

500 C ST. FRANCIS STREET 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 all flood zones. New maps went into effect on June 5, 2020.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide the Surveyor's Certificate.
- E. Provide the Surveyor's and Owner's (notarized) signatures.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 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 1 – 12,100 sf, LOT 2 – 2,200 sf.
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. 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.
- M. 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.

Traffic Engineering Comments: Each lot is limited to no more than one curb cut per street frontage with any changes in 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 [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 2-lot, 0.4± acre subdivision located at the Northwest corner of St. Francis Street and North Lawrence Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

The site has been given a Downtown land use designation, per the adopted Future Land Use Plan and Map adopted 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 Downtown 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 proposed subdivision fronts St. Francis Street, North Lawrence Street, and St. Michael Street, and are each minor streets with curb and gutter. A 50' right-of-way is illustrated along St. Francis Street and St. Michael Street, each of which is adequate; however, a 40' right-of-way is illustrated along North Lawrence Street. It appears there is currently a 50' right-of-way at this location. No dedications were required along North Lawrence Street for any recent subdivisions in the area, thus a waiver of Section V.B.14. of the Subdivision Regulations may be appropriate; however, accurate right-of-way should be depicted on the Final Plat, if approved.

The site is within a T-5.1, Mixed-Use, Medium-Intensity Sub-District of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, this review will be based primarily upon the DDD requirements.

As mentioned, the site has frontages along St. Francis Street, North Lawrence Street, and St. Michael Street, each of which are considered "B Streets," thus requiring each lot to designate a primary frontage. Each lot meets the minimum and maximum frontage width requirements of Section 64.3.I.8.(b).3 of the DDD regulating plan for lots in a T-5.1 sub-district, regardless of which streets are designated as the primary frontage.

There are no building setback lines illustrated on the preliminary plat. Section 64-3.I.8.(d) of the DDD regulating plan allows a 0' minimum and 12' maximum setback along all street frontages in a T-5.1 sub-district. As such, if approved, revision of the plat should be required to depict the 12' maximum building setback line along all street frontages, and a note should be provided stating a 0' minimum building setback is allowed.

Lot 1 meets the minimum size requirements of Section V.D.2. of the Subdivision Regulations for lots served by public water and sanitary sewer systems, but Lot 2 does not. The Planning Commission has waived the requirements of Section V.D.2. for similarly sized lots within the DDD given the history of substandard subdivisions within downtown, thus a waiver of V.D.2. may also be appropriate for the proposed Lot 2.

The sizes of each lot are depicted in square feet and acres on the preliminary plat and should be retained on the Final Plat, if approved; however, it should be noted that there is no minimum lot area requirement for lots within the DDD regulating plan, only minimum lot widths.

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

The plat does not provide the specifications for Final Plat approval regarding the general form, information to be shown, or attendant items required by Section IV.C. of the Subdivision Regulations. Such requirements include the items, notes, and certifications that should be placed

on a subdivision plat. As such, the Final Plat should provide all the information required by Section IV of the Subdivision Regulations, along with any additional information required by the Engineering Department, if approved.

