

MCCRARY AUTOMOTIVE 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 reference, on the map and the description, to a monumented corner.
- C. Provide a LOT designation for each of the three (3) new LOTS (i.e. A, B, C, 1, 2, 3) other than “NEW LOT 1, NEW LOT 2, AND NEW LOT 3”.
- D. Show and label all flood zones, including X (shaded). New maps went into effect on June 5, 2020.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Clarify the recording data for the “30’ Temporary Construction Easement (Case #21,752)”. What is “Case #21752” mean?
- G. Provide the Surveyor’s and Owner’s (notarized) signatures.
- H. After all comments have been addressed 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 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: East 1-65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Shared access and/or restricted access may be a requirement per ALDOT Access Management manual. 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-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 3-lot, 9.6± acre subdivision which is located on the East side of East I-65 Service Road South, 600'± South of Pleasant Valley Circle, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create three (3) legal lots of record from two (2) existing legal lots of record and three (3) existing metes-and-bounds parcel. The proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has been given a Mixed Commercial Corridor (MCC) 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 mostly applies to transportation corridors West of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

This application is a re-submittal of Gulf Coast Auto Subdivision, approved by the Commission on December 6, 2018, but which expired. The two existing legal lots of record included in the Subdivision are Lots 1 and 2, McCrary Automotive Subdivision, approved by the Commission in September, 2005. Those lots are proposed to be reconfigured and combined with three existing metes-and-bounds parcels to create three legal lots of record. In addition to the previous subdivision application, the applicant also submitted a Planned Unit Development (PUD) for multiple buildings on a single building site and shared access and parking between multiple building sites as well as increased signage; and a Sidewalk Waiver to waive construction of a sidewalk along East I-65 Service Road South. Permits were obtained for the various elements covered by the PUD, so it did not expire, and the Sidewalk Waiver does not have an expiration period and is still valid.

The site is bounded to the North, South and across I-65 South to the West by other B-3 zonings, all of which are in commercial uses. To the rear is R-1, Single-Family Residential. It should be noted that the City GIS database indicates R-1 for two of the metes-and-bounds parcels to the East included in the applications. However, as these parcels are portions of a vacated public right-of-way (Grayson Drive), they would assume the B-3 zoning adjacent along their West boundary. Therefore, no Rezoning would be necessary once they are incorporated into the Subdivision. Beyond those parcels is vacant R-1 properties.

The site fronts I-65, a component of the Major Street Plan with a planned and current 300' right-of-way; therefore, no right of way dedication would be required. The plat indicates a variable right-of-way width along the site frontage and should be revised to indicate at least the minimum existing right-of-way.

The plat indicates a recorded 25' minimum building setback easement along the front of the site. This should be revised to also label this line as the 25' minimum building setback line. Other easements are also indicated within the site; therefore, a note should be required on the Final Plat stating that no structure may be constructed or placed within any easement. The plat labels the new lots as "New Lot 1", "New Lot 2" and "New Lot 3". These labels should be revised to label the lots as "Lot 1", "Lot 2" and "Lot 3". The lot size labels should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

