

## **RIDGELAWN SUBDIVISION, RESUBDIVISION OF**

### **LOT 1**

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 Surveyor's and Owner's (notarized) signatures.
- C. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- D. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- E. 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.
- F. Add a note that all existing and 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- I. 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: Lot 1-B is denied access to Old Shell Road and limited to one curb cut to Ridgelawn Drive East. Lot 1-A is limited to no more than one curb cut per street frontage. Driveway 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-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 2-lot, 0.9± acre subdivision which is located at the Northwest corner of Ridgelawn Drive East and Old Shell Road, 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 create two (2) legal lots of record from one (1) existing legal lot of record.

The site has been given a Low Density Residential (LDR) land use designation, per the adopted 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 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 applicant proposes to create two legal lots of record from one existing legal lot of record. Both proposed lots meet the minimum size requirements of the Subdivision Regulations.

The applicant states the following concerning the Subdivision request:

*We are submitting a Resubdivision of Lot 1, Ridgelawn Subdivision at the northwest intersection of Old Shell Road and Ridgelawn Drive East. We are looking to divide this larger original lot into 2 smaller lots, the smaller lot being .29 acres and the larger being .55 acres. I have attached several other examples of other Resubdivisions in the same general area just as justification for creating 2 lots out of the larger lot. We are also requesting that the minimum building setback be reduced on the lot that is adjacent to Old Shell Road to 10 feet. The owner plans to build an 8' tall wall to accommodate for the setback reduction along Old Shell Road. We ask that this plat be approved as submitted.*

The site has frontage along Ridgelawn Drive East, Ridgelawn Drive, and Old Shell Road. All are minor streets with compliant 60-foot rights-of-way; therefore, no frontage dedication would be required. However, a 25-foot street corner radius should be dedicated at the intersection of Old Shell Road and Ridgelawn Drive East. As on the preliminary plat, the right-of-way widths should be retained on the Final Plat, if approved. The 25-foot minimum building setback line along Ridgelawn Drive East and Ridgelawn Drive should be retained on the Final Plat.

As the plat indicates a ten-foot minimum building setback line along Old Shell Road instead of the normal 25-foot, a Setback Variance will be required from the Board of Zoning Adjustment to allow the reduced setback; this should be done prior to signing the Final Plat. The preliminary plat also indicates a proposed eight-foot wall directly on the property line along Old Shell Road. An additional Variance would also be needed from the Board of Zoning Adjustment to allow the wall. The applicant has submitted such variance requests which are scheduled to be heard at the Board's April 5<sup>th</sup> meeting. As there is an automatic 15-calendar-day waiting period for appeals following any decision by the Board, the Final Plat cannot be signed before this waiting period has expired, if the subdivision is approved.

The plat should be revised to label the lot sizes in both square feet and acres on the Final Plat, after any required dedication, or a table should be furnished on the Final Plat providing the same information.

As per the Traffic Engineering comments, Lot 1-B is denied access to Old Shell Road and limited to one curb cut to Ridgelawn Drive East. Lot 1-A is limited to no more than one curb cut per street frontage. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should be placed on the Final Plat stating these comments.

