

BODIE-STEWART 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 a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- C. Show and label all flood zones and Floodway.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating 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.
- G. Add a note to the Plat stating 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.
- H. 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.
- I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: No comments.

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.)

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.)

The plat illustrates the proposed 1-lot, 0.5± acre subdivision located at the South side of U.S. Highway 90 West, ¼ mile± East of Broadview Drive East, in Council District 4. The applicant states the property is served by public water and an individual septic tank.

The site has been given a **Mixed Commercial Corridor** 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 land use designation mostly applies to transportation corridors West of I-65 serving primarily the low-density (suburban) residential neighborhoods.

Mixed Commercial Corridors include a wide variety of retail, services and entertainment uses. This designation also acknowledges existing commercial development 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; improve 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.

The site is within the Theodore-Tillman's Corner Annexation. Rezoning of the property from R-1, Single-Family Residential District, to B-3, Community Business District, was recommended for approval by the Planning Commission at its February 19, 2009 meeting and adopted by City Council at its July 7, 2009 meeting (see Ordinance 1685).

The site received approval of a Surfacing Variance from the Board of Zoning Adjustment at its May 1, 2017 meeting to allow aggregate surfacing for a proposed veterinary clinic. Most recently, at its May 4, 2017 meeting, the Planning Commission approved a Sidewalk Waiver to waive construction of a sidewalk along U.S. Highway 90 West. Development of the property requires proof that the subject site has existed in its current configuration as a metes-and-bounds parcel since at least 1984; or, approval of a 1-Lot Subdivision, hence the application at hand.

The proposed lot has frontage along U.S. Highway 90 West, an ALDOT-maintained U.S. Highway and proposed major street with an existing right-of-way width of 120'. The preliminary plat illustrates adequate right-of-way width; therefore, if approved, no additional dedication should be required.

The proposed lot's size is only provided in acres on the preliminary plat. If approved, the Final Plat should be revised to indicate the lot's size in both square feet and acres; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback is not illustrated on the preliminary plat per Section V.D.9. of the Subdivision Regulations. If approved, revision of the Final Plat to illustrate the 25' minimum building setback line along U.S. Highway 90 West should be required.

With regards to access management, a note should be placed on the Final Plat, if approved, stating the lot is limited to one curb cut to U.S. Highway 90 West, with any changes in its size, location or design to be approved by ALDOT and conform to AASHTO standards.

The site appears to be located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Finally, it should be noted that the size of the proposed lot is out of character with the surrounding neighborhood. Nevertheless, the proposed use of the property may satisfy the development intentions of Mixed Commercial Corridors within the City, thus facilitating approval of the Subdivision request.

