

THE GATEWAY 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- C. Provide the Surveyor's and Owner's (notarized) signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOT 1 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. Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures.
- E. 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.
- F. 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.
- G. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

Traffic Engineering Comments: Lot is limited to one curb cut per street frontage, with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 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 1.5 acre \pm , 1 lot subdivision which is located in the block bounded by St. Joseph Street, Adams Street and North Water Street, and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create one legal lot from multiple tax parcels.

The site has been given a Downtown (DT) 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.

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 dwelling units per acre); 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 DT 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 site has frontage on three streets: North Water Street, a major street, Saint Joseph Street, a minor street, and Adams Street, a minor street. All of the streets have adequate right-of-way, thus no dedication will be required.

Access management is a concern due to the site's location along North Water Street. As per Traffic Engineering comments, the lot is limited to one curb cut per street frontage, with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. It should be noted that the DDD requirements also limit lots to one curb-cut per street frontage.

Sections V.B.16. and V.D.6. of the Subdivision Regulations may require the provision of a corner radius. As this site is located within the downtown area, compliance with these requirements should be coordinated with the City Engineer.

The preliminary plat does not depict the 25-foot minimum building setback line required by Section V.D.9. of the Subdivision Regulations. Due to the site's location within the Downtown Development District (DDD), a minimum setback of zero (0) feet is allowed, and a maximum setback of twelve (12) feet is allowed. The plat should be revised to depict or note the minimum and maximum setbacks allowed per the DDD, and the Subdivision Regulation requirement should be waived.

Section 64-3.I.8.(b)(3) of the DDD section of the Zoning Ordinance limits the property width along a primary frontage street in a T-5.1 Sub-district to 180 feet maximum. St. Joseph Street, is the abutting primary frontage "A" street (Water Street and Adams Street are secondary "B" streets), and the proposed lot will have approximately 351 feet of frontage. As this lot width maximum is contained within the Zoning Ordinance, the Planning Commission does not have the authority to waive this requirement. Therefore, the applicant must submit a variance request to the Board of Zoning Adjustment for consideration. Given that the subdivision request is to accommodate an existing developed property that is undergoing renovation, a hardship may exist with the property.

A utility easement is depicted along the north portion of the property. The note on the plat should be revised to state that no structure may be constructed or placed within any easement without the permission of the easement holder, if applicable.

Finally, notes on the plat should be revised to reflect changes to the standard Fire comments.

