

MARSTON 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. Provide a written description for the proposed subdivision boundary.
- C. Provide the Surveyor's and Owner's (notarized) signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #79) LOT 1 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 – NONE.
- E. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- F. 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.
- G. 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 [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 Marston Lane, 200'± South of Bexley Lane, extending to the East side of Ridgelawn Drive East, 225'± South of Bexley Lane, within Council District 7. 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 Low Density Residential (LDR) 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.

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 LDR districts is residential and 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, bikeable 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 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 1 and 6 of the Whiteford Square Subdivision, a six-lot subdivision approved by the Planning Commission at its September 1, 1983 meeting and recorded in Mobile County Probate Court on December 13, 1983. The site also contains a small metes-and-bounds parcel abutting the North property line. It appears the parcel may be a result of having been excluded from the plats for both the Whiteford Square Subdivision and the resubdivision of a portion of Lot 1 of Sneeringer Subdivision, to the North. If the request at hand is approved, each of the lots and the metes-and-bounds parcel would be combined into a single lot.

The site is zoned R-1, Single-Family Residential District, and is developed with a single-family dwelling.

The site has frontages along Marston Lane and Ridgelawn Drive East, both minor streets equipped with curb and gutter, and each requiring a 50' right-of-way. An adequate 50' right-of-way is depicted along Ridgelawn Drive East, but a varying right-of-way is depicted along

Marston Lane. Previous subdivision of the site required an additional 7.5' of right-of-way dedication along Marston Lane, thus no additional dedication should be required; however, the plat should depict the previously required right-of-way dedication.

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

It should be noted that Section V.D.8. of the Subdivision Regulations discourages double frontage lots unless they are necessary to provide separation of residential development from major streets, or to overcome specific disadvantages of topography and orientation. Neither condition appears applicable to the subject site; however, the Planning Commission has approved several lots with two (2) frontages within the vicinity of the subject site and, as such, a waiver of Section V.D.8. may be appropriate.

The 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 on the preliminary plat. If approved, this information should be retained on the Final Plat, or provision of a table on the Final Plat with the same information may suffice.

As proposed, the lot exceeds the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. Typically, the Planning Commission waives Section V.D.3. when other lots within the vicinity of the subject site also exceed the width-to-depth ratio, but there do not appear to be any such lots, and the applicant has not provided justification for the proposed lot configuration. However, the property is developed and is under one ownership, and approving the request will not increase the number of lots. As such, a waiver of Section V.D.3. may be appropriate.

