

STEIN/COLLEGE 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #72) LOT 1 will get 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 1 – 3,800 sf.
- C. Add a note 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.
- D. Add a note 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.
- E. 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.
- F. Add a note that 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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.

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 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, 0.3±-acre subdivision located at the Southwest corner of Stein Avenue and College Lane, in Council District 7. The applicant indicates the site is served by public water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from one (1) metes-and-bounds parcel.

The site has been given a Mixed Density Residential 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.

The Mixed Density Residential 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.

Mixed Density 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 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office use, 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 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 site is originally part of the Old Springhill Subdivision, a large-tract subdivision platted and recorded in Mobile County Probate Court on May 6, 1828. Since that time, the property lines appear to have been adjusted such that the site is currently described with a metes-and-bounds description. The applicant is now proposing to create a single legal lot of record from the single metes-and-bounds parcel.

The proposed lot has frontages along Stein Avenue and College Lane, both minor streets with curb and gutter, each requiring a 50-foot right-of-way. The preliminary plat illustrates sufficient dedication for each frontage, including dedication of a 25-foot curb radius at the intersection of Stein Avenue and College Lane, thus no additional dedication is required. This information should be retained on the Final Plat, if approved.

The proposed lot will exceed the minimum size requirements for lots served by public water and sanitary sewer systems, and it is appropriately labeled in both square feet and acres. This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat with the same information may suffice.

The 25-foot minimum building setback line is illustrated along College Lane, per Section V.D.9. of the Subdivision Regulations, but a 20-foot minimum building setback line is illustrated along Stein Avenue. Section 64-4.D.3. of the Zoning Ordinance allows a reduced minimum building setback for corner lots, the size of which depends on the primary frontage of the subject site and the primary frontage of the abutting rear lot. In reviewing aerial images, the 20-foot minimum building setback along Stein Avenue is sufficient, but the applicant should be aware that the primary frontage of a future dwelling will be limited to facing College Lane unless a 25-foot minimum setback is provided along both street frontages. Nevertheless, a reduced minimum building setback line along Stein Avenue will require a waiver of Section V.D.9. of the Subdivision Regulations for approval.

It should be noted that an address ticket has been assigned to the subject site by the Engineering Department, but is for a house number along Stein Avenue. Limiting a dwelling's primary frontage to College Lane may require an amendment to the address ticket to reflect a house number along this street, not Stein Avenue.

