

## **MOBILE COMMUNITY CORRECTIONS 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 subdivision boundary.
- C. Correct the YEAR shown in the Notary Public signature block.
- D. Provide recording information for the Vacated Alley.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 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 ORIGINAL (with all other signatures) and one (1) copy (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. Required on-site parking, including ADA handicap spaces, should 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-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).

The preliminary plat illustrates the proposed 1-lot, 2.0± acre subdivision which is located on the Southwest corner Canal Street and South Royal Street, extending to the Southeast corner of Canal Street and St. Emanuel Street and the Northeast corner of St. Emanuel Street and Palmetto Street, within Council District 2. The applicant states that the proposed lot will be serviced by public water and sewer systems. The purpose of this application is to create one legal lot of record from one existing metes-and-bounds parcel.

The site had a similar application approved by the Planning Commission at its April 20, 2017 meeting. As that Subdivision was never recorded, the approval has expired. It should be noted that one of the 2017 conditions of approval was the vacation of a 5' alley of Canal Street, which was completed in December 2017. On the preliminary plat, the alley is still labeled as "to be vacated", and if approved, the Final Plat should be revised to indicate that it has been vacated, and reference the resolution adopted.

The proposed lot has been given a Downtown Waterfront (DW) land use designation, per the Future Land Use Plan and Map. 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.

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 fronts Canal Street, St. Emanuel Street, Palmetto Street, and South Royal Street. Canal Street, St. Emanuel Street, and Palmetto Street all have existing compliant rights-of-way of 50', making no dedication necessary. South Royal Street is a component of the Major Street Plan with a planned 80' right-of-way. As the current right-of-way width along the site is 64', dedication to provide 40' from the centerline normally would be required. In 2017, there was discussion of an increased setback in lieu of dedication due to the presence of existing structures, but it was ultimately determined that as the structures on the subject site along South Royal Street and Canal Street as well as others in the vicinity encroach into the standard 25' setback, it was appropriate to approve the Subdivision with no dedication, and the condition: "revision of the plat to indicate the minimum building setback line along South Royal Street and Canal Street as being along the proposed building facade lines". The preliminary plat submitted depicts a 13' setback along Canal Street, and a 10' setback along South Royal Street reflecting this previous condition, and should be retained on the Final Plat, if approved. The Final Plat should also retain the 25' minimum building setback line along all other street frontages.

The final lot configuration would have multiple buildings on it and, normally, a Planned Unit Development (PUD) for such would be required in conjunction with the Subdivision. However, as this is a Mobile County Government project, it is exempt from the Zoning Ordinance and would be subject only to the Subdivision review.

The proposed lot meets the minimum size requirement of the Subdivision Regulations. The plat labels the lot with its size in both square feet and acres. However, as corner radius dedications are required, the label should be revised to reflect the lot area after dedications or a table should be furnished on the Final Plat providing the same information.

As the final lot configuration is of an irregular shape, a waiver of Section V.D.1. of the Subdivision Regulations would be required. As the proposed Subdivision is actually a combining of existing metes-and-bounds parcels into one lot, a waiver of this section would be in order.

It appears that there may not currently be a public sidewalk along the South Royal Street frontage. It should be noted that at the time of new development or construction, a sidewalk will be required.