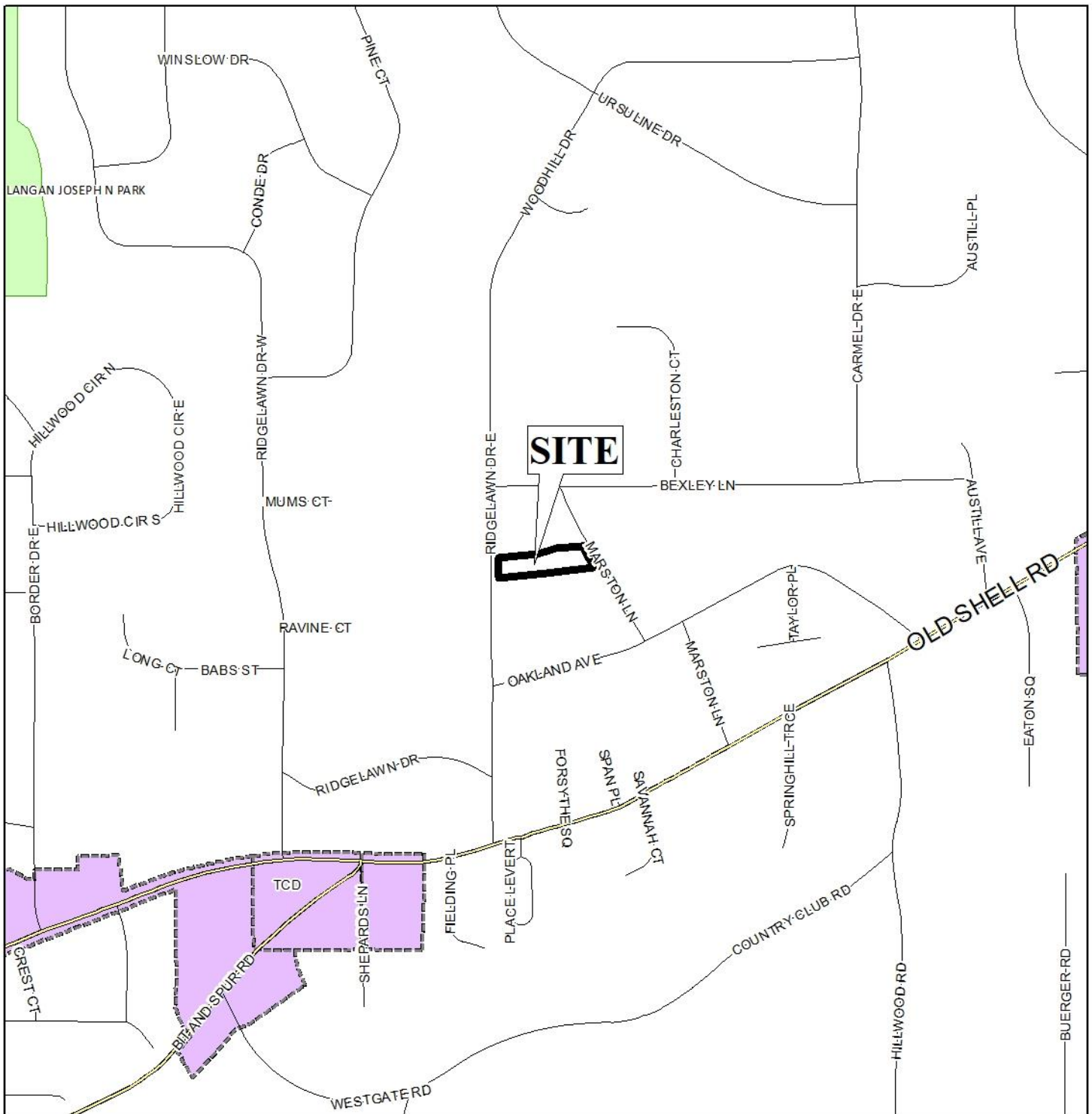
The 25' minimum building setback line is illustrated along Marston Lane, but not along Ridgelawn Drive East. If approved, the plat should be revised to illustrate a 25' minimum building setback line along each street front, per Section V.D.9. of the Subdivision Regulations.

Finally, a 10' drainage easement not illustrated on the preliminary plat was recorded along the rear property line of Lot 6 of Whiteford Square Subdivision, toward the center of the proposed lot. The existing dwelling, built in 1986 according to the County Revenue Commission, encroaches on this easement, but Staff did not find any evidence that the easement or any portion of the easement was vacated. Staff did determine that the easement does not contain any city infrastructure, thus indicating private drainage is being conveyed in the easement, but the applicant is nevertheless encouraged to vacate the easement; or, if the easement or any portion thereof has been vacated, the applicant should provide proof of the vacation to the Planning Commission. Either vacation, or proof of vacation of the easement should be required prior to recording of the Final Plat, if approved.

Based on the preceding, with waivers of Section V.D.3. and V.D.8. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to illustrate the previously required 7.5' right-of-way dedication along Marston Lane;
- 2) Revision of the plat to illustrate the 25' minimum building setback line along each street front;
- 3) Vacation, or proof of previous vacation submitted to the Planning Commission of the 10' draining easement, prior to the recording of the Final Plat;
- 4) Compliance with Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 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 a written description for the proposed subdivision boundary.* C) *Provide the Surveyor's and Owner's (notarized) signatures.* D) *Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #79) LOT 1 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 – NONE.* E) *Add a note that all easements shall remain in effect until vacated through the proper Vacation process.* F) *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.* G) *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 June 17, 2021