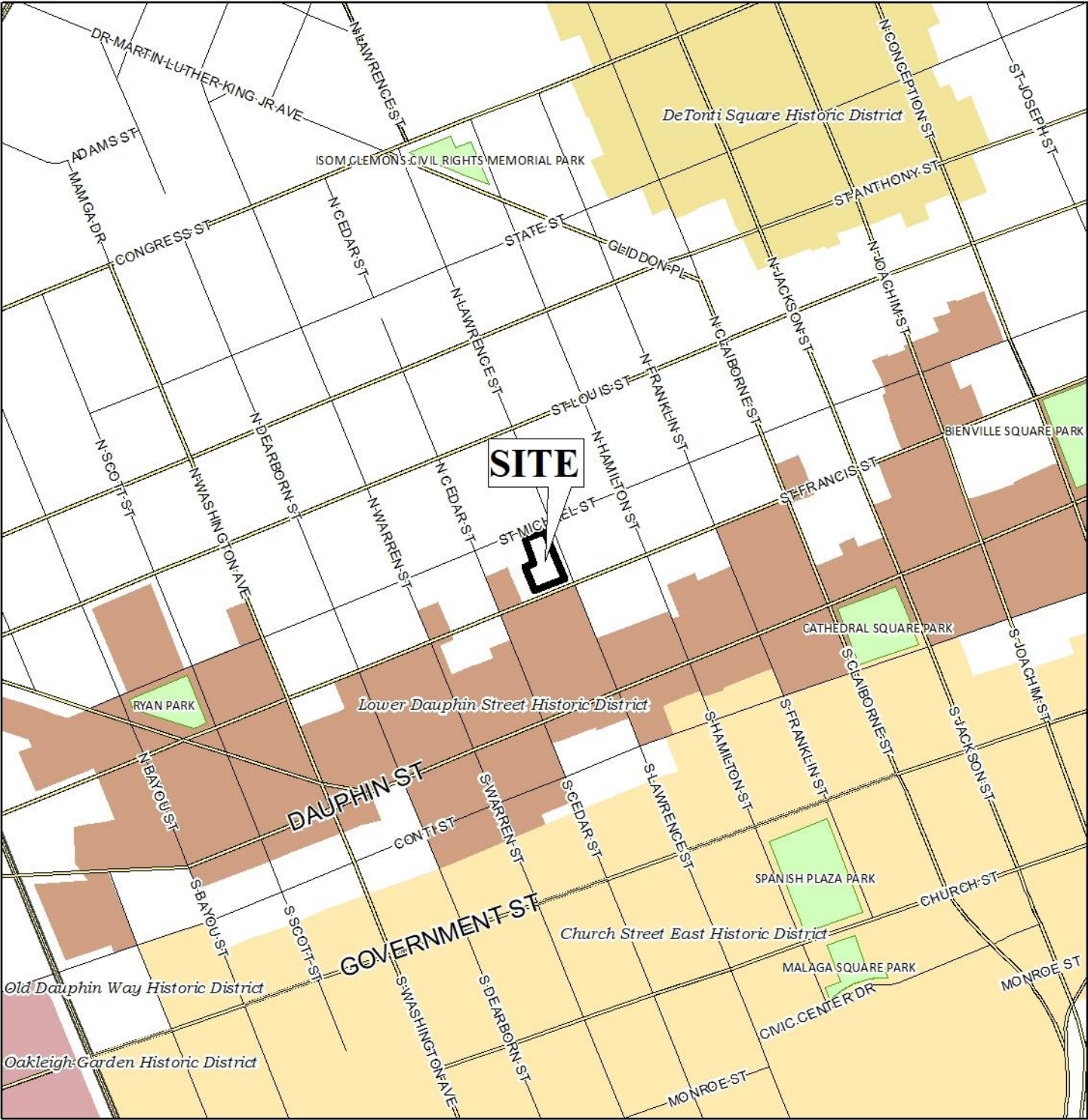
Based upon the preceding, with waivers of Section V.D.2. and V.B.14. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to illustrate the correct right-of-way along North Lawrence Street;
- 2) Revision of the plat to depict the 12' maximum building setback line along all street frontages and provision of a note stating a 0' minimum building setback is allowed;
- 3) Revision of the plat to comply with Section IV.C. of the Subdivision Regulations regarding the general form, information to be shown, or attendant items required on the Final Plat;
- 4) Compliance with Traffic Engineering comments: *(Each lot is limited to no more than one curb cut per street frontage with any changes in 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.)*;
- 5) 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 all flood zones. New maps went into effect on June 5, 2020. C) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D) Provide the Surveyor's Certificate. E) Provide the Surveyor's and Owner's (notarized) signatures. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 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 1 – 12,100 sf, LOT 2 – 2,200 sf. G) 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. H) 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. I) 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. J) 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. K) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L) 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. M) After addressing all of the FINAL SUBDIVISION PLAT review*

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- 6) *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.);*
- 7) *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,*
- 8) *Full compliance with all other Codes and Ordinances.*

