

## **PARKERS COMMON 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 reference, on the map and the description, to a monumented corner.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southwest corner of LOT A to the City of Mobile, and list the amount of dedicated acreage.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #83) LOTS A and B will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- I. 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.
- 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. 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.
- M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. 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: 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). 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 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 2-lot, 0.2±-acre subdivision located at the Northwest corner of Conti Street and Common Street, extending to the South side of Caroline Avenue, in Council District 2. The applicant states the site is served by public 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.

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 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 land use 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.

Mixed Density Residential areas should offer a mix of single-family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- to mid-rise, multi-family apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may also 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, 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.

It should also be noted that the proposed subdivision is located within the Old Dauphin Way Historic District, and, as such, any requests for construction are subject to review by the Architectural Review Board.

Proposed Lot 1 has frontages along Common Street and Caroline Avenue. Proposed Lot 2 also has frontage along Common Street, as well as along Conti Street. Each of these streets is a minor street with curb and gutter, thus requiring 50' right-of-way widths. Adequate rights-of-way are illustrated along Caroline Avenue and Conti Street, but not along Common Street. As such, if approved, dedication should be made to provide 25' from the centerline of Common Street.

Dedication of 25' corner radii at the intersections of Common Street and Caroline Avenue, as well as at Common Street and Conti Street, should be required, if approved, in compliance with Section V.D.6 of the Subdivision Regulations.

Neither lot, as proposed, meets the minimum size requirements of Section V.D.2. of the Subdivision Regulations, with Lot 1 comprised of 4,444± square feet, and Lot 2 comprised of 4,370± square feet. Additionally, each lot is substandard in width, with both proposed lots having 37.5'± of frontage along Common Street. While such lot designs may be common within the vicinity of the subject site, most are not legal lots of record and do not, therefore, constitute a means by which precedence can facilitate approval of additional substandard lots. Furthermore, the proposed lots would subdivide a metes-and-bounds parcel that would otherwise meet the minimum size requirements of the Subdivision Regulations if it were recorded as a single legal lot. Nevertheless, the lots are labeled with their sizes in square-feet and acres, which should be retained on the Final Plat, if approved, adjusted for dedication; or, provision of a table on the Final Plat providing the same information may suffice.

Regarding access management, if the request is approved, a note should be placed on the Final Plat to comply with Traffic Engineering comments which state that each lot is limited to one (1) curb cut, with its size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