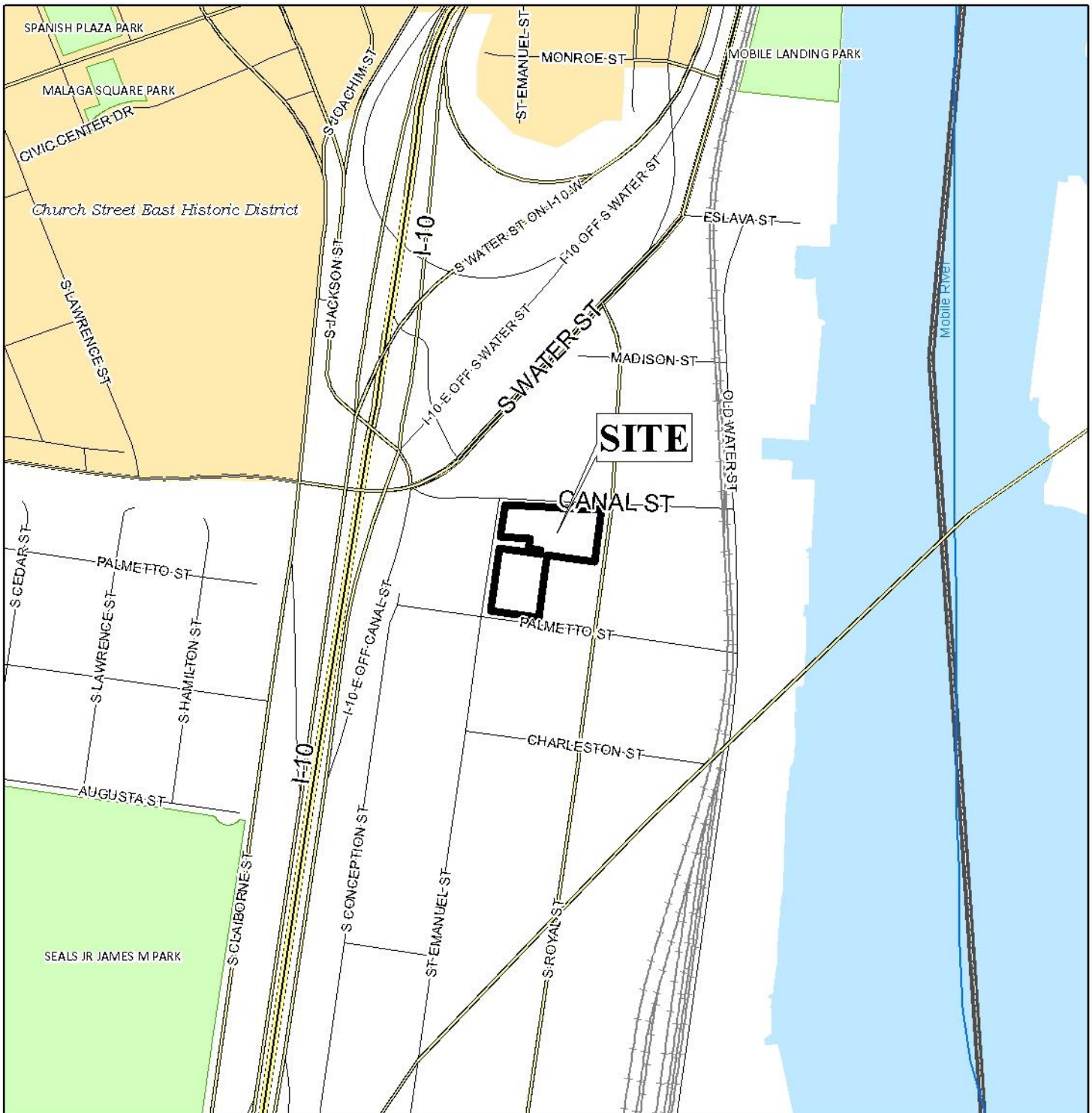
With a waiver of Section V.D.1., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to indicate the minimum building setback line along South Royal Street and Canal Street as being along the proposed building facade lines;
- 2) retention of the standard 25' minimum building setback line along St. Emanuel Street and Palmetto Street;
- 3) retention of the 25' corner radius dedication at the intersections of Canal Street and South Royal Street, Canal Street and St. Emanuel Street, and St. Emanuel Street and Palmetto Street;
- 4) revision of the plat to indicate that the 5' alley has been vacated, and reference the resolution adopted;
- 5) installation of a sidewalk along all street frontages if not present, or the submission and approval of a Sidewalk Waiver application;
- 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 a written description for the subdivision boundary. C. Correct the YEAR shown in the Notary Public signature block. D. Provide recording information for the Vacated Alley. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 7) *compliance with the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 (State Act 2015-116 and City Code Chapters 57 and 64).]; 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).)*