LOCATOR MAP



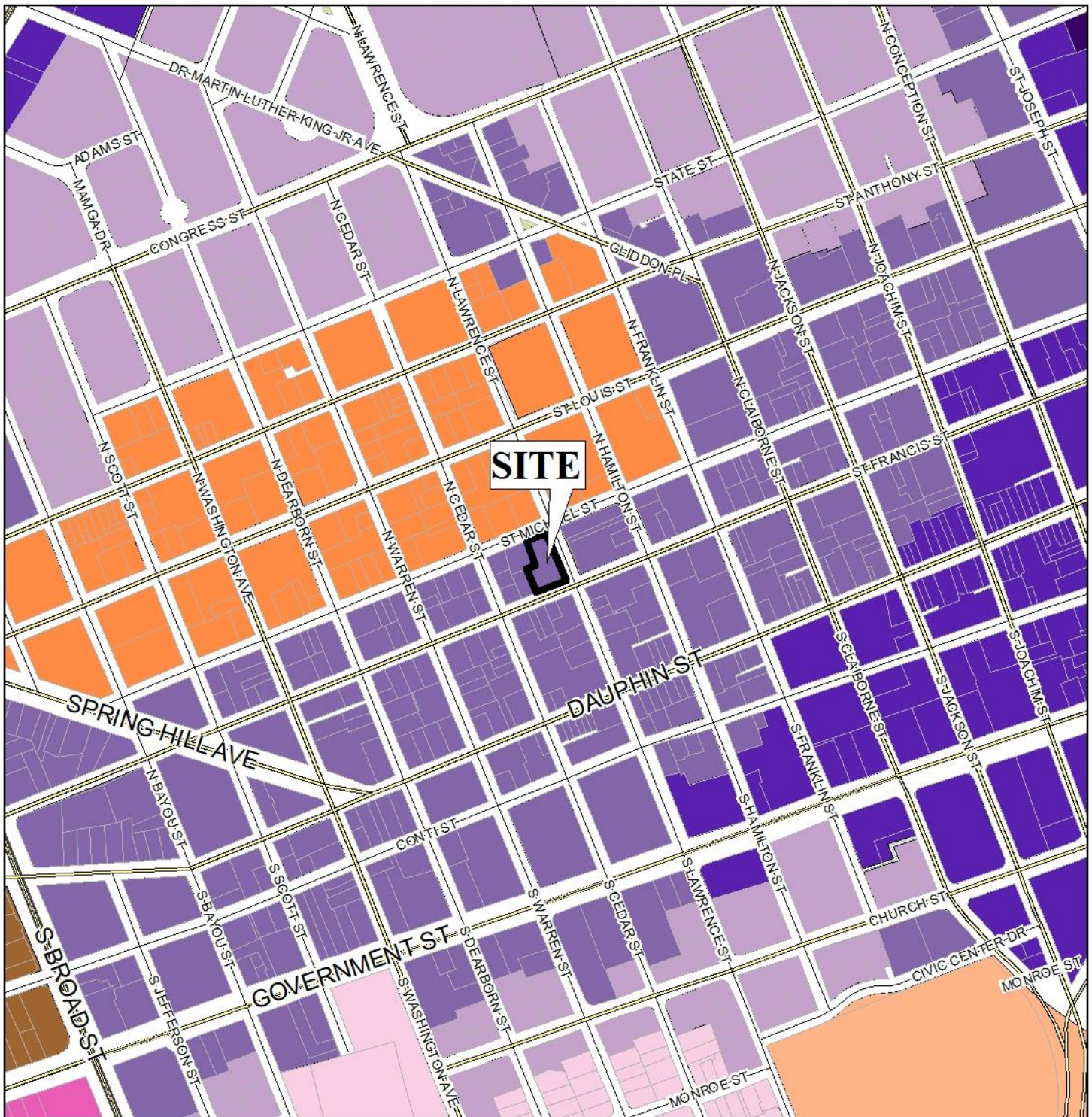
APPLICATION NUMBER 5 DATE June 17, 2021

APPLICANT 500 C St. Francis Street Subdivision

REQUEST _____ Subdivision _____



LOCATOR ZONING MAP



