

TULSA ESTATES SUBDIVISION, **RESUBDIVISION OF LOT 5**

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 the square footage of each lot.
- C. Provide the Surveyor's and Owner's (notarized) signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #74) 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 – NONE, LOT 2 - NONE.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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.
- K. 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: Driveway number, 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). 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, 0.7±-acre subdivision located at the West side of Oklahoma Drive, 365'± North of Old Shell Road, in Council District 7. The applicant states the property is served by public water and sanitary sewer systems.

The site is part of the Tulsa Park Estates Subdivision, the plat for which was signed by the Planning Commission on December 11, 1948 and recorded in Mobile County Probate Court on January 25, 1949. Since that time the property was divided by a metes-and-bounds description, which is not compatible with the Code of Alabama or the Subdivision Regulations. The request at hand will facilitate the legal resubdivision of the site by creating two (2) legal lots of record from two (2) metes-and-bounds parcels.

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 Low Density Residential 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.

The Low Density Residential designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline. The primary land use in the Low Density Residential districts is residential development where the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac.)

Low Density Residential neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as: complementary retail; parks and civic institutions, such as schools, community centers, neighborhood playgrounds; and, churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bike-able human scale.

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 lots have frontage along Oklahoma Drive, a minor street with curb and gutter requiring a 50' right-of-way. A 60' right-of-way is depicted on the plat, thus no additional dedication should be required.

The 25' minimum building setback line required by section V.D.9 of the Subdivision Regulations is not illustrated on either lot. If approved, the plat should be revised to illustrate the 25' minimum building setback line where each lot is at least 60' wide.

Proposed Lot 1 is irregularly shaped and may be regarded as a "panhandle" lot. Such a lot design is generally discouraged by Section V.D.1. of the Subdivision Regulations, the exception being the approval of lots located where varied and irregularly shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. The Planning Commission has approved a similar design for several lots within the vicinity of the subject site, therefore a waiver of Section V.D.1. may be appropriate.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, but are not labeled with their sizes in square feet and acres on the preliminary plat. This information should be provided on the revised plat, if approved, or provision of a table on the Final Plat providing the same information may suffice.

Regarding access management, a note reflecting Traffic Engineering's comments should be required on the Final Plat, if approved.

