

SOUTHEASTERN FREIGHT LINES PARK **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. 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE.
- C. 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.
- D. Revise NOTE #8 to read “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.”
- E. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- F. 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.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, should 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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 plat illustrates the proposed 1-lot, 15.7± acre subdivision which is located at the Northwest corner of Rangeline Road and Commerce Boulevard East, extending to the South side of Todd Boulevard, 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 one (1) legal lot of record from two (2) existing legal lots of record.

The site has been given a Light Industry (LI) 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 applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as “industrial business”, where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent

developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The subject site consists of Lot 1, Todd's Commerce Park Subdivision, approved by the Commission in 1996, and Lot 1, Southeastern Freight Lines Park Subdivision, approved by the Commission in 2000.

In accordance with the Subdivision Regulations, the proposed lot exceeds the minimum size requirements, and the lot is labeled with its size in both square feet and acres on the preliminary plat. The lot size label should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information. The plat illustrates the 25-foot minimum building setback line along all street frontages, and this should also be retained on the Final Plat, if approved.

The recorded plat of Todd's Commercial Park Subdivision indicates a ten (10)-foot buffer planting strip along the Todd Boulevard frontage, as measured from the right-of-way line. This was required on the 1996 approval of that subdivision, and this should be illustrated on the Final Plat of the current subdivision, if approved.

The proposed lot fronts Rangeline Road, Commerce Boulevard East, and Todd Boulevard. Rangeline Road is a major street according to the Major Street Plan component of the Comprehensive Plan, with a planned 300-foot right-of-way. The preliminary plat indicates a varying right-of-way width for Rangeline Road, but City GIS data indicates the right-of-way exceeds 300 feet along Rangeline Road; therefore, no dedication should be required. Commerce Boulevard East is a minor street with the plat indicating a varying right-of-way width. As the City GIS data indicates a right-of-way width of approximately 370 feet for Commerce Boulevard East along its front, no dedication would be required. Todd Boulevard is a minor street without curb and gutter with a 50-foot right-of-way. A 60-foot right-of-way is normally required for minor streets without curb and gutter; however, as no dedication was required along Todd Boulevard with the approval of Todd's Commerce Park Subdivision, none should be required for the subdivision at hand, if approved. All street name labels and right-of-way width labels should be reflected on the Final Plat, if approved.

No easements are indicated on the preliminary plat. If easements are to be indicated on the Final Plat, a note should be required on the Final Plat to state that no structures may be placed or constructed within any easement without the permission of the easement holder.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A note should be required on the Final Plat stating these comments.

It should be noted that the subject site currently has multiple buildings on it, but the applicant has had a Pre-Development conference with staff in which plans were presented for renovations to the site to expand the main building and remove all other buildings to provide additional truck

parking. As only one building will remain on the proposed one lot, no Planned Unit Development would be required for the site. However, demolition permits should be obtained for all structures, except the primary structure, prior to the signing of the Final Plat.

