

MT. ZION SUBDIVISION, ADDITION TO UNIT ONE

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. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER".
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the SUBDIVISION PLAT stating 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.
- E. Add a note to the Plat stating 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.
- F. 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.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. 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: Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with 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).

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).

MAWSS Comments: No comments.

The site has been given a Mixed Density Residential land use designation, per the recently 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low-Density Residential areas, Mixed-Density Residential Areas areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 case 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 preliminary plat illustrates the proposed 1-lot, 1.7± acre subdivision which is located on the Northeast corner of Kennedy Street and Adams 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 two (2) legal lots and two (2) metes and bounds parcels.

The proposed lot is part of the Mt. Zion Subdivision, Unit One & Two Subdivision which was approved by the Planning Commission at its May 17, 2007 meeting. The approval included the creation of a second lot, "Unit Two, Lot 1", located at the Southwest corner of Adams and Pine Streets. While the plat has been recorded, it appears that seven copies of the recorded plat were not provided to the Planning and Zoning Department.

The proposed Lot 1 fronts Kennedy, Adams and Basil Streets. All are minor streets with curb and gutter, requiring 50' right-of-way widths. The preliminary plat illustrates a 50' right-of-way width for Kennedy, Adams, and Basil Streets and, if approved, should be retained on the Final Plat.

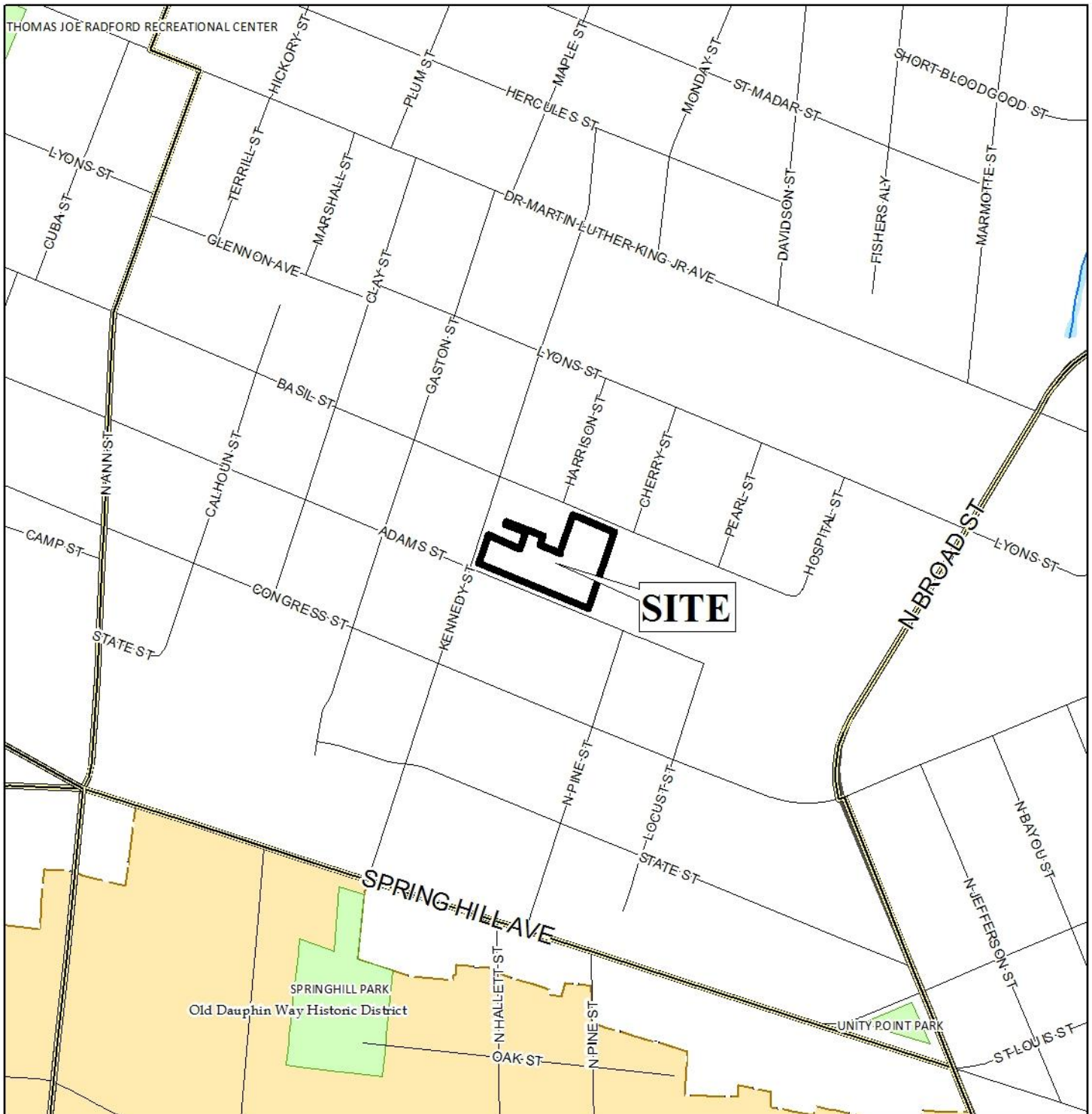
A 25-foot minimum building setback line is depicted on the preliminary plat along Kennedy, Adams, and Basil Streets for Lot 1. If approved, the 25' minimum building setbacks should be retained on the Final Plat.