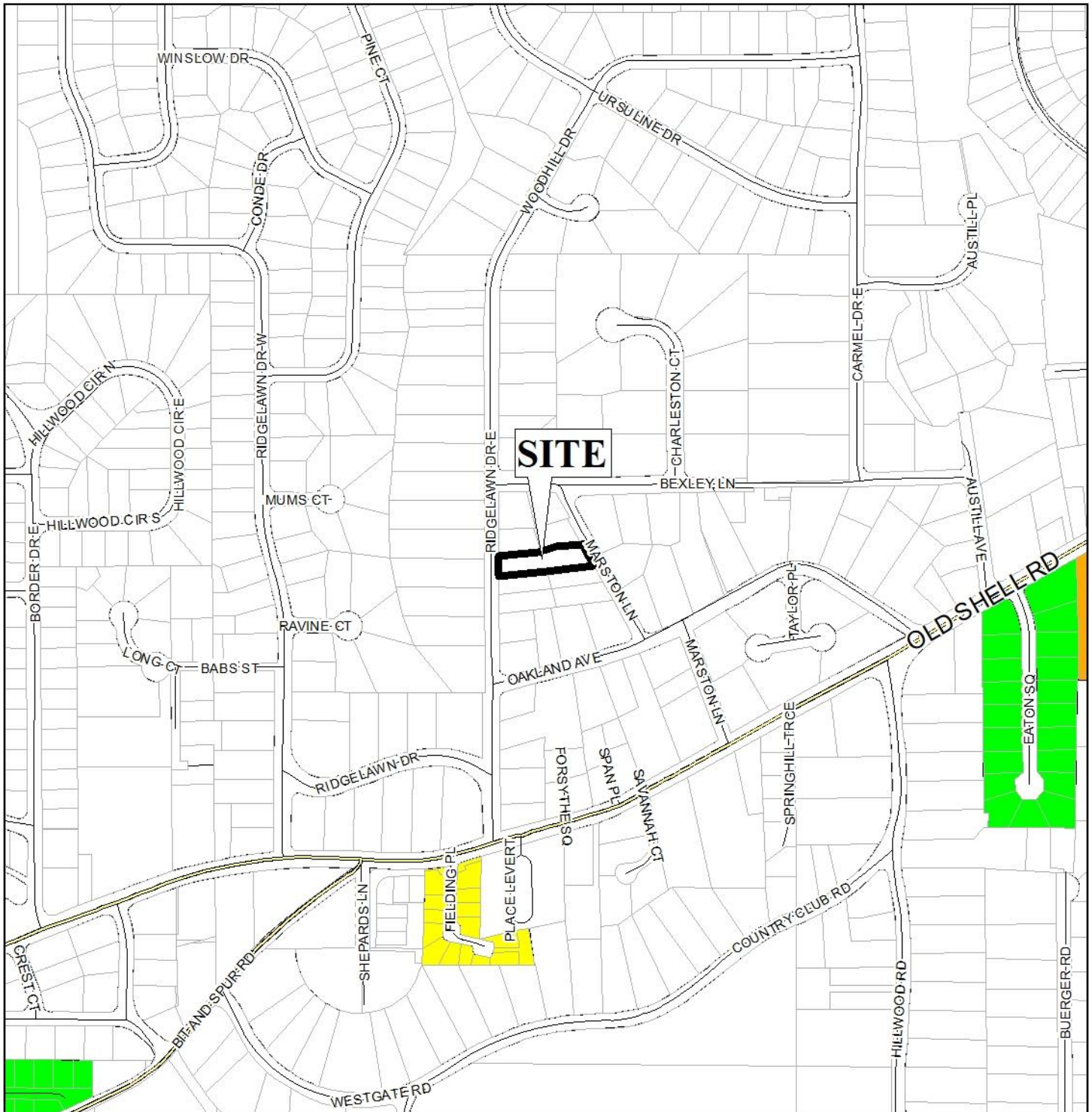
APPLICANT Marston Court Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