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

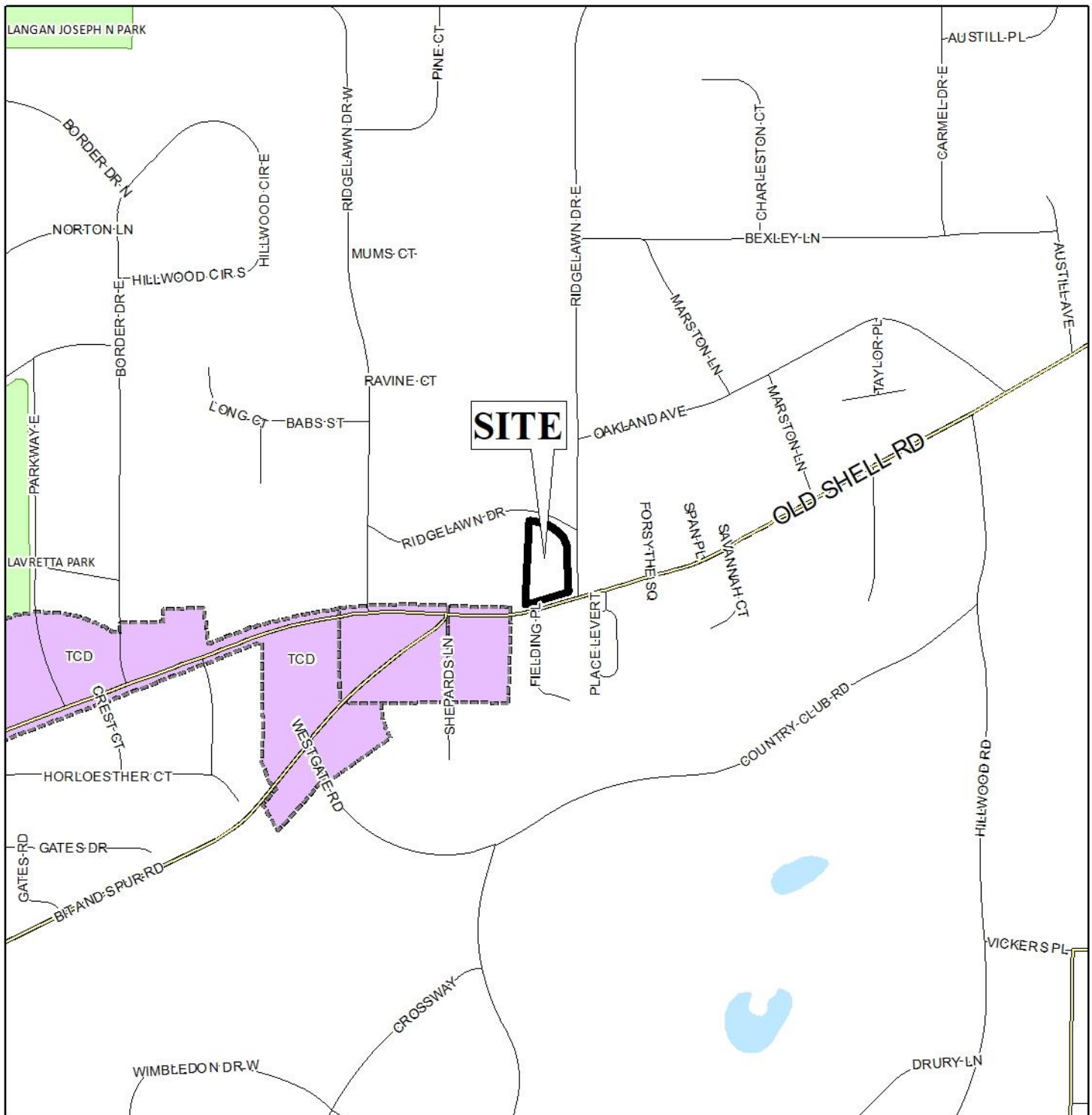
- 1) retention of the right-of-way widths of all adjacent streets on the Final Plat;
- 2) dedication to provide a 25-foot corner radius at the intersection of Old Shell Road and Ridgelawn Drive East;
- 3) retention of the 25-foot minimum building setback line along Ridgelawn Drive East and Ridgelawn Drive on the Final Plat;
- 4) retention of the ten-foot minimum building setback line along Old Shell Road, or whatever reduced setback is approved by the Board of Zoning Adjustment, or revision of

the plat to indicate a 25-foot minimum building setback line along Old Shell Road if the Setback Variance request is not approved;

- 5) assuming the Setback Variance is approved by the Board of Zoning Adjustment, the Final Plat cannot be signed until the automatic 15-calendar-day waiting period has expired following the Board's decision, assuming no appeal has been filed in Circuit Court;
- 6) retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 7) 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 the Surveyor's and Owner's (notarized) signatures. C. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. D. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. 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. F. Add a note that all existing and 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. G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. I. 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.];*
- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot 1-B is denied access to Old Shell Road and limited to one curb cut to Ridgelawn Drive East. Lot 1-A is limited to no more than one curb cut per street frontage. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) 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
- 10) 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