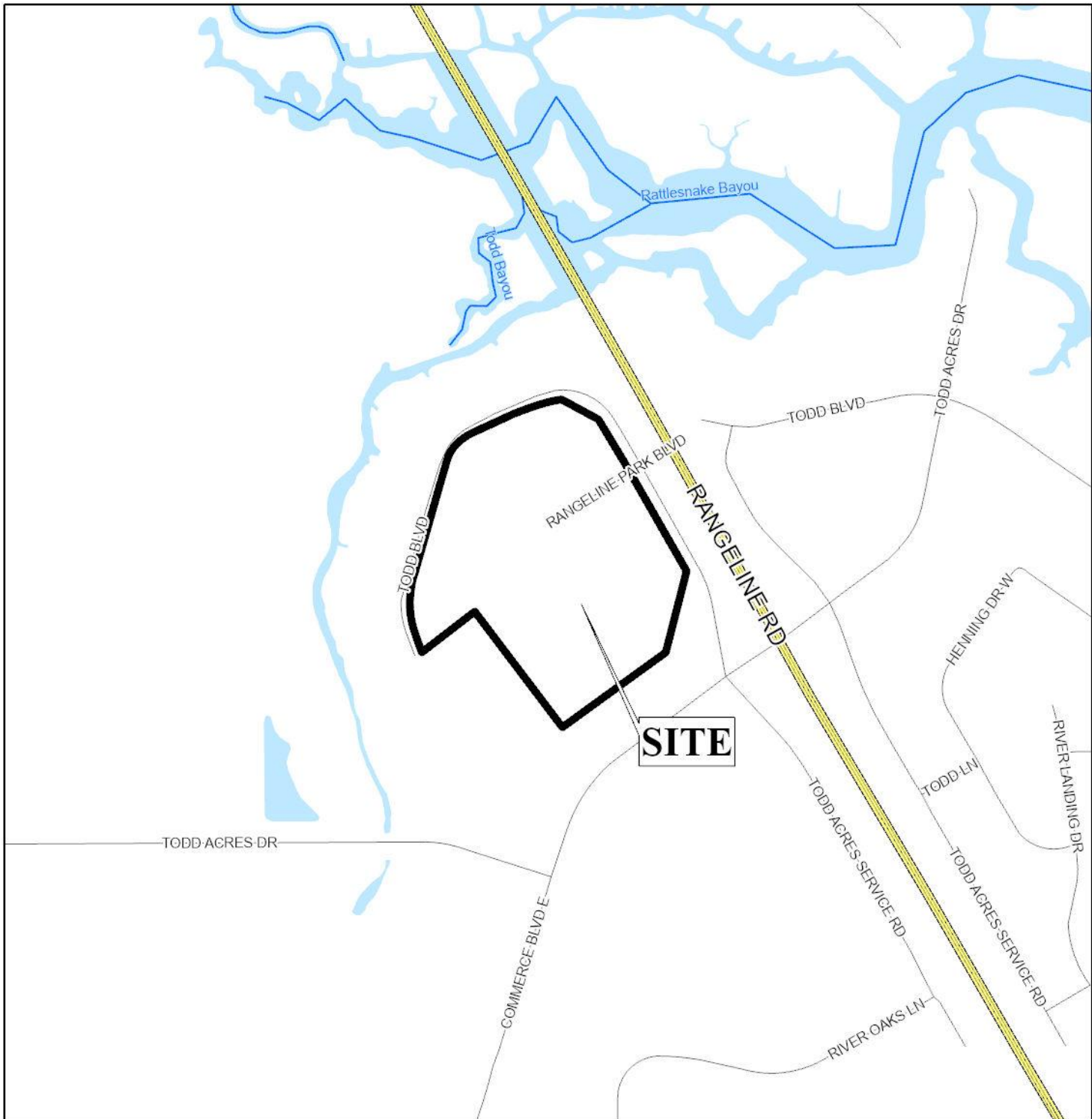
Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25-foot minimum building setback line along all street frontages on the Final Plat;
- 3) revision of the plat to indicate a ten (10)-foot buffer planting strip along Todd Boulevard, as measured from the front property/right-of-way line, within the 25-foot minimum building setback, as required on the 1996 plat of Todd's Commercial Park Subdivision;
- 4) illustration of the street name labels and right-of-way widths of all streets on the Final Plat;
- 5) if easements are indicted on the Final Plat, a note should be placed on the Final Plat stating that no structures may be placed or constructed within any easement without the permission of the easement holder;
- 6) demolition of all structures, except one, with appropriate permits, prior to signing the Final Plat;
- 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE. C. 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. D. Revise NOTE #8 to read "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." E. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. F. 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.);*
- 8) 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. Any required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); 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 4 DATE November 17, 2022

