North Hamilton Street 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 [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 plat illustrates the proposed 1-lot, 0.1± acre subdivision which is located on the East side of North Hamilton Street, 70'± South of Congress Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from one (1) existing metes-and-bounds parcel.

The site has been given a Downtown (DT) 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.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

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 proposed lot is located within a T-5.1 Mixed Use-Medium Intensity Sub-District of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, this review will be based primarily upon the DDD requirements.

The proposed lot fronts North Hamilton Street, which is a minor street with curb and gutter and with a compliant 50-foot right-of-way; therefore, no dedication would be required along the street frontage. The right-of-way width of North Hamilton Street should be retained on the Final Plat, if approved.

The minimum lot width requirement in a T-5.1 Sub-District is 14 feet, and the maximum lot width allowed is 180 feet. The proposed lot falls within the allowable range as per the DDD requirements of the Zoning Ordinance. Although the proposed lot does not meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations, as lots of a similar substandard size are common for the area. As lot complies with the DDD, a waiver of Section V.D.2. would seem in order. The preliminary plat labels the lot size in both square feet and acres

and this should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing this information.

Per Section 64-3.I.8.(d), in a T-5.1 Sub-District, the DDD requires twelve (12)-foot maximum setback along the primary and secondary street frontages, but the setbacks may match setbacks of adjacent buildings (along the same street frontage) where they differ from the standard. The preliminary plat shows no setback requirements. As North Hamilton Street is a “B” Street according to the Regulating Plan, Street Hierarchy and would be considered the primary frontage, a note should be required on the Final Plat, if approved, stating the setback allowances. As this differs from the standard 25-foot minimum setback required by Section V.D.9. of the Subdivision Regulations, this section will need to be waived, if approved.

As the subject site is within the DDD, a note should be required on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval prior to the issuance of permits. The site is not located within a historic district.

As per Section 64-3.I.11.(c)(1) of the Zoning Ordinance, driveways shall be accessed from the secondary frontage, where available; however, as the proposed lot has no secondary street frontage, Section 64-3.I.11.(c)(2)ii. states that in a T-5 Sub District, a lot must be a minimum of 54 feet in width to allow frontage driveway access. As the proposed lot is 40 feet wide, a note should be required on the Final Plat stating that no driveway access is allowed, unless a variance is granted by the Board of Zoning Adjustment. If the variance is not granted, the Traffic Engineering comments would be moot in this case.