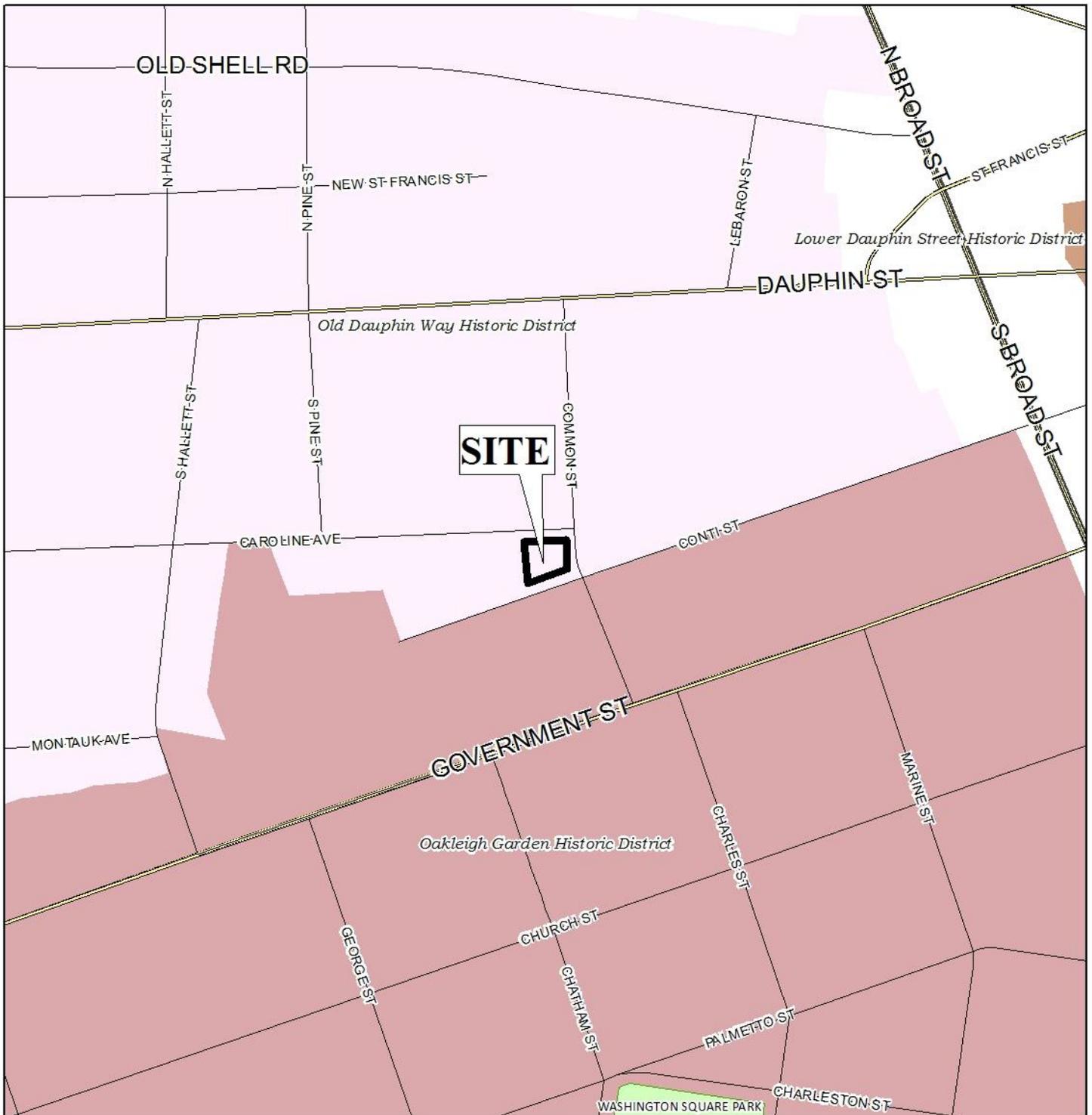
A 17' minimum building setback line is illustrated along Common Street for both lots, which does not meet the 25' minimum building setback requirement of Section V.D.9. of the Subdivision Regulations. It should also be noted that a substandard side yard setback is illustrated along the interior lot line of proposed Lot 1, and substandard corner side yard setbacks are illustrated on both lots. Additionally, a 10' rear yard setback is illustrated on both lots.

If approved, the substandard width of the lots would permit at least a 7' corner yard setback, as well as increased side and rear yard setbacks, but not reduced front and side yard setbacks. The lots are within the Old Dauphin Way Historic District, as mentioned, and, if approved, would benefit from flexible development requirements via the Historic District Overlay, to include reduced setbacks. Evidence of Historic District Overlay compliance to justify recording such unconventional setbacks was provided by the applicant, to include the houses at 16 and 18 Common Street, which have reduced side and front yard setbacks; however, the sizes of the proposed lots still would not meet the minimum size requirements of the Subdivision Regulations, especially after dedication, which may not be justified by the Historic District Overlay.

Based on the preceding the plat is recommended for Denial due to the following:

- 1) the proposed lot sizes do not comply with Section V.D.2. of the Subdivision Regulations.