APPLICANT Southeastern Freight Lines Park Subdivision, Addition to

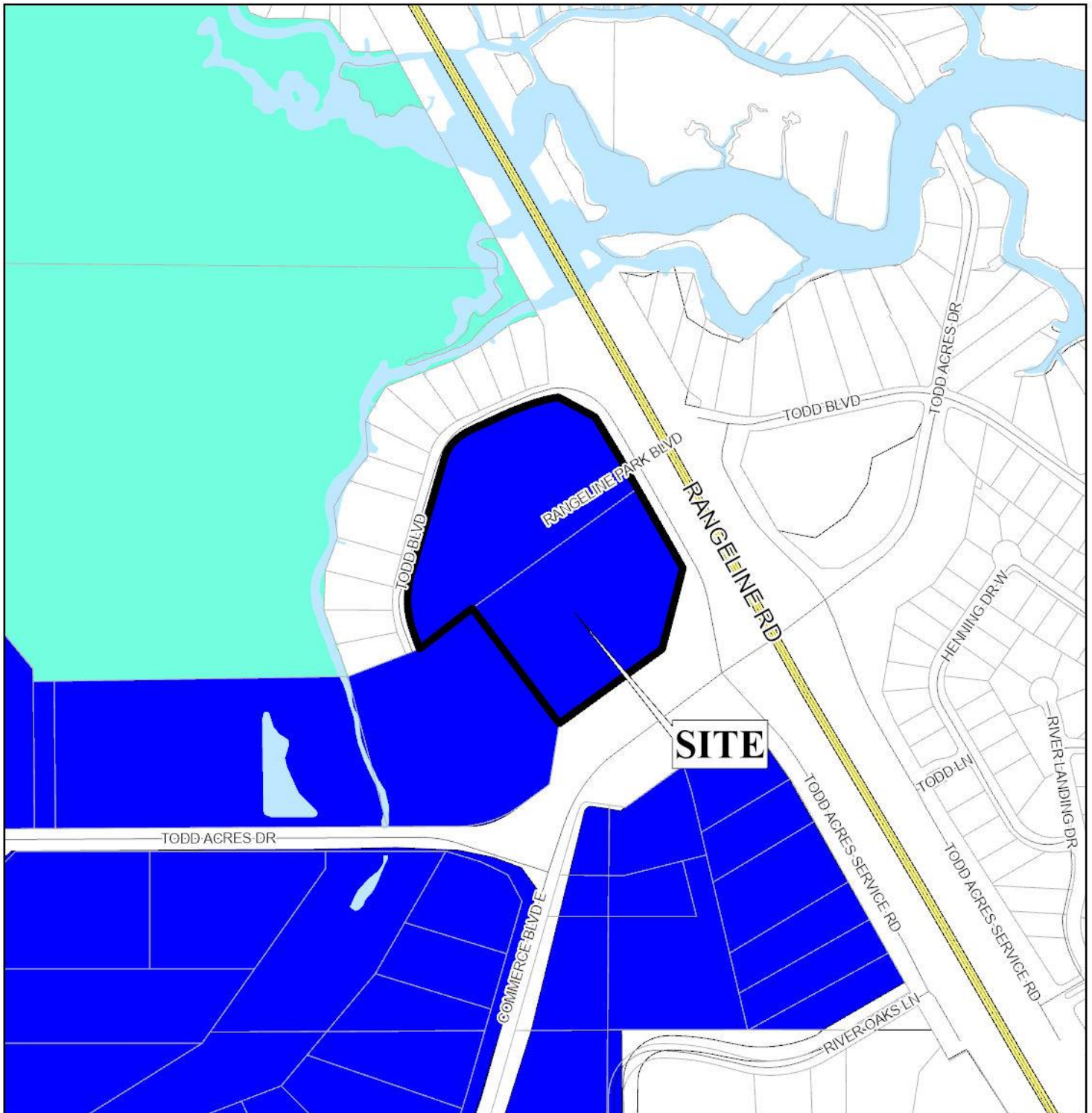
REQUEST Subdivision

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NTS

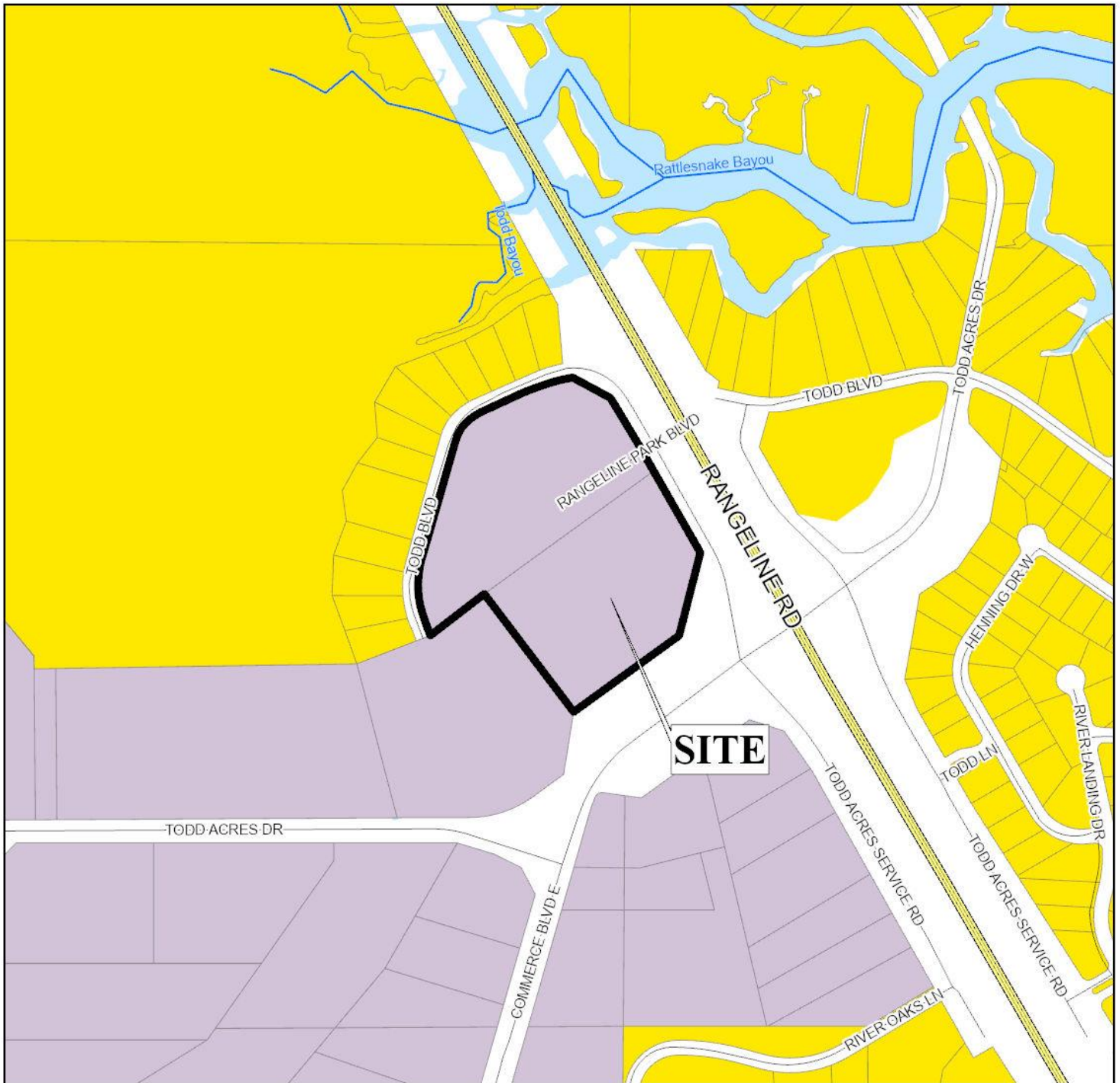
LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE November 17, 2022
APPLICANT Southeastern Freight Lines Park Subdivision, Addition to
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE November 17, 2022