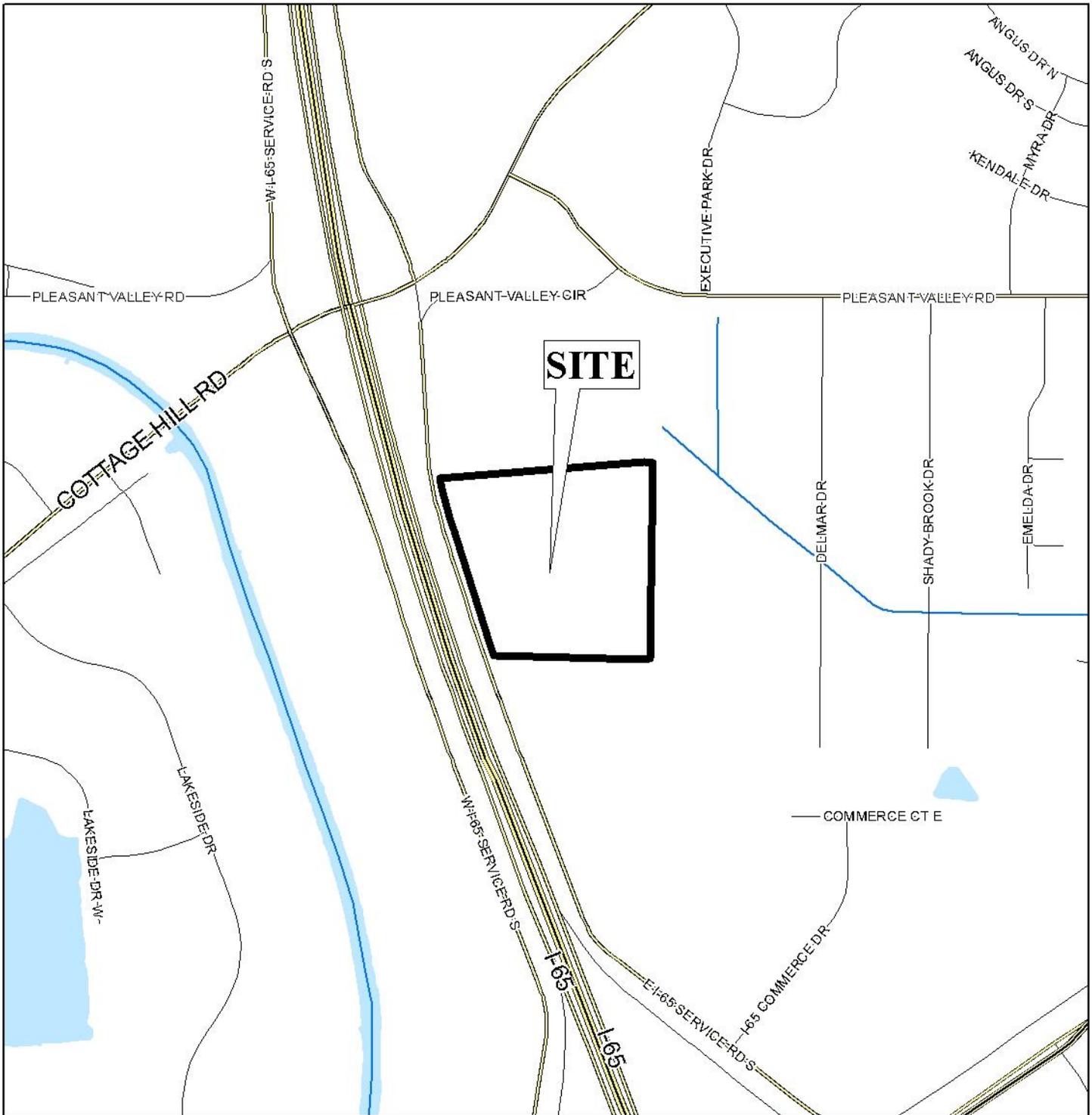
As a means of access management, a note should be placed on the Final Plat with Traffic Engineering comments, if approved.

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 include the existing minimum right-of-way width for I-65;
- 2) revision of the plat to label the 25' minimum building setback easement as the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement;
- 4) revision of the plat to label the lots as "Lot 1", "Lot 2" and "Lot 3" and not "New Lot 1", "New Lot 2" or "New Lot 3";
- 5) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 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 reference, on the map and the description, to a monumented corner. C. Provide a LOT designation for each of the three (3) new LOTS (i.e. A, B, C, 1, 2, 3) other than "NEW LOT 1, NEW LOT 2, AND NEW LOT 3". D. Show and label all flood zones, including X(shaded). New maps went into effect on June 5, 2020. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded)*

- flood zone designation. F. Clarify the recording data for the “30’ Temporary Construction Easement (Case #21,752)”. What is “Case #21752” mean? G. Provide the Surveyor’s and Owner’s (notarized) signatures. H. After all comments have been addressed 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 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.);*
- 7) *placement of a note on the Final Plat stating the Traffic Engineering comments: (East 1-65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Shared access and/or restricted access may be a requirement per ALDOT Access Management manual. 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.);*
 - 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). 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*
 - 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



