

ST. LOUIS STREET-DEARBORN 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage.
- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- I. 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.
- J. 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.
- K. 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.
- L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. 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 per street frontage 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).

The plat illustrates the proposed 1-lot, 0.4± acre subdivision which is located on the Northwest corner of St. Louis Street and North Dearborn 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) metes-and-bounds parcels.

The site is located within the Special District – Warehousing (SD-WH) Sub-district of the Downtown Development District (DDD). The DDD has specific requirements regarding lot creation and criteria, which in some cases is different than those within the Subdivision Regulations. As such, the DDD requirements are applied where they supersede the Subdivision Regulations.

The site has been given a Downtown 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.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the city's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7-active Downtown Mobile.

Development in the Downtown district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

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 subdivision fronts North Dearborn and St. Louis Streets. Both are minor streets, however, St. Louis Street is an “A” street, while North Dearborn is a “B” street, per the DDD Regulating Plan Street Hierarchy. Section 64-3.I.8.(a) of the DDD ordinance requires that new development face the “A” street as the “primary” frontage.

Section 64.3.I.8.(b). of the DDD ordinance does not establish any minimum lot width standards for properties in an SD-WH district, unlike other sub-districts within the DDD.

There are no building setback lines illustrated on the preliminary plat. The DDD, per Section 64-3.I.8.(d), allows from 0’ minimum to 10’ maximum setback along the primary street frontage, and a 0-foot setback along the secondary frontage and all other property lines (subject to fire rating requirements) in SD-WH districts. If approved, the Final Plat should be revised to illustrate a 10’ maximum building setback line along the primary street frontage, with a note stating a 0’ minimum is allowed.

The DDD does not require a parking setback for properties within an SD-WH district.

The proposed lot exceeds the 7,200 square foot minimum lot size requirements of Section V.D.2. of the Subdivision Regulations for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in square feet and in acres. If approved, the lot size information should be retained in both square feet and acres on the Final Plat. However, it should be noted that there is no minimum lot area requirement for lots within the DDD.

Section 64-3.I.11.(c)5. of the DDD regulations limits lots to one curb-cut per property frontage, with access to parking to be from a secondary frontage (a “B” street) where possible. It appears that the site has more than one existing curb-cut per frontage, thus any extra curb-cuts should be removed at the time of any site construction or redevelopment. As a means of access management, the Traffic Engineering comments should be placed on the Final Plat, if approved.

New building construction must comply with the frontage requirements of Section 64-3.I.15 of the Zoning Ordinance.

Because this property is located in the Downtown Development District, any future development to this site will require Consolidated Review Committee (CRC) approval.