APPLICANT Southeastern Freight Lines Park Subdivision, Addition to

REQUEST Subdivision

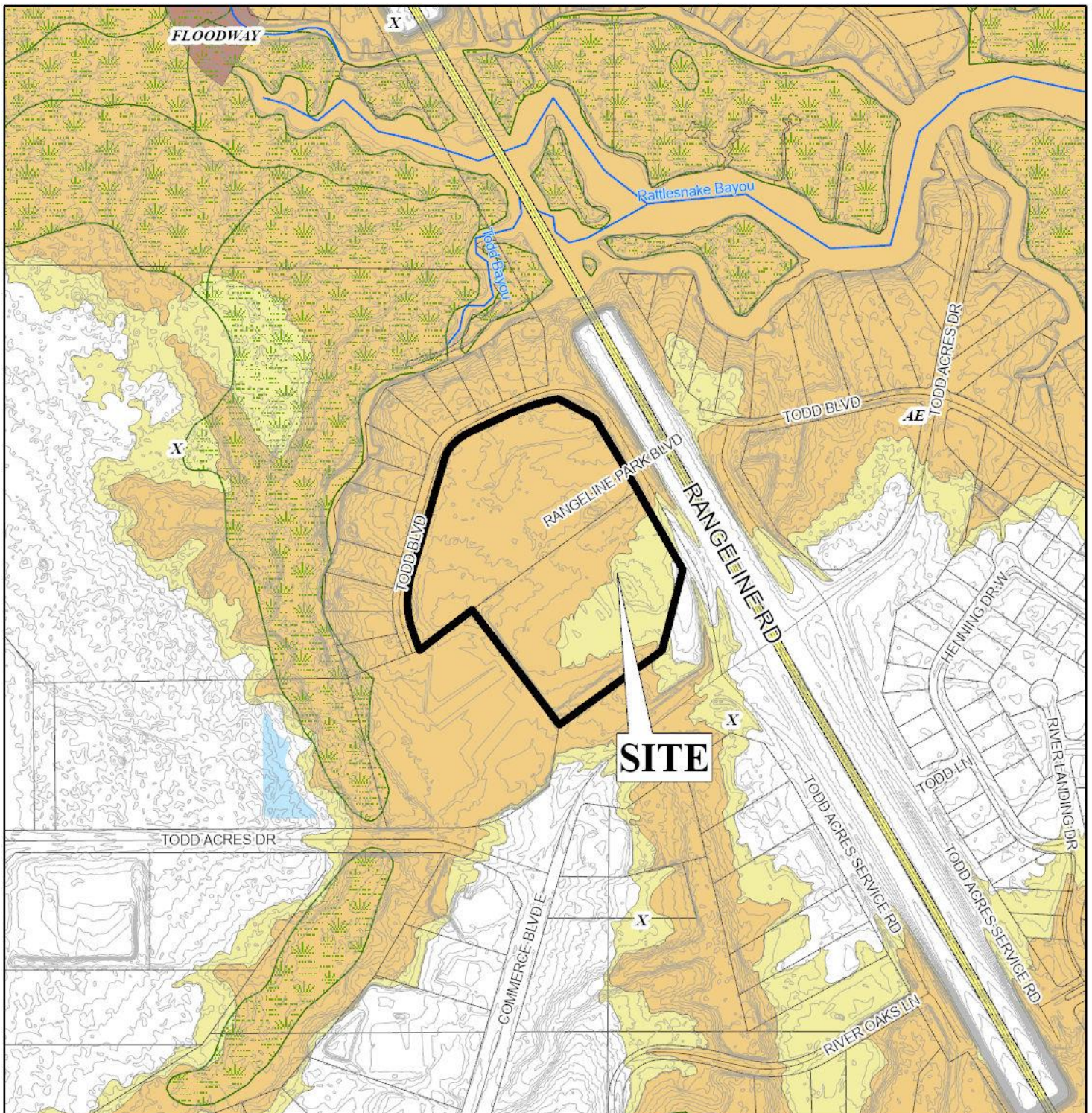
Layer2

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



NTS

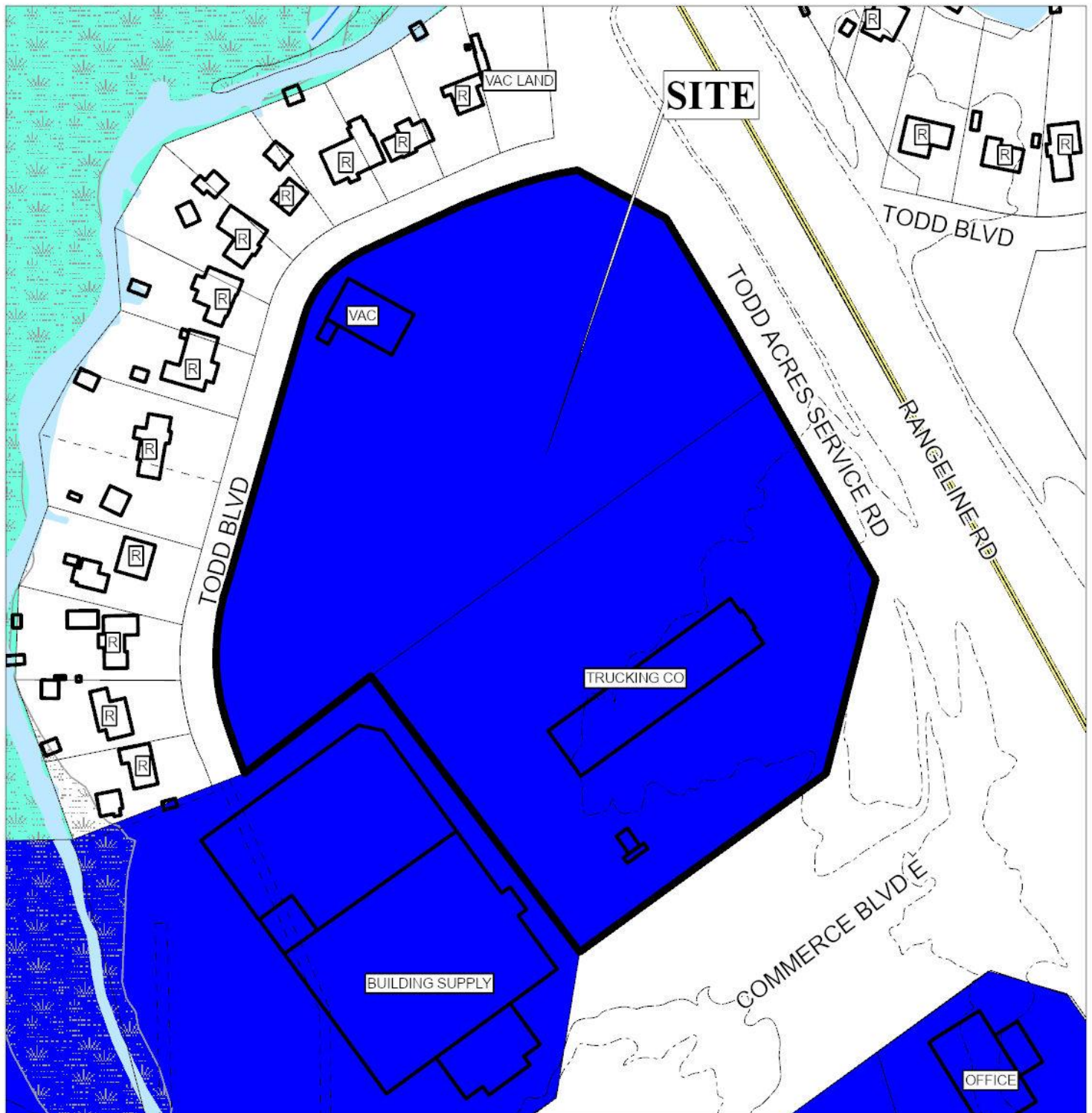
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE November 17, 2022
APPLICANT Southeastern Freight Lines Park Subdivision, Addition to
REQUEST Subdivision



SOUTHEASTERN FREIGHT LINES PARK SUBDIVISION, ADDITION TO



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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



