

MOBILE COUNTY JAIL 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 the recording information for the Vacated RIGHTS-OF-WAY.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the plat stating that all 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.
- E. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- G. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 (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).

The plat illustrates the proposed 14.6 ± acre, 1-lot subdivision which is located within an area bounded by St. Emanuel Street, Palmetto Street, South Conception Street, Savannah Street, Charleston Street and Royal Street, and is in Council District 2. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from three metes-and-bounds parcels.

The site has been given a Downtown Waterfront (DW) 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.

This land use designation applies to an area generally bound by Virginia Street to the south, I-10 to the west, Beauregard Street to the north, and the Mobile River to the east. The primary intent of this designation is to promote opportunities for expanding public waterfront access and the possibility of additional public-oriented activities to make the waterfront more inviting and safe. The area may include incremental public access improvements and amenities that emphasize internal pedestrian and bicycle connections, as well as new linkages to Downtown and the surrounding neighborhoods.

Land uses in areas designated DW include existing industrial and heavy commercial facilities, but may also include complementary businesses and public facilities, as well as open spaces and access points to enhance the enjoyment and appreciation of the natural shoreline environment.

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 proposed lot meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. The lot size is depicted in both square feet and acres and should be retained on the Final Plat, if approved.

The site fronts St. Emanuel Street, Palmetto Street, South Conception Street, Savannah Street, Charleston Street and Royal Street. All of the streets are minor streets with curb and gutter and the right-of-way width for each street is depicted on the plat and should be retained on the Final Plat. It should be pointed out that a portion (4,010 square feet) of the existing parcel/ proposed lot that intersects between Palmetto Street and South Conception Street is depicted as being acquired by the State of Alabama for additional road right-of-way.

The plat depicts a portion of South Conception Street, approximately 793 feet in length of the right-of-way, to be vacated as well as a portion of St. Emanuel Street, approximately 734 feet in length of the right of way, to be vacated. The completion of the subdivision process is dependent upon the approval and completion of the right-of-way vacation process, as a both rights-of-ways run through the proposed Lot 1.

A portion of the site is currently developed. As a means of access management, the driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Section V.D.9. of the Subdivision Regulations requires the provision of a 25' minimum building setback from the "front property line". The preliminary plat does not depict the 25' minimum building setback lines and thus, the plat should be revised to depict the 25' minimum building setback line along all street frontages.

It should be noted that there is a 10' easement that runs along a portion of the property that states "per August St. vacation documents". A note should also be placed on the Final Plat stating no structures shall be constructed or placed within any drainage or utility easements.

All notes depicted on the preliminary plat should be retained on the final plat.