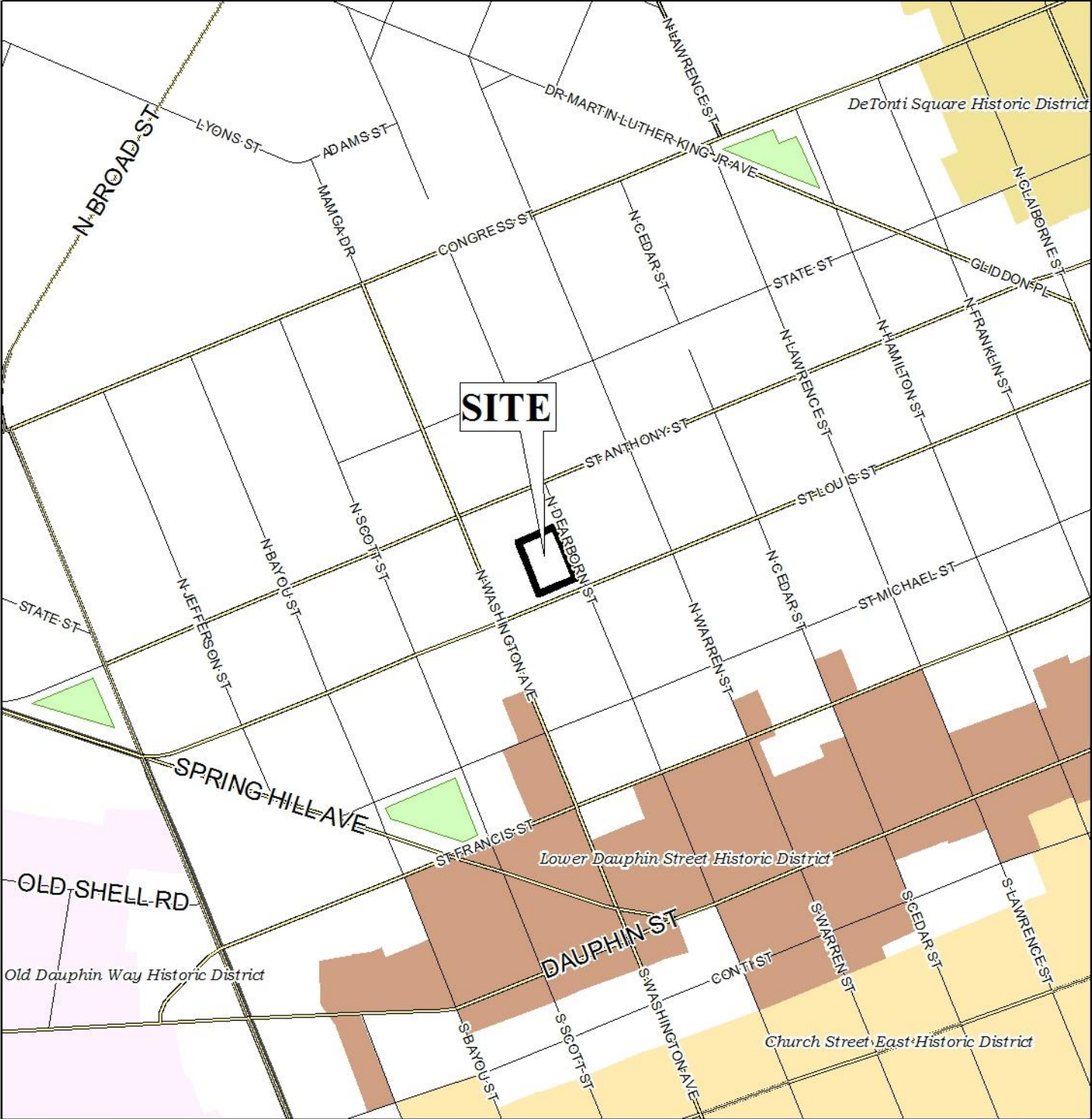
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the labeled right-of-way widths for all abutting streets;

- 2) Illustration of a 10' maximum building setback line along the St. Louis Street frontage, with a note stating that 0' minimum building setback is allowed along all frontages and property lines;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage, with any extra curb-cuts to be removed at time of site construction or redevelopment, and with the 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. 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.);
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- 7) 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).*); and
- 8) 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).*).