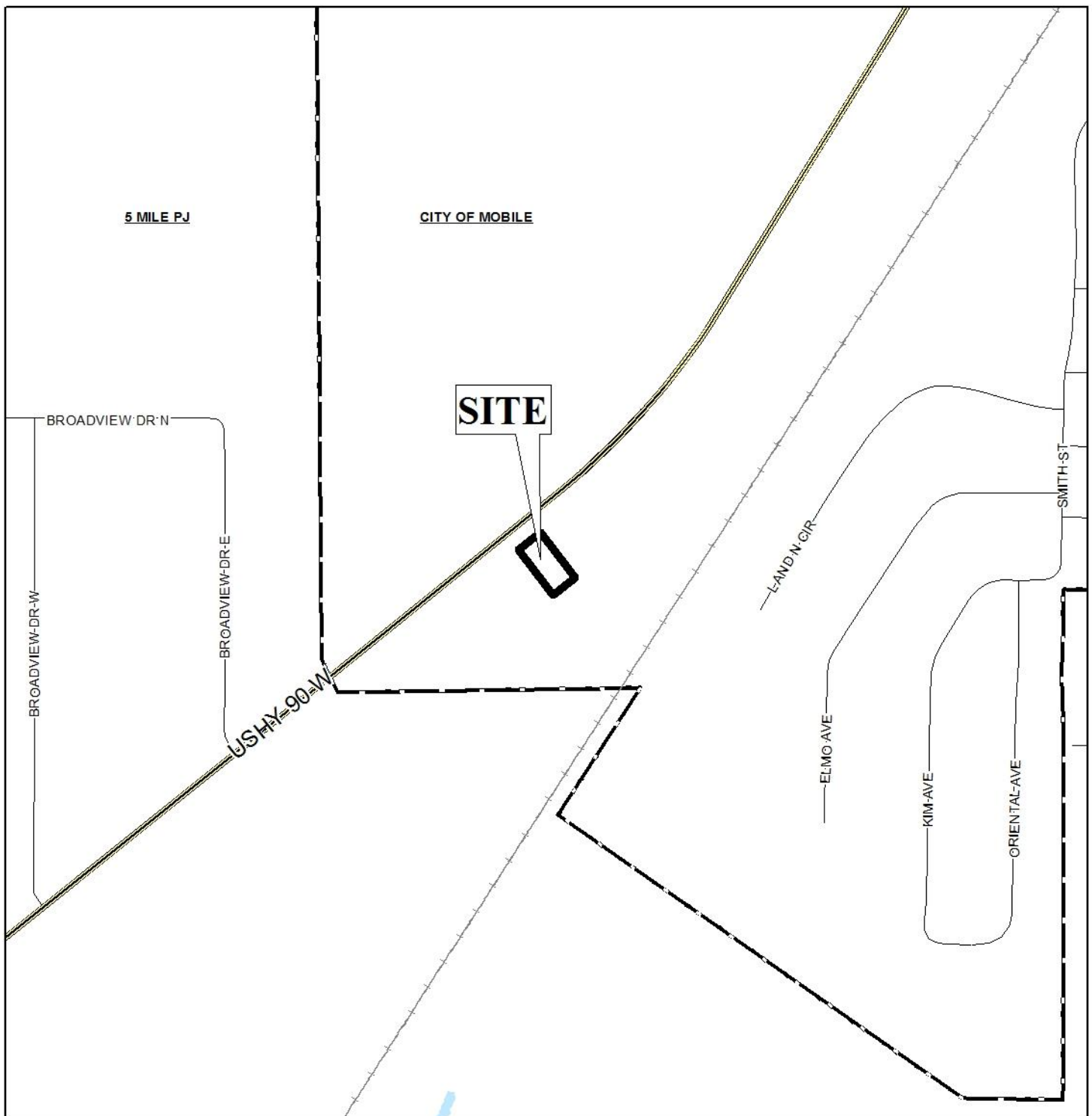
Based on the preceding the plat is recommended for Approval subject to the following conditions:

- 1) revision of the plat to illustrate the lot's size in both square feet and acres, or the provision of a table providing the same information;
- 2) revision of the plat to illustrate the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating the lot is limited to one curb cut, with any changes in its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) 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) Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. C) Show and label all flood zones and Floodway. D) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the SUBDIVISION PLAT stating 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. G) Add a note to the Plat stating 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. H) 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. I) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 5) 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.));*
- 6) 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.));*
- 7) completion of the subdivision process prior to any requests for new construction; and,
- 8) compliance with all applicable codes and ordinances.