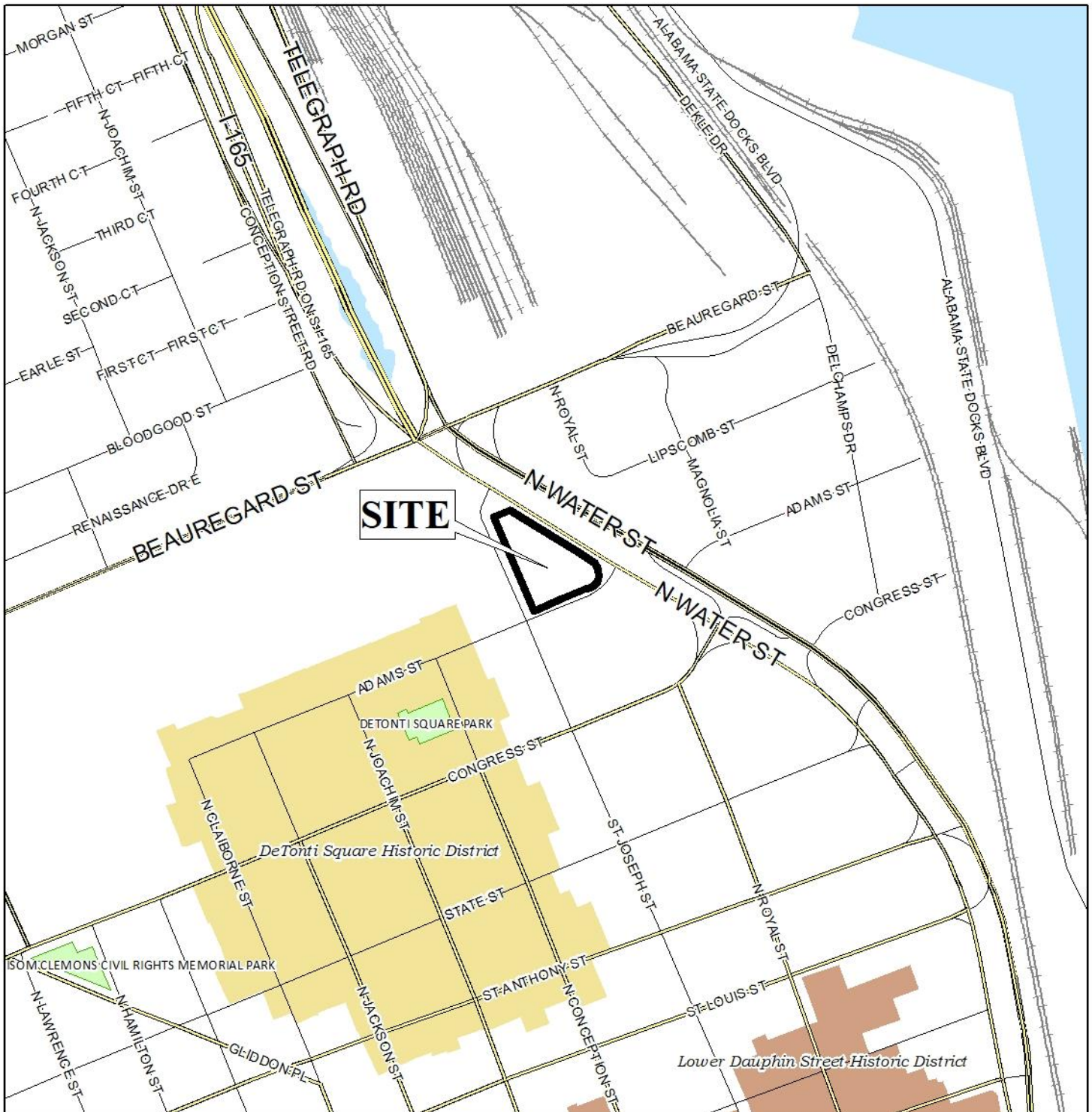
Based upon the preceding, and with a waiver of Section V.D.9. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Application to the Board of Zoning Adjustment to request a waiver of Section 64-3.I.8.(b)(3) of the DDD section of the Zoning Ordinance regarding maximum property width along a primary frontage “A” street, and successful completion of this process prior to the signing of the Final Plat;
- 2) Revision of the plat to depict and label the minimum and maximum allowed setbacks (*minimum setback of zero (0) feet and a maximum setback of twelve (12) feet*);
- 3) Coordination with the City Engineer to determine if the dedication of a corner radius is required, in accordance with Sections V.B.16. and V.D.6. of the Subdivision Regulations;
- 4) Revision of the plat to reflect any changes to lot area required by corner radius dedication, if any;
- 5) Revision of the note on the Final Plat regarding easements to state that “*no structure may be constructed or placed within any easement without the permission of the easement holder*.”
- 6) Compliance with Traffic Engineering comments, and placement of the comments as a note on the final plat (*Lot is limited to one curb cut per street frontage, with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);.
- 7) 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOT 1 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). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. H. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.).

- 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 (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 Fire comments, and revision of the associated notes on the Final Plat (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 February 3, 2021