LOCATOR MAP



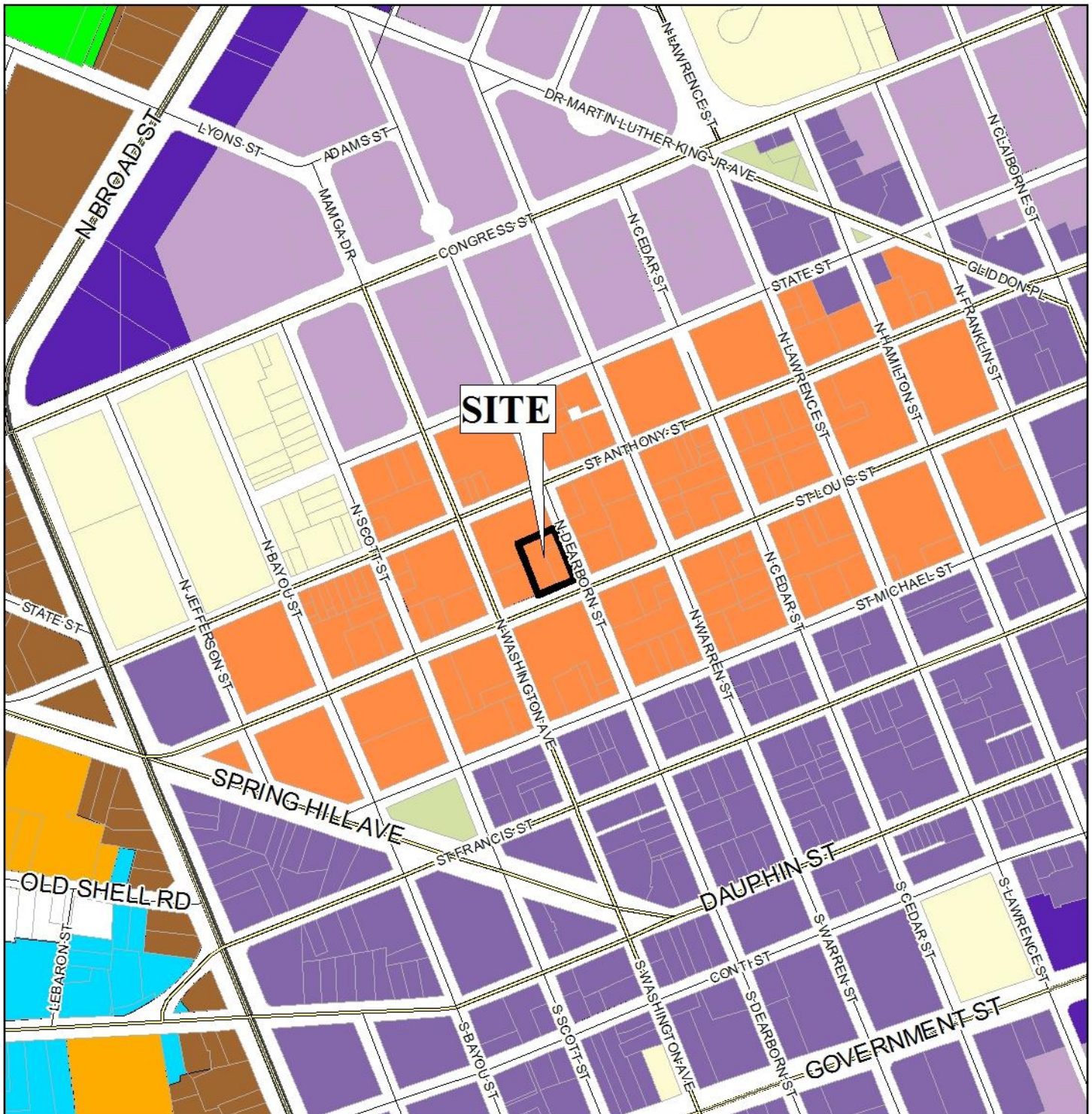
APPLICATION NUMBER 3 DATE March 1, 2018

APPLICANT St. Louis Street-Dearborn Subdivision

REQUEST_____Subdivision_____



LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE March 1, 2018

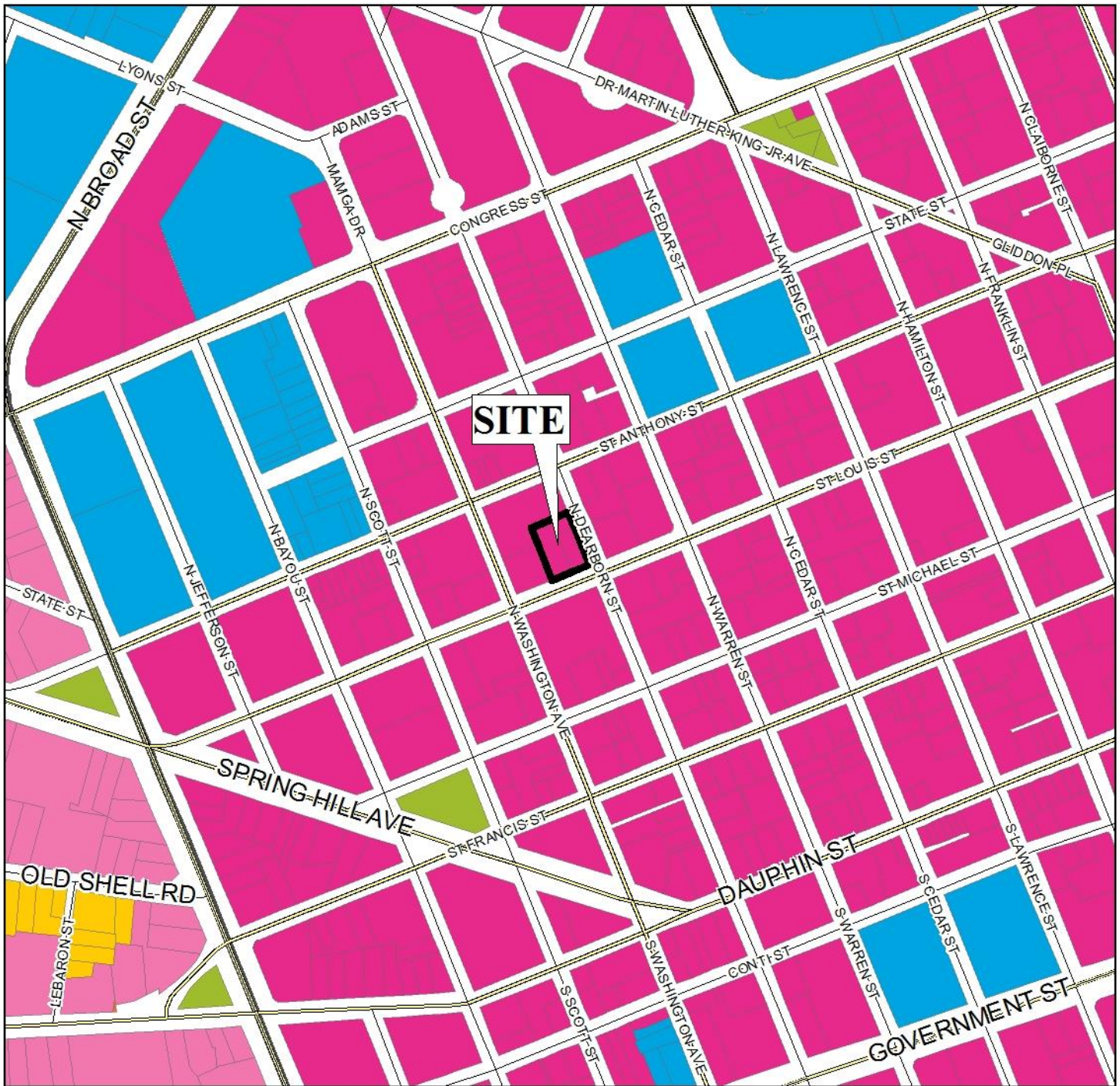
APPLICANT St. Louis Street-Dearborn Subdivision