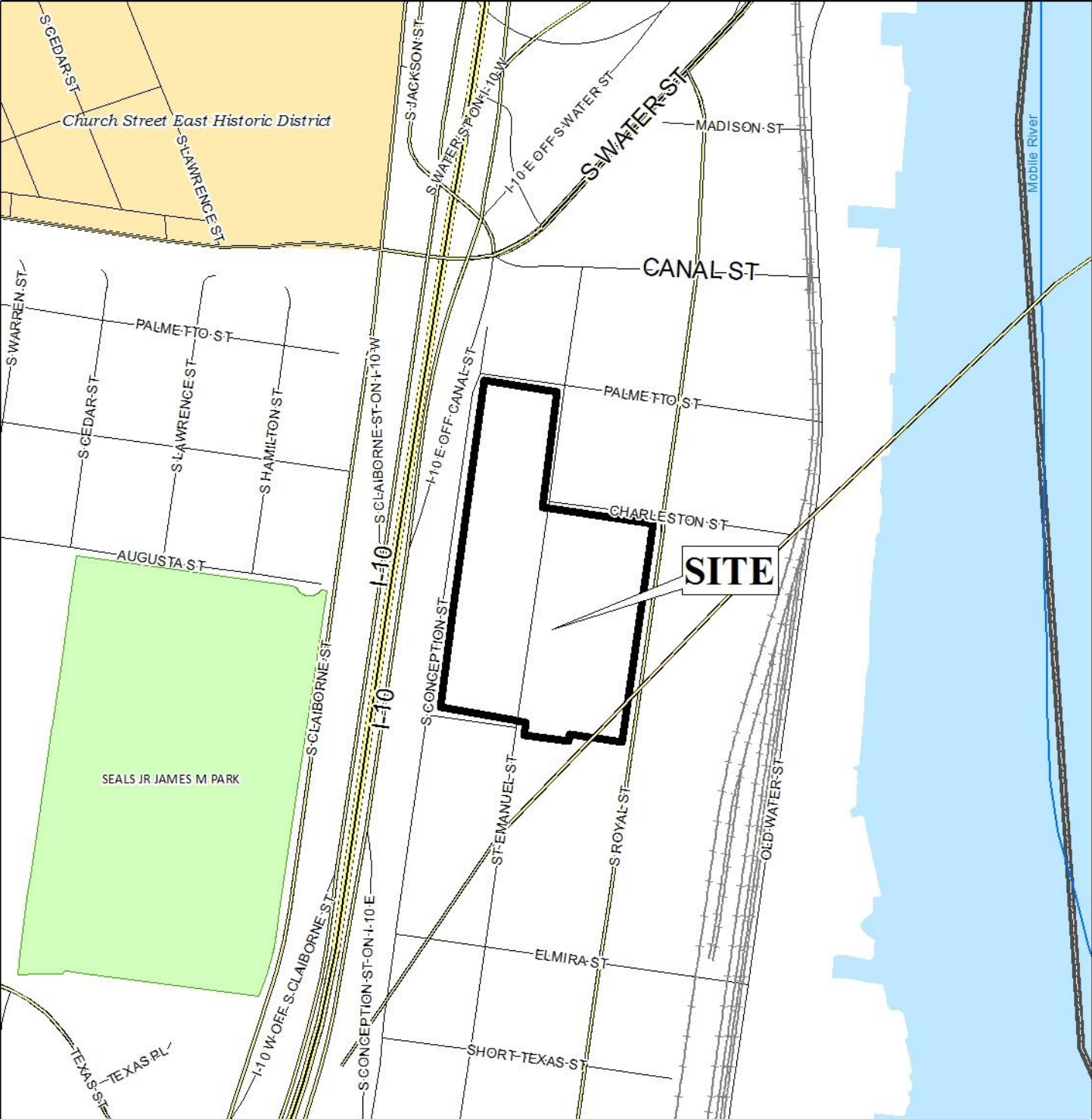
Finally, it should be noted that approval of the subdivision will create a split-zoned lot: a portion will be I-1, Light Industrial, and a portion will be I-2, Heavy Industrial. The current ownership and use of the property by Mobile County is not subject to Zoning Ordinance compliance. However, if the property is sold into private ownership, an application to resolve the split-zoning condition will be necessary.

Based upon the proceeding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) approval and completion of the right-of-way vacation process for South Conception Street and St. Emanuel Street prior to the signing of the final plat;
- 2) revision of the plat to depict the 25' minimum building setback lines along all street frontages;
- 3) retention of the lot size in square feet and acres;
- 4) retention of the right-of-way widths of all streets;
- 5) retention of all notes depicted on the preliminary plat.
- 6) placement of a note on the Final Plat stating no structures shall be constructed or placed within any easements;
- 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. Provide the recording information for the Vacated RIGHTS-OF-WAY. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the plat stating that all 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. E. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department."*;

- 8) placement of a note on the site plan stating the following Traffic Engineering comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
- 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). 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. ”;and*
- 10) compliance with Fire 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 3 DATE August 1, 2019