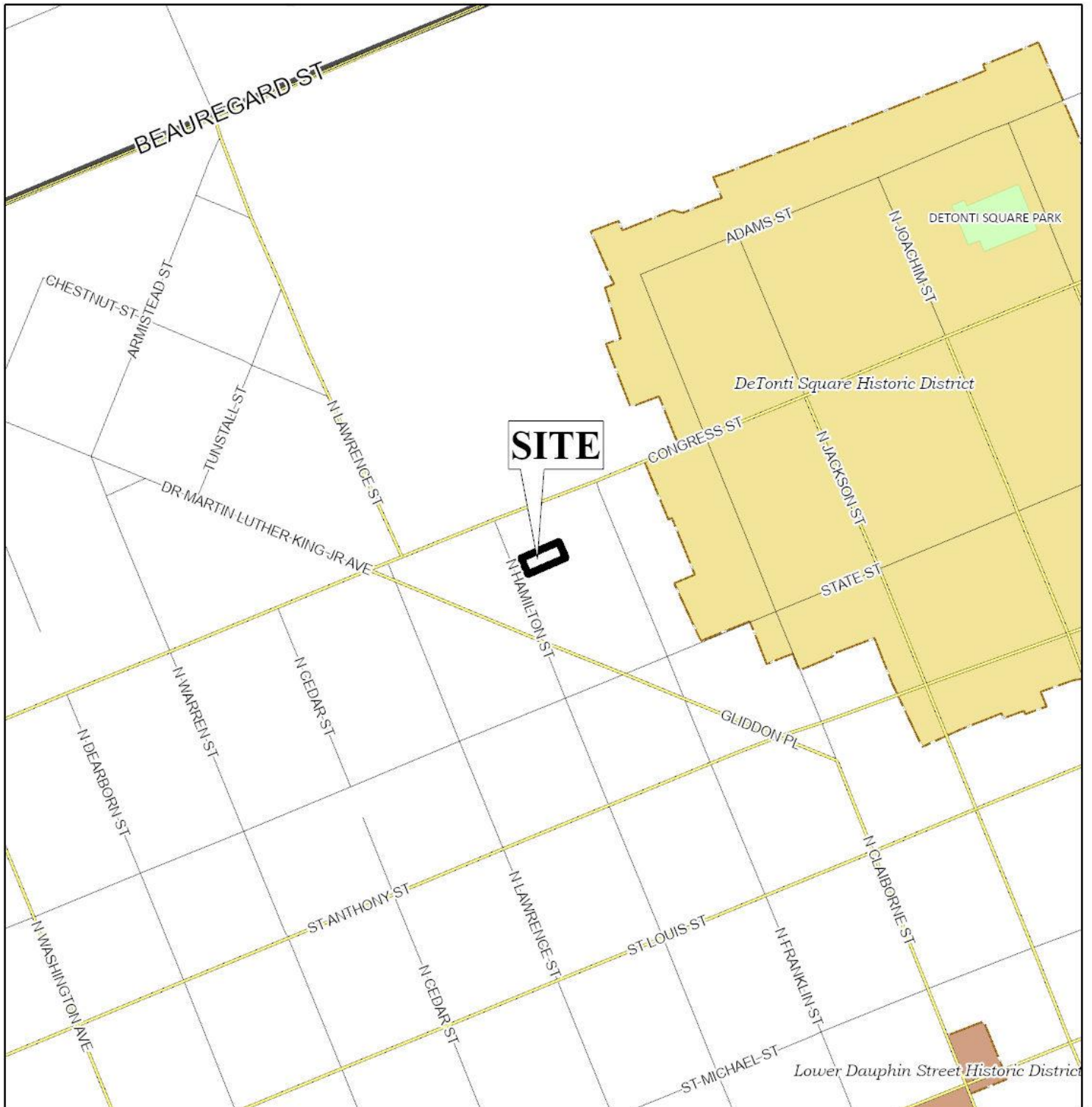
Based upon the preceding, with waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way width of North Hamilton Street on the Final Plat;
- 2) 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;
- 3) placement of a note on the Final Plat stating that there is a twelve (12)-foot maximum building setback line, or the setbacks may match setbacks of adjacent buildings (along the same street frontage) where they differ from this standard;
- 4) placement of a note on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval prior to the issuance of permits;
- 5) placement of a note on the Final Plat stating that no driveway access is allowed unless a variance is granted by the Board of Zoning Adjustment;
- 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 reference, on the map and the description, to a monumented corner. C. Show and label the POC. D. Show and label the POB. E. Provide the information required in NOTES #3. F. Delete NOTE #14. G. Provide a written description for the subdivision*

boundary. H. Show and label all flood zones. New maps went into effect on June 5, 2020. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11'. 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. 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.);

- 7) if a variance is granted by the Board of Zoning Adjustment, placement of a note on the Final Plat stating the Traffic Engineering comments: (*Lot is limited to one driveway to North Hamilton Street with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 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 [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.*); 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). 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.*).