REQUEST _____ Subdivision _____



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE March 1, 2018

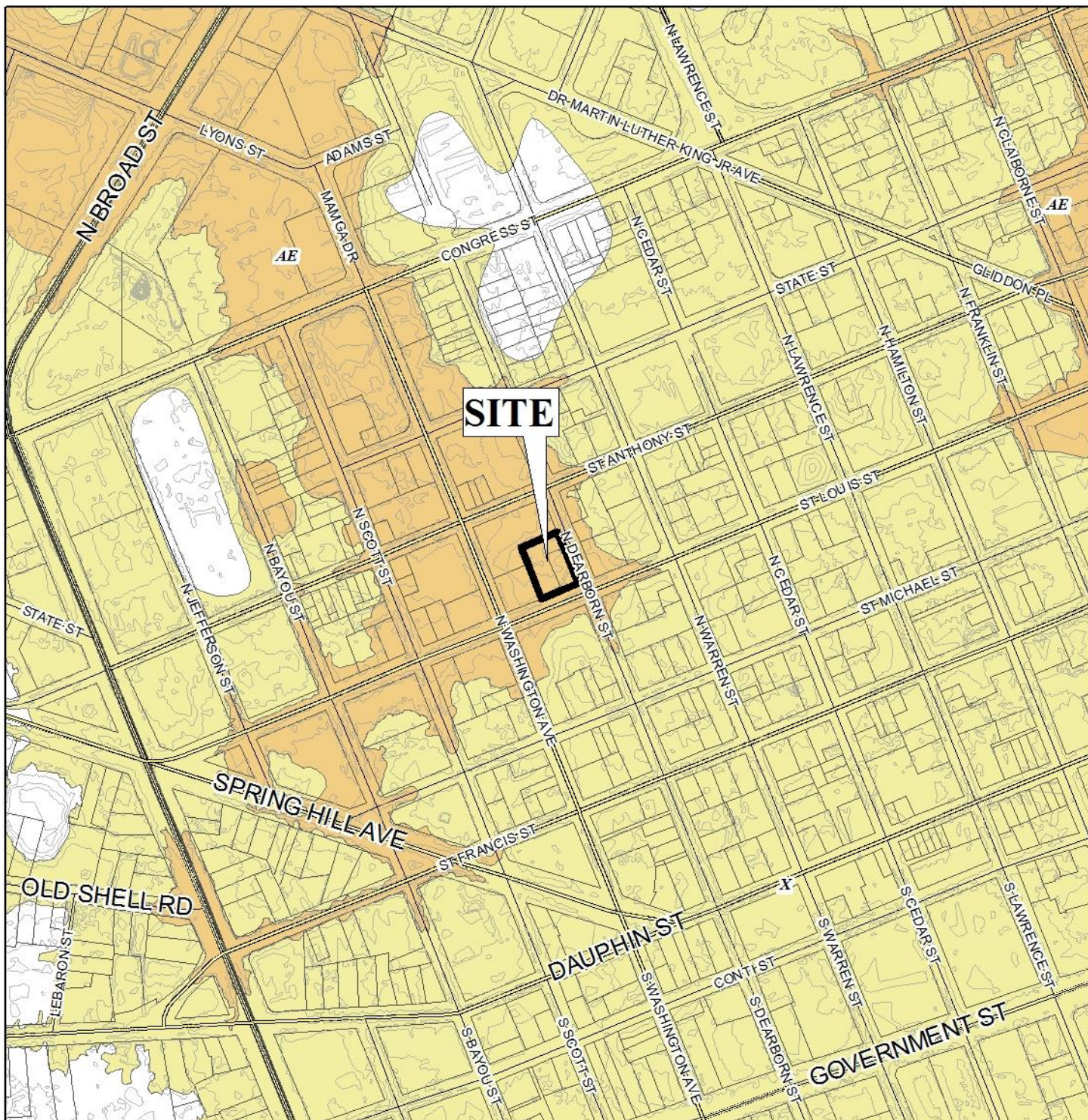
APPLICANT St. Louis Street-Dearborn Subdivision