# LOCATOR MAP



APPLICATION NUMBER 3 DATE June 18, 2020

APPLICANT Mobile Community Corrections Subdivision

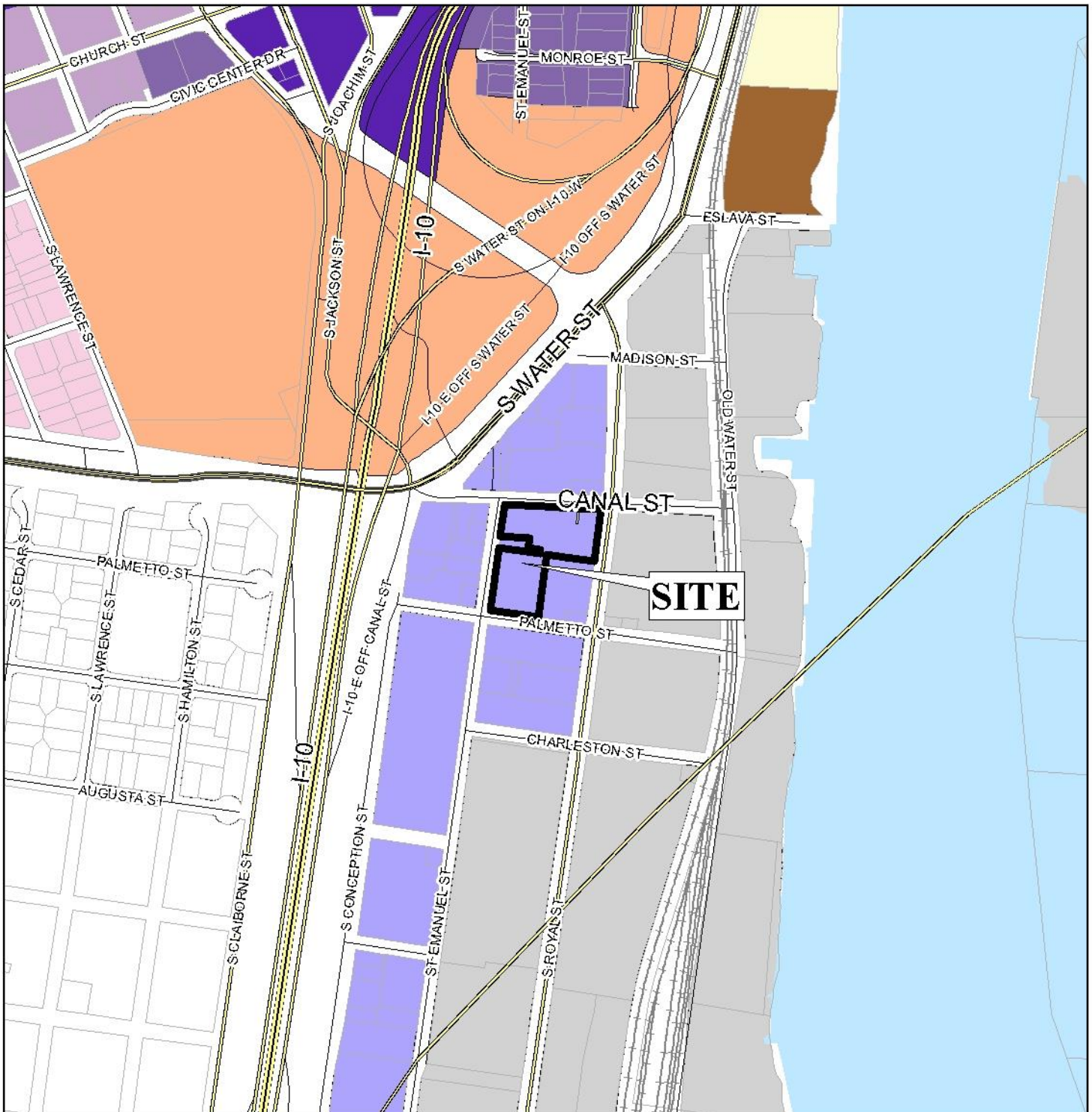
REQUEST Subdivision



NTS



# LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE June 18, 2020

APPLICANT Mobile Community Corrections Subdivision

REQUEST Subdivision

















NTS

The map displays the following streets and features:

- Streets:** Church St, Civic Center Dr, S Joachim St, S Jackson St, S Water St, S Canal St, S Palmetto St, S Charleston St, S Royal St, S Emanuel St, S Conception St, S Claiborne St, S Hamilton St, S Lawrence St, S August St, S Cedar St, Monroe St, Madison St, Esplanade St, Old Water St, S Water St, S Canal St, S Palmetto St, S Charleston St, S Royal St, S Emanuel St, S Conception St, S Claiborne St, S Hamilton St, S Lawrence St, S August St, S Cedar St.
- Highways:** I-10, I-10 E Off Canal St, I-10 Off Water St, I-10 Off Water St.
- Water Bodies:** Mobile River.
- Highlighted Area:** A black rectangular area labeled "SITE" is located between Canal St and Palmetto St.
- Other Labels:** "SITE" (in a white box with black text), "Mobile River" (written vertically along the river).