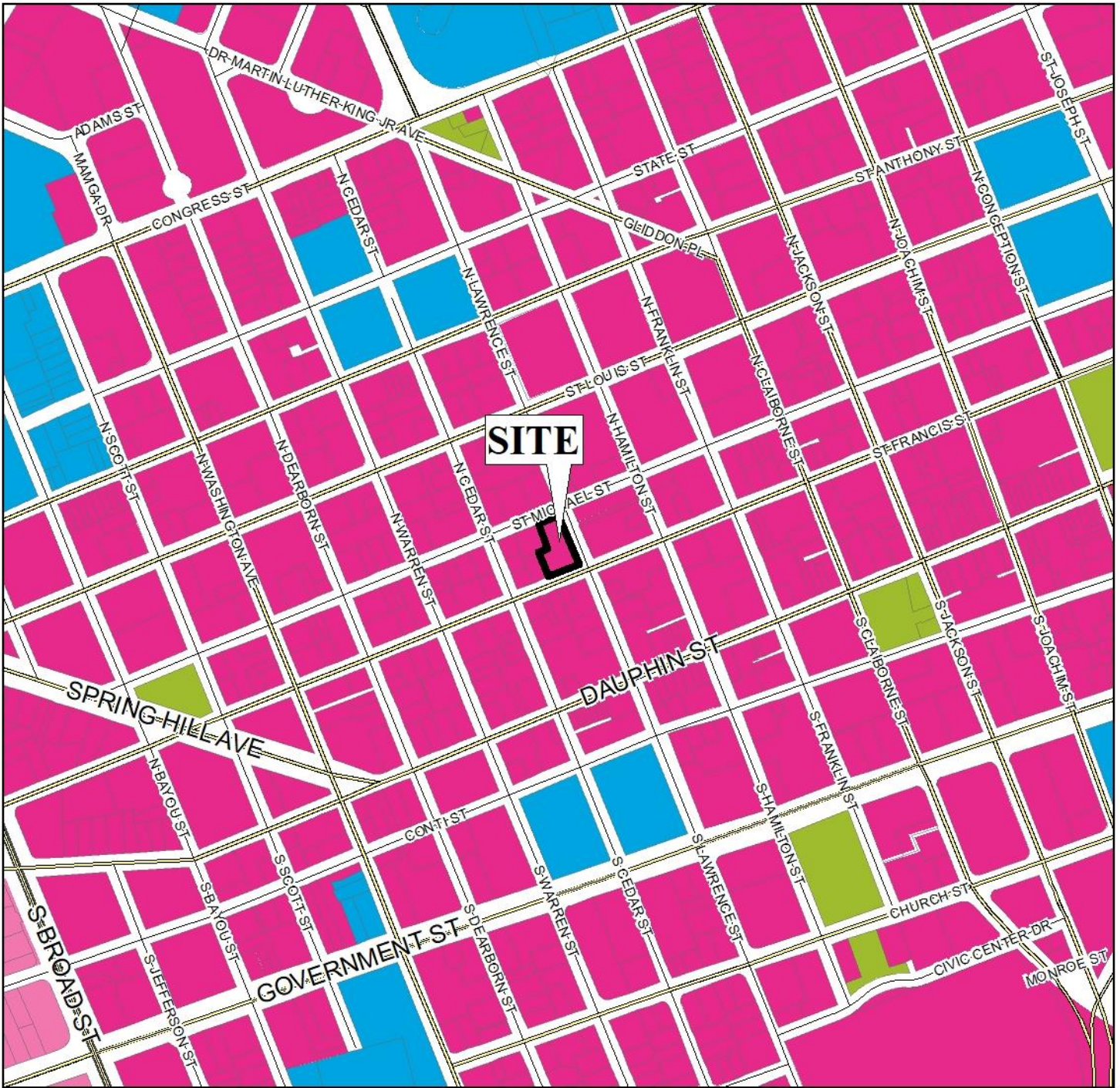
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APPLICANT 500 C St. Francis Street Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE June 17, 2021