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



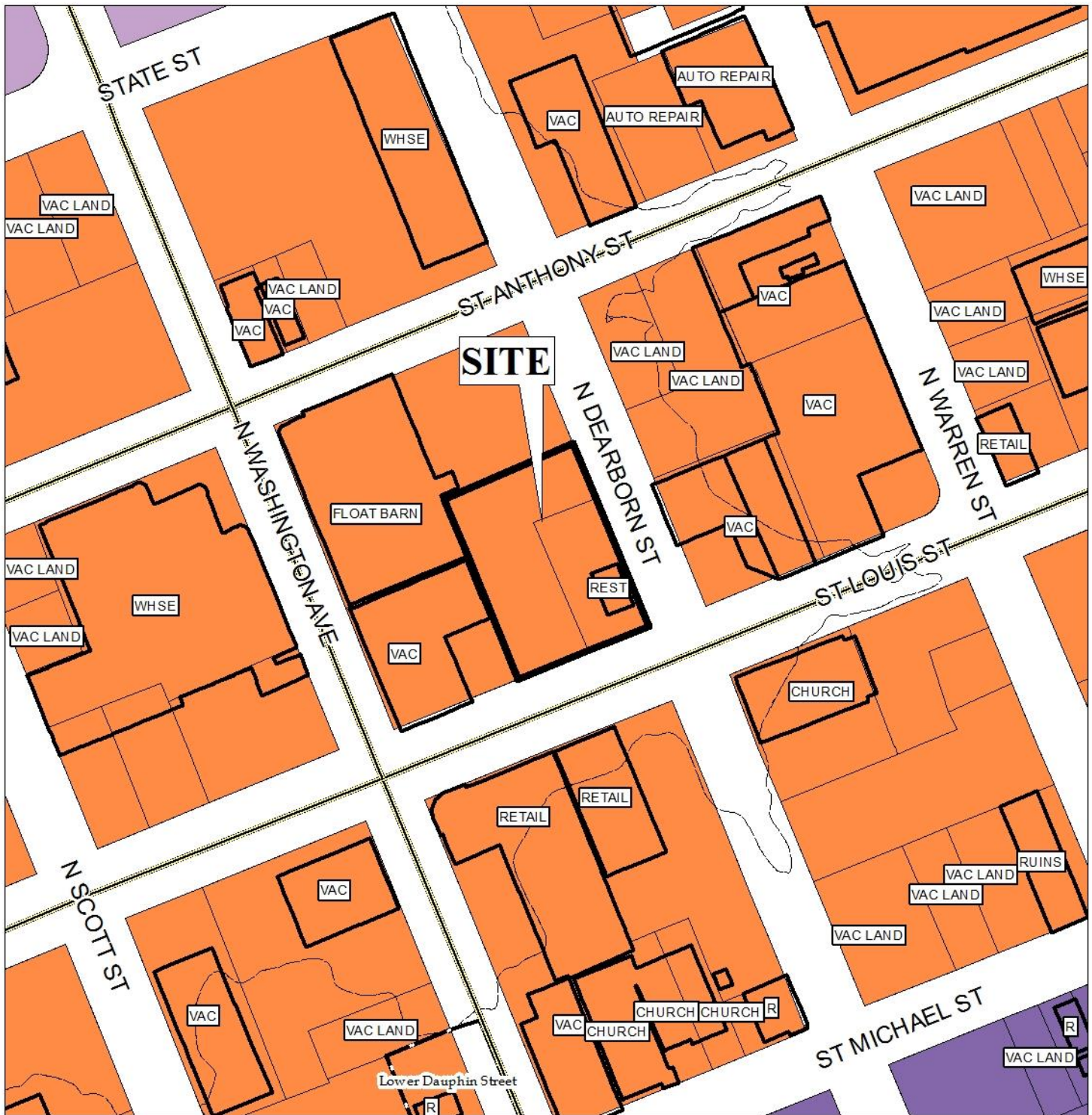
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APPLICANT St. Louis Street-Dearborn Subdivision