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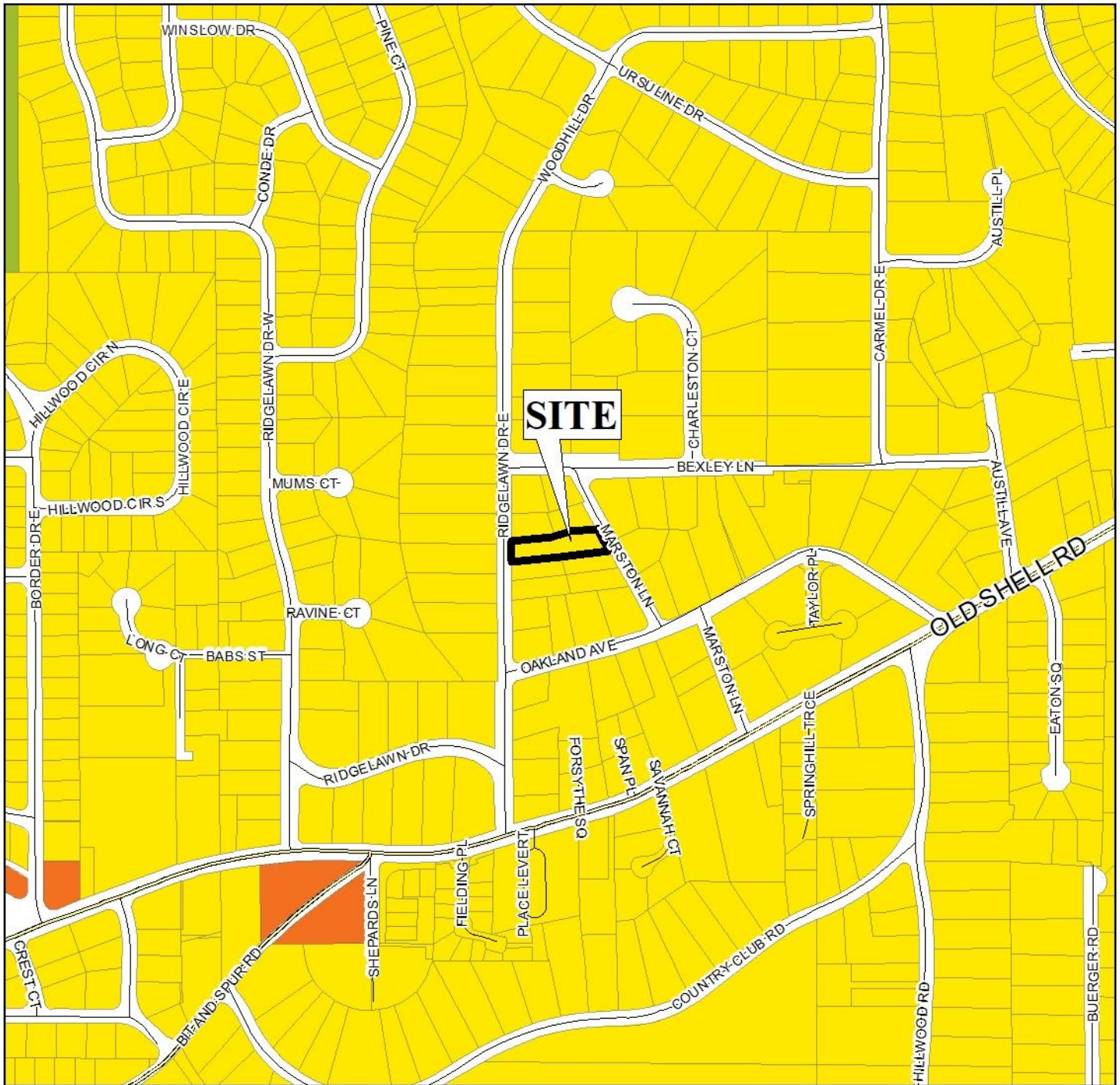
APPLICANT Marston Court Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE June 17, 2021