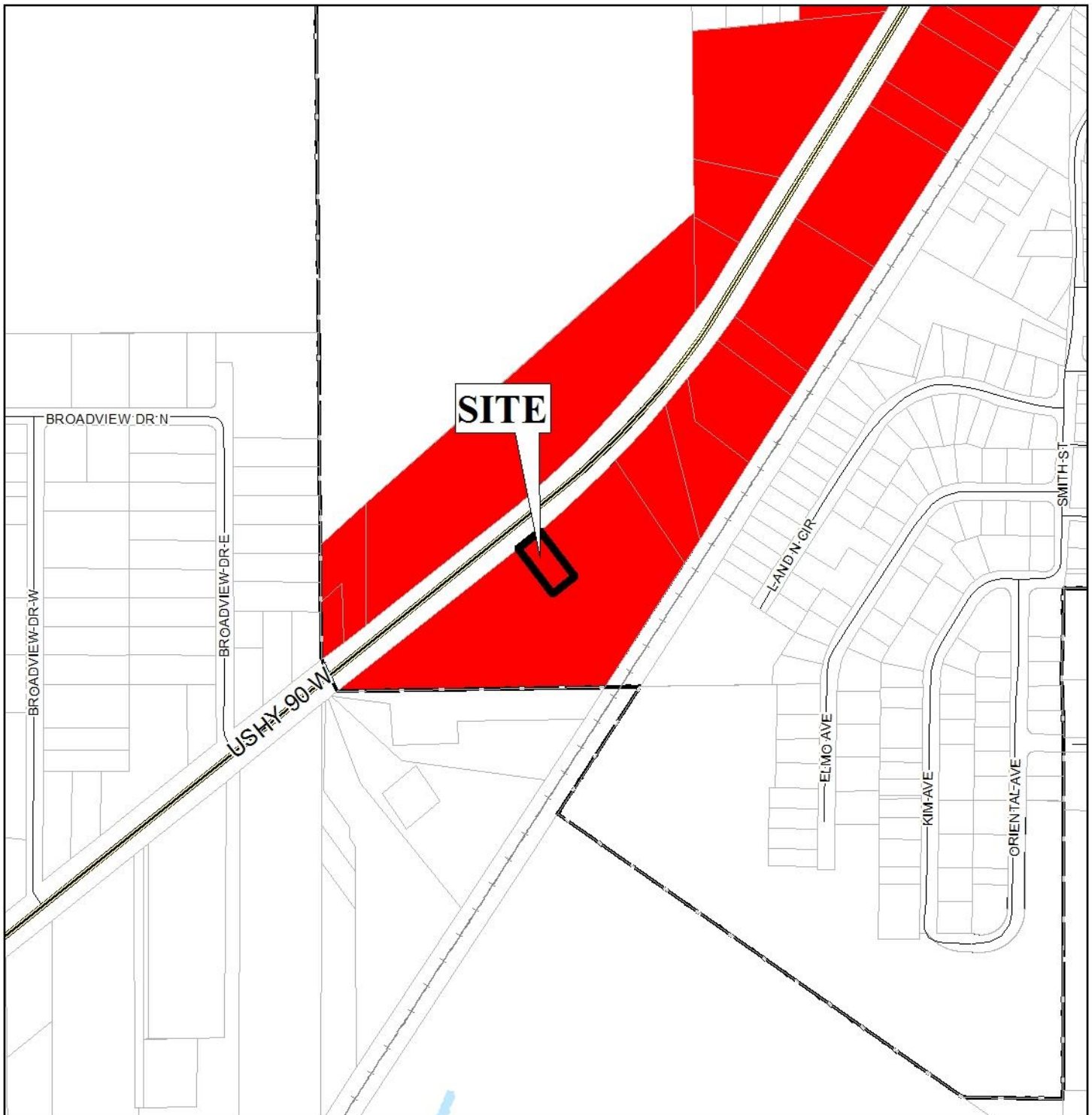
LOCATOR MAP



APPLICATION NUMBER 4 DATE October 5, 2017
APPLICANT Bodie-Stewart Subdivision
REQUEST Subdivision