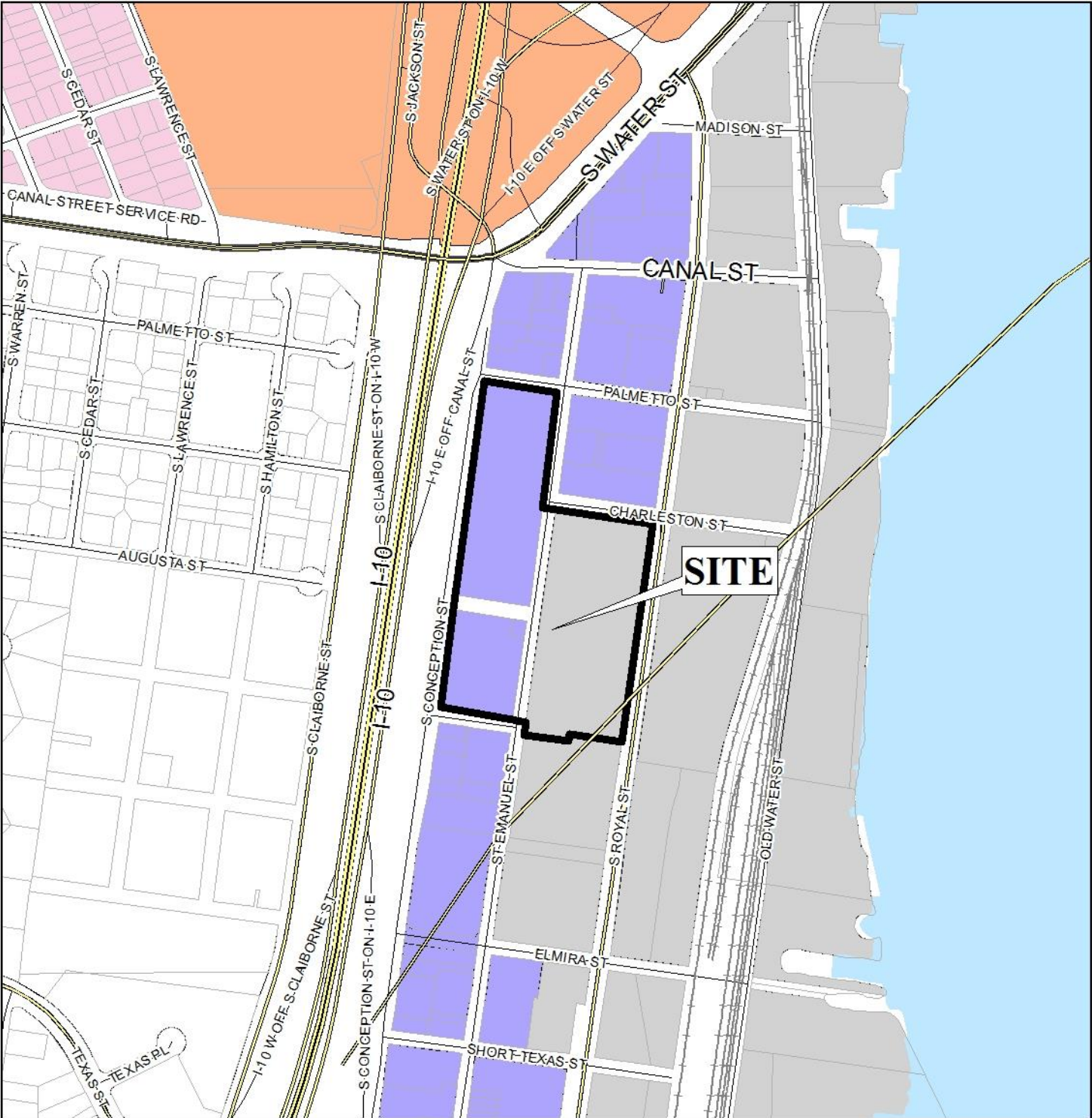
APPLICANT Mobile County Jail Subdivision