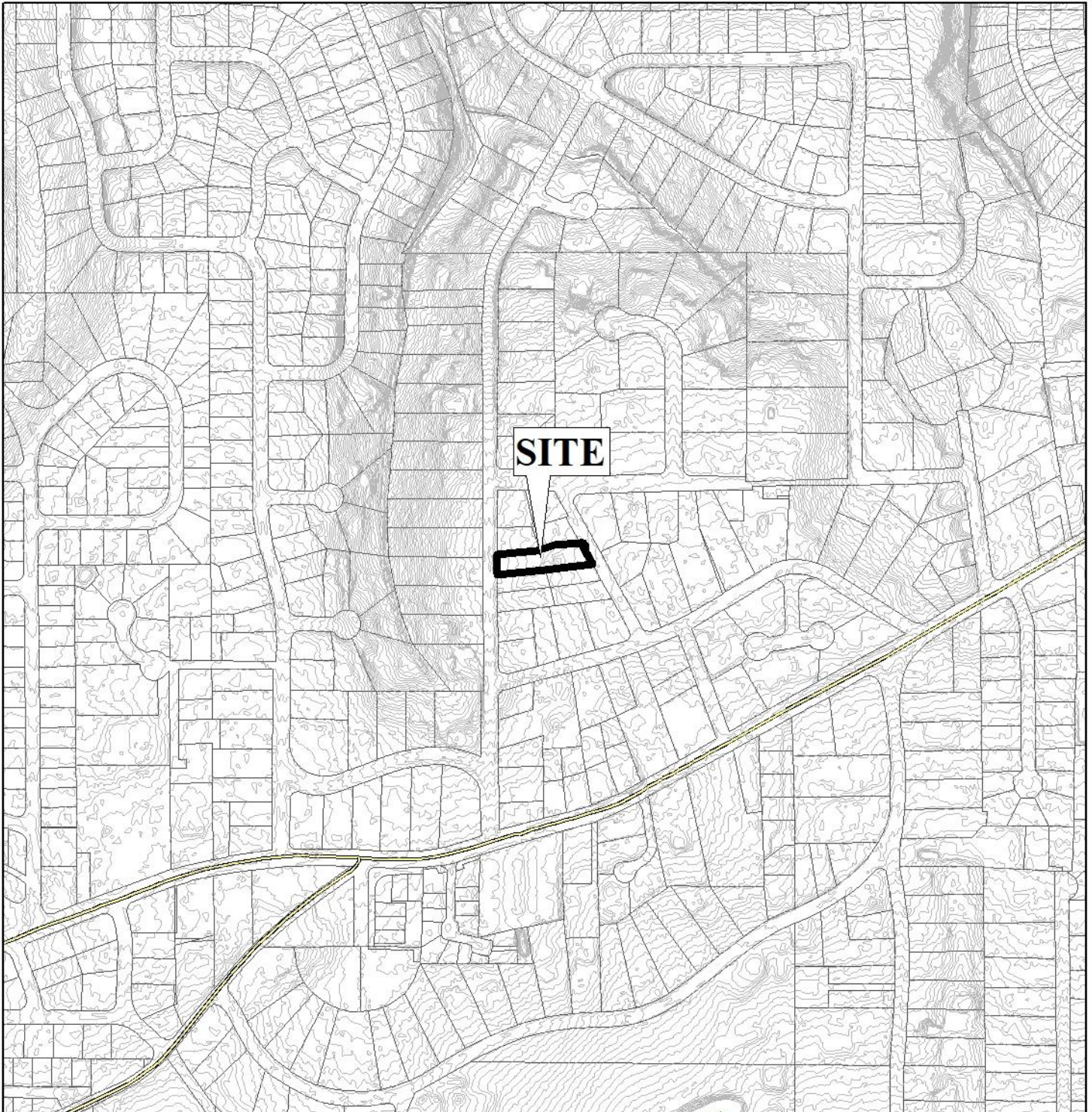
APPLICANT Marston Court Subdivision

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 June 17, 2021

APPLICANT Marston Court Subdivision