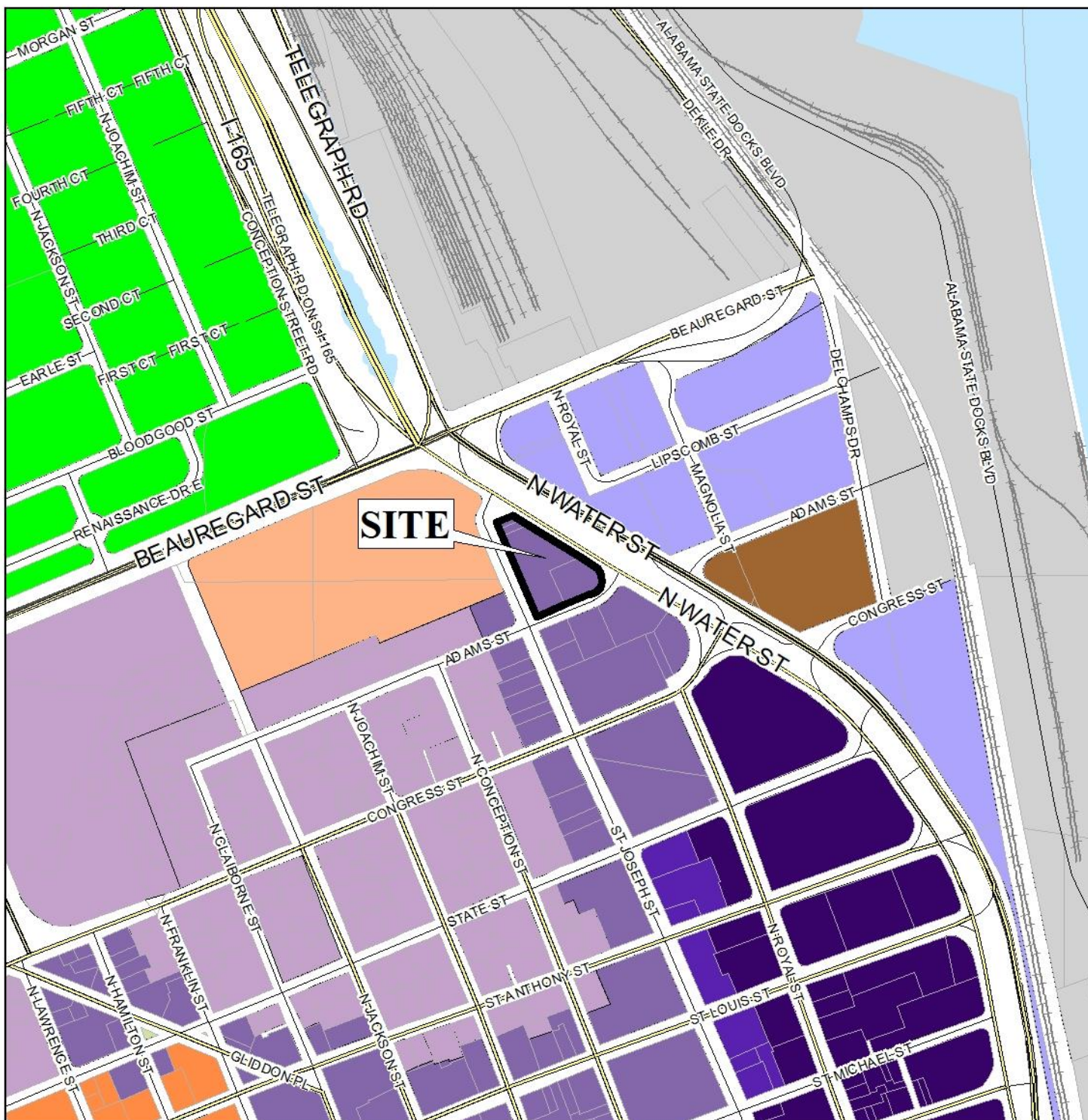
APPLICANT The Gateway Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE February 3, 2021















APPLICANT The Gateway Subdivision

REQUEST Subdivision



The map displays a street grid in Birmingham, Alabama. A specific area is highlighted with a black outline and labeled "SITE". This site is located on N Water St, between Adams St and Congress St, just west of the Alabama River. The map shows various colored zones: yellow for commercial areas, blue for water bodies (Alabama River and several ponds), green for parks or undeveloped land, and brown for industrial or warehouse areas. Major streets include N Jackson St, N Conception St, N Water St, N Adams St, and N Water St. The Alabama River is shown on the right side, with Alabama State Docks Blvd running along its bank.