REQUEST _____ Subdivision _____



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE August 1, 2019

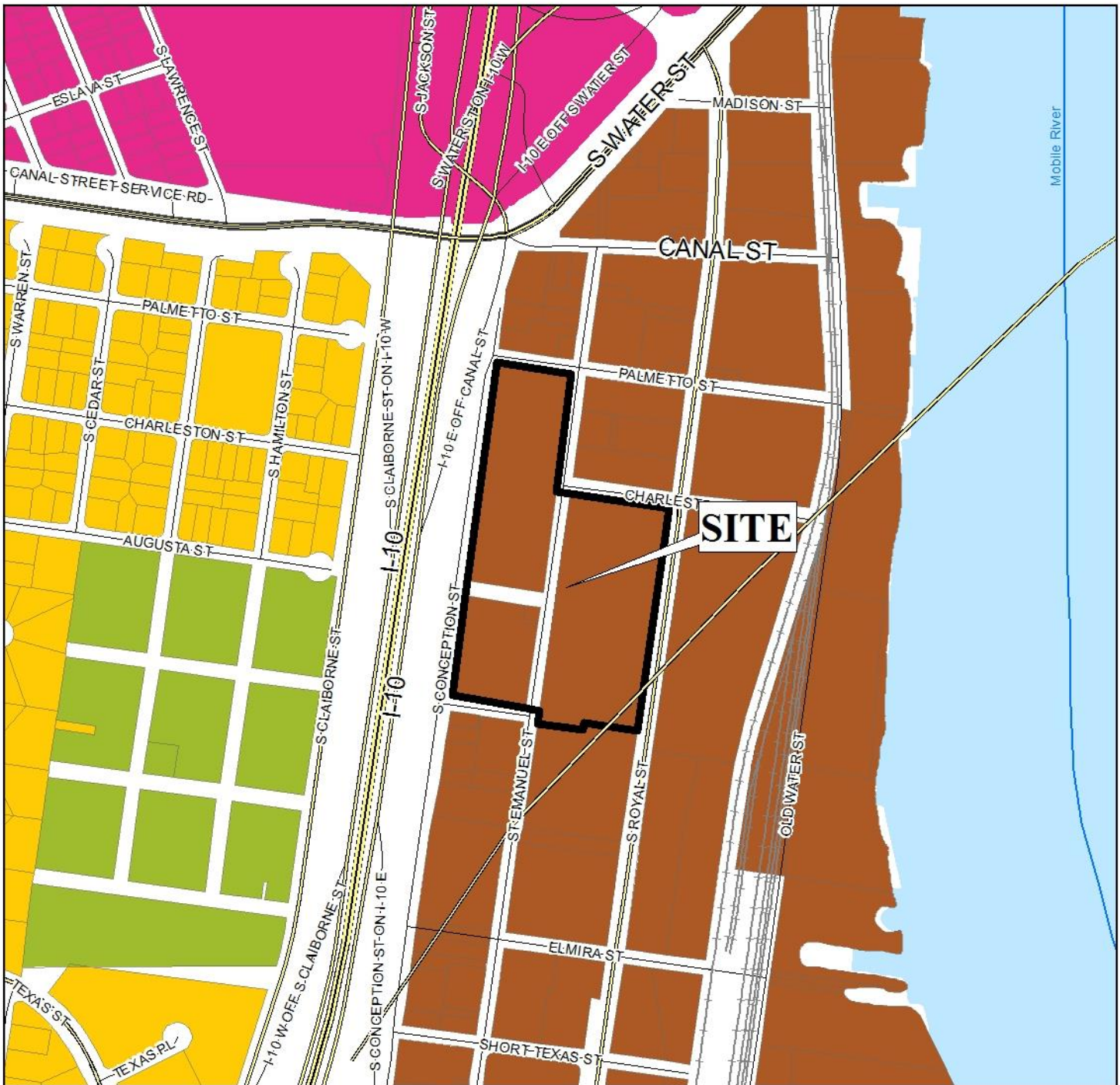
APPLICANT Mobile County Jail Subdivision