LOCATOR MAP



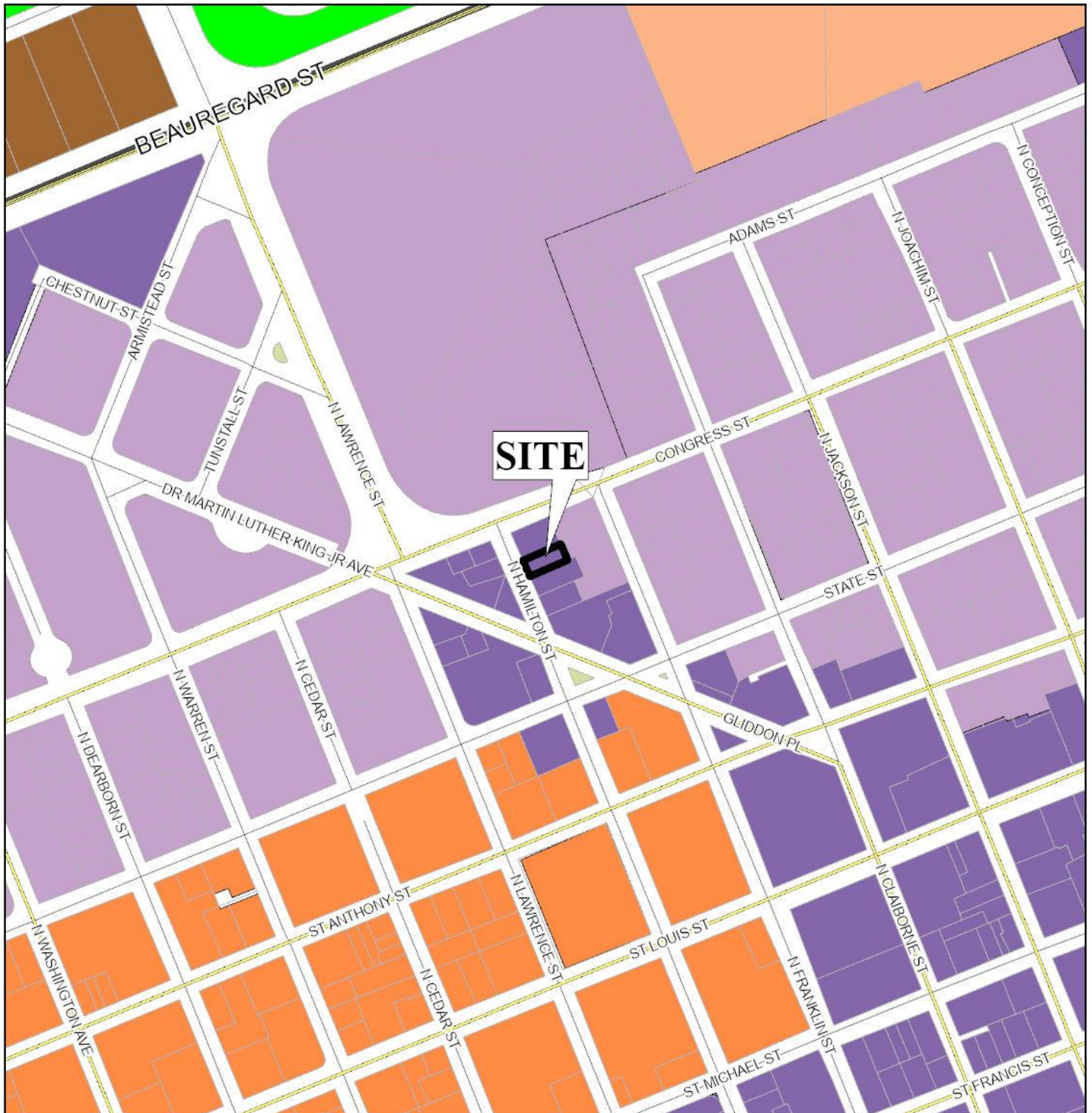
APPLICATION NUMBER 3 DATE October 6, 2022