The proposed Lot 1 is depicted as 75,535± square feet which exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot size in both square feet and acres. If approved, the lot size information should be retained on the Final Plat.

It should be noted that a residential structure appears to exist on one of the lots that will be incorporated into the new lot. As such, either a Planned Unit Development will be required, or a demolition permit must be obtained prior to the signing of the Final Plat. Also, a church must have Planning Approval to operate in a residential district, and as the church is expanding its lot, a Planning Approval application is required in order to amend the 2007 Planning Approval.

Based upon the preceding, this application is recommended for Holdover to the July 20th meeting so that Planning Approval and, if necessary, Planned Unit Development applications can be submitted by Noon on June 21st.

LOCATOR MAP



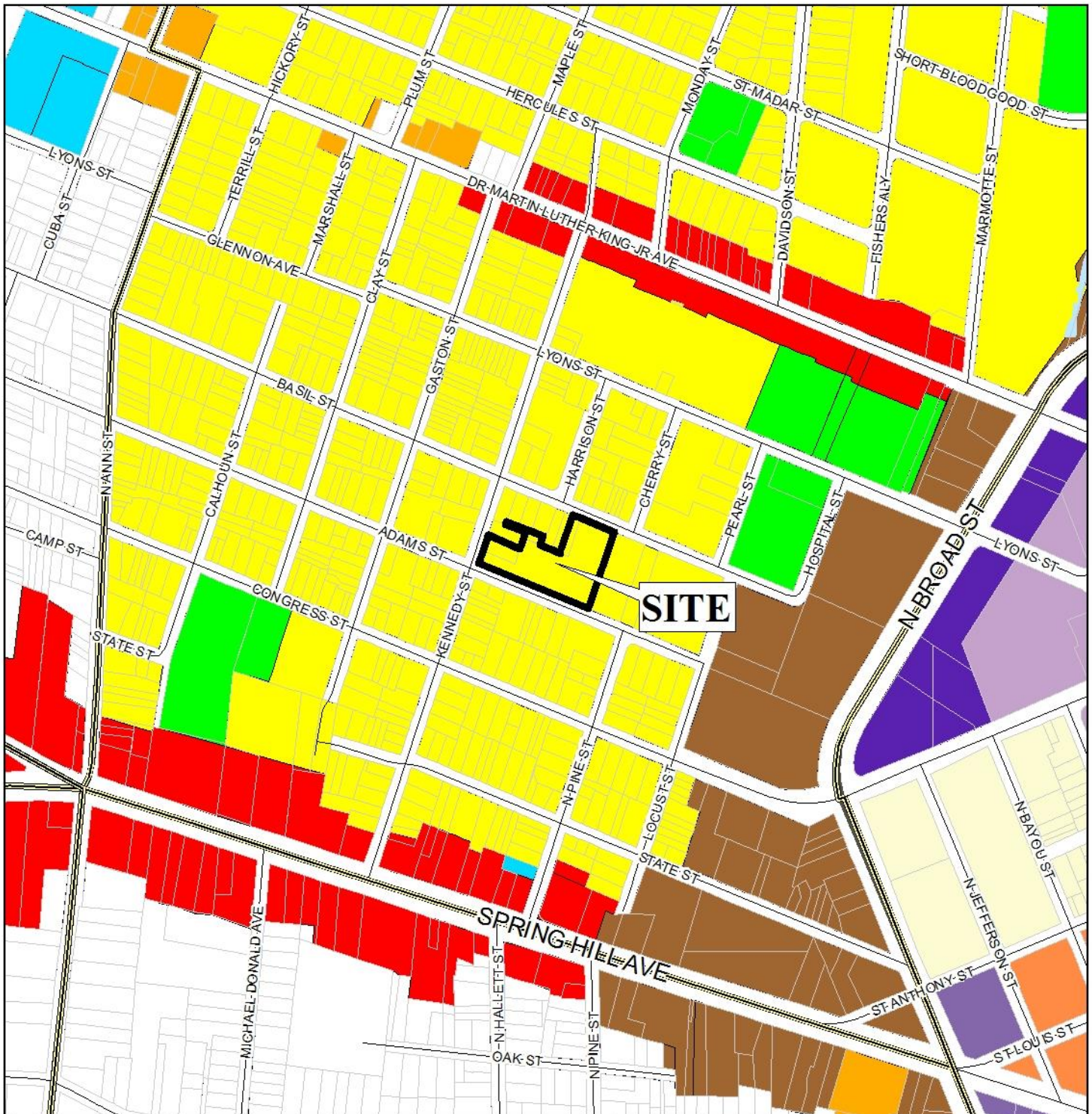
APPLICATION NUMBER 3 DATE June 15, 2017

APPLICANT Mt. Zion Subdivision, Addition to Unit One

REQUEST Subdivision



LOCATOR ZONING MAP



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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