REQUEST _____ Subdivision _____



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE August 1, 2019

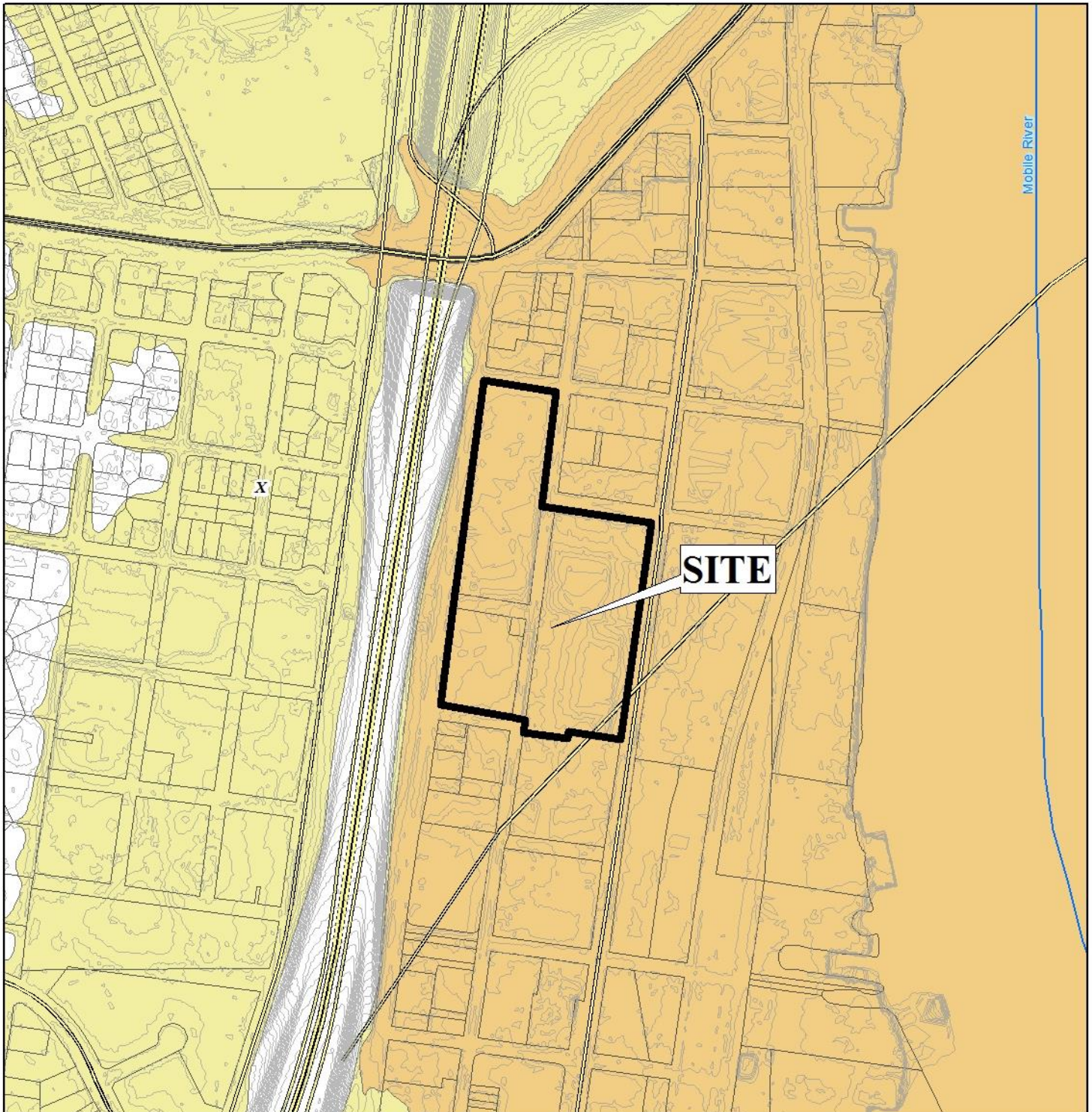
APPLICANT Mobile County Jail Subdivision

