

WESTMINSTER PARK PLACE 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. As previously required in the proposed Westminster Park Subdivision (8-3-17) the applicant shall dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 9.
- C. Add the recording information for LOTS 1 – 3 Westminster Park subdivision.
- D. Label the contour lines.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”.
- G. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #75) LOTS 1 - 12 will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT 1 -12 (inclusive) – NONE.
- J. 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.
- K. 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.
- L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. 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: Each lot is limited to one curb cut with 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).

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).

MAWSS Comments: No comments.

The plat illustrates the proposed 12-lot, 2.1± acre subdivision which is located at the Northwest corner of Grant Street and Eslava Creek Parkway within Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create twelve legal lots of record from one legal lot.

The site has been given a District Center (DC) 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 mostly applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on the location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

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.

This site last appeared before the Planning Commission at its August 3, 2017 meeting, in which the site was approved for a three-lot subdivision. The applicant now desires to resubdivide the recently approved 6.5± acre Lot 3 into twelve legal lots comprising 2.1± acres and an area

denoted as “Future Development,” as indicated on the preliminary plat. The proposed lots range in size from 7,205 square feet to 9,674 square feet.

The subject lots have frontage on Grant Street and Eslava Creek Parkway. According to the Future Land Use Map and Major Street Plan, Grant Street and Eslava Creek Parkway are considered minor streets. Grant Street requires a 50’ wide right-of-way width and Eslava Creek Parkway requires a right-of-way width of 100’. The preliminary plat illustrates the right-of-way width of Grant Street as 50’ and the right-of-way width of Eslava Creek Parkway as 100’, and as such, should be retained on the Final Plat, if approved.

Being that the subject site has frontage at the corner of Grant Street and Eslava Creek Parkway, the applicant must ensure that the property lines at this intersection provide a compliant curb radius. The Final Plat, if approved, should be revised to illustrate a dimensioned curb radius in compliance with Section V.D.6. of the Subdivision Regulations for this intersection.

The 25-foot minimum building setback line is not depicted on the preliminary plat for the proposed lots and “Future Development” area sited along Grant Street and Eslava Creek Parkway, and as such, should be revised accordingly on the Final Plat, if approved.

There are numerous water/wastewater easements throughout the “Future Development” area. If approved, the Final Plat should retain all waterline, sewer, drainage, storm and sanitary sewer line easements. The Final Plat, if approved, should also be revised to provide a note stating that no structures are to be erected within any easements.

It should be noted that a portion of a 100’ wide right-of-way width of Grant Street runs through the proposed “Future Development” area, and was vacated on January 30, 1967. The note and graphic regarding the Grant Street vacation should remain on the Final Plat, if approved.

The proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The lot size information is indicated in both square feet and in acres and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that Lots 1-8 are limited to one curb-cut each to Grant Street and that Lots 10-12 are limited to one curb-cut each to Eslava Creek Parkway, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Additionally, Lot 9 will only be allowed one curb cut to either Grant Street or Eslava Creek Parkway, but not both.

It should be noted that the proposed lots measure 55’ in width, which is a substandard width for residential lots. Section V.D.2. of the Subdivision Regulations requires that residential lots have a width of at least 60’ at the building setback line. No justification for reduced lot widths was included with the application.

Regarding the “Future Development” area, typically these areas are for larger parcels of land then the 4.5± acre parcel proposed with this application. As the proposed subdivision will reduce the available frontage for the “Future Development” area, it would be more helpful to the