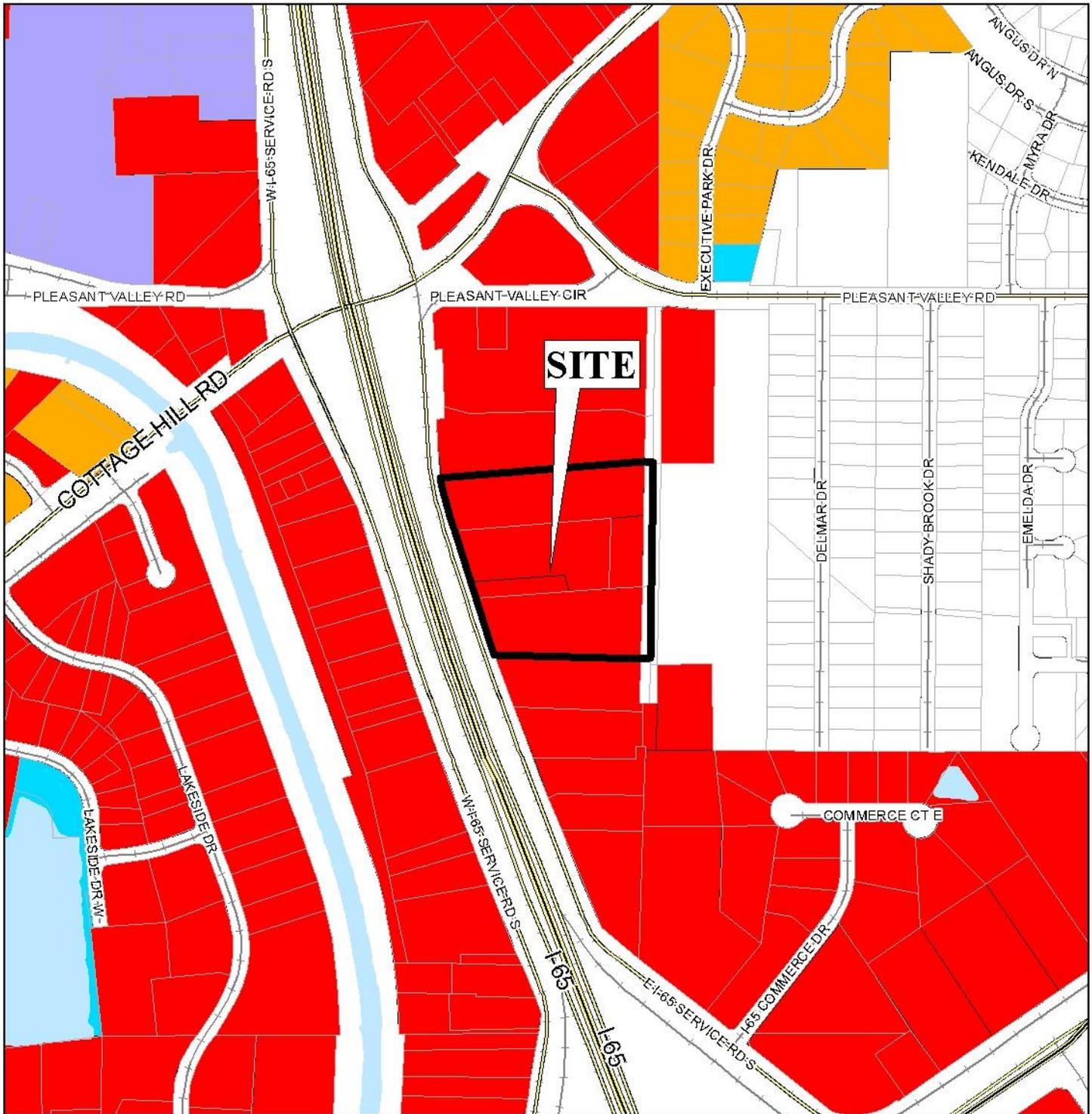
APPLICATION NUMBER 4 DATE July 16, 2020

APPLICANT McCrary Automotive Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