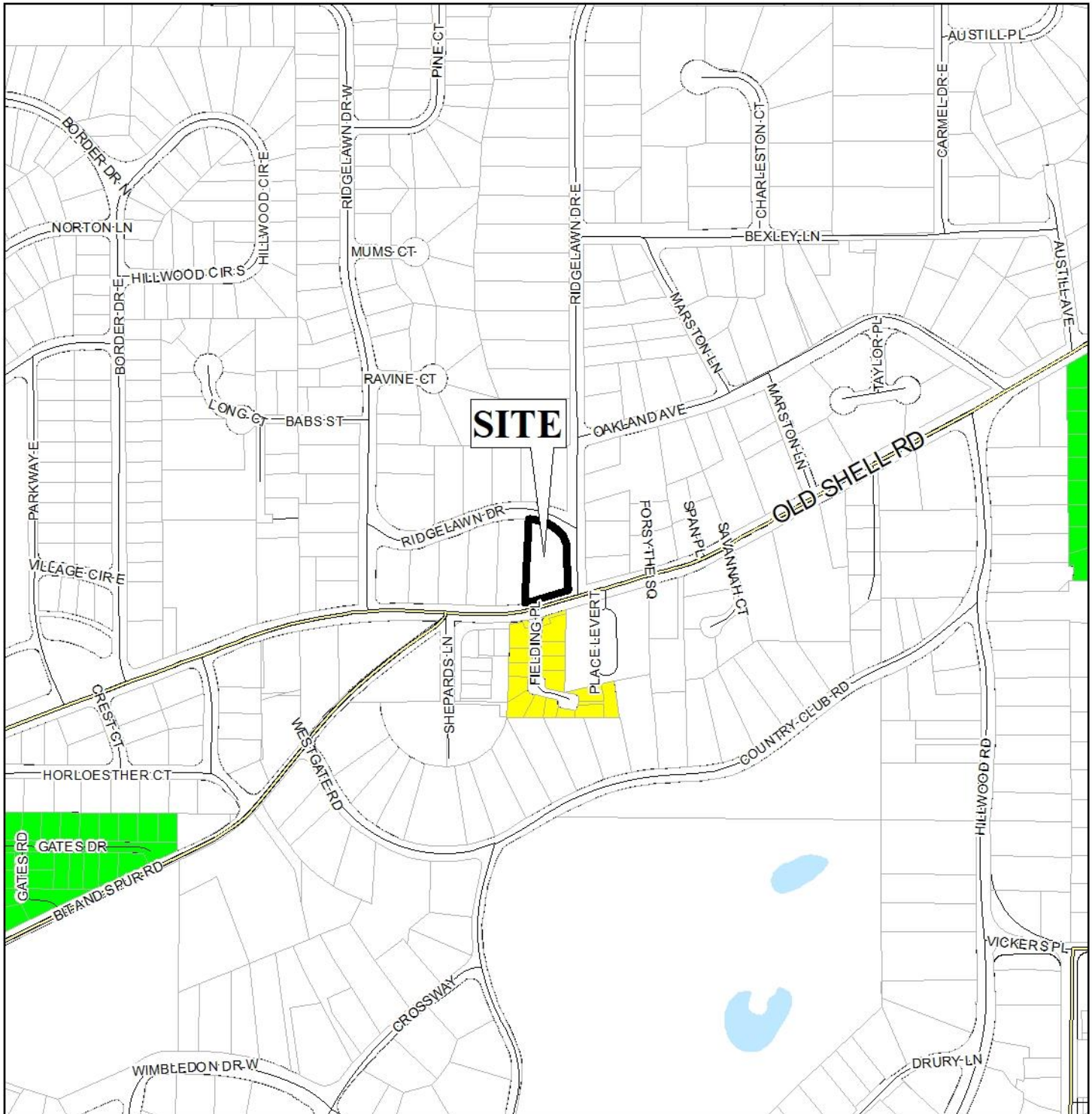
APPLICATION NUMBER 3 DATE March 18, 2021

APPLICANT Ridgelawn Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE March 18, 2021