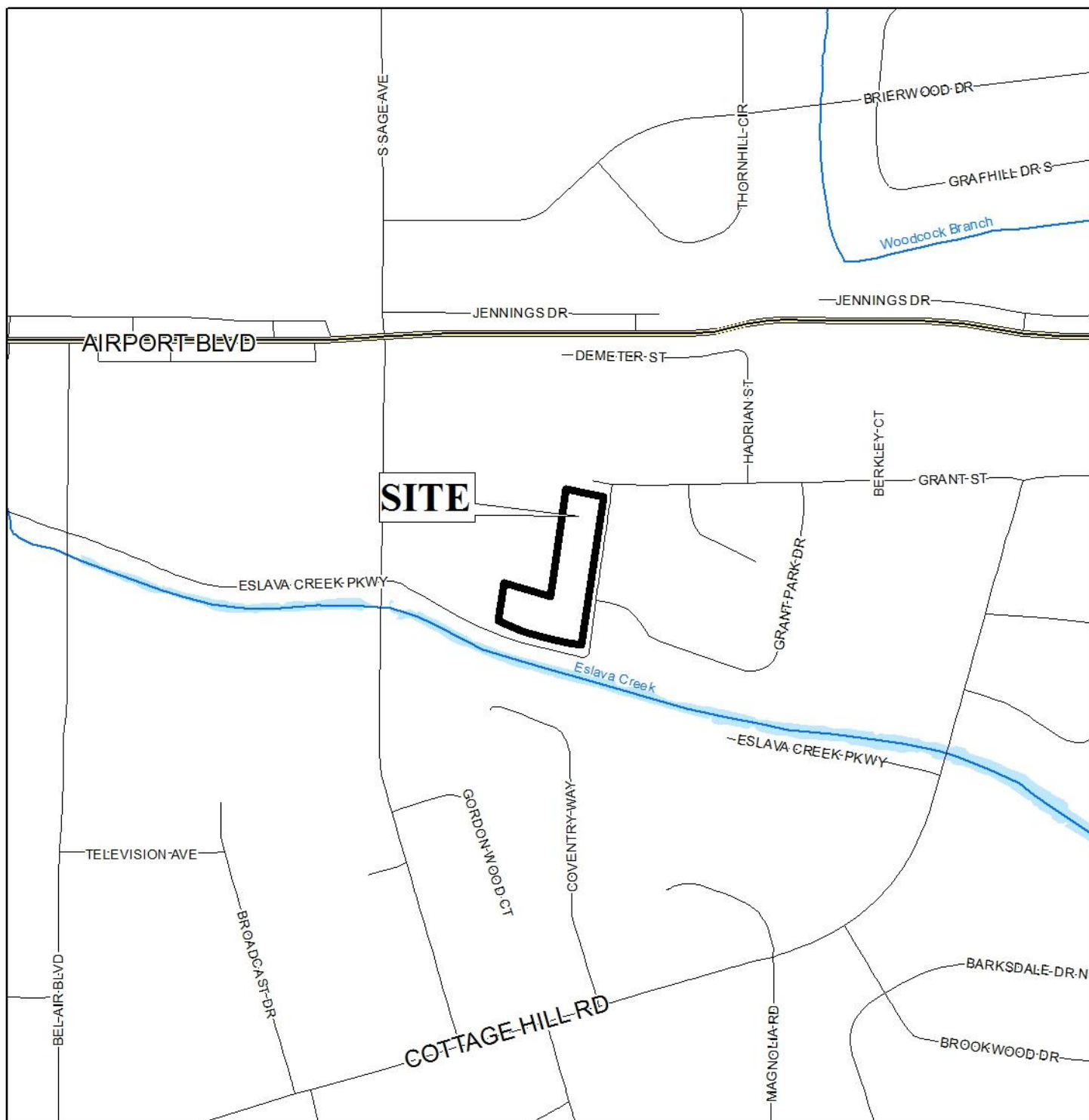
Planning Commission and staff if a preliminary development were indicated as a future phase for this area.

Based on the preceding, this application is recommended for holdover to the meeting of September 21, 2017 with revisions due by August 31st, to allow the applicant sufficient time to address the following items:

