

RIGHTWAY SUBDIVISION, ADDITION TO

Engineering Comments: **FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. REVISE THE NAME OF THE SUBDIVISION. This is not an addition to the existing subdivision; it is a separate and distinct division of property.
- B. 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.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Review and revise the written legal description to match the written bearing and distance along the east property line.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the plat stating that all 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. 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 red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (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.

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 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 plat illustrates the proposed 1-lot, 40.0± acres subdivision located on the East side of North University Boulevard, 660'± North of the East terminus of Mickey Drive, in Council District 1. The applicant states the site is served by public water and sanitary sewer.

The site has been given a Low 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 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 Low Density Residential districts is residential development where 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, bike-able 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 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.

Rightway Subdivision was approved as a one-lot, 103.3± acre subdivision at the Commission's November 2, 2017 meeting. The subject property is located adjacent to the South boundary of that subdivision. The site consists of the Northern portions of two large metes-and-bounds parcels which are proposed to be combined into one legal lot of record. If approved, the remainder of the parent parcels should be included on the Final Plat and labeled as Future Development. The site is zoned R-1, Single-Family Residential, as are all surrounding properties. All portions of the site are indicated as being undeveloped and heavily wooded according to aerial photographs. The site has never been before the Commission in the past.

The site has frontage along North University Boulevard which is a component of the Major Street Plan with a planned 100' right-of-way width. As the preliminary plat indicates a current right-of-way width of 120' along the site's frontage, no dedication would be required. The right-of-way width should be retained on the Final Plat. As on the preliminary plat, the 25' minimum building setback line should be retained on the Final Plat.

The proposed lot meets the minimum size requirements of the Subdivision Regulations and is labeled with its size in both square feet and acres. This label should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The depth-to-

width ratio exceeds that allowed by Section V.D.3. of the Subdivision Regulations. However, as the parent parcel is deep, adherence to this section may cause the inclusion of area not needed for the applicant's purposes. Therefore, a waiver of this section would seem in order.

The plat contains various notes. Note # 11 pertains to the residential buffer requirement for commercial development and references Section V.A.7. of the Subdivision Regulations. This should be corrected to Section V.A.8.

Based on the preceding, and with a waiver of Section V.D.3., 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 remainder of Parcels R022802031000001 and R022801022000053 as Future Development on the Final Plat;
- 2) retention of the current right-of-way width of North University Boulevard on the Final Plat;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 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. REVISE THE NAME OF THE SUBDIVISION. This is not an addition to the existing subdivision; it is a separate and distinct division of property. B. 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. C. Provide and label the monument set or found at each subdivision corner. D. Review and revise the written legal description to match the written bearing and distance along the east property line. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the plat stating that all 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. 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 red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];*
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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). 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