REQUEST Subdivision



ST. LOUIS STREET-DEARBORN 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



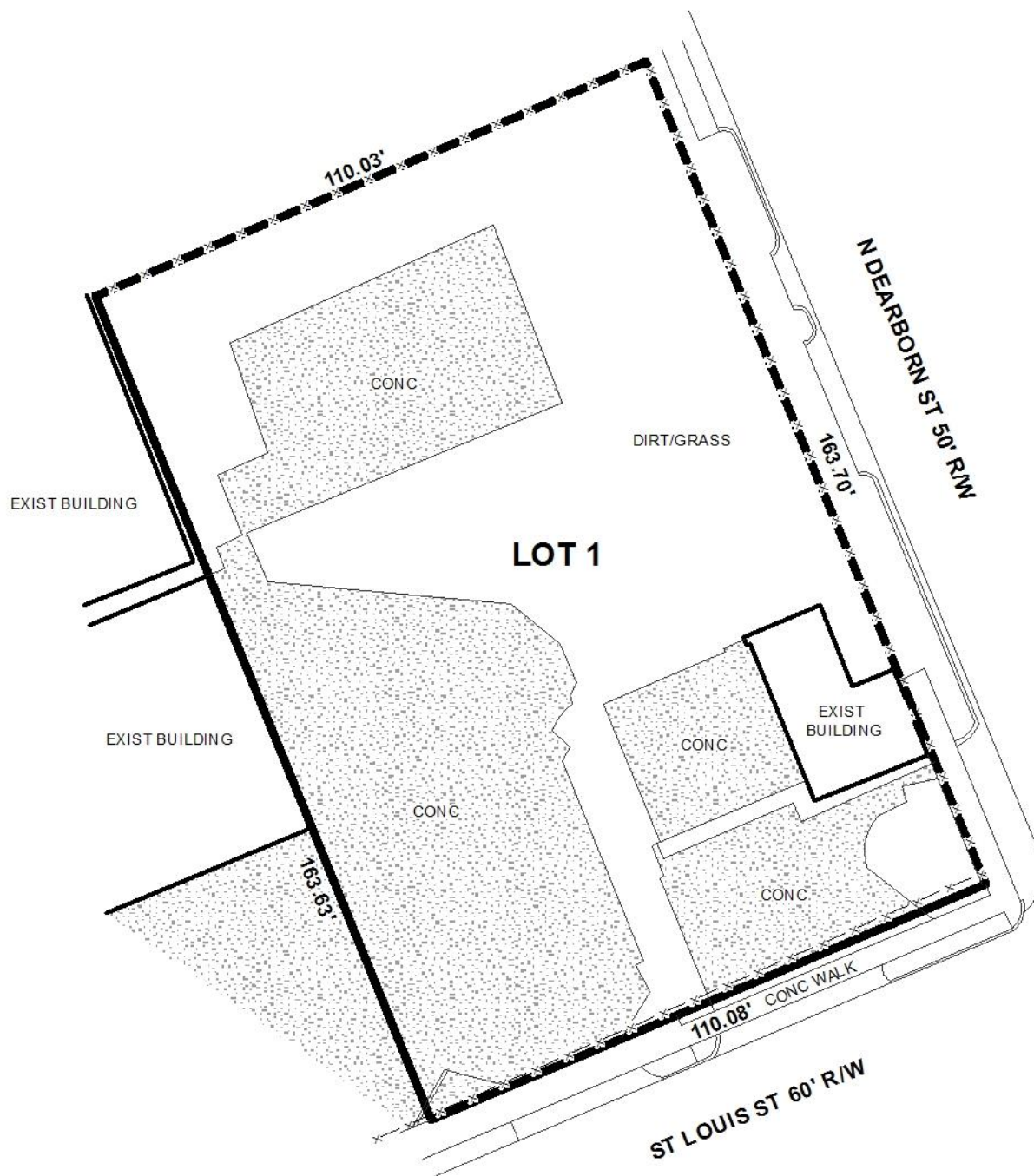
ST. LOUIS STREET-DEARBORN SUBDIVISION



APPLICATION NUMBER 3 DATE March 1, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE March 1, 2018

APPLICANT St. Louis Street-Dearborn Subdivision

REQUEST Subdivision