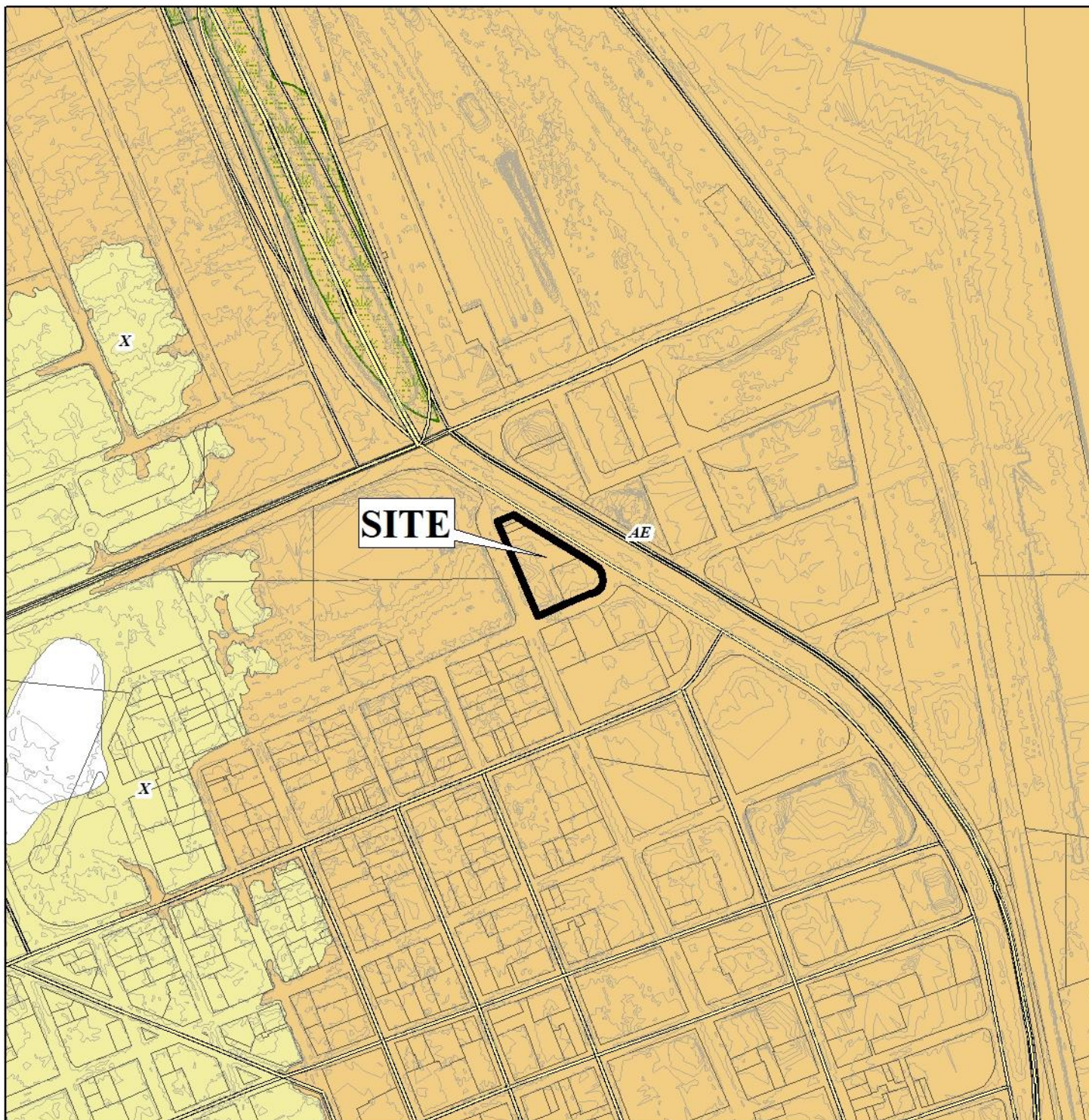
REQUEST_____Subdivision

- | | | | |
|---|---|---|--|
|  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 | |