- 1) Revision of the width of each lot from 55' to 60' to reflect Subdivision Regulation compliance or submission of a justification for the substandard widths;
- 2) Retention of the 50' wide right-of-way width along Grant Street;
- 3) Retention of the 100' wide right-of-way width along Eslava Creek Parkway;
- 4) Dedication of a corner radius at the intersection of Grant Street and Eslava Creek Parkway in compliance with Section V.D.6. of the Subdivision Regulations;
- 5) Revision of the plat to depict a preliminary layout of a phase two or future phase for the "Future Development" area;
- 6) Revision of the Final Plat to depict the 25-foot minimum building setback line for each lot from all street frontages;
- 7) Retention of all waterline, sewer, drainage, and storm and sanitary sewer line easements;
- 8) Placement of a note stating that there should be no structures erected within any easements;
- 9) Retention of the note and graphic regarding the Grant Street vacation;
- 10) Revision of the lot size information in both square feet and in acres;
- 11) Placement of a note on the Final Plat stating that Lots 1-8 are limited to one curb-cut each to Grant Street, and that Lots 10-12 are limited to one curb-cut each to Eslava Creek Parkway, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 12) Placement of a note on the Final Plat stating that Lot 9 will only be allowed one curb cut to either Grant Street or Eslava Creek Parkway;
- 13) 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. As previously required in the proposed Westminster Park Subdivision (8-3-17) the applicant shall dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 9. C. Add the recording information for LOTS 1 – 3 Westminster Park subdivision. D. Label the contour lines. E. Provide and label the monument set or found at each subdivision corner. F. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #75) LOTS 1 - 12 will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter

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- 14) *Compliance with Traffic Engineering comments (Each lot is limited to one curb cut with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 15) *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).;and*
- 16) *Compliance with Fire 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



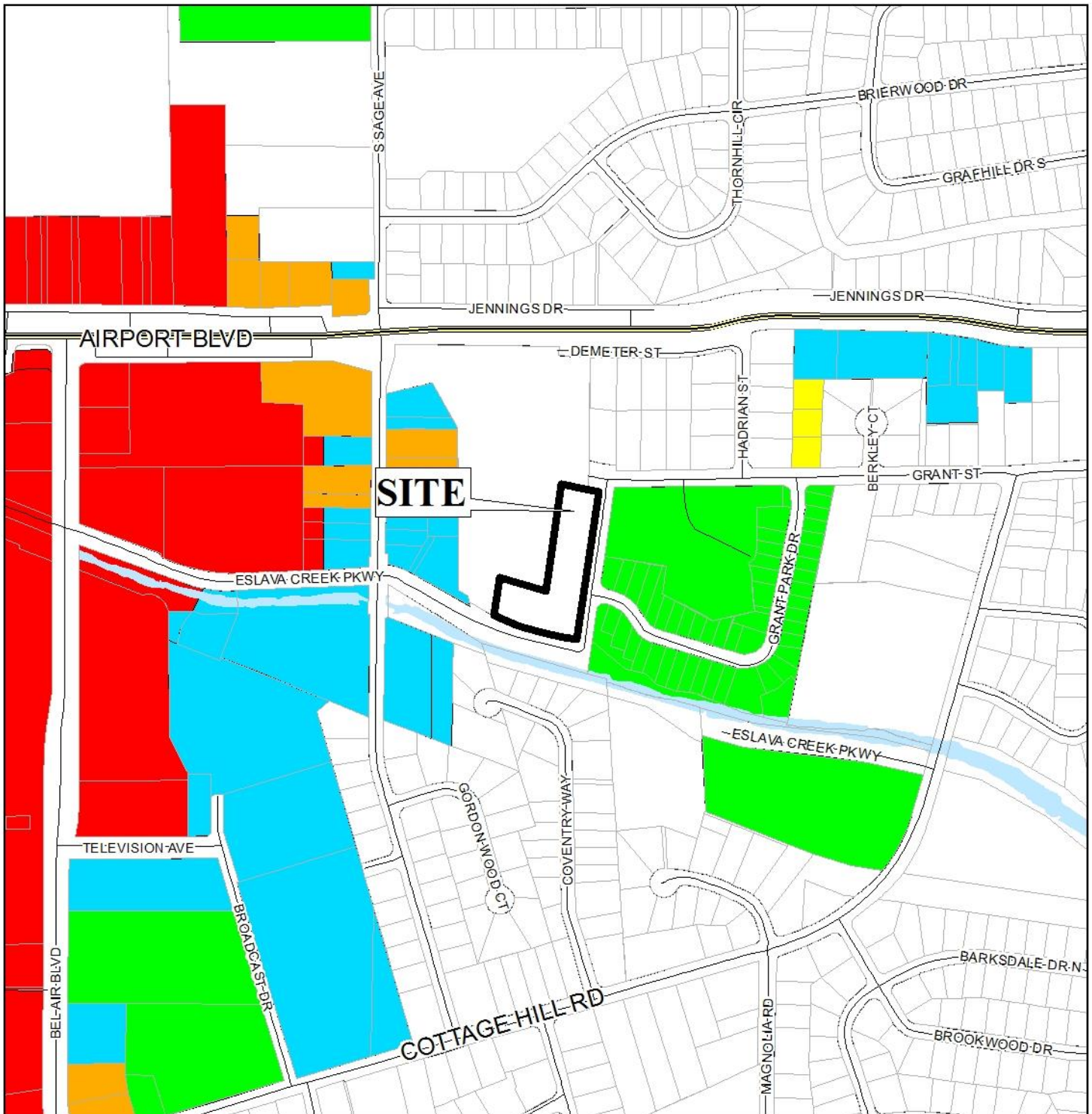
APPLICATION NUMBER 4 DATE August 17, 2017