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_

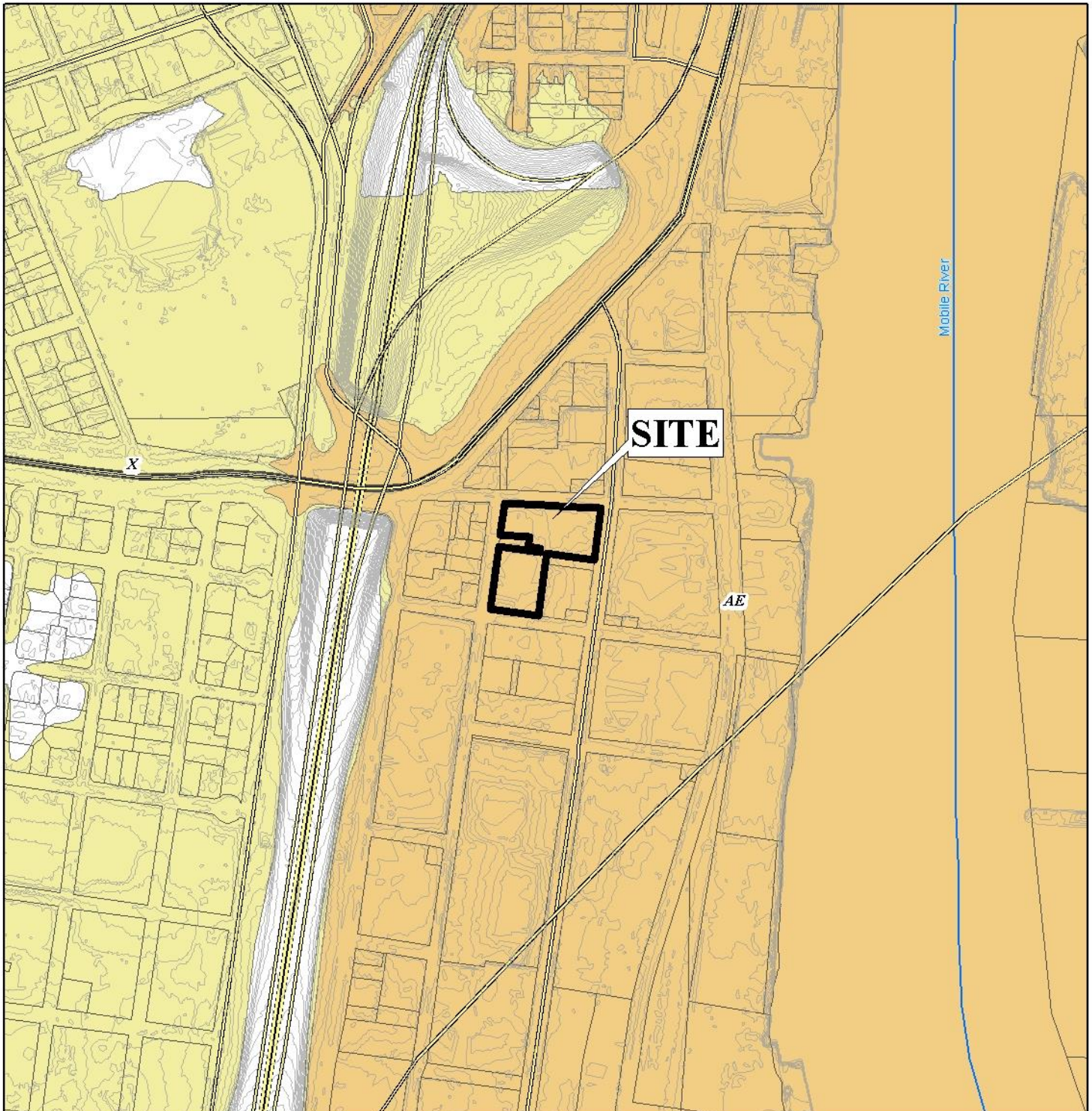
- |   |   |   |  |
|---|---|---|--|
|  Low Density Residential   |  Neighborhood Center - Traditional |  Downtown Waterfront |  Parks & Open Space |
|  Mixed Density Residential |  Neighborhood Center - Suburban    |  Light Industry      |  Water Dependent    |
|  Downtown                  |  Traditional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



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# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 3 DATE June 18, 2020