# LOCATOR MAP



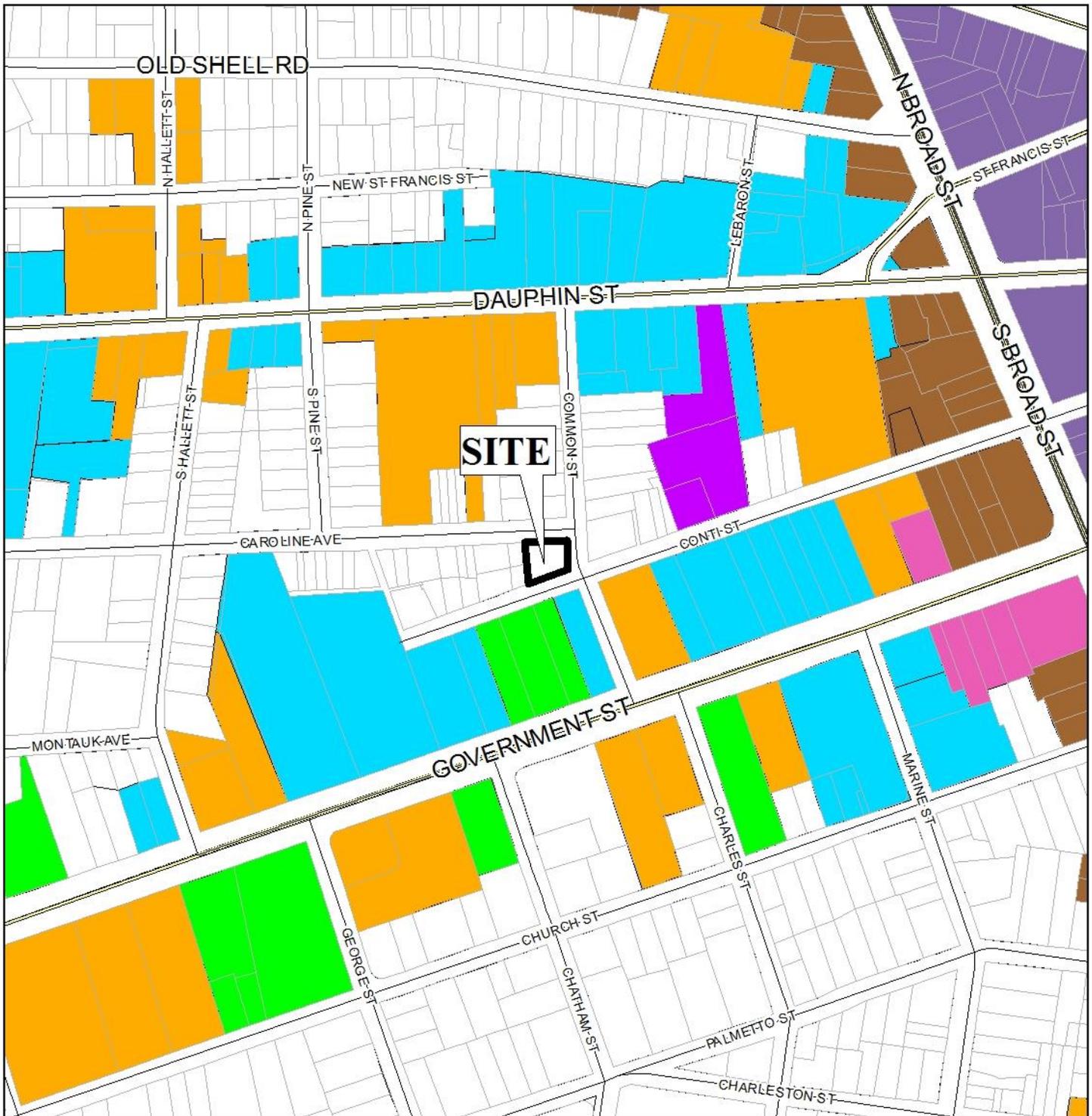
APPLICATION NUMBER 5 DATE December 6, 2018