LOCATOR ZONING MAP



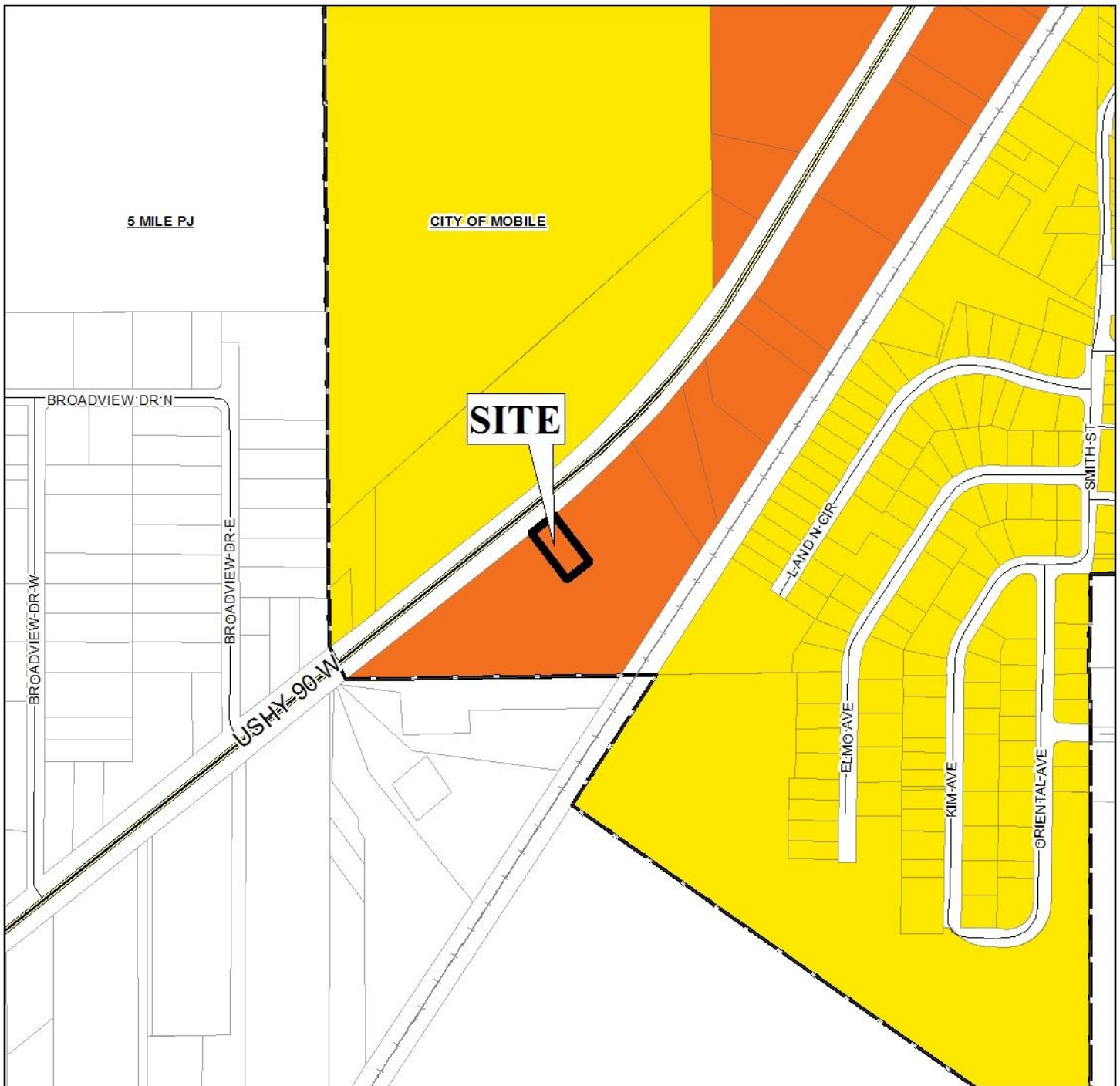
APPLICATION NUMBER 4 DATE October 5, 2017

APPLICANT Bodie-Stewart Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE October 5, 2017