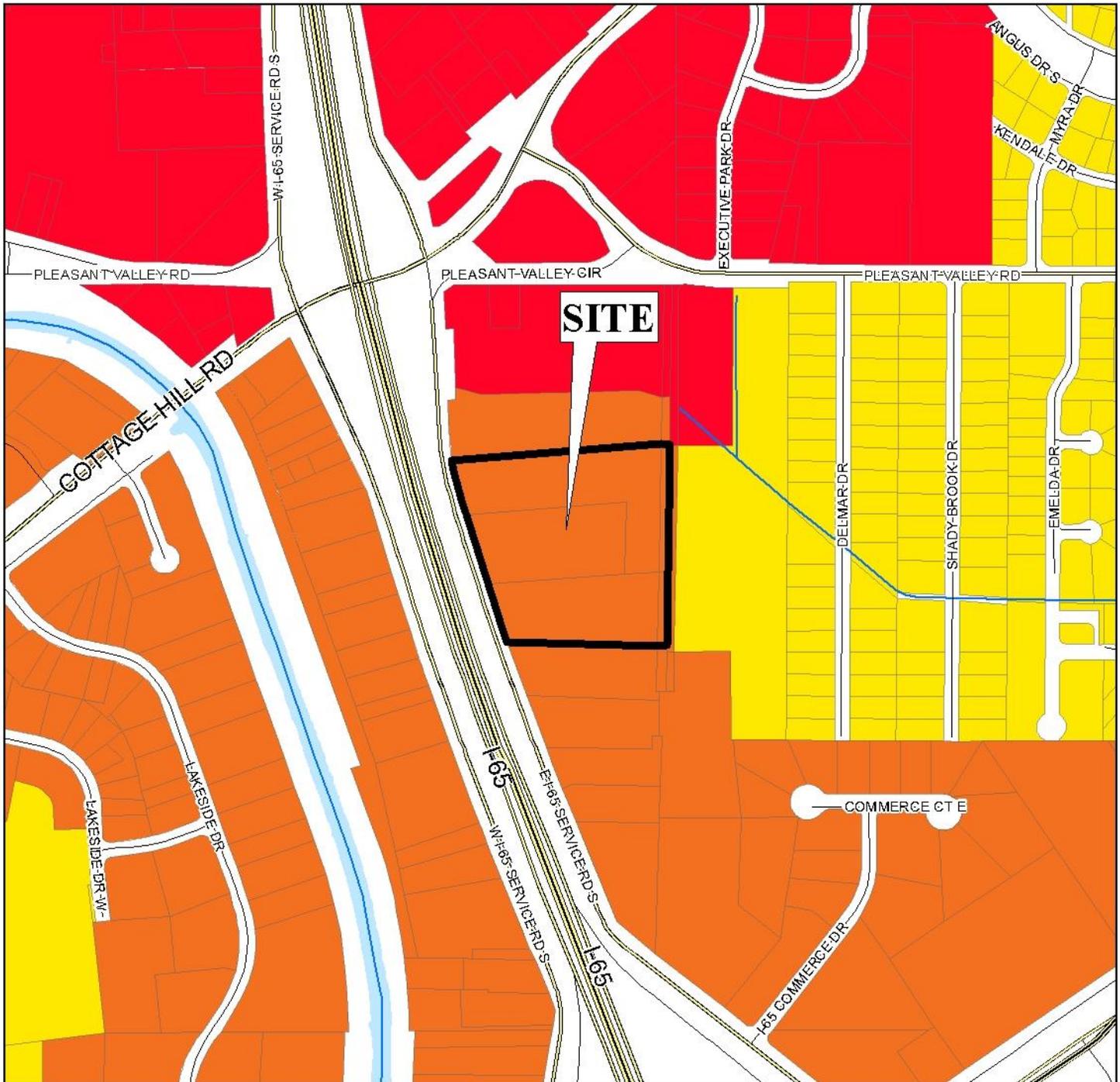
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APPLICANT McCrary Automotive Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE July 16, 2020