NTS

ENVIRONMENTAL LOCATOR MAP



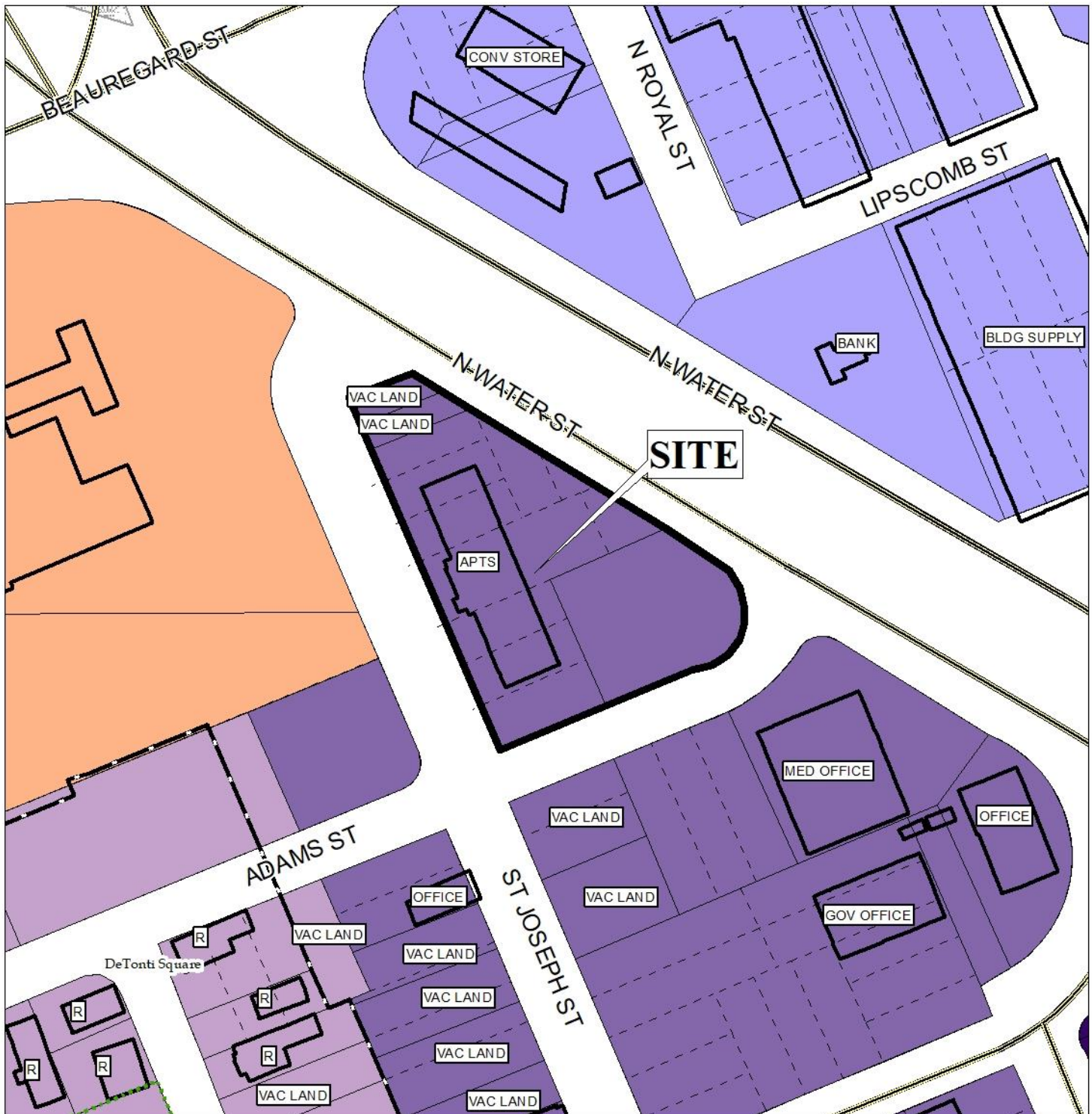
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APPLICANT The Gateway Subdivision

