

BERNOUDY TRACT SUBDIVISION, NORTHERN DIVISION, RESUBDIVISION OF LOT 5, BLOCK 148

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 and label the monument set or found at each subdivision corner.
- C. Provide the recording information for the existing tract. Also, clarify whether it is SQUARE 148 or BLOCK 148.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- E. Provide the Surveyor's Certificate and Signature.
- F. Provide the 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 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.
- 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 to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.

Traffic Engineering Comments: Only one driveway will be permitted between the two lots based on the existing conditions. Neither lot has enough width for a driveway entirely on its lot. If the driveway is to be shared, an easement would be appropriate to be included on the plat. Include a note on the plat that the driveway is shared between Lot A and B.

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-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:

The preliminary plat illustrates the proposed 2-lot, 0.12± acre subdivision which is located on the South side of Elmira Street, 100'± East of Charles 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) existing legal lot of record.

The site has been given a Mixed Density Residential 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 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.

These 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 du/ac, 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 uses, 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 applicant states:

This property has been developed with two houses for many years and the applicant is proposing to divide the property into lots 25' wide which is common in the area. The house next door at 959 Elmira Street is 25' wide and there are houses at 1002 and 1004 Elmira Street on lots 25' wide and houses at 954 and 956 Elmira Street on lots 36' wide. Since these are existing dwellings, an approval of a two lot subdivision will have no adverse affect on the neighborhood.

The proposed lots front Elmira Street, a minor street requiring a 50' right-of-way. The preliminary plat does not provide the current right-of-way width of Elmira Street. Therefore, the current right-of-way width should be labeled on the Final Plat, if approved, and, if less than 50', dedication should be required to provide 25' from the centerline of Elmira Street. The 25' minimum building setback line, required by Section V.D.9. of the Subdivision Regulations, is not shown on the preliminary plat. As the site is located within the Oakleigh Garden Historic District, the more flexible Historic District Overlay setbacks of the Zoning Ordinance are applicable. Therefore, it is recommended that Section V.D.9. be waived, and that a note be placed on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance (and/or the existing 9' front yard setback may be depicted).

The lot sizes in both square feet and acres should be retained on the Final Plat, adjusted for any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

The proposed subdivision will result in both lots having 25' of frontage along Elmira Street, and each lot containing 2,619± square feet (0.06± acre). The proposed lots will not meet the minimum size requirements (60' width at the building setback line and 7,200 square feet of area) of Section V.D.2. of the Subdivision Regulations. However, the size and shape of the lots would negate an existing nonconforming condition in that there are currently two single-family dwellings on the existing lot in an R-1, Single-Family Residential District. Therefore, a waiver of Section V.D.2. would seem in order. Also, since the depth of the lots would exceed the 3.5 depth-to-width ratio of the lots at the minimum building setback line, a waiver of Section V.D.3. would be required, and would also seem in order. And given that the site is in the Oakleigh Garden Historic District, substandard size lots are common.