APPLICANT 500 C St. Francis Street Subdivision

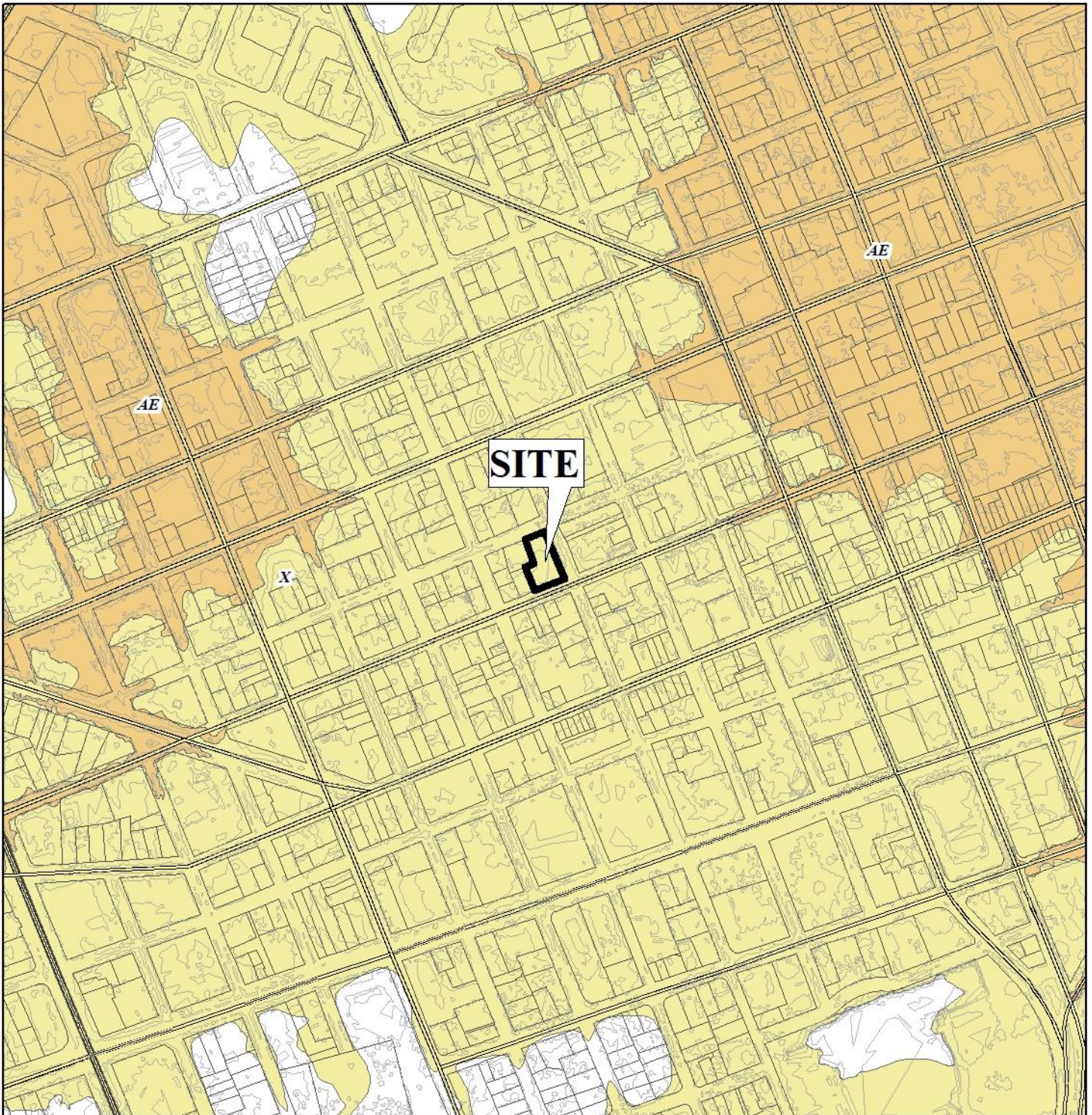
REQUEST_____Subdivision

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|---------------------------|-----------------------------------|---------------------|--------------------|
| 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 500 C St. Francis Street Subdivision