- 8) *compliance with 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.)].*

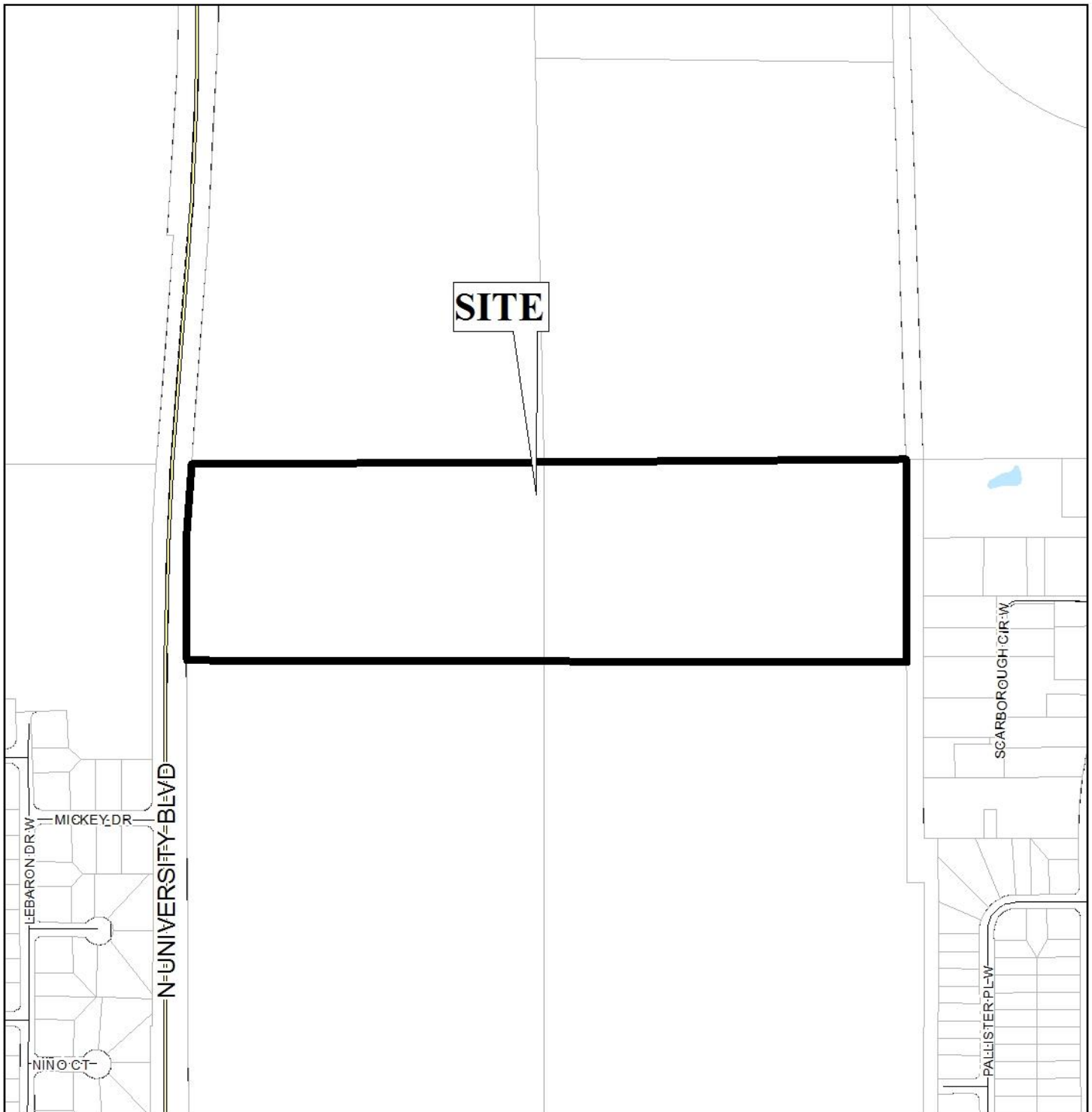
LOCATOR MAP



APPLICATION NUMBER 4 DATE January 3, 2019
APPLICANT Rightway Subdivision, Addition to
REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE January 3, 2019