APPLICANT Parkers Common Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



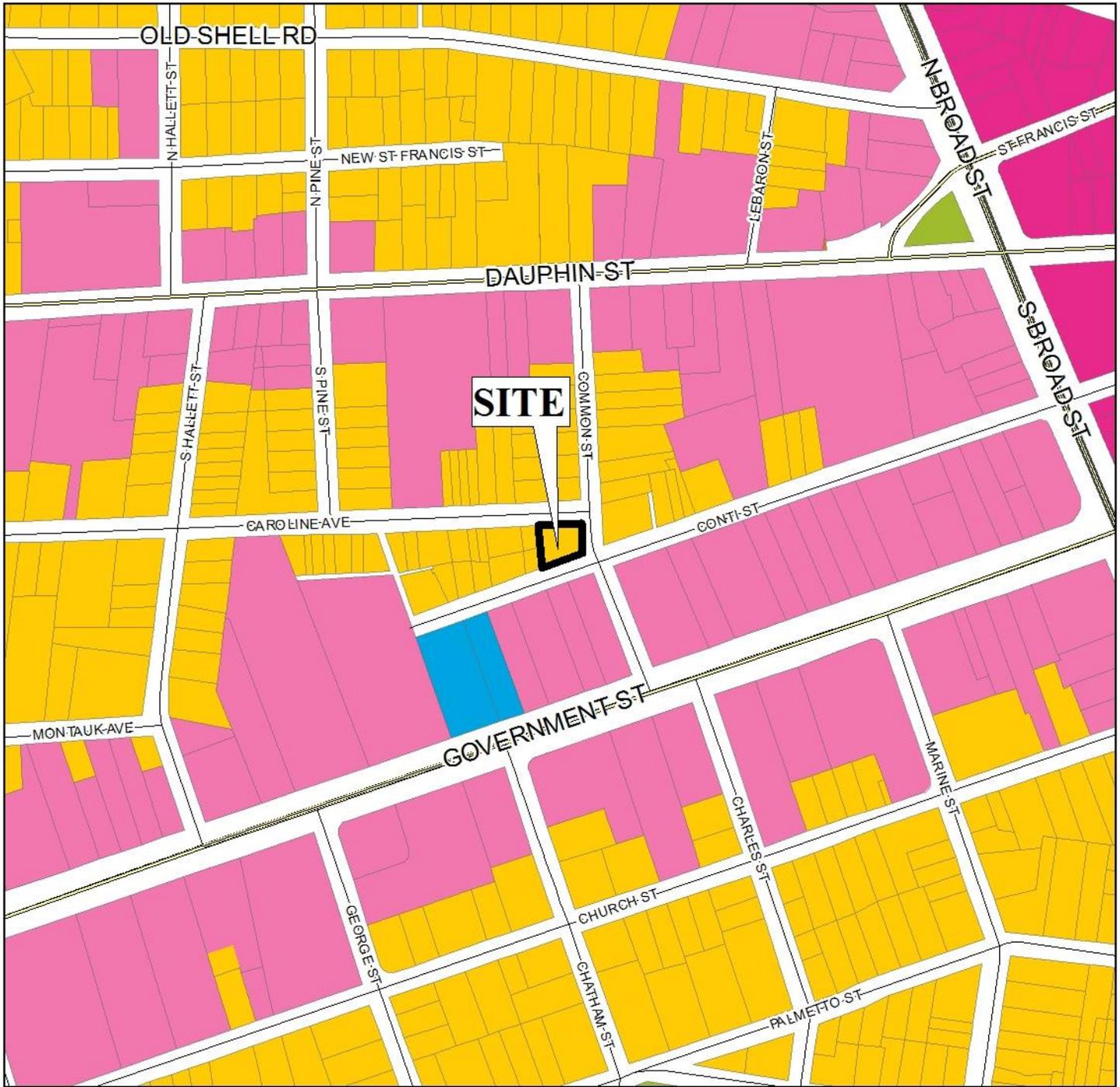
APPLICATION NUMBER 5 DATE December 6, 2018

APPLICANT Parkers Common Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE December 6, 2018