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



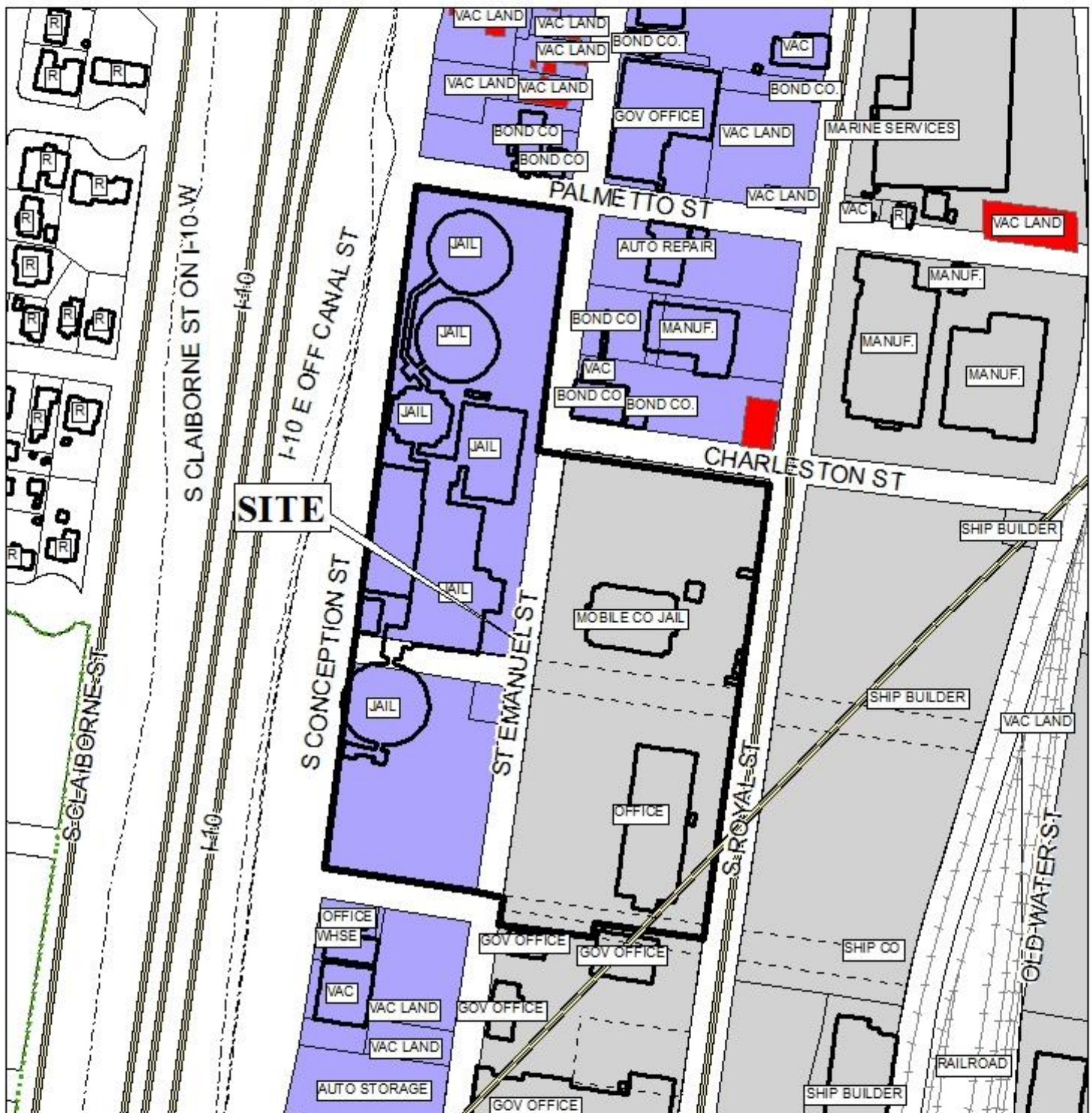
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APPLICANT Mobile County Jail Subdivision