APPLICANT Westminster Park Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE August 17, 2017

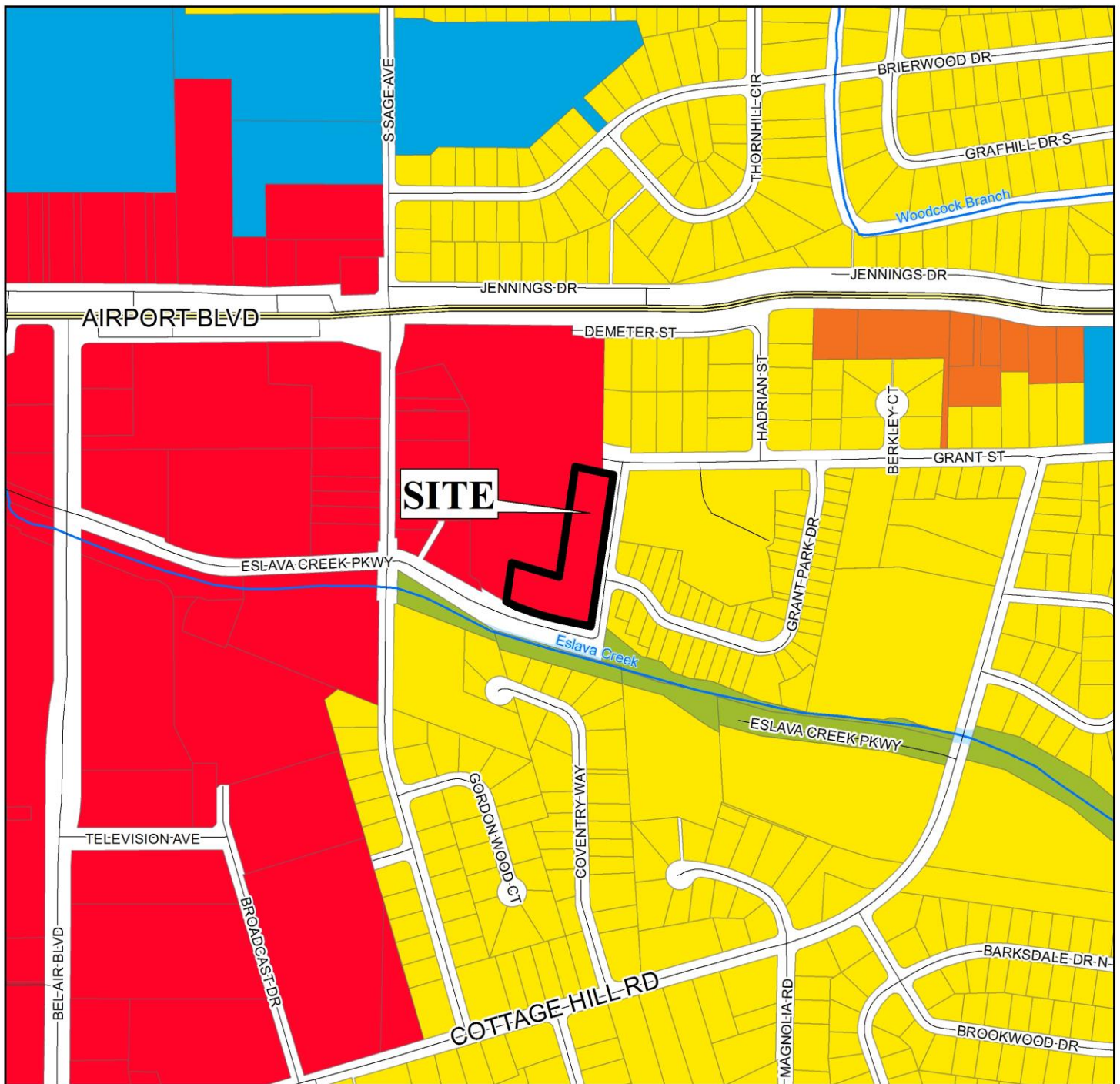
APPLICANT Westminster Park Place Subdivision