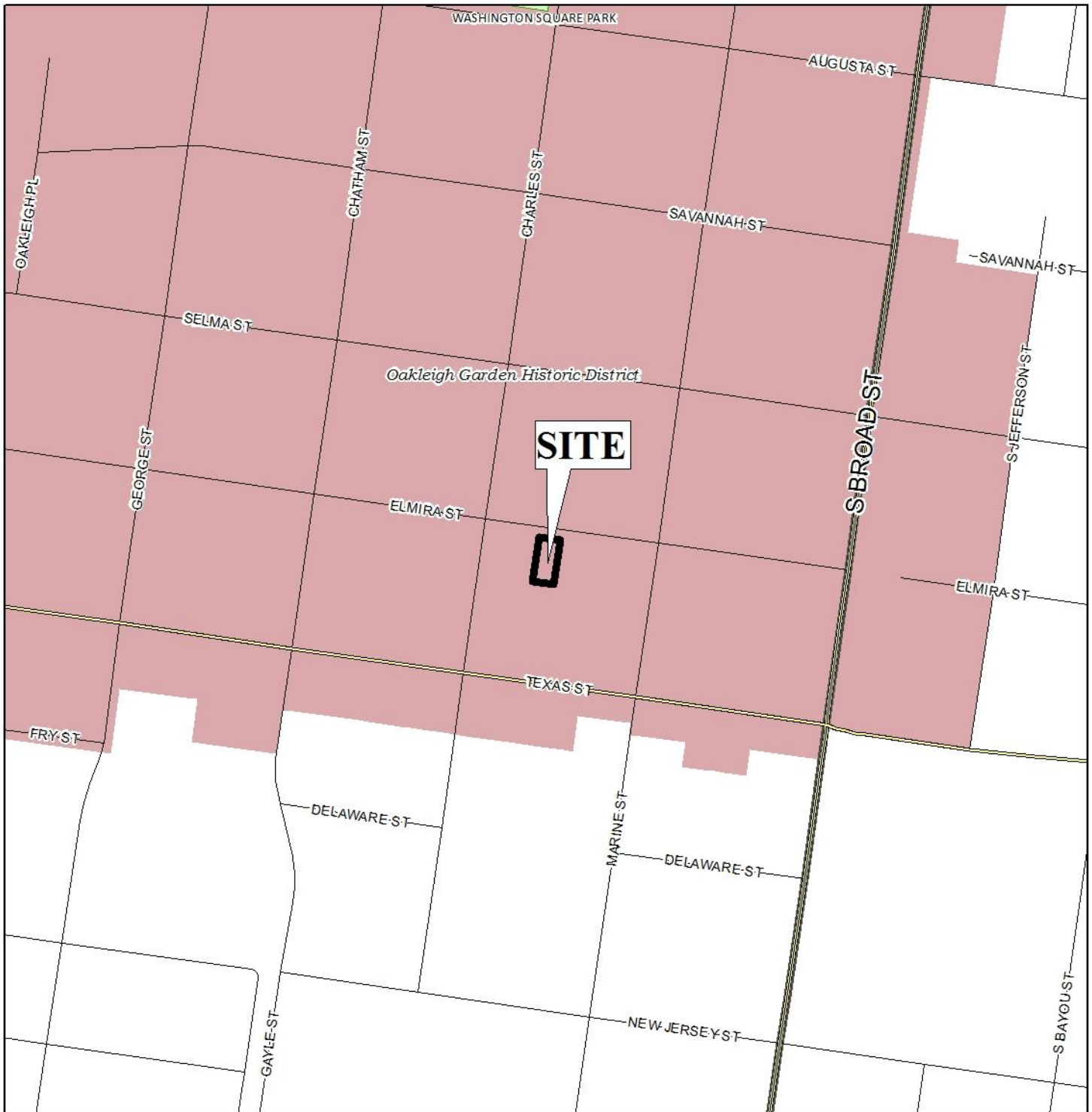
As a means of access management, a note containing the Traffic Engineering comments should be placed on the Final Plat.

Based upon the preceding, and with waivers of Sections V.D.2., V.D.3. and 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) revision of the plat to label the current right-of-way width of Elmira Street;
- 2) dedication sufficient to provide 25' from the centerline of Elmira Street if currently less than 25';

- 3) placement of a note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 4) retention of the lot size labels in both square feet and acres, adjusted for any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with the 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 and label the monument set or found at each subdivision corner. C. Provide the recording information for the existing tract. Also, clarify whether it is SQUARE 148 or BLOCK 148. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the 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 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. 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 to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.];*
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Only one driveway will be permitted between the two lots based on the existing conditions. Neither lot has enough width for a driveway entirely on its lot. If the driveway is to be shared, an easement would be appropriate to be included on the plat. Include a note on the plat that the driveway is shared between Lot A and B.);*
- 7) compliance with the 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*
- 8) compliance with the 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).].*

LOCATOR MAP



APPLICATION NUMBER 5 DATE January 3, 2019
APPLICANT Bernoudy Tract Subdivision, Northern Division, Resbdivision of Lot 5 Block 148
REQUEST Subdivision



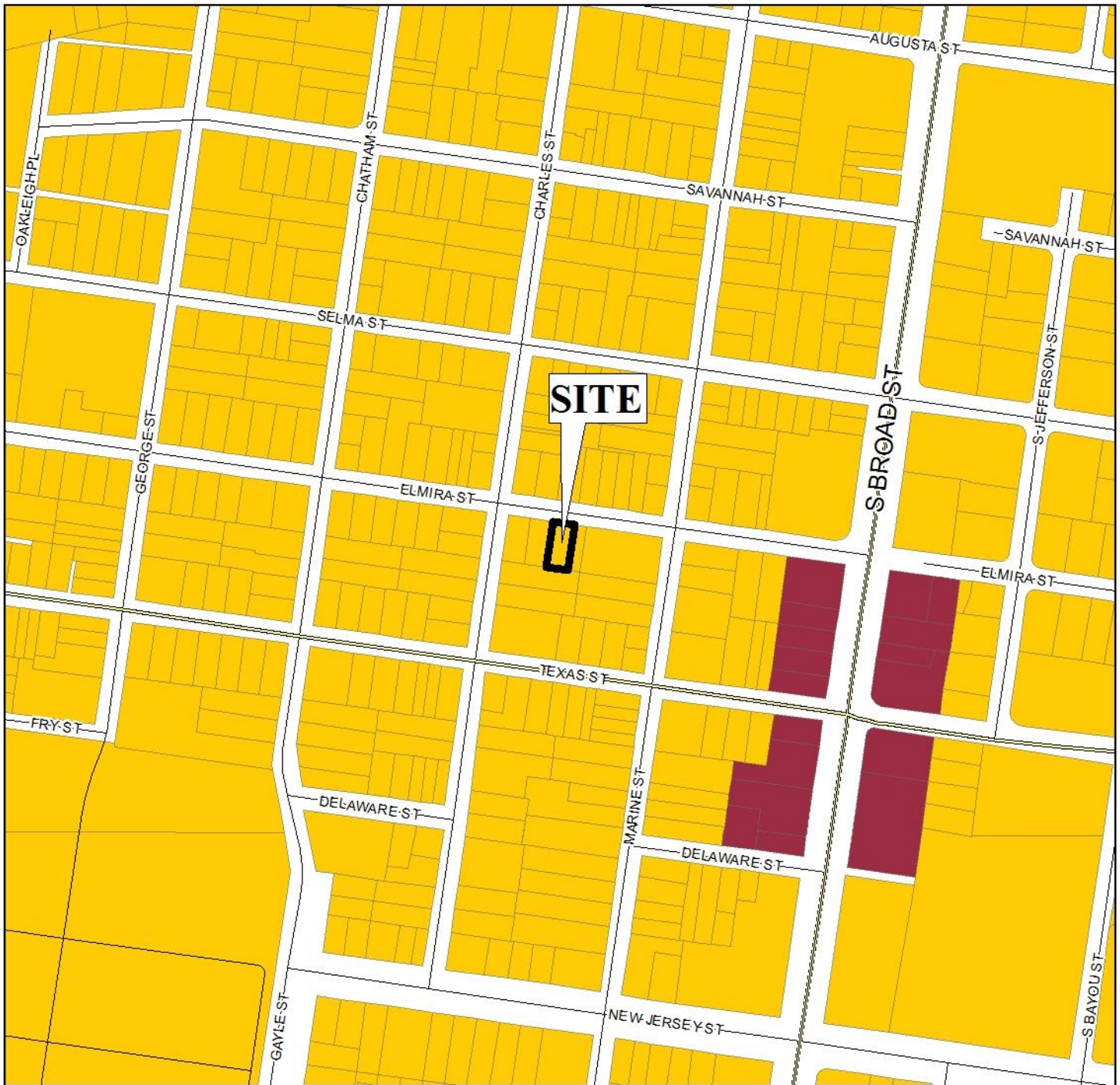
LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE January 3, 2019
APPLICANT Bernoudy Tract Subdivision, Northern Division, Resbdivision of Lot 5 Block 148
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE January 3, 2019

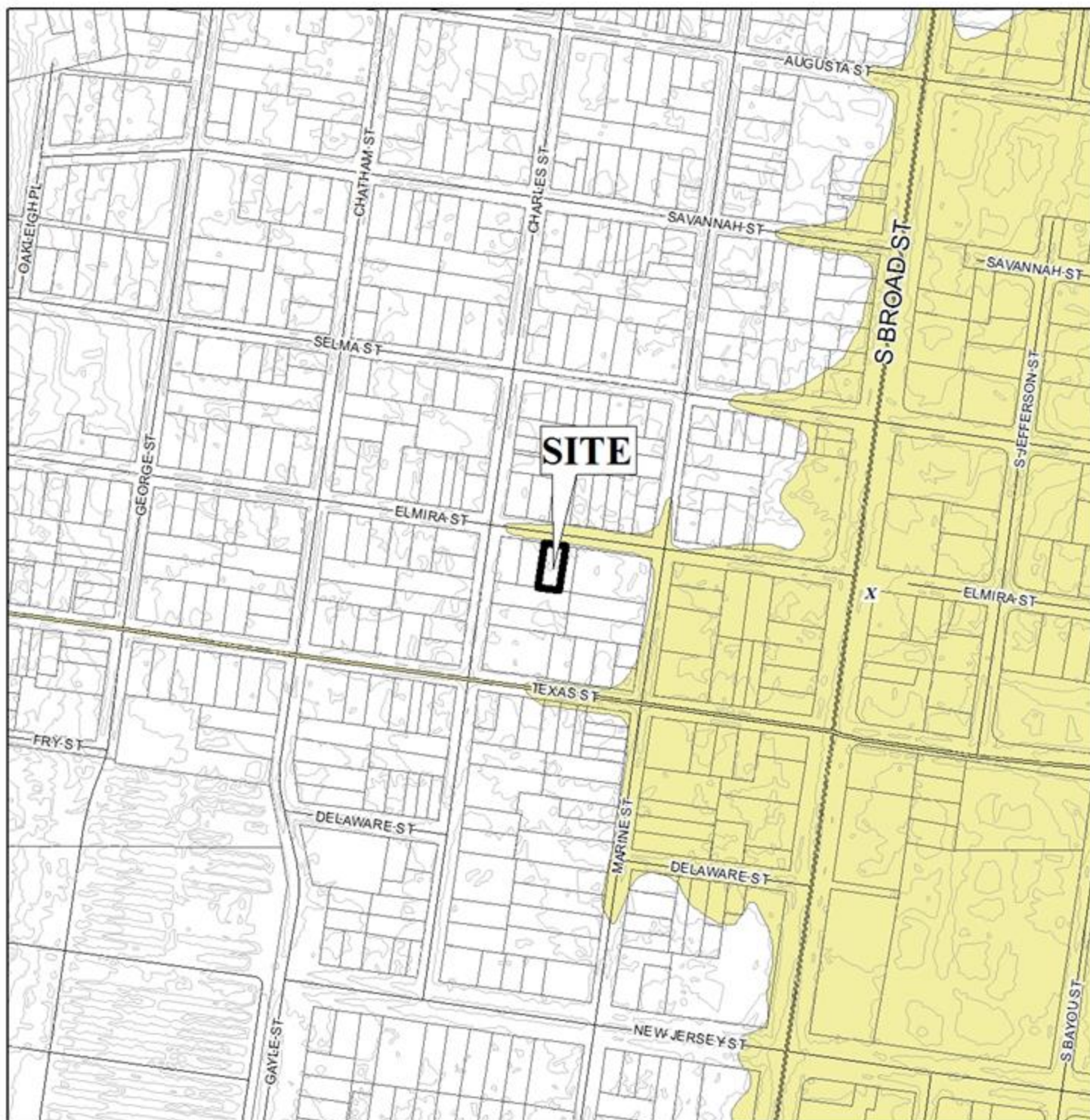
APPLICANT Bernoudy Tract Subdivision, Northern Division, Resbdivision of Lot 5 Block 148

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	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 5 DATE January 3, 2019
APPLICANT Bernoudy Tract Subdivision, Northern Division, Resbdivision of Lot 5 Block 148
REQUEST Subdivision



BERNOUDY TRACT SUBDIVISION, NORTHERN DIVISION, RESUBDIVISION OF LOT 5 BLOCK 148



APPLICATION NUMBER		5	DATE		January 3, 2019	
R-A	R-3	T-B	B-2	B-5	MUN	SD-WH
R-1	R-B	B-1	B-3	I-1	OPEN	T3
R-2	H-B	LB-2	B-4	I-2	SD	T4
						T5.1
						T5.2
						T6



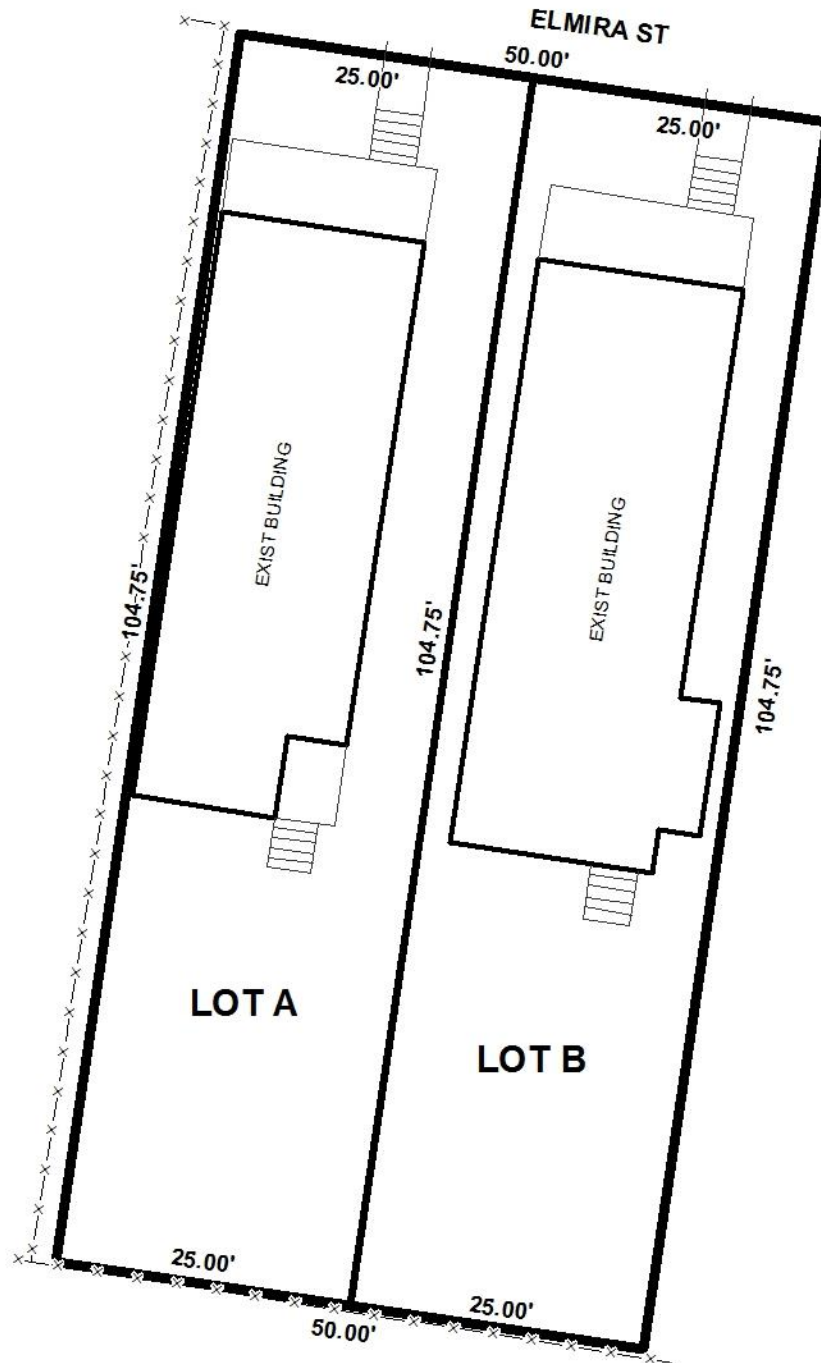
**BERNOUDY TRACT SUBDIVISION, NORTHERN DIVISION,
RESUBDIVISION OF LOT 5 BLOCK 148**



APPLICATION NUMBER 5 DATE January 3, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE January 3, 2019
APPLICANT Bernoudy Tract Subdivision, Northern Division, Resbdivision of Lot 5 Block 148
REQUEST Subdivision