REQUEST Subdivision



NTS

MARSTON COURT SUBDIVISION

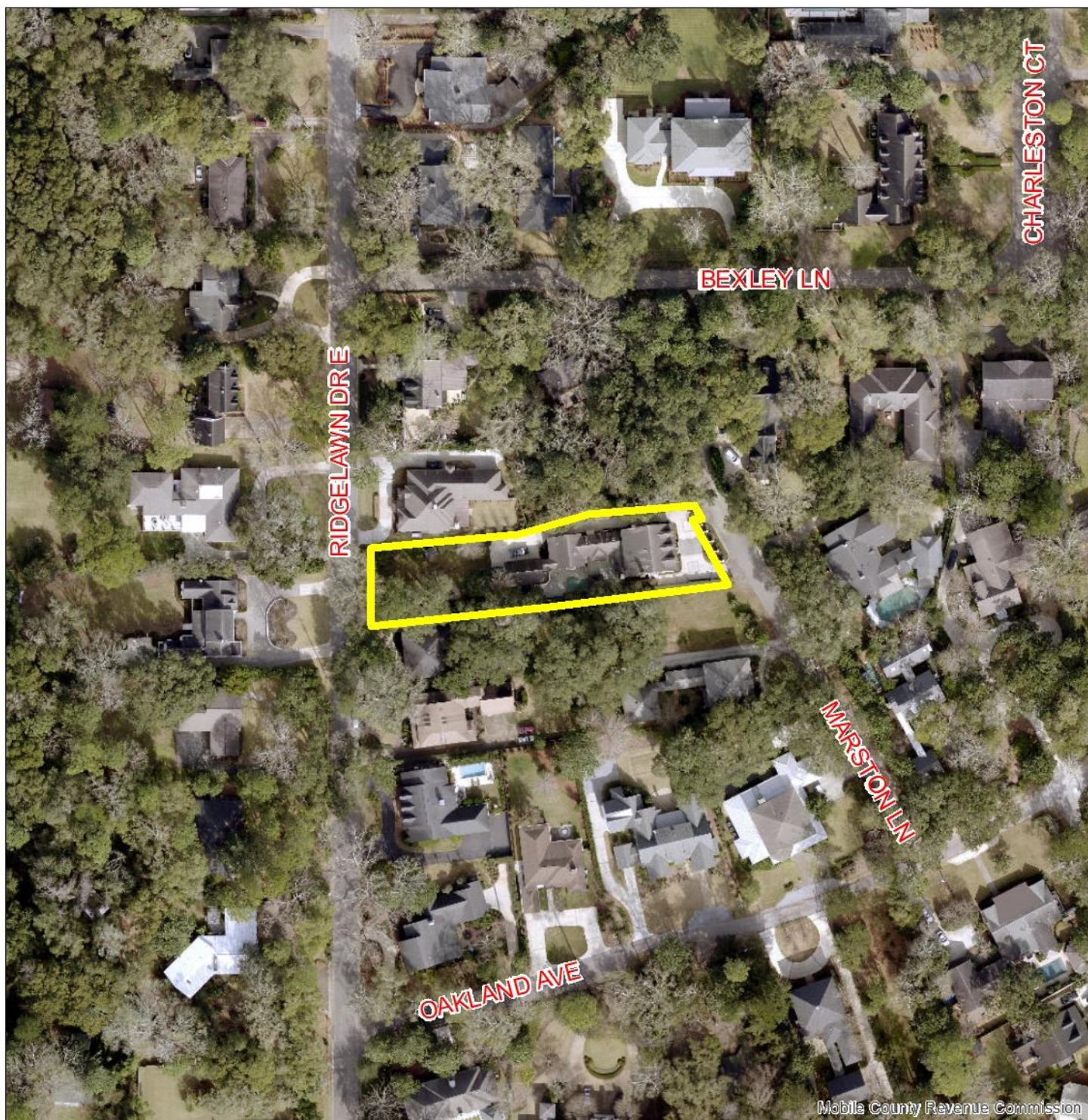


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



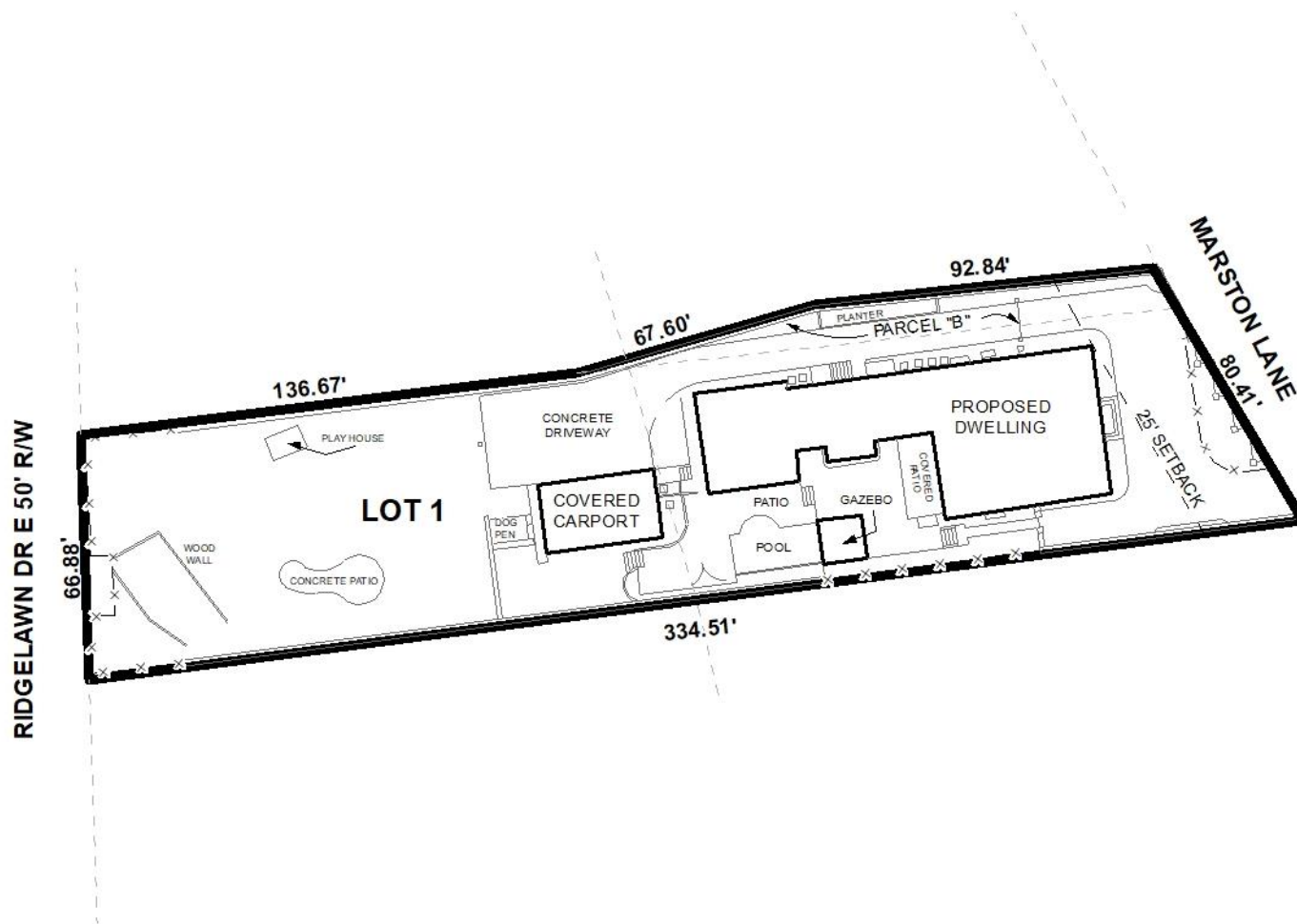
MARSTON COURT SUBDIVISION



APPLICATION NUMBER 3 DATE June 17, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE June 17, 2021

APPLICANT Marston Court Subdivision

REQUEST Subdivision