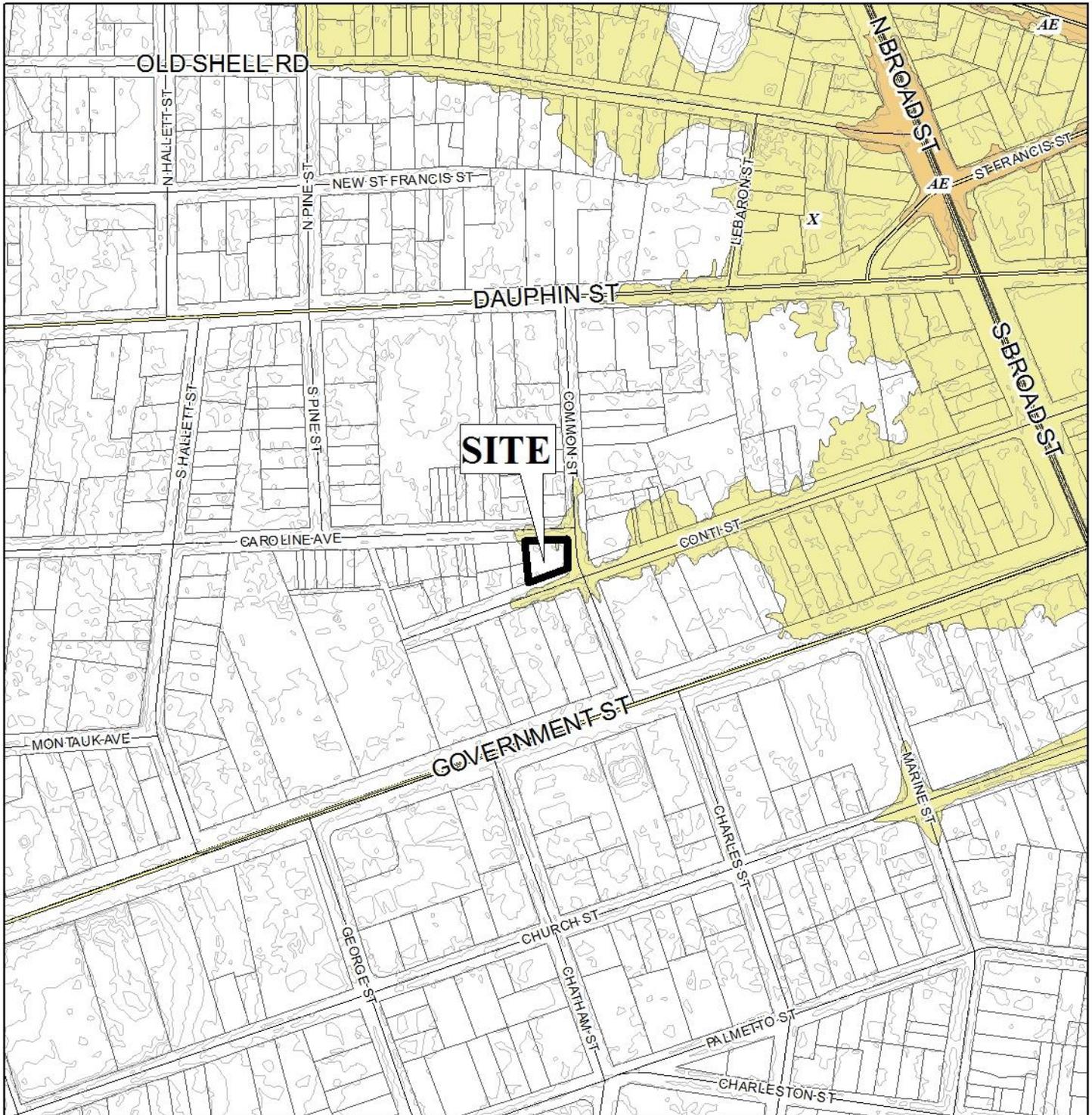
APPLICANT Parkers Common Subdivision

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 6, 2018

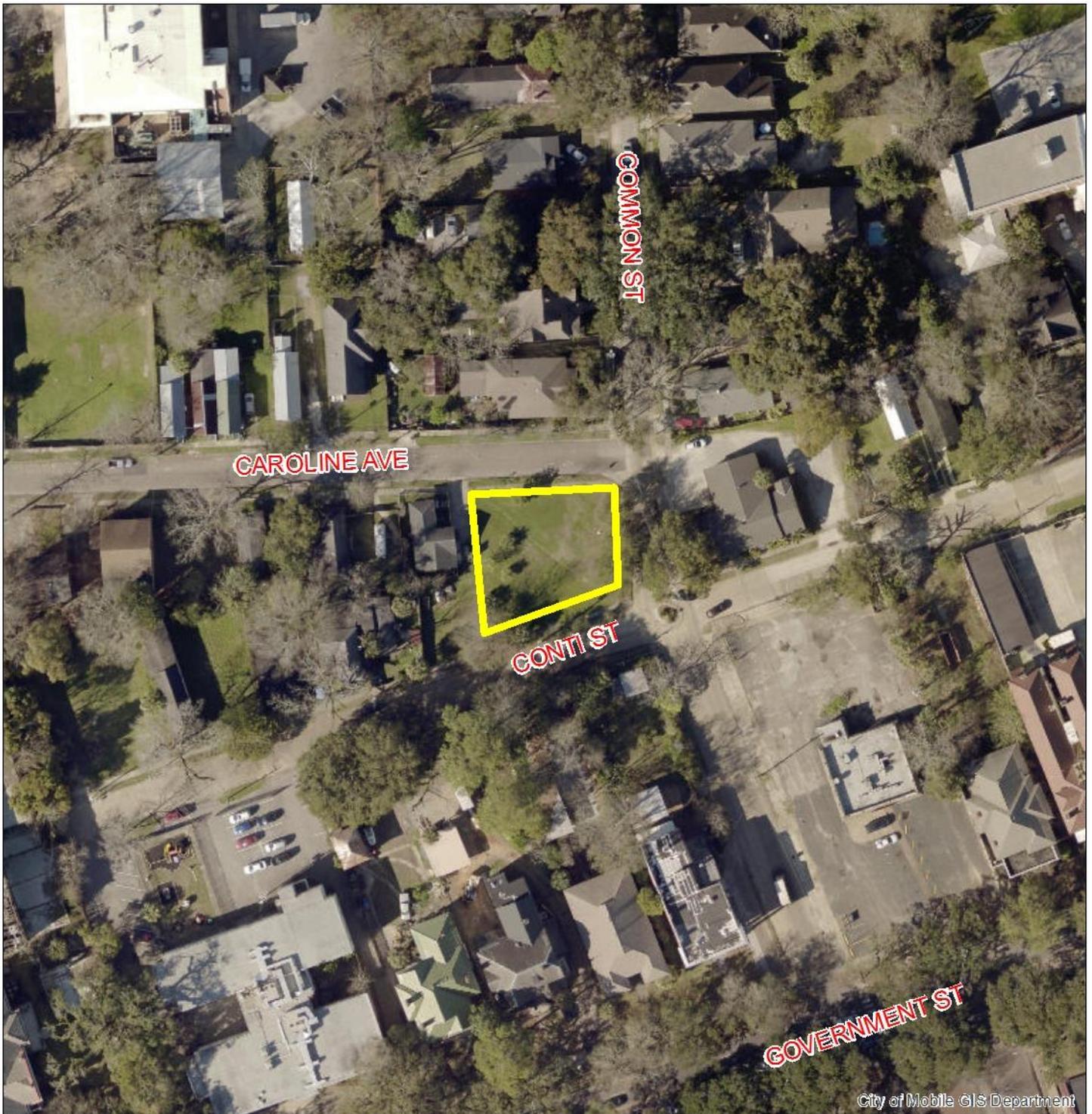