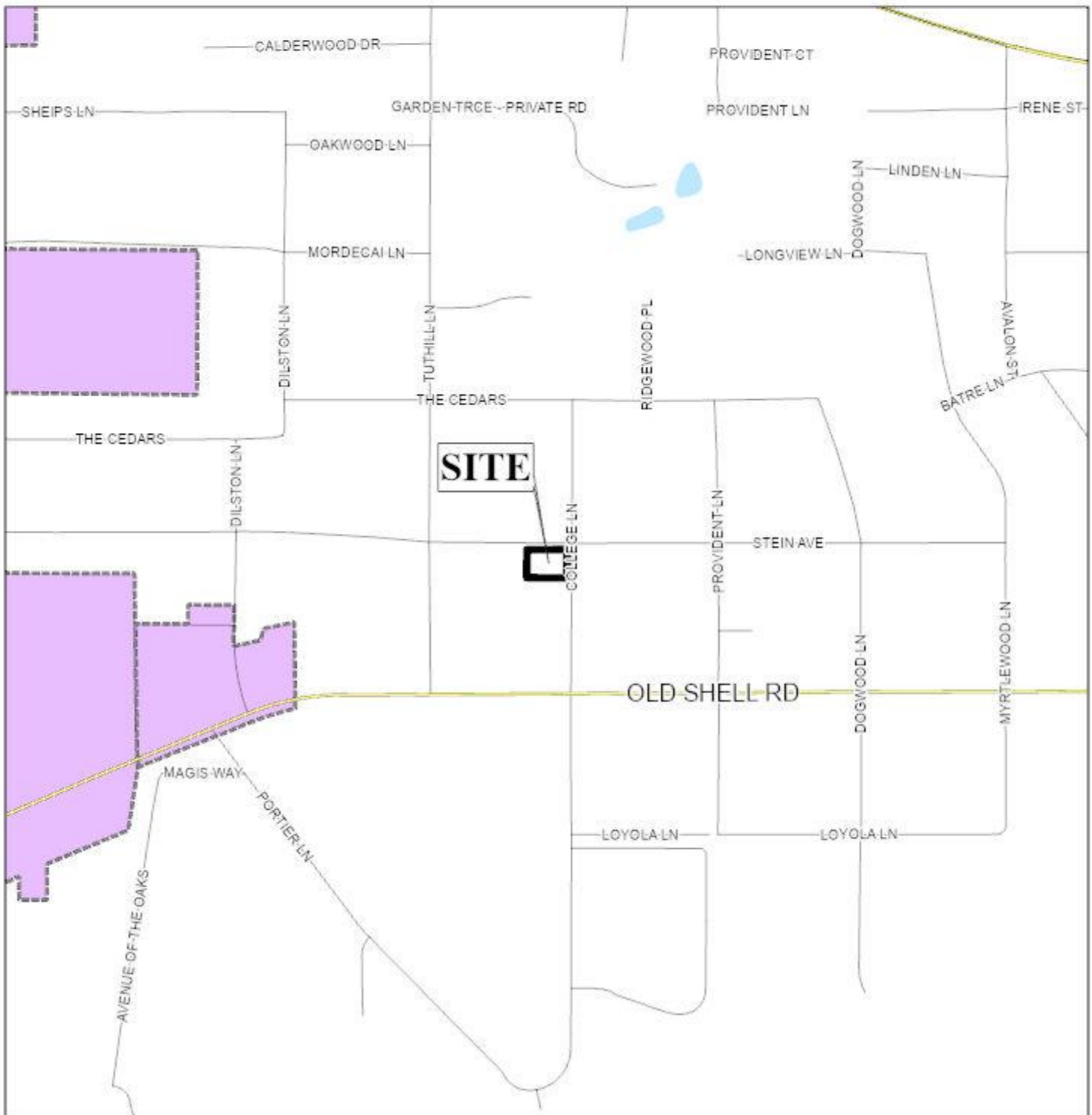
Finally, for access management, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments.

With a waiver of Section V.D.9., 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 50-foot rights-of-way, along with any required dedication, along Stein Avenue and College Lane;
- 2) Retention of the 25-foot corner radius at the intersection of Stein Avenue and College Lane, after any required dedication;
- 3) Retention of the lot's size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 4) Retention of the 25-foot minimum building setback line along College Lane, in compliance with Section V.D.9. of the Subdivision Regulations;
- 5) Retention of at least the 20-foot minimum building setback line along Stein Avenue, or revision of the plat to illustrate a 25-foot minimum building setback line if a Stein Avenue address is retained;
- 6) 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) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #72) LOT 1 will get 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 1 – 3,800 sf. C) Add a note 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. D) Add a note 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. E) 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. F) Add a note that 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. G) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H) 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.);
- 7) Placement of a note on the Final Plat stating 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, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
 - 8) 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 [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.);
 - 9) 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). 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.); and,
 - 10) Full compliance with all other Codes and Ordinances.