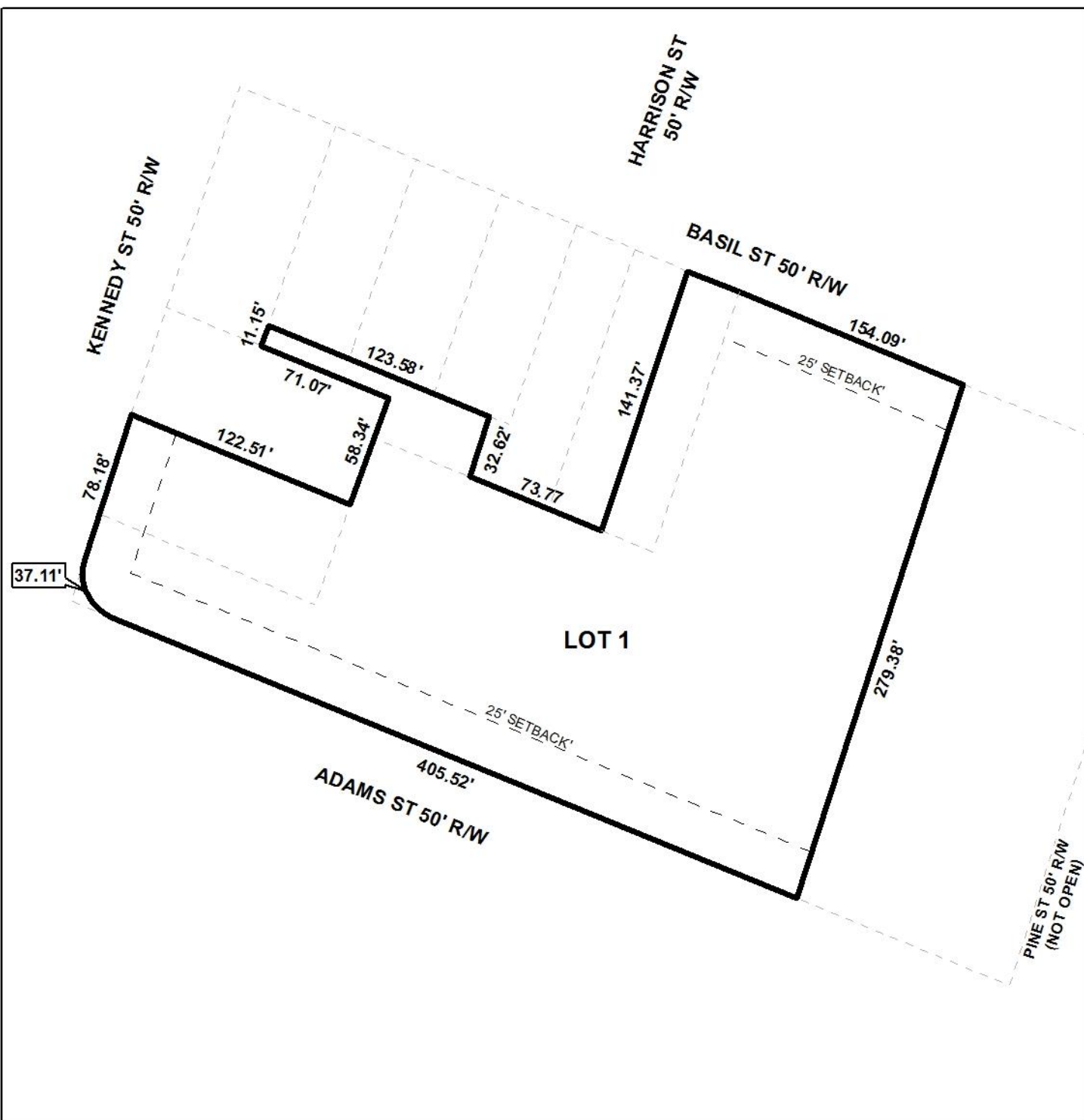
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DETAIL SITE PLAN



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APPLICANT Mt. Zion Subdivision, Addition to Unit One

REQUEST _____ Subdivision _____