APPLICANT Parkers Common Subdivision

REQUEST Subdivision





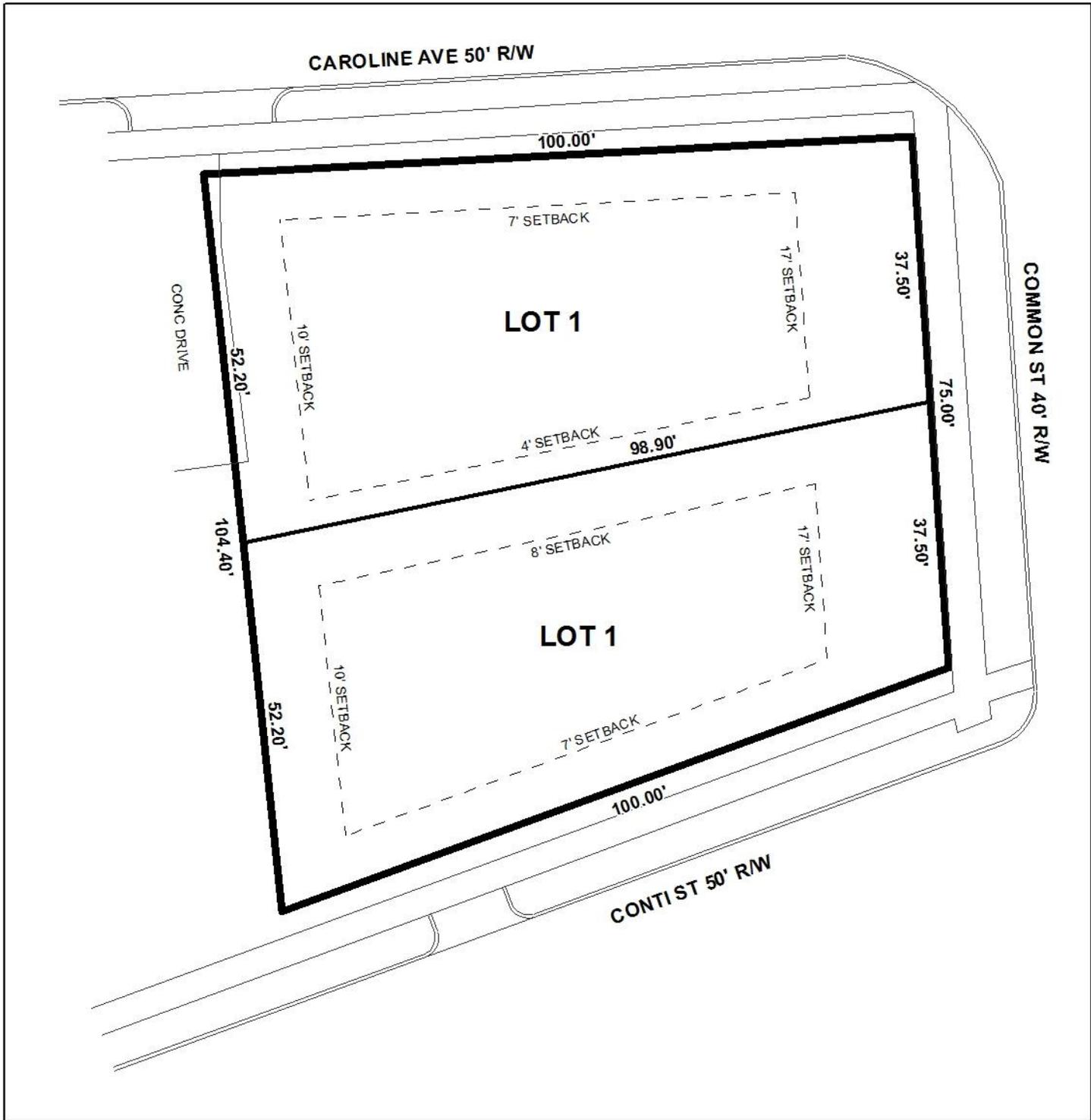
# PARKERS COMMON SUBDIVISION



APPLICATION NUMBER 5 DATE December 6, 2018



# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE December 6, 2018  
 APPLICANT Parkers Common Subdivision  
 REQUEST Subdivision