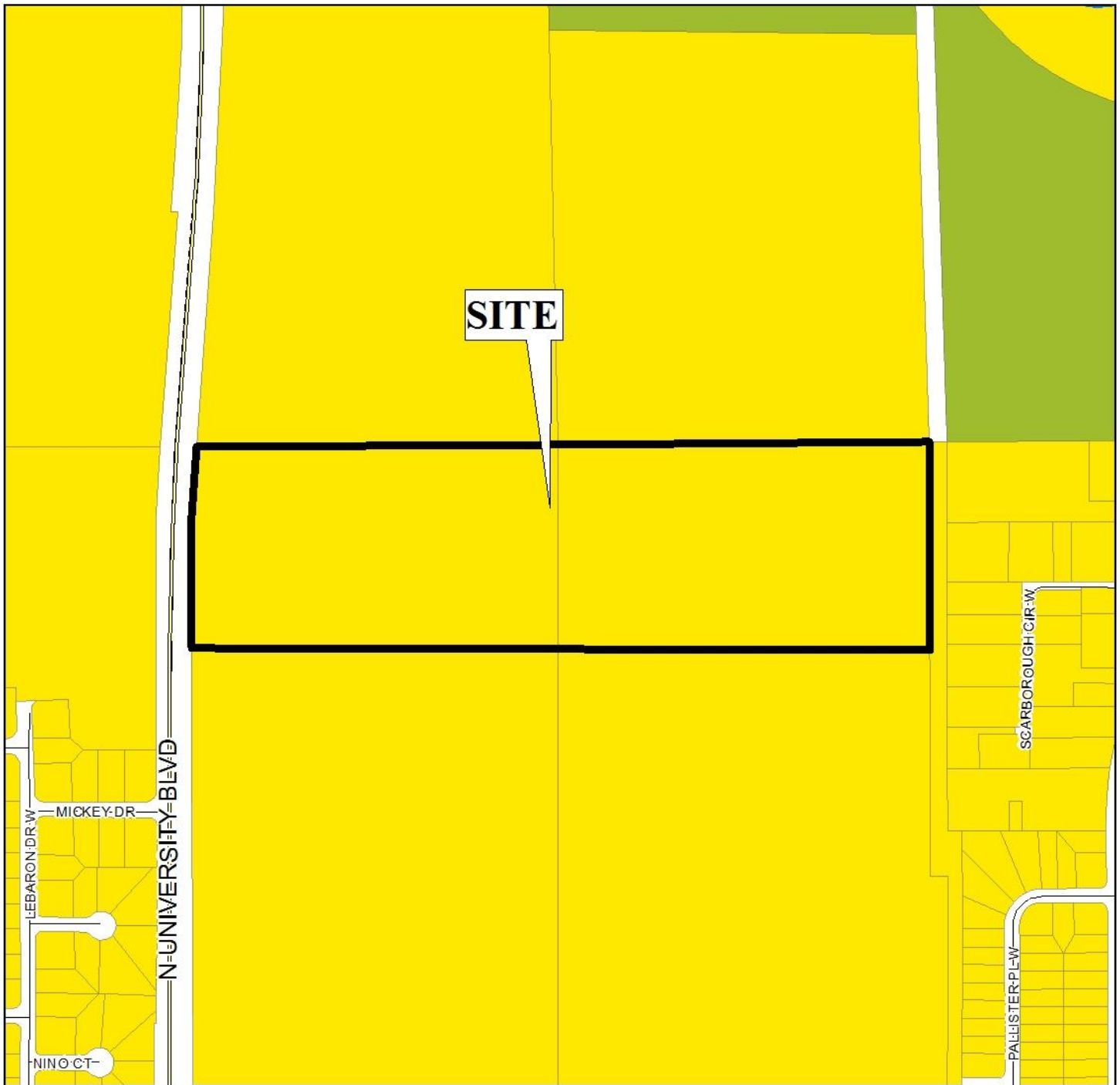
APPLICANT Rightway Subdivision, Addition to