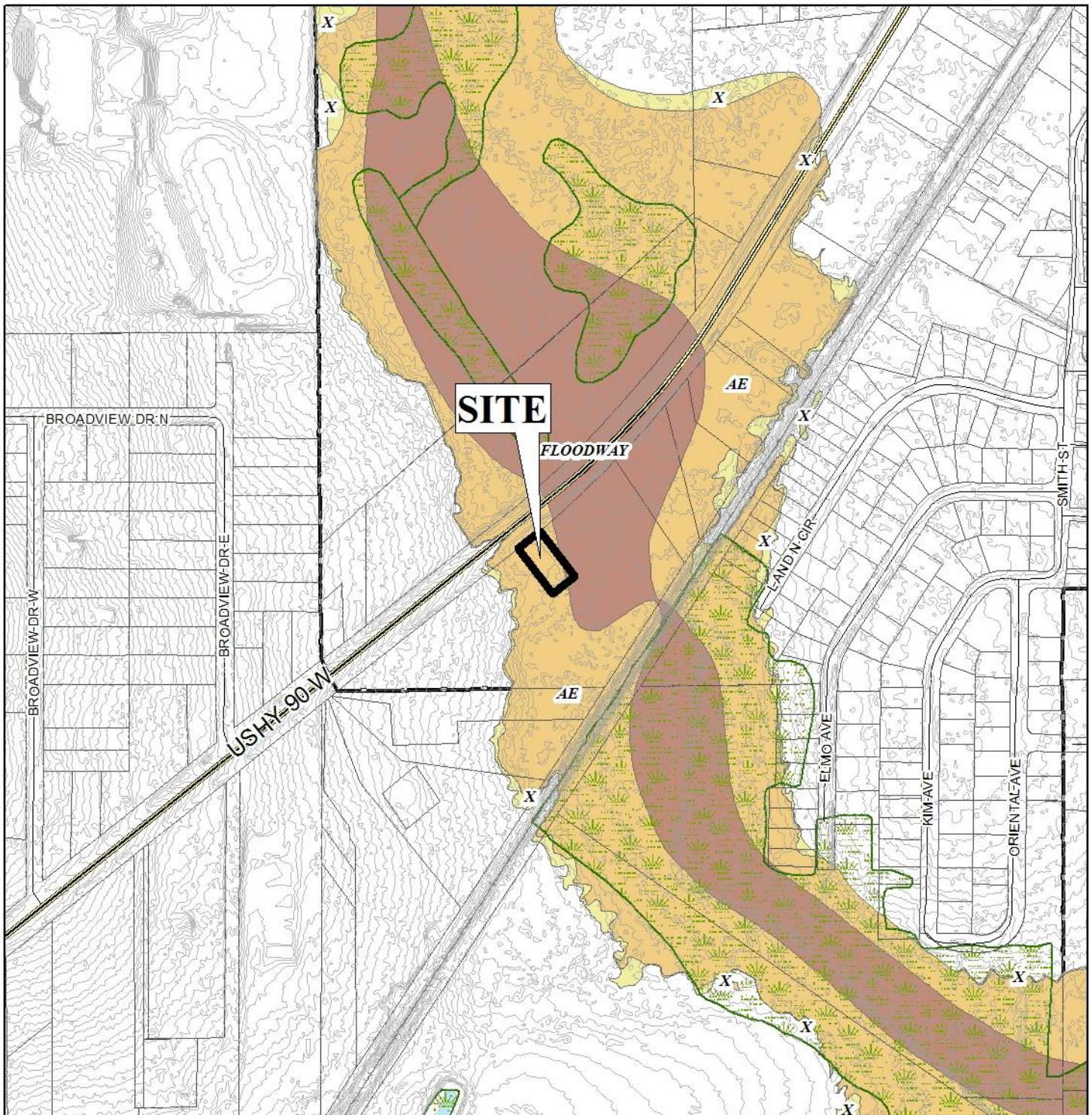
APPLICANT Bodie-Stewart Subdivision

REQUEST Subdivision

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