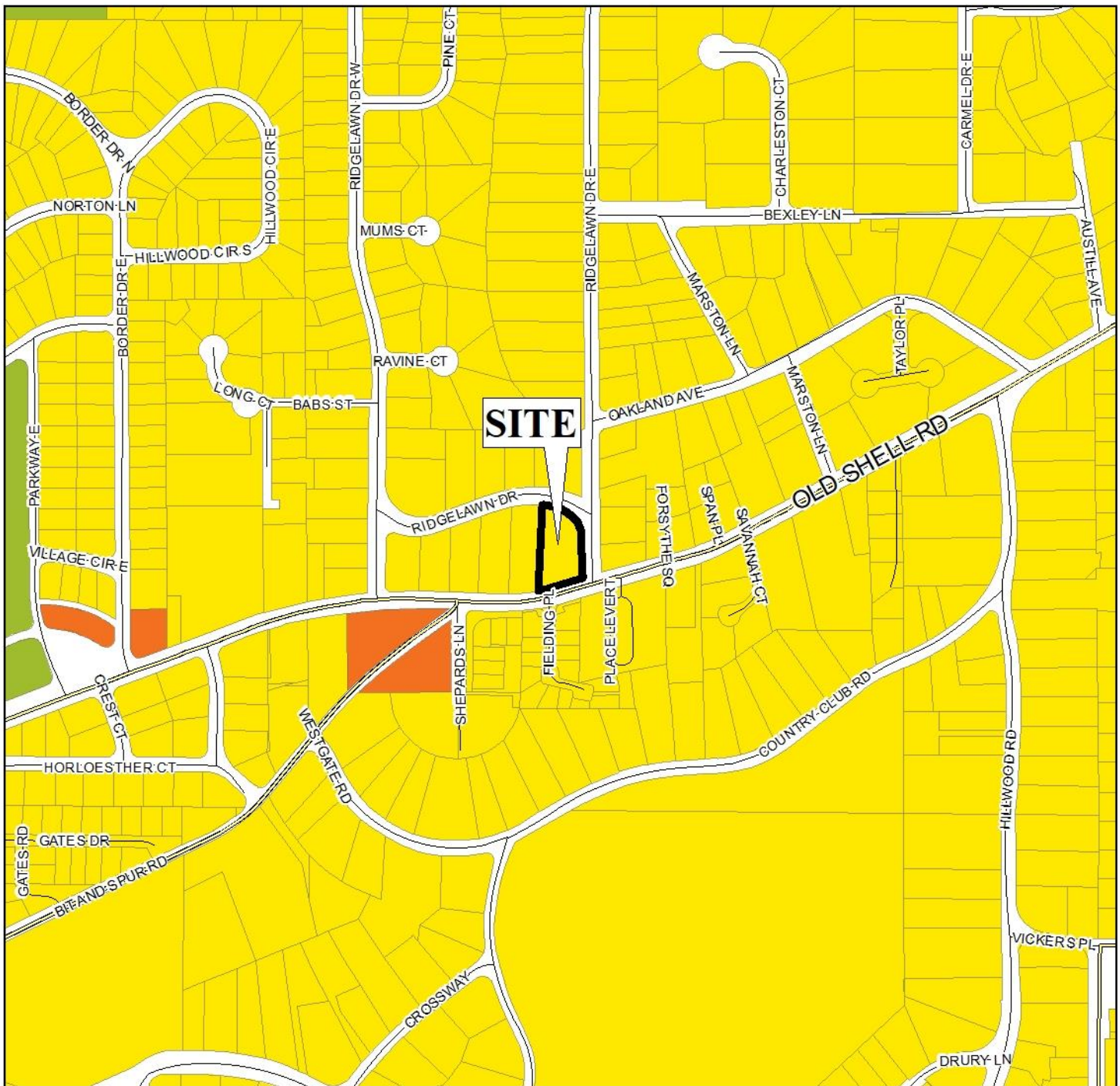
APPLICANT Ridgelawn Subdivision, Resubdivision of Lot 1

REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE March 18, 2021

APPLICANT Ridgelawn Subdivision, Resubdivision of Lot 1

REQUEST Subdivision

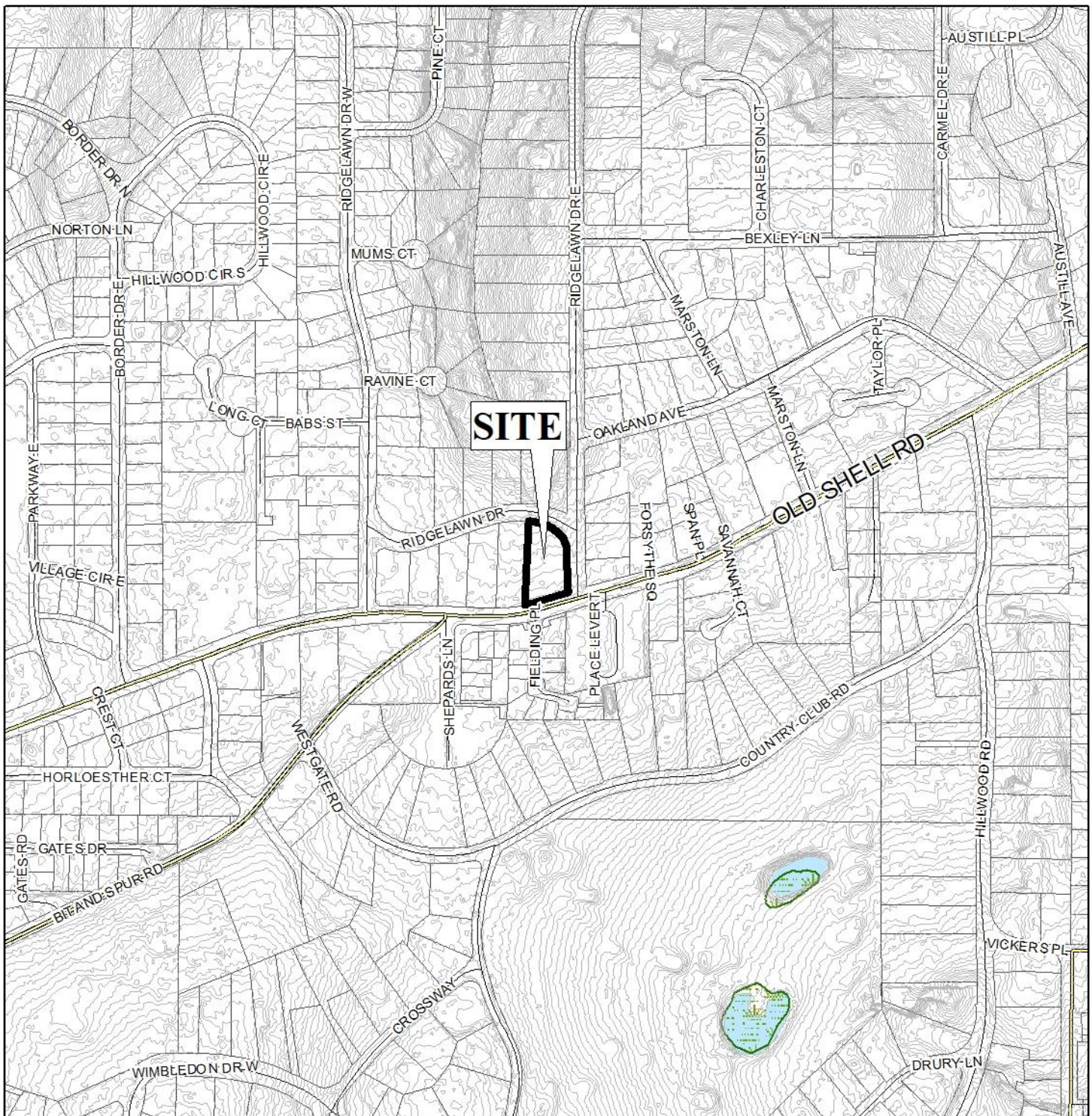
Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 3 DATE March 18, 2021