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE January 3, 2019

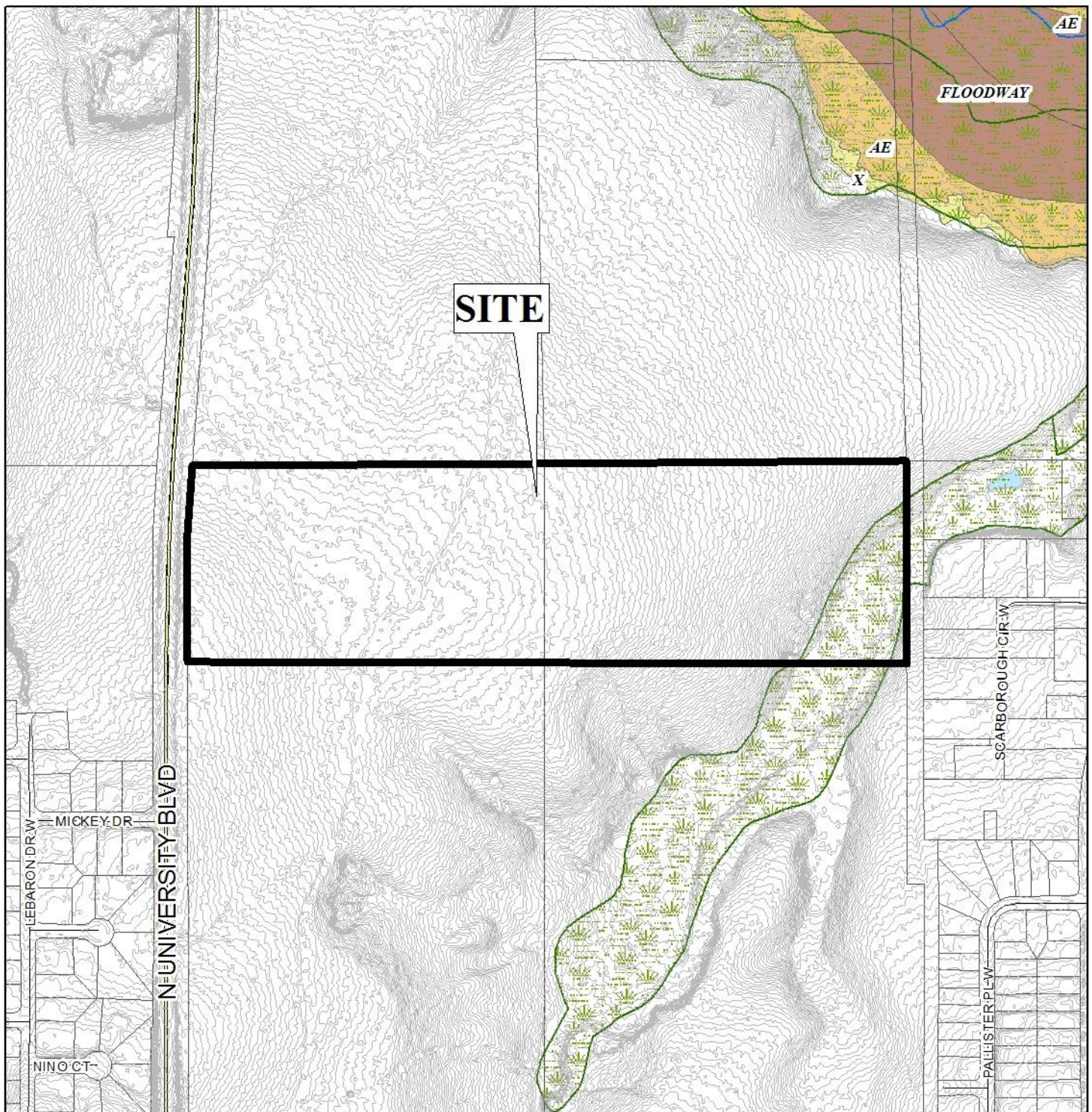
APPLICANT Rightway Subdivision, Addition to