ENVIRONMENTAL LOCATOR MAP



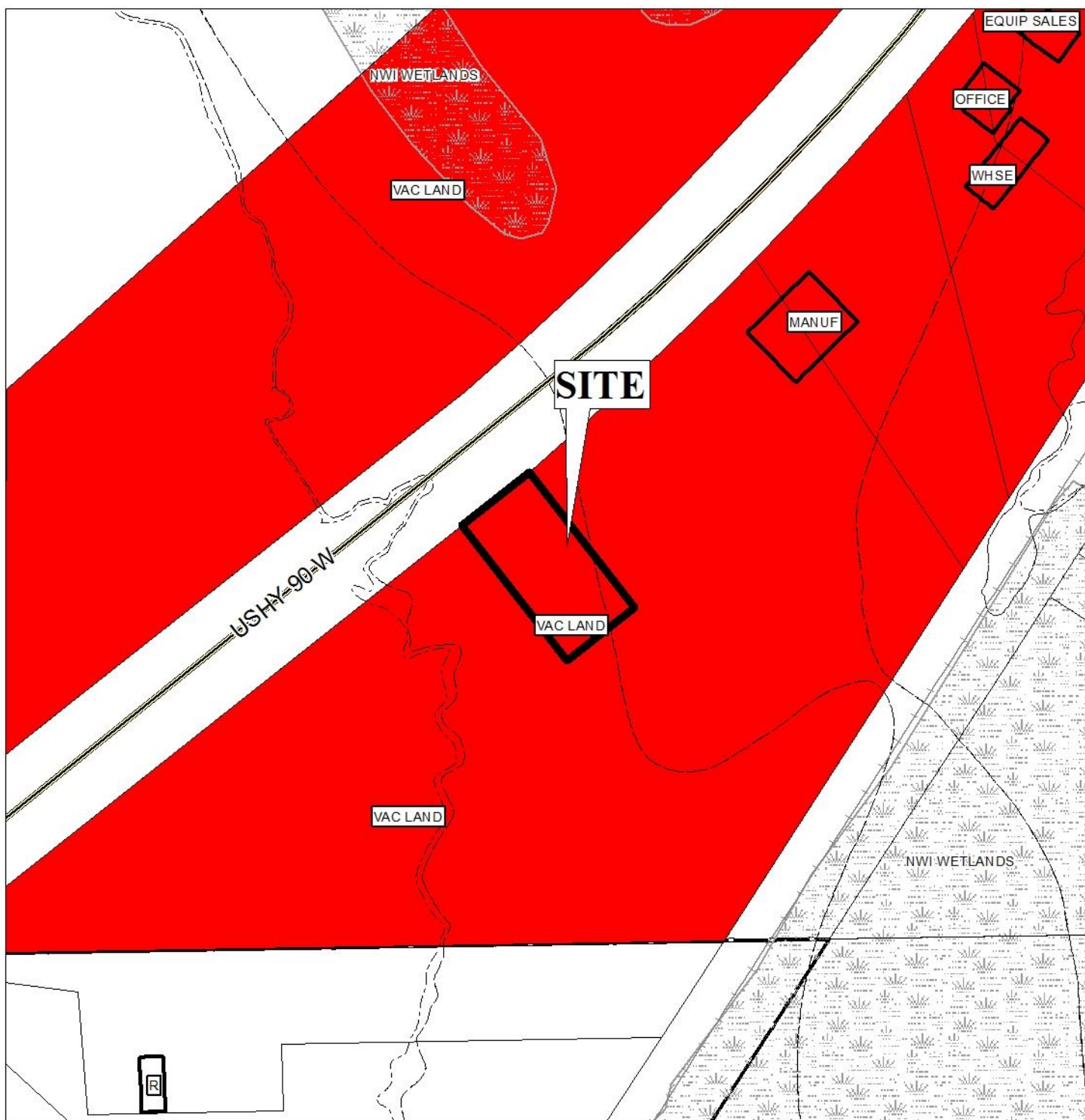
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REQUEST Subdivision