APPLICANT Ridgelawn Subdivision, Resubdivision of Lot 1

REQUEST Subdivision





# RIDGELAWN SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 3 DATE March 18, 2021

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





# RIDGELAWN SUBDIVISION, RESUBDIVISION OF LOT 1

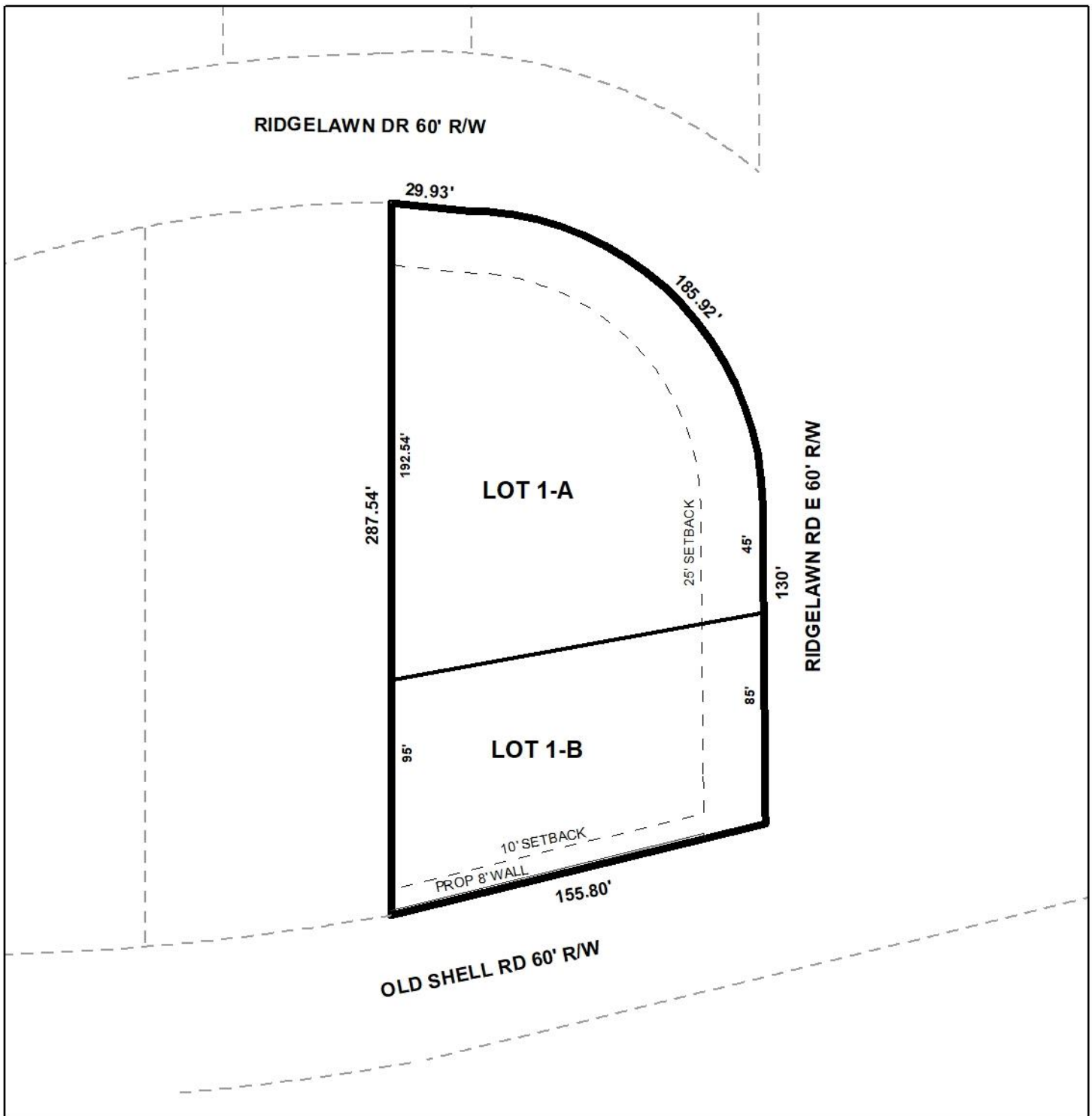


APPLICATION NUMBER 3 DATE March 18, 2021





# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE March 18, 2021

APPLICANT Ridgelawn Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



NTS