REQUEST Subdivision



500 C ST. FRANCIS STREET 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 |



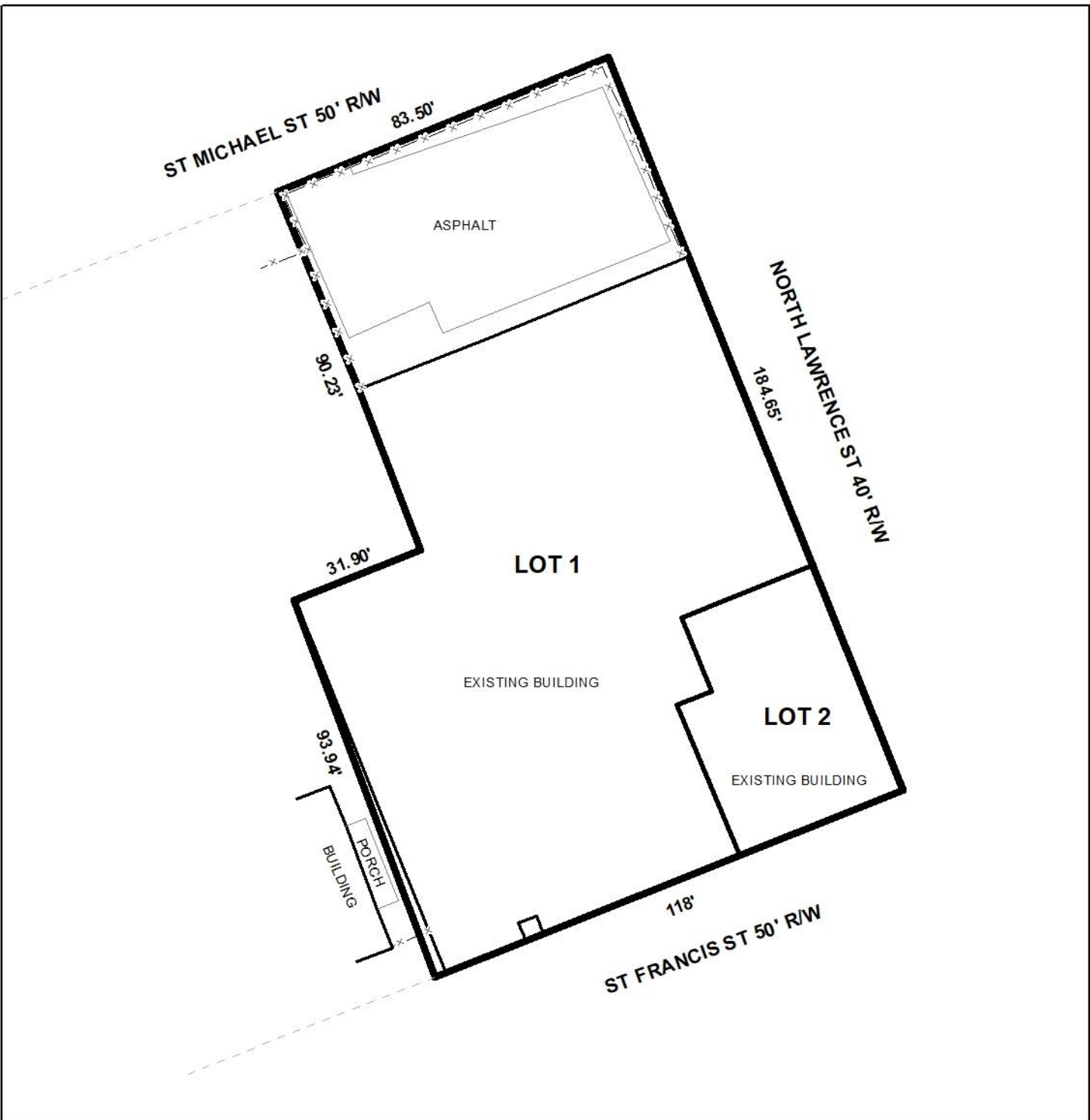
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APPLICATION NUMBER 5 DATE June 17, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE June 17, 2021

APPLICANT 500 C St. Francis Street Subdivision

REQUEST _____ Subdivision _____