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	



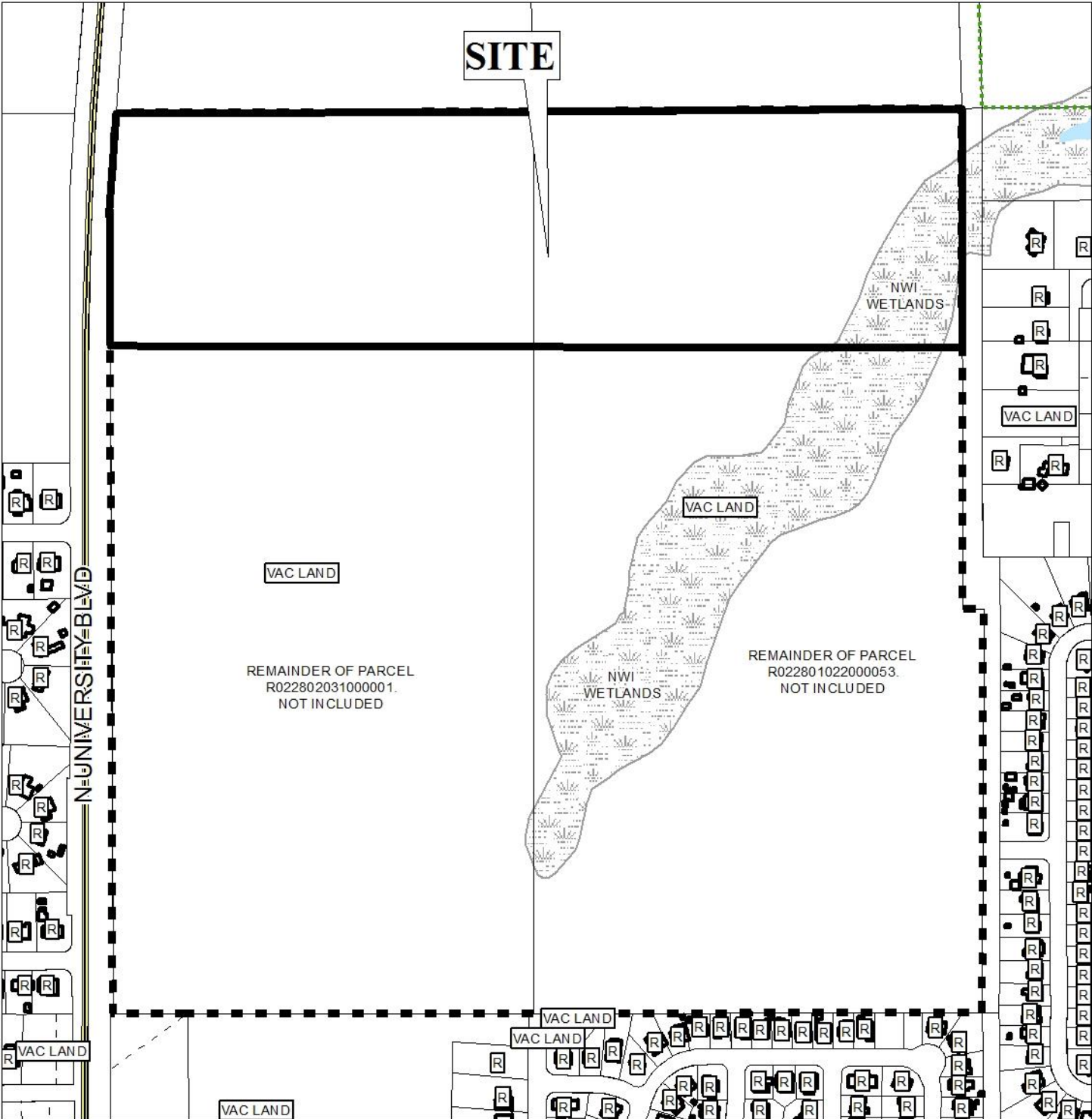
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE January 3, 2019
APPLICANT Rightway Subdivision, Addition to
REQUEST Subdivision



RIGHTWAY SUBDIVISION, ADDITION TO



APPLICATION NUMBER 4 DATE January 3, 2019

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



RIGHTWAY SUBDIVISION, ADDITION TO



APPLICATION NUMBER 4 DATE January 3, 2019



DETAIL SITE PLAN

N UNIVERSITY BLVD R/W VARIES
701.24'

25' SETBACK

2467.89'

PARCEL 1

700.47'

2504.31'

APPLICATION NUMBER 4 DATE January 3, 2019

APPLICANT Rightway Subdivision, Addition to

REQUEST Subdivision



NTS