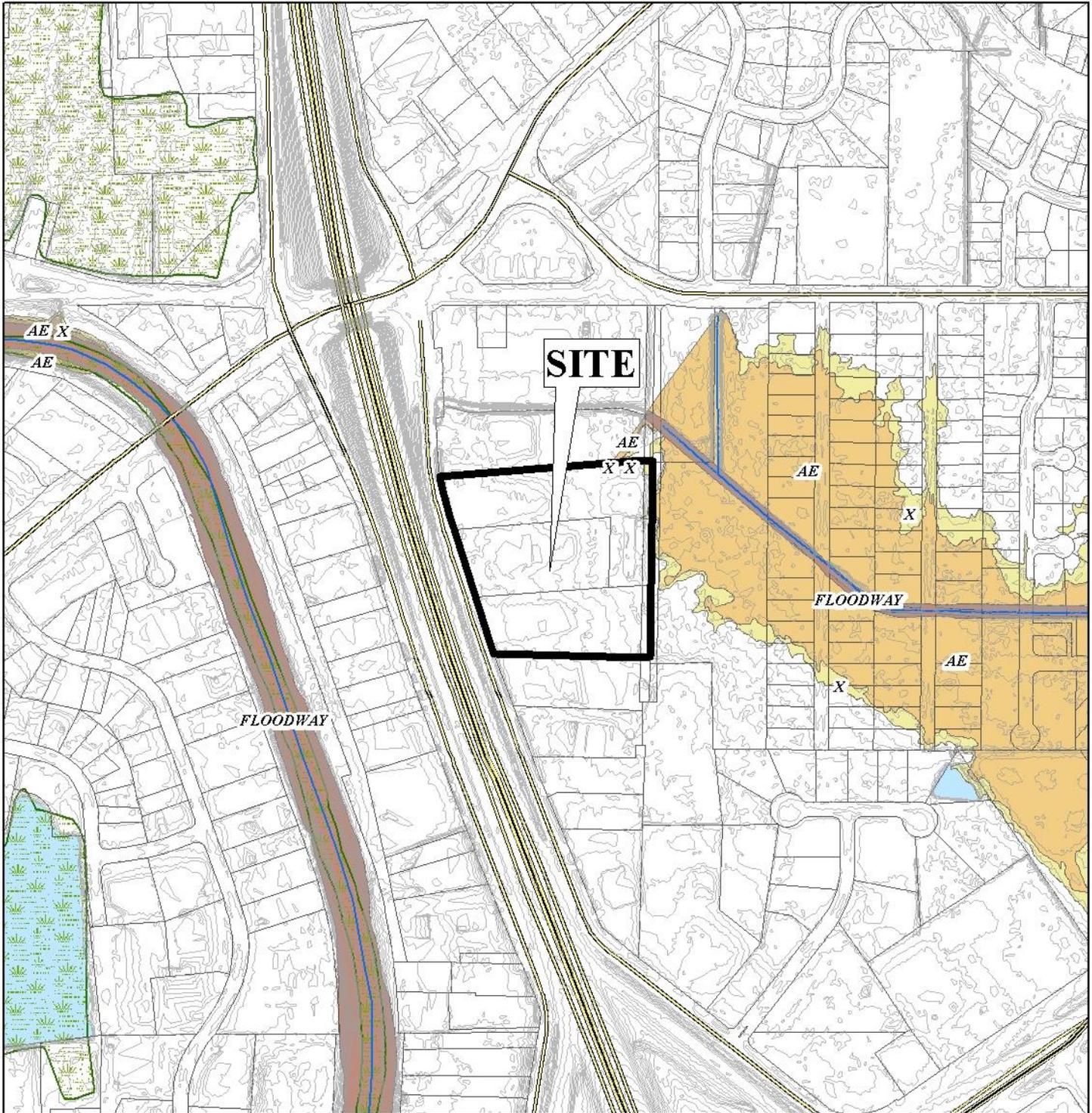
APPLICANT McCrary Automotive Subdivision