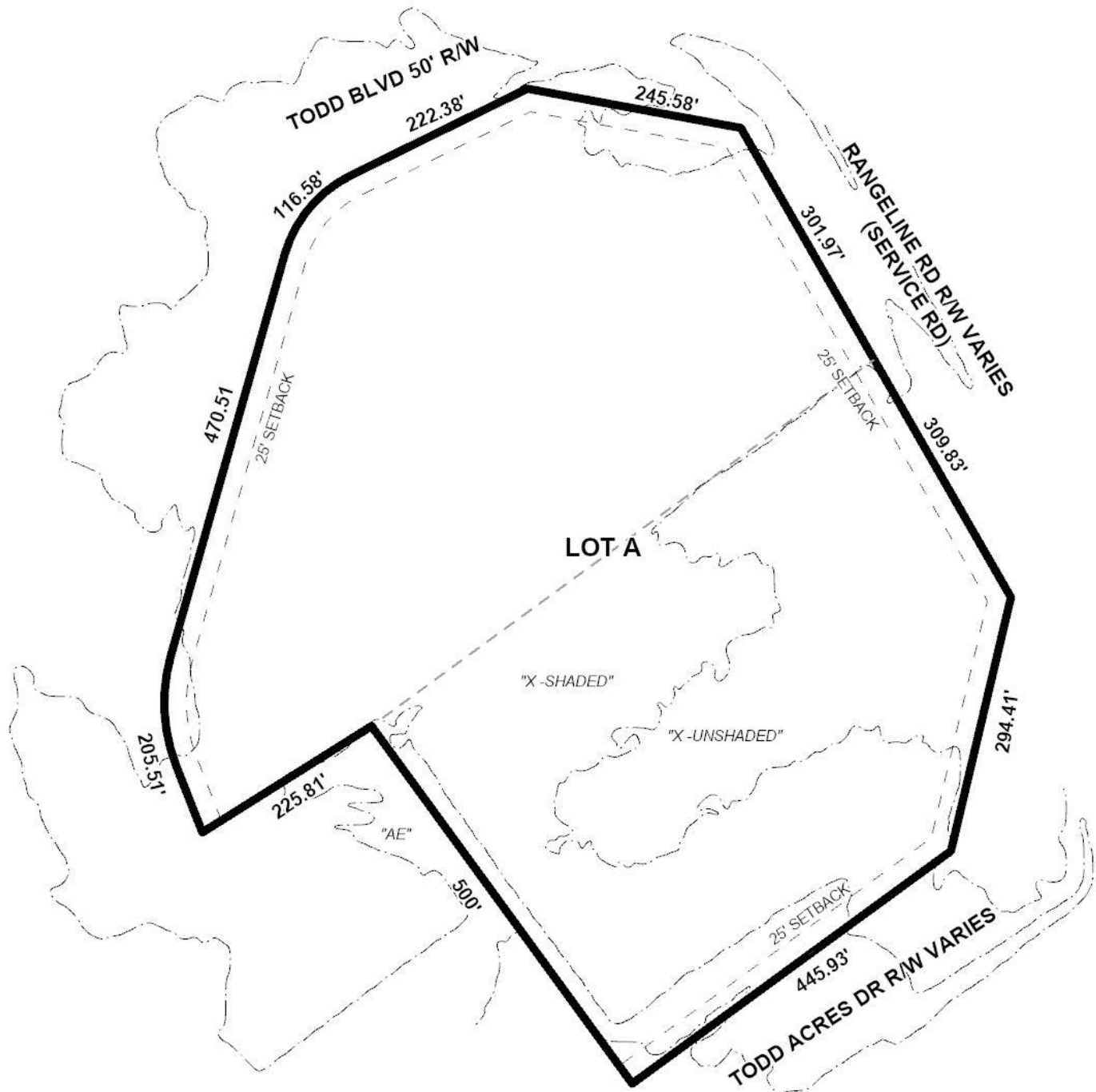
SOUTHEASTERN FREIGHT LINES PARK SUBDIVISION, ADDITION TO



APPLICATION NUMBER 4 DATE November 17, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE November 17, 2022
APPLICANT Southeastern Freight Lines Park Subdivision, Addition to
REQUEST Subdivision