REQUEST Subdivision



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FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE August 17, 2017

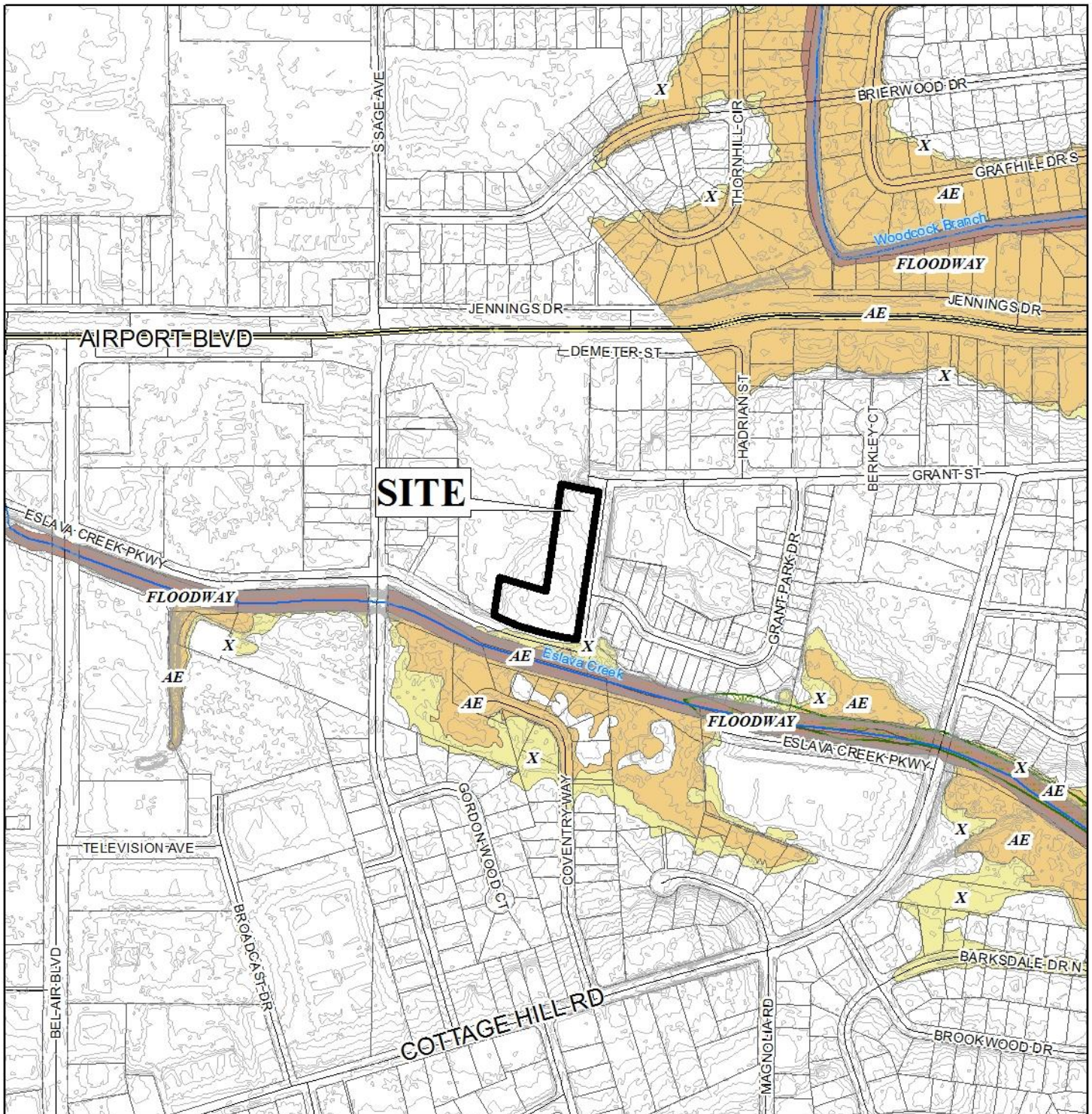
APPLICANT Westminster Park Place Subdivision