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



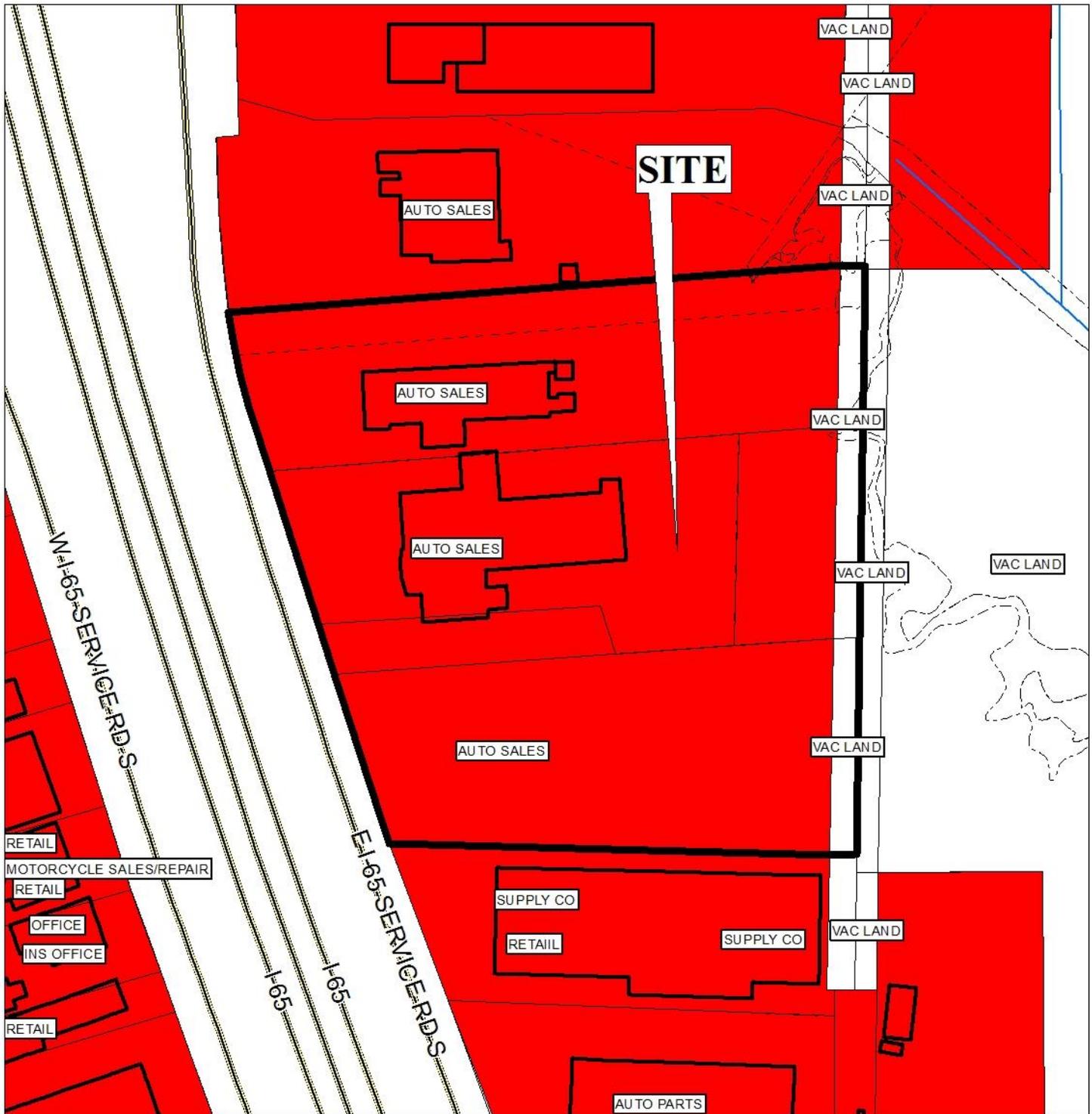
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APPLICANT McCrary Automotive Subdivision

REQUEST Subdivision



MCCRARY AUTOMOTIVE SUBDIVISION

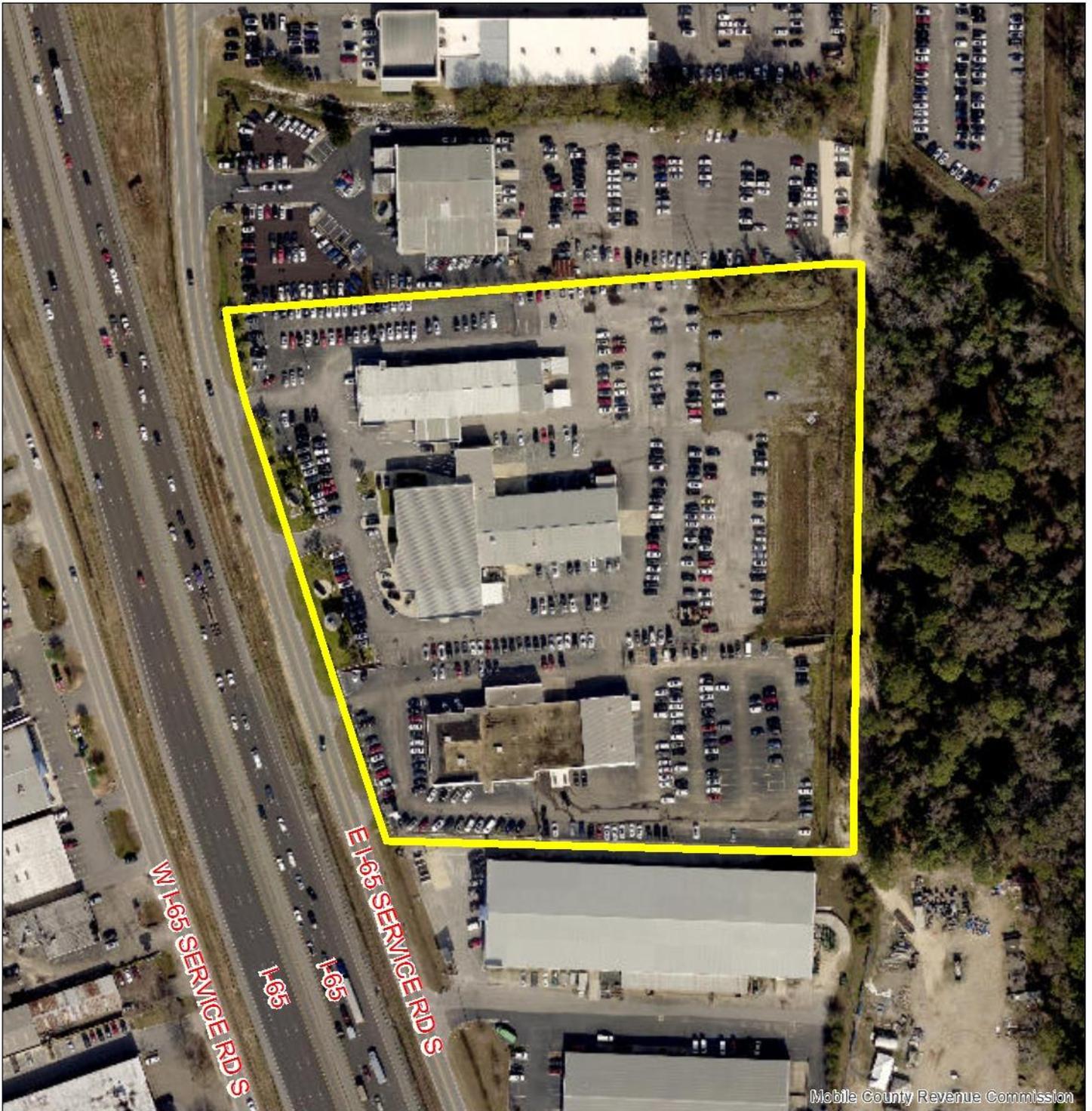


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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