REQUEST Subdivision



MOBILE COUNTY JAIL SUBDIVISION



APPLICATION NUMBER 3 DATE August 1, 2019

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



MOBILE COUNTY JAIL SUBDIVISION

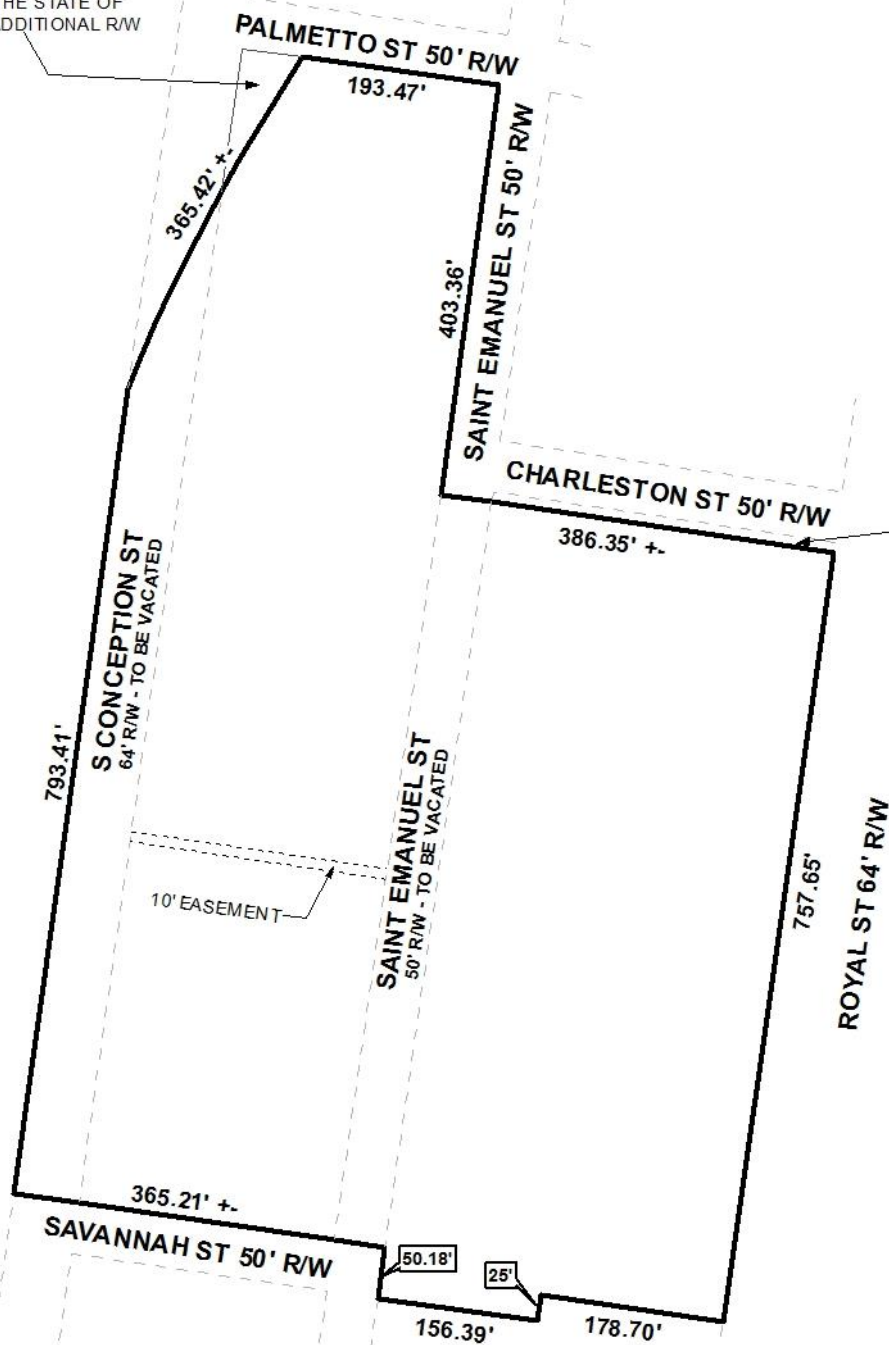


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DETAIL SITE PLAN

PARCEL IS PROPOSED TO BE
ACQUIRED BY THE STATE OF
ALABAMA FOR ADDITIONAL R/W



10' WIDE PARCEL OWNED
BY THE CITY OF MOBILE

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REQUEST Subdivision