APPLICANT Mobile Community Corrections Subdivision

REQUEST Subdivision



NTS



# MOBILE COMMUNITY CORRECTIONS SUBDIVISION



APPLICATION NUMBER 3 DATE June 18, 2020

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





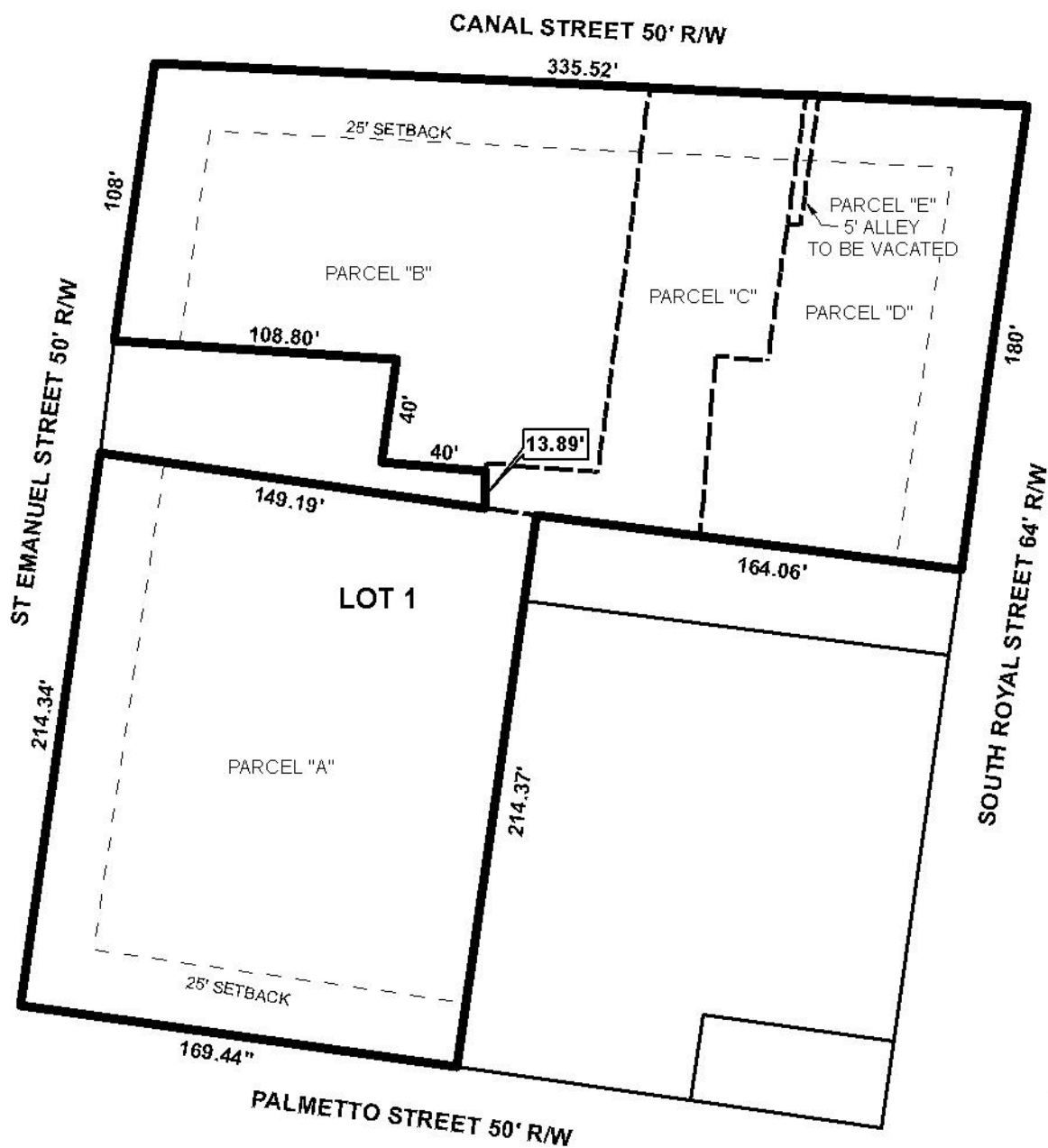
# MOBILE COMMUNITY CORRECTIONS SUBDIVISION



APPLICATION NUMBER 3 DATE June 18, 2020



# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE June 18, 2020  
APPLICANT Mobile Community Corrections Subdivision  
REQUEST Subdivision