LOCATOR MAP



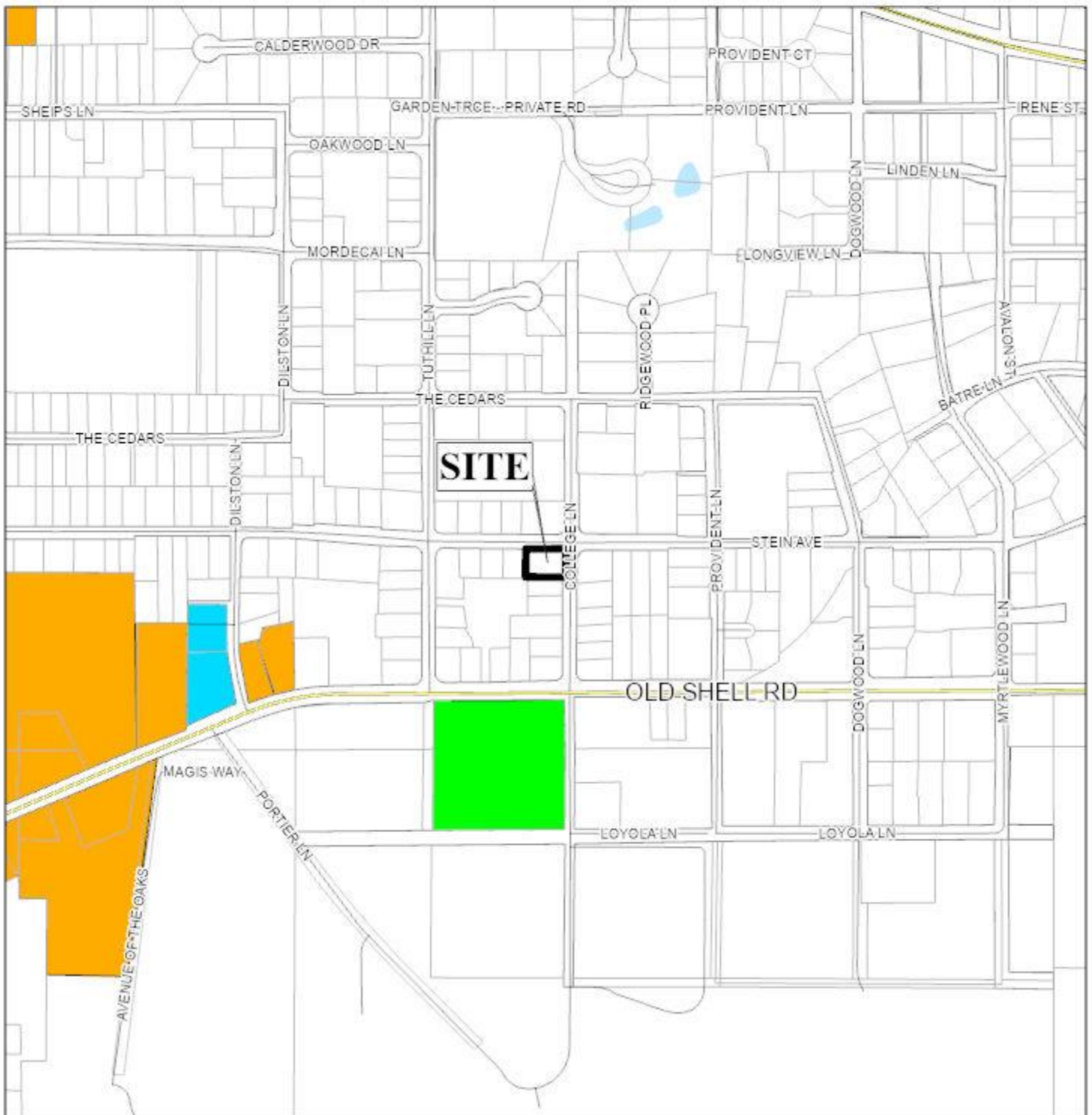
APPLICATION NUMBER 4 DATE May 19, 2022

APPLICANT Stein/College Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



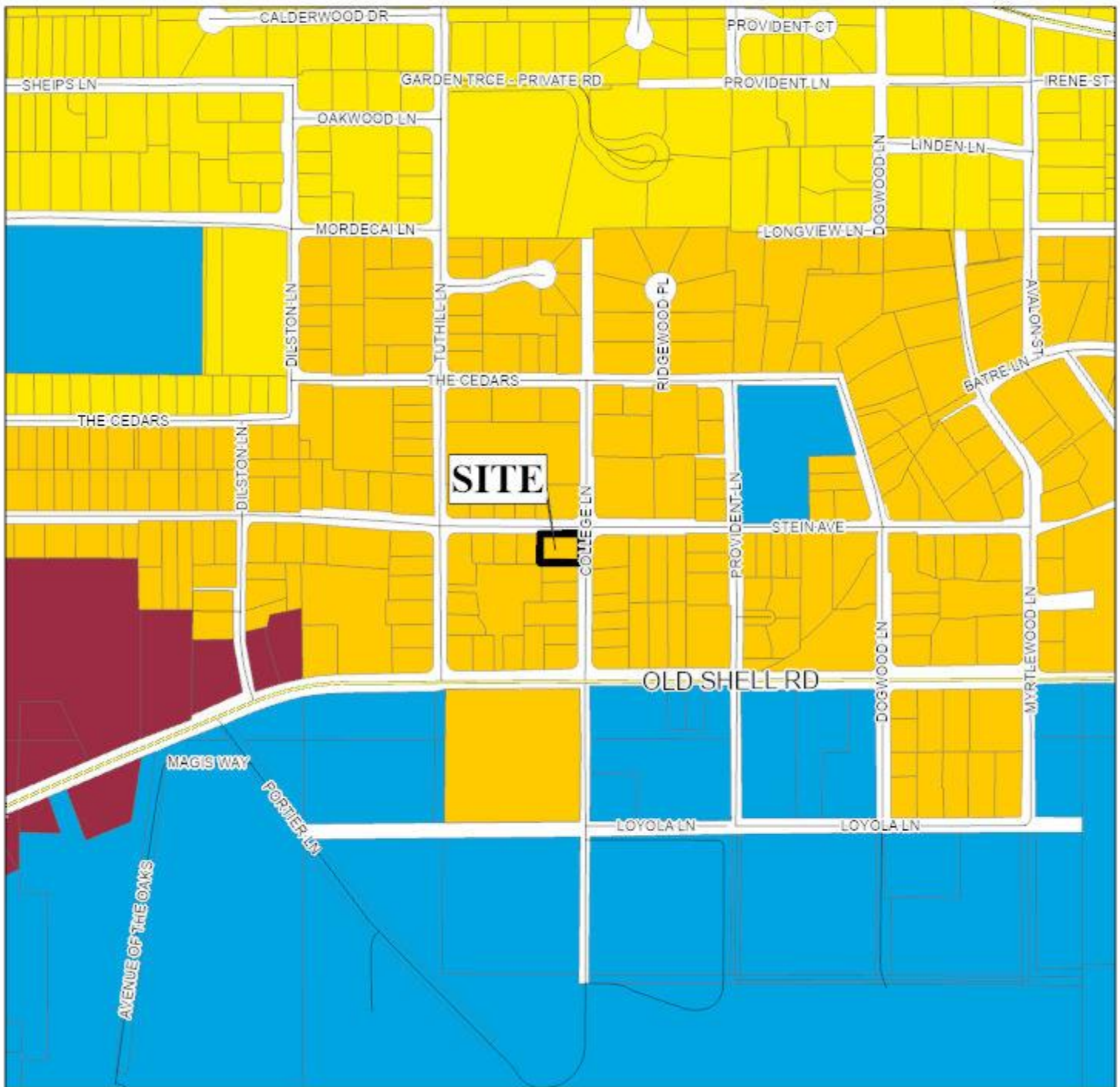
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APPLICANT Stein/College Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE May 19, 2022

APPLICANT Stein/College Subdivision

REQUEST Subdivision

Layer2

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



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE May 19, 2022

APPLICANT Stein/College Subdivision

REQUEST 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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