BODIE-STEWART SUBDIVISION



APPLICATION NUMBER 4 DATE October 5, 2017

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



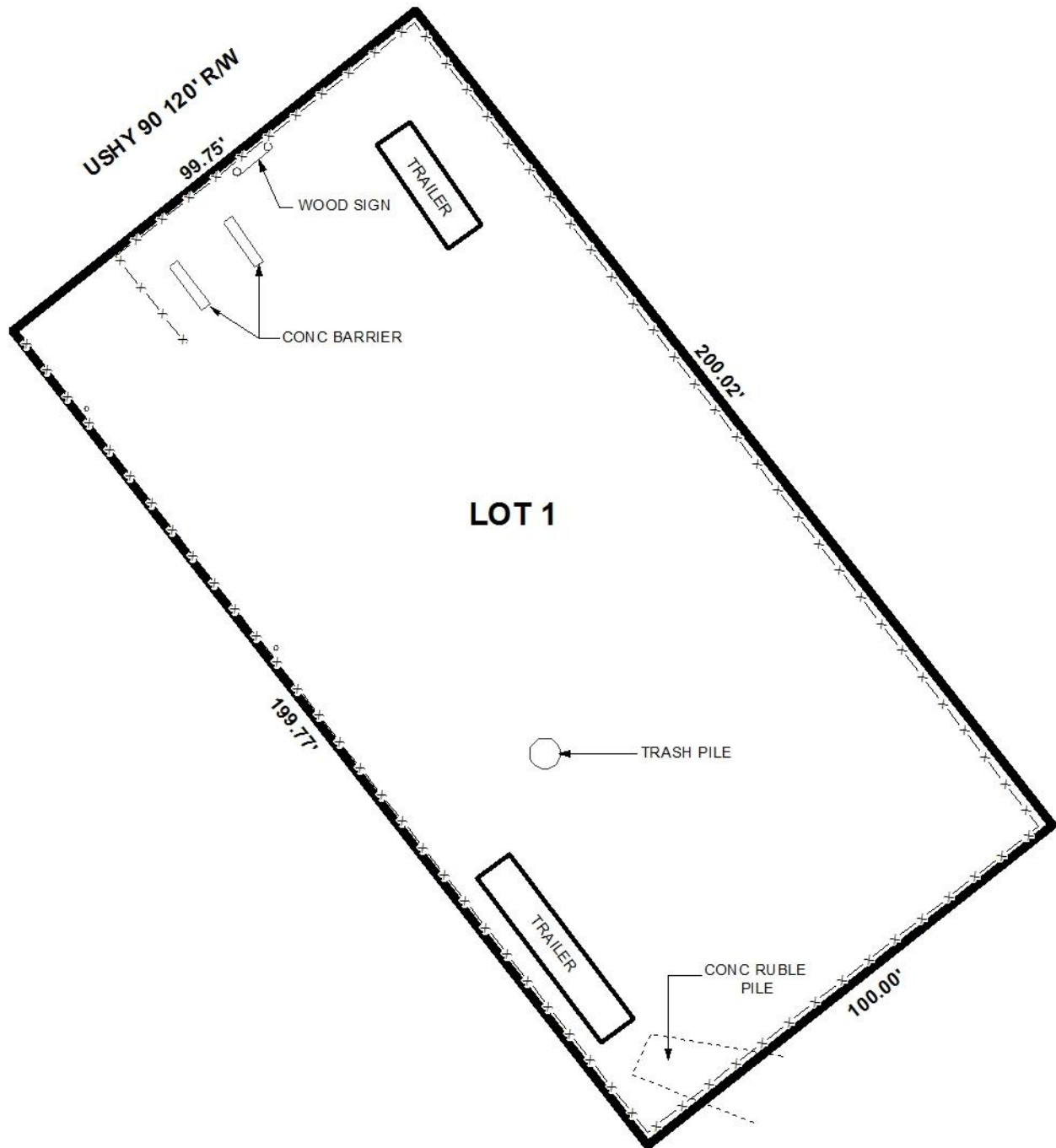
BODIE-STEWART SUBDIVISION



APPLICATION NUMBER 4 DATE October 5, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE October 5, 2017

APPLICANT Bodie-Stweart Subdivision

REQUEST Subdivision