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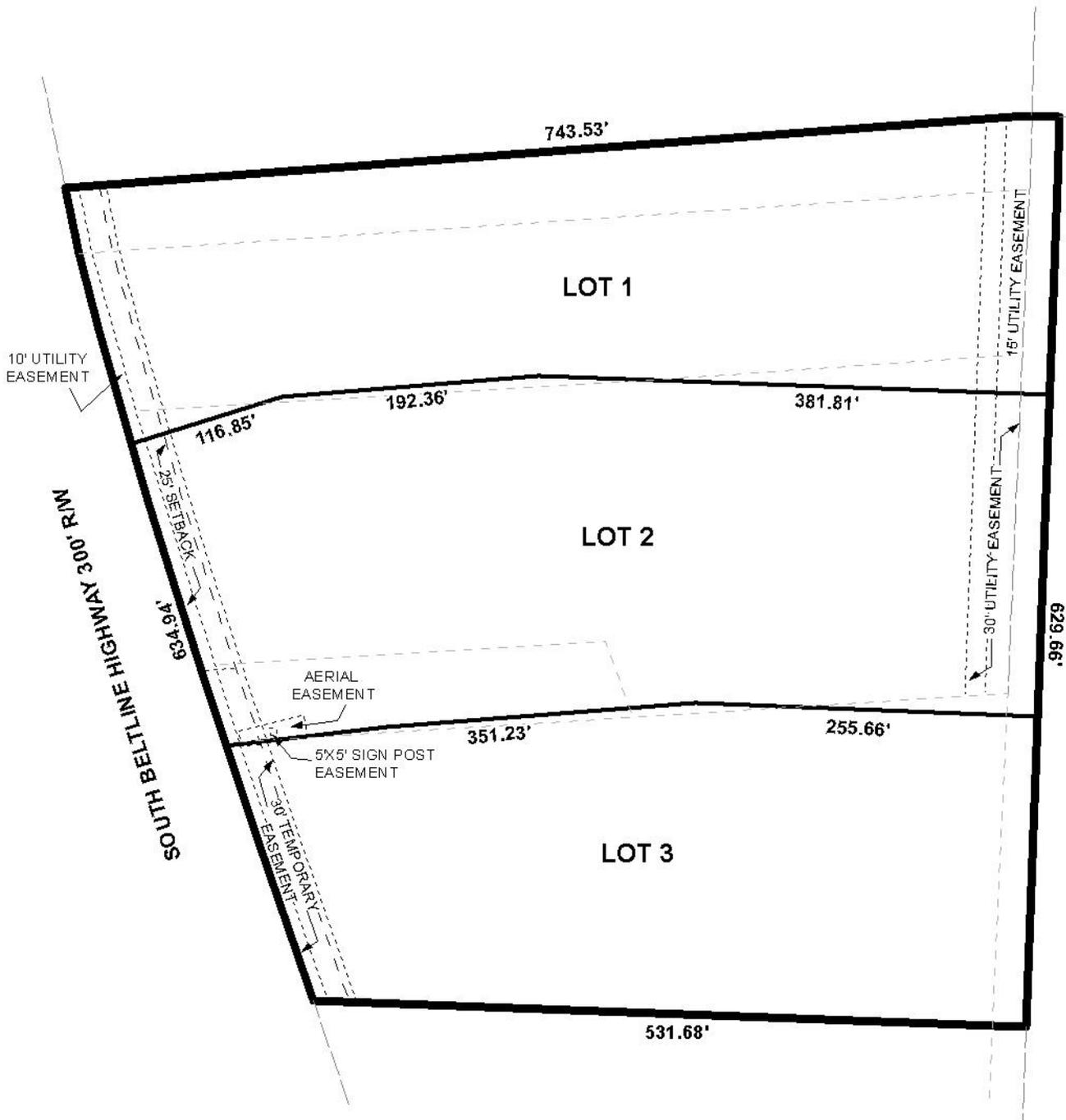


APPLICATION NUMBER 4 DATE July 16, 2020



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE July 16, 2020
 APPLICANT McCrary Automotive Subdivision
 REQUEST Subdivision