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



APPLICATION NUMBER 4 DATE August 17, 2017

APPLICANT Westminster Park Place Subdivision

REQUEST Subdivision



WESTMINSTER PARK PLACE SUBDIVISION



APPLICATION NUMBER XXX DATE September 7, 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



WESTMINSTER PARK PLACE SUBDIVISION



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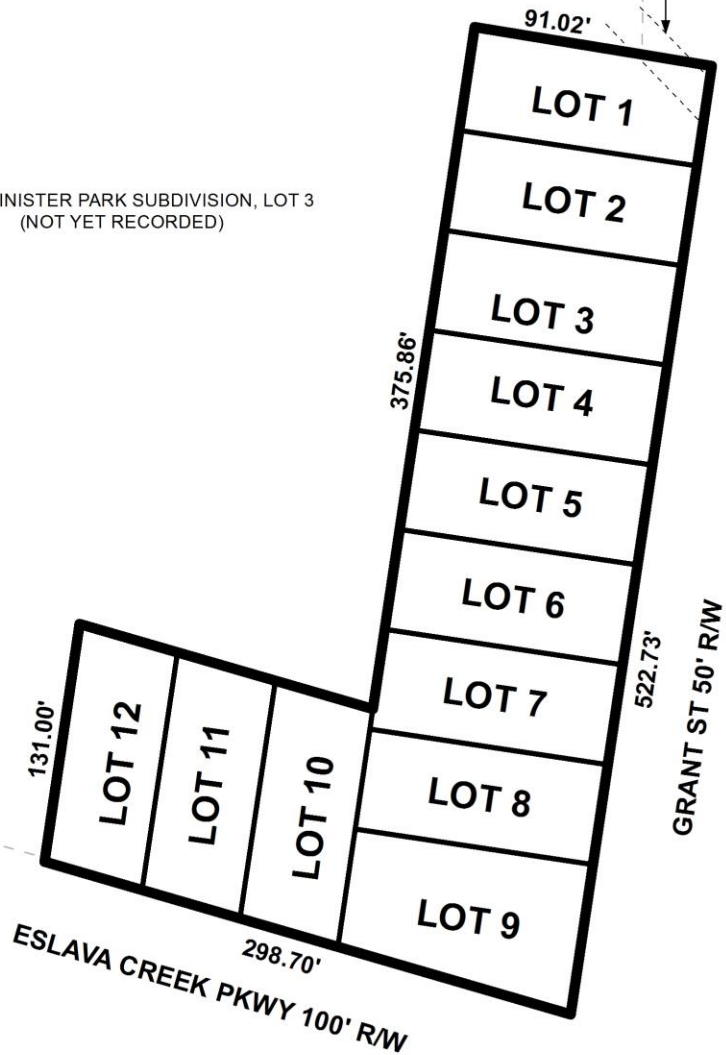
DETAIL SITE PLAN

WESTMINISTER PARK SUBDIVISION, LOT 1
(NOT YET RECORDED)

10' EASEMENT

WESTMINISTER PARK SUBDIVISION, LOT 2
(NOT YET RECORDED)

WESTMINISTER PARK SUBDIVISION, LOT 3
(NOT YET RECORDED)



APPLICATION NUMBER 4 DATE August 17, 2017

APPLICANT Westminster Park Place Subdivision

REQUEST Subdivision



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