

## **CEDAR & SAINT 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 and label the monument set or found at each subdivision corner.
- C. REMOVE THE COUNTY ENGINEER'S SIGNATURE BLOCK FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.
- D. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.
- E. Add LEGIBLE street names to the vicinity map.
- F. Label each of the two (2) sheets of the FINAL PLAT with page/sheet numbers.
- G. Delete the duplicate signature blocks (City Engineer, Planning Commission, Traffic Engineer) from one of the two (2) sheets of the Final Plat.
- H. Show/label the Michael Street ROW on the sheet containing TRACT 1.
- I. Clarify the need for the IPS that was set for TRACT 2 but is not on the proposed boundary. The IPS is shown to be set on one of the original lot corners of TRACT 2.
- J. Dedicate the corner radius (25' or as approved by the City Engineer and Traffic Engineer) at the northeast, northwest, and southwest corner of TRACT 1 to the City of Mobile, and list the amount of dedicated acreage.
- K. Dedicate the corner radius (25' or as approved by the City Engineer and Traffic Engineer) at the northwest corner of TRACT 2 to the City of Mobile, and list the amount of dedicated acreage.
- L. Show and label all flood zones. Both TRACTS contain X (shaded) flood zones.
- M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- N. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- O. 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.
- P. 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.
- Q. 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.
- R. Add a note to the plat stating that all 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.

- S. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- T. 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.
- U. 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: Each 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-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).

The plat illustrates the proposed 2-lot, 1.6 ± acre subdivision which is located on the Southwest corner of Saint Louis Street, and North Cedar Street, extending to the Southeast corner of Saint Louis Street and North Warren Street, and the Northeast corner of North Warren Street and Saint Michael Street, and Southeast corner of Saint Michael Street and North Warren 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 eight (8) metes-and-bounds 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 du/ac);

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.

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 proposed Tract 1 is located within the SD-WH, Special District - Warehousing Sub-district of the Downtown Development District (DDD) while Tract 2 is located within the T-5.1, Mixed Use – Medium Intensity Sub-district. 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.

The proposed Tract 1 has frontage along Saint Louis Street, North Lawrence Street, Saint Michael Street, and North Cedar Street while Tract 2 fronts only Saint Michael Street and North Cedar Street all of which are minor streets with curb and gutter. As a minor street, a 50' right-of-way width is typically required per the Subdivision Regulations. Both Saint Louis and Saint Michael Streets are illustrated as compliant on the proposed plat and, if approved, should be retained on the Final Plat. The preliminary plat illustrates a right-of-way width of 40 feet for both North Cedar Street and North Lawrence Street. However, it appears that the existing right-of-way for both streets is approximately 50 feet therefore, if approved; the Final Plat should be amended to reflect the correct rights-of-way width for both.

Per Section 64-3.I. *Plate B* of the Zoning Ordinance, Saint Louis Street is designated as an “A street” while North Cedar Street, Saint Michael Street, and North Lawrence Street are designated as “B streets”. Section 64-3.I.8.(a)(1). states, “*Properties abutting more than one (1) street shall designate a primary frontage. The primary frontage shall be an A street if one (1) is abutted.*”

Typically, where compliant curb radii are not present at an intersection, Section V.B.16. of the Subdivision Regulations would require dedication sufficient to allow such. However, waivers from Section V.B.16. have been approved for previous subdivisions within the DDD and, as such, may be appropriate for the proposed subdivision. However, the Engineering Department’s comments “J.” and “K.” include a corner radius dedication requirement.

Property width requirements for an SD-WH, Special District - Warehousing Sub-district are unrestricted. Property width requirements for a T-5.1, Mixed-Use, Medium Intensity Sub-District, are a minimum of 14 feet and a maximum of 180 feet per Section 64-3.I.8.(b)(3) of the

Zoning Ordinance. The preliminary plat depicts compliant property widths for both Tract 1 and 2.

Per Section 64-3.I.8.(d), the DDD allows from 0 foot minimum to 12 foot maximum setbacks along all street frontages for sites in a T-5.1 Sub-district (Tract 2). The T-5.1 Sub-district is additionally allowed to adjust the maximum setback to “*match setbacks of adjacent buildings (along the same street frontage) where they differ from the standard.*”

For Tract 1, which is within an SD-WH district, the minimum setback from the primary frontage is 0 feet, and the maximum setback from the primary frontage is 10 feet. There are no setback restrictions or requirements along secondary frontages, as long as all fire rating requirements are met.

The preliminary plat does not depict setbacks. If approved, the Final Plat should be amended to reflect the minimum and maximum setbacks allowed for each lot based upon its respective Sub-district. Also, the lot size information in square feet and acres should be retained on the Final Plat, if approved

Per Section 64-3.I.11.(c)(1), parking shall be accessed from the secondary frontage where available. It is important to note that the DDD requires that Saint Louis Street, as an “A street” be designated the primary frontage. Therefore, if the applicant wishes to access parking from Saint Louis Street, an application to the Board of Zoning Adjustments requesting a variance from Section 64-3.I.11.(c)(1) will be required, unless access to a secondary frontage is not available.

As Tract 1 is within the SD-WH Sub-District and Tract 2 is within the T-5.1 Sub-District, the Zoning Ordinance would limit driveways to 25 feet in width within the frontage. A maximum of one (1) curb cut per property frontage is permitted, per 64-3.I.11.(c).(5). Curb cuts shall meet specifications established in Chapter 57 Article IV, Driveways. As a means of access management, a note containing the Traffic Engineering Comments should be placed on the Final Plat, if approved.

Finally, the plat should be revised so that “Tract 1” is renamed “Lot 1,” and “Tract 2” is renamed “Lot 2.”

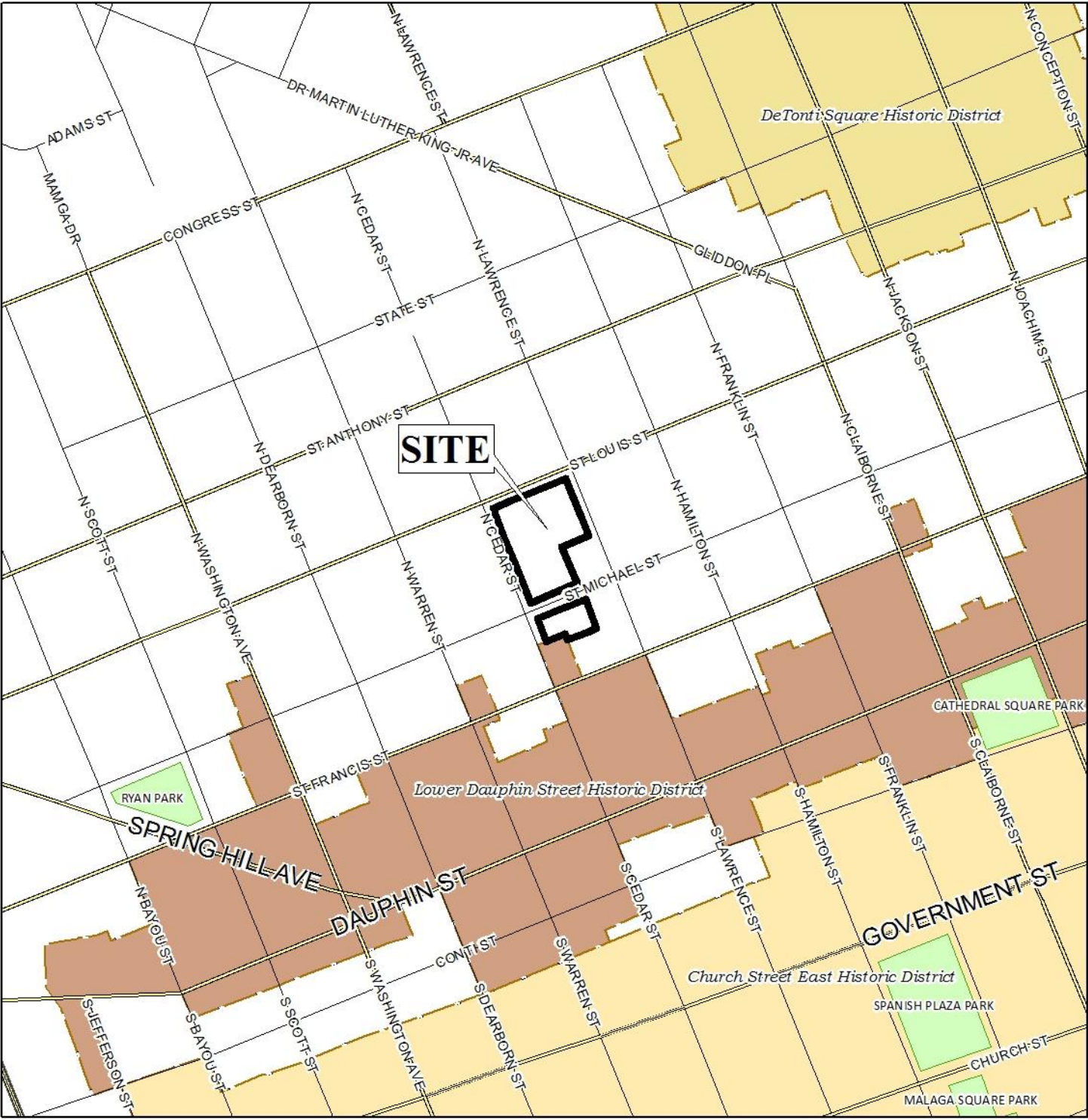
Based upon the preceding, and with a waiver from Section V.B.16. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to rename “Tract 1” to “Lot 1,” and “Tract 2” to “Lot 2;”
- 2) Submission of an application to the Board of Zoning Adjustment to request a variance from Section 64-3.I.11.(c)(1) of the Zoning Ordinance to allow parking access from Saint Louis Street, if applicable, prior to the signing of the Final Plat;
- 3) Depiction of the building setbacks for Lot 1 to be a minimum of 0 feet and a maximum of 10 feet along the Saint Louis Street frontage, and subject to fire rating requirements for all other frontages;

- 4) Depiction of the building setbacks for Lot 2 to be a minimum of 0 feet and a maximum of 12 feet, or to match setbacks of adjacent buildings (along the same street frontage) where they differ from the standard;
- 5) Retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 6) Revision of the rights-of-way widths on the Final Plat for both North Cedar Street and North Lawrence Street to reflect the existing right-of-way of 50 feet;
- 7) 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. REMOVE THE COUNTY ENGINEER'S SIGNATURE BLOCK FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. D. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. E. Add LEGIBLE street names to the vicinity map. F. Label each of the two (2) sheets of the FINAL PLAT with page/sheet numbers. G. Delete the duplicate signature blocks (City Engineer, Planning Commission, Traffic Engineer) from one of the two (2) sheets of the Final Plat. H. Show/label the Michael Street ROW on the sheet containing TRACT 1. I. Clarify the need for the IPS that was set for TRACT 2 but is not on the proposed boundary. The IPS is shown to be set on one of the original lot corners of TRACT 2. J. Dedicate the corner radius (25' or as approved by the City Engineer and Traffic Engineer) at the northeast, northwest, and southwest corner of TRACT 1 to the City of Mobile, and list the amount of dedicated acreage. K. Dedicate the corner radius (25' or as approved by the City Engineer and Traffic Engineer) at the northwest corner of TRACT 2 to the City of Mobile, and list the amount of dedicated acreage. L. Show and label all flood zones. Both TRACTS contain X (shaded) flood zones. M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. N. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. O. 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. P. 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. Q. 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. R. Add a note to the plat stating that all 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. S. Add a note to the plat stating that all easements shall remain in effect until

- vacated through the proper Vacation process. T. 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. U. 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) *Placement of a note on the Final Plat stating the Traffic Engineering comments: (Each 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.);*
  - 9) *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*
  - 10) *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 December 5, 2019

APPLICANT Cedar & Saint Subdivision

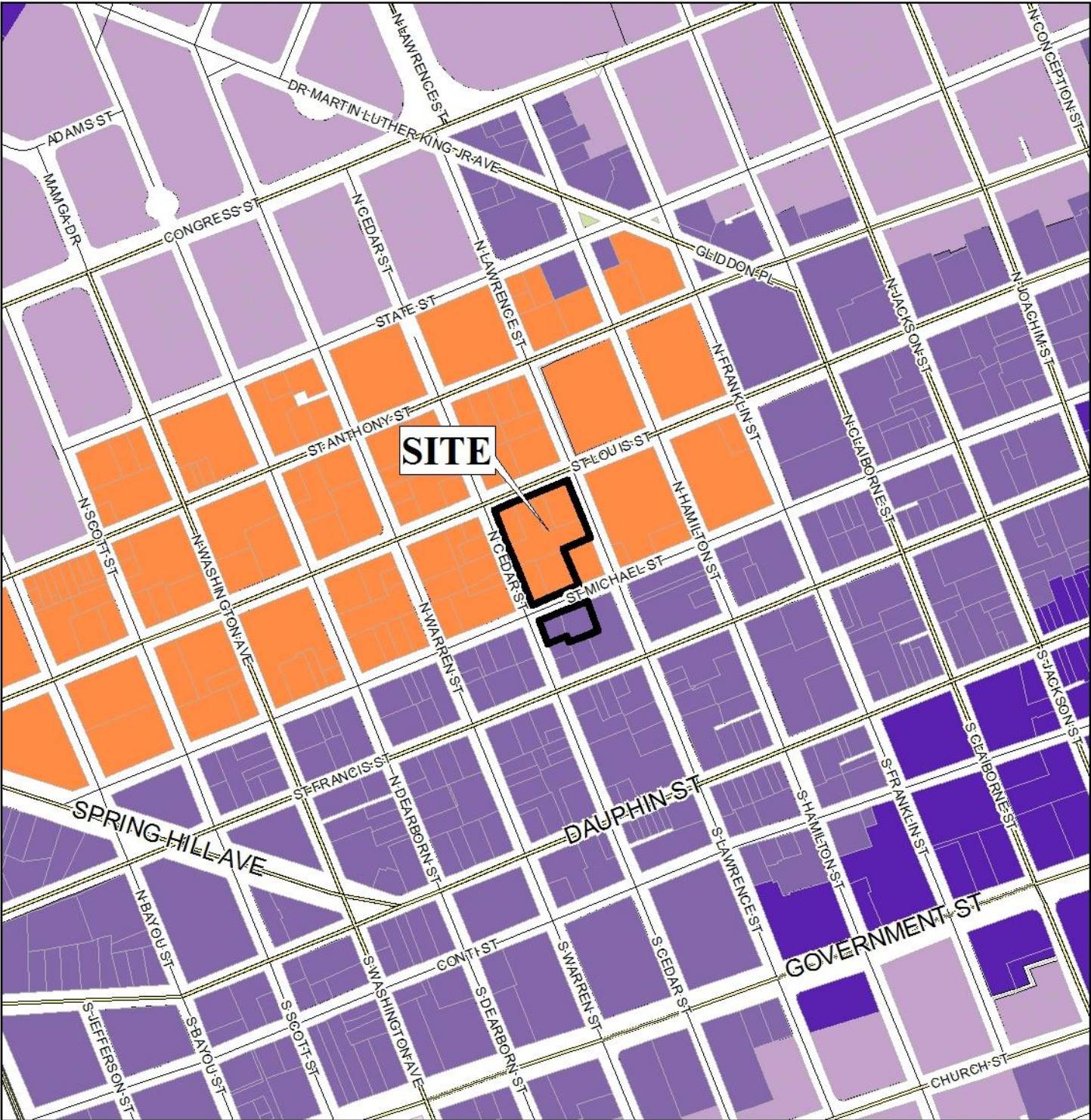
REQUEST\_\_\_\_\_Subdivision



NTS



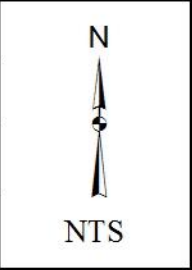
# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE December 5, 2019

APPLICANT Cedar & Saint Subdivision

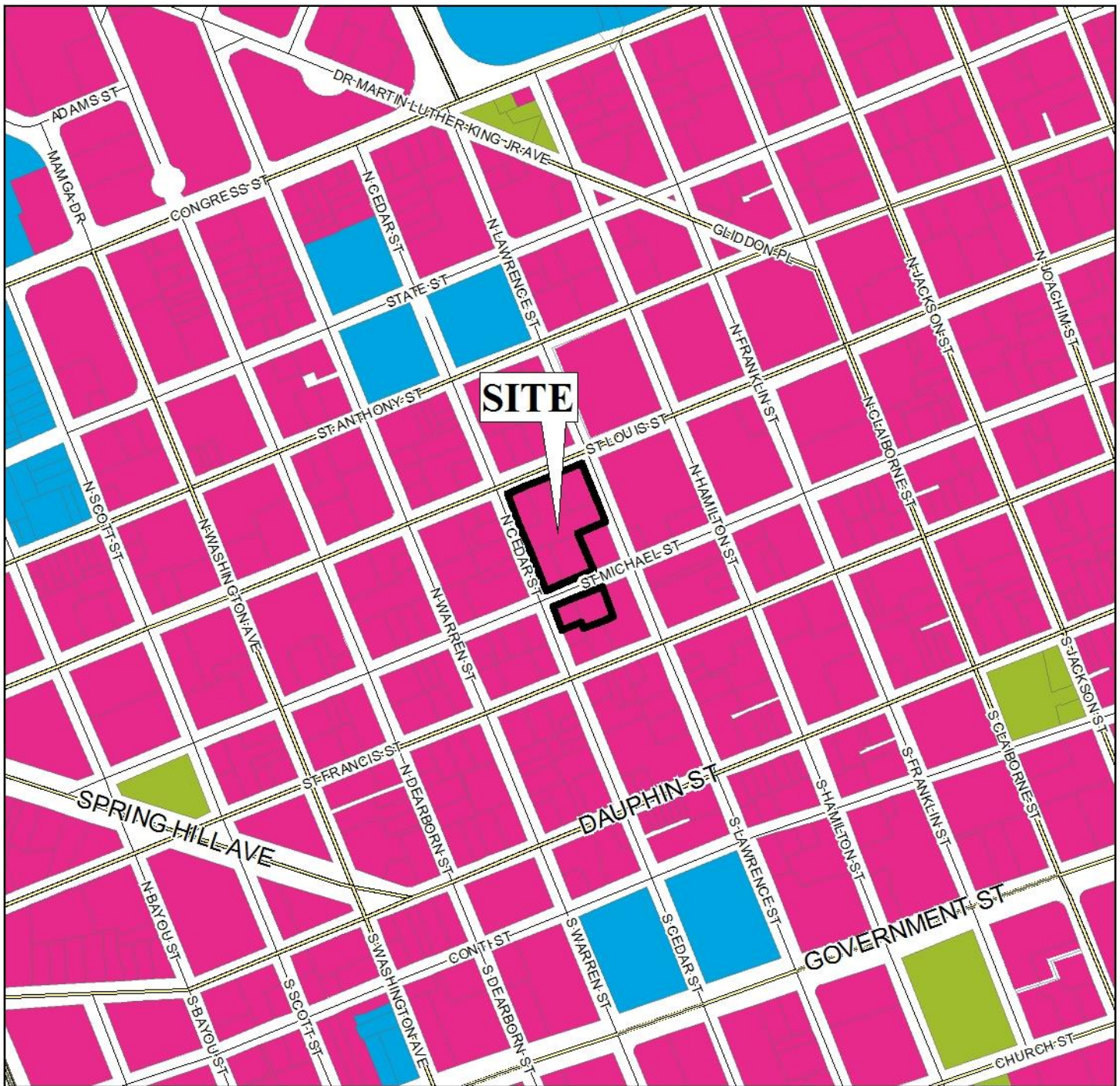
REQUEST\_\_\_\_\_Subdivision\_\_\_\_\_



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# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE December 5, 2019

APPLICANT Cedar & Saint Subdivision

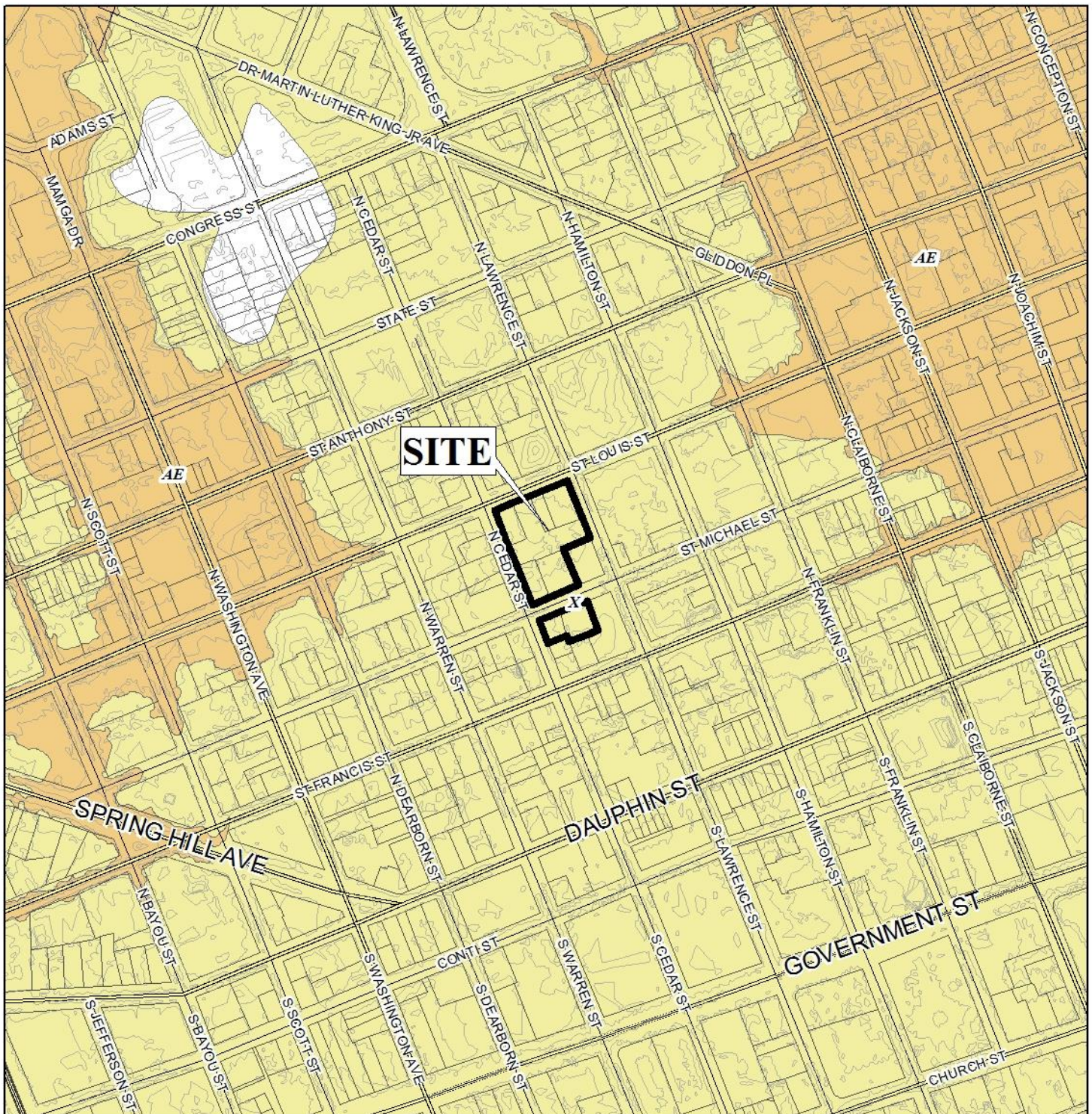
REQUEST Subdivision

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 December 5, 2019

APPLICANT Cedar & Saint Subdivision

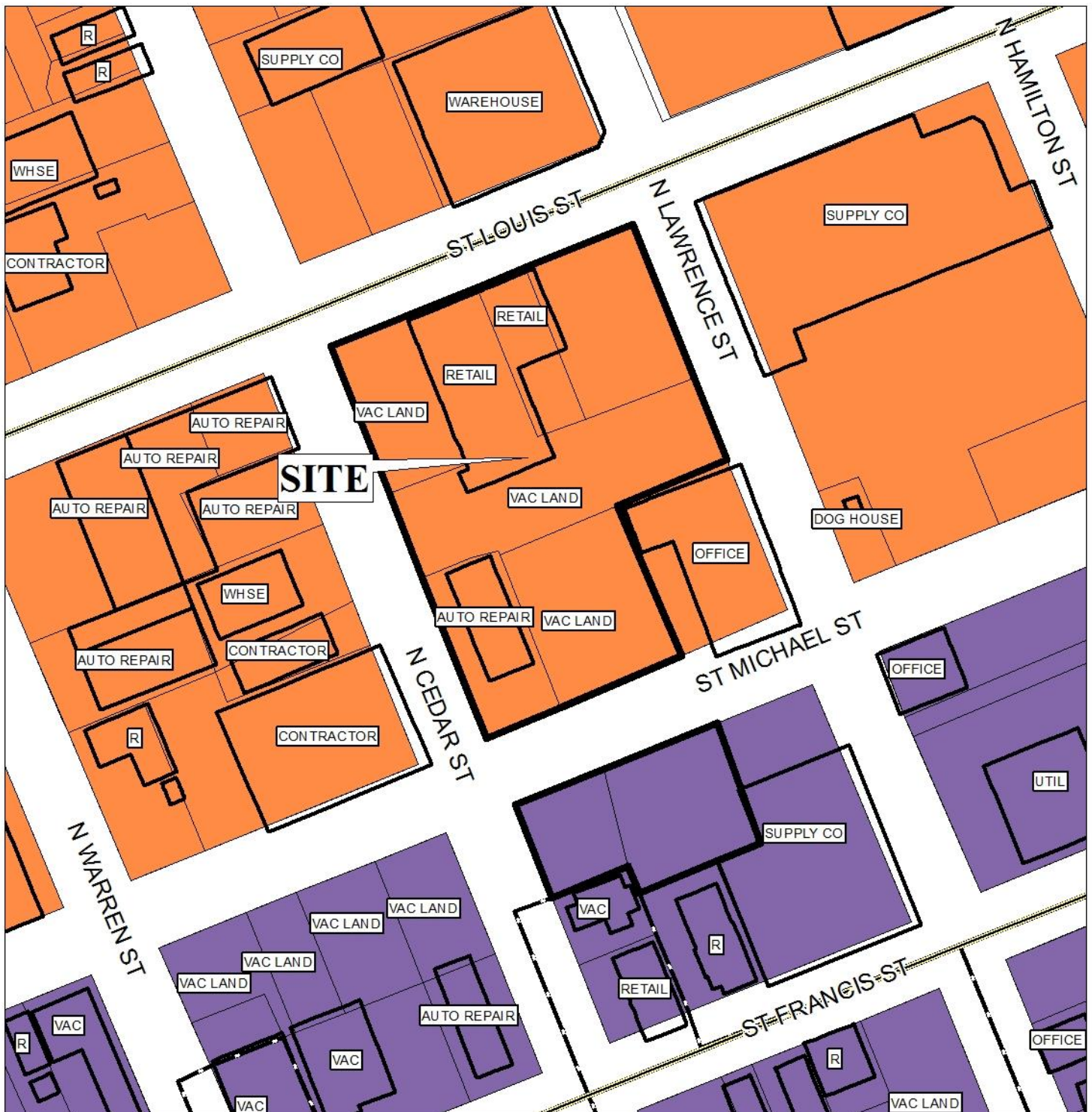
REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



NTS



# CEDAR & SAINT SUBDIVISION



APPLICATION NUMBER 5 DATE December 5, 2019

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





# CEDAR & SAINT SUBDIVISION



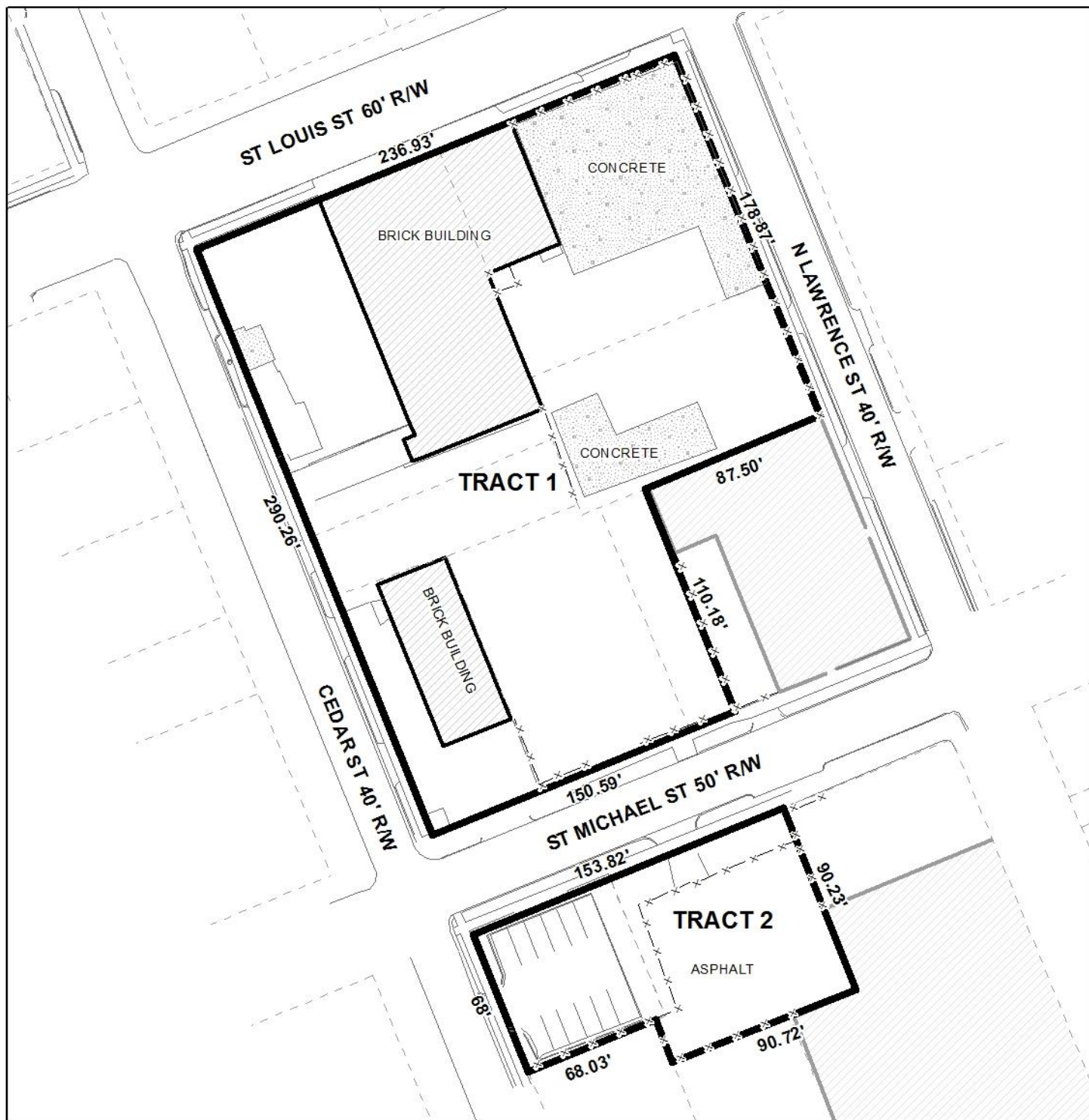
Mobile County Revenue Commission

APPLICATION NUMBER 5 DATE December 5, 2019





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE December 5, 2019  
APPLICANT Cedar & Saint Subdivision  
REQUEST Subdivision