REQUEST Subdivision



THE GATEWAY 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



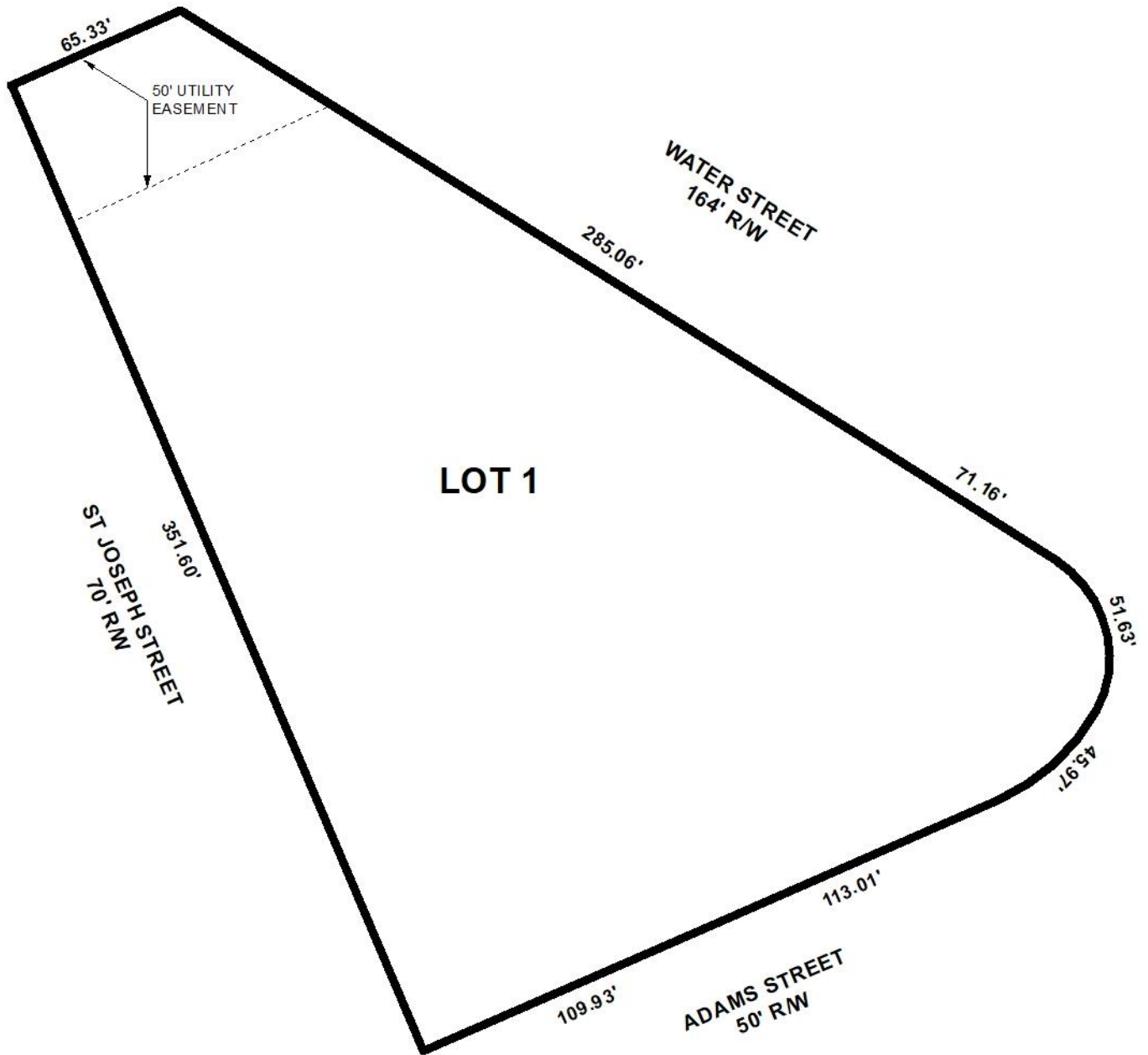
THE GATEWAY SUBDIVISION



APPLICATION NUMBER 4 DATE February 3, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE February 3, 2021

APPLICANT The Gateway Subdivision

REQUEST Subdivision