APPLICANT Kimberlyn Downs Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



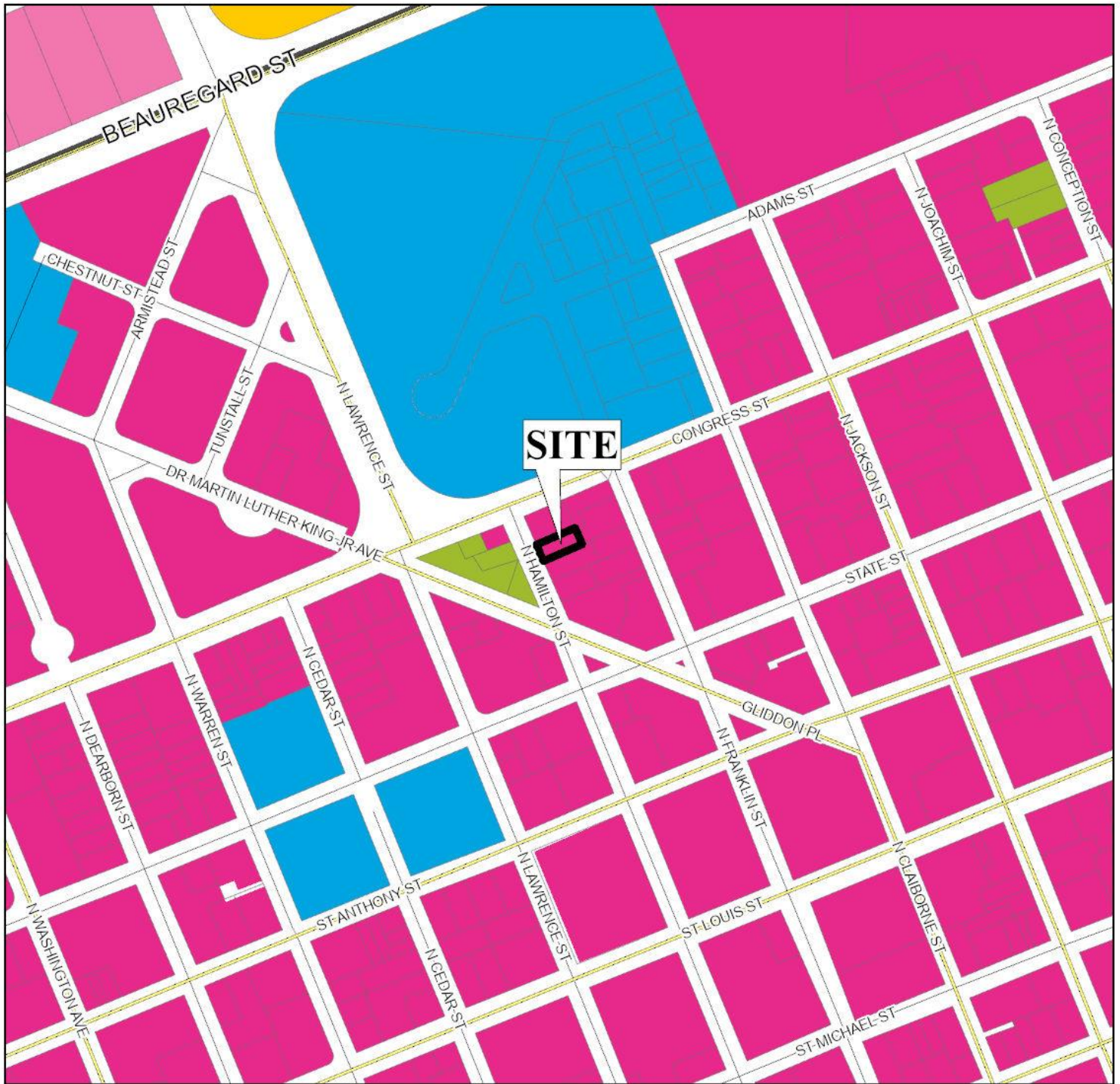
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FLUM LOCATOR MAP



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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

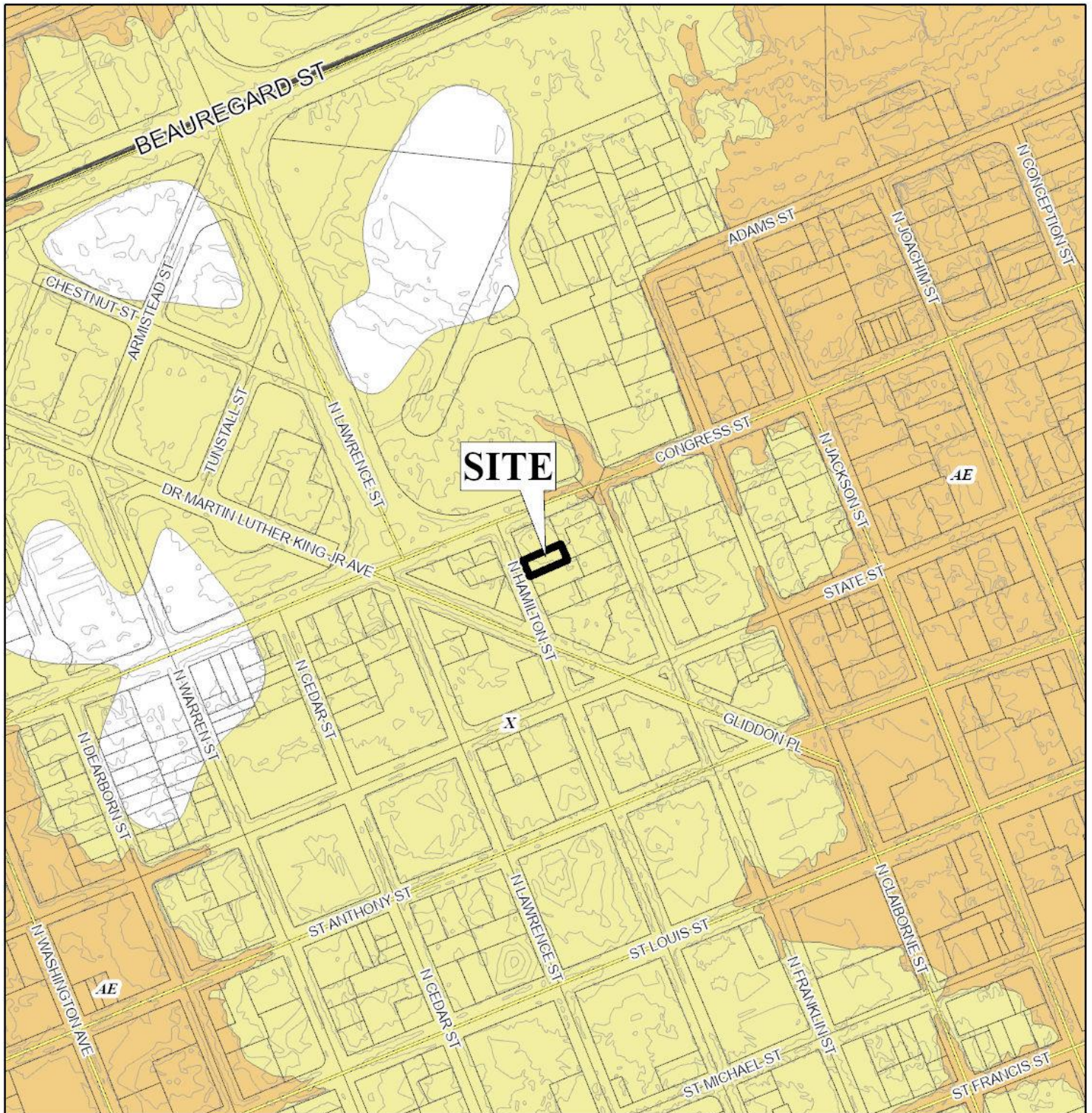
Parks & Open Space

Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



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NTS

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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



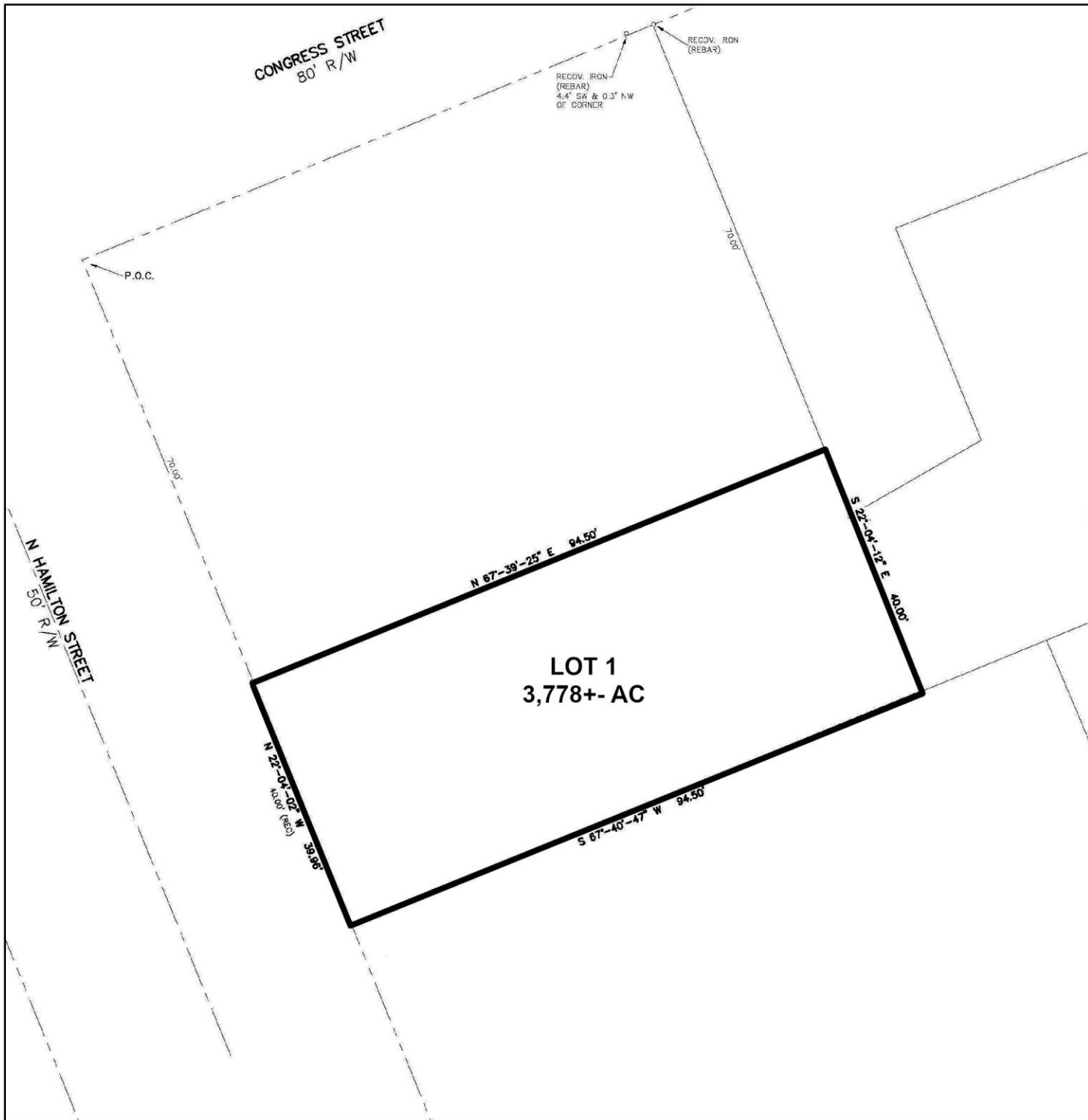
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DETAIL SITE PLAN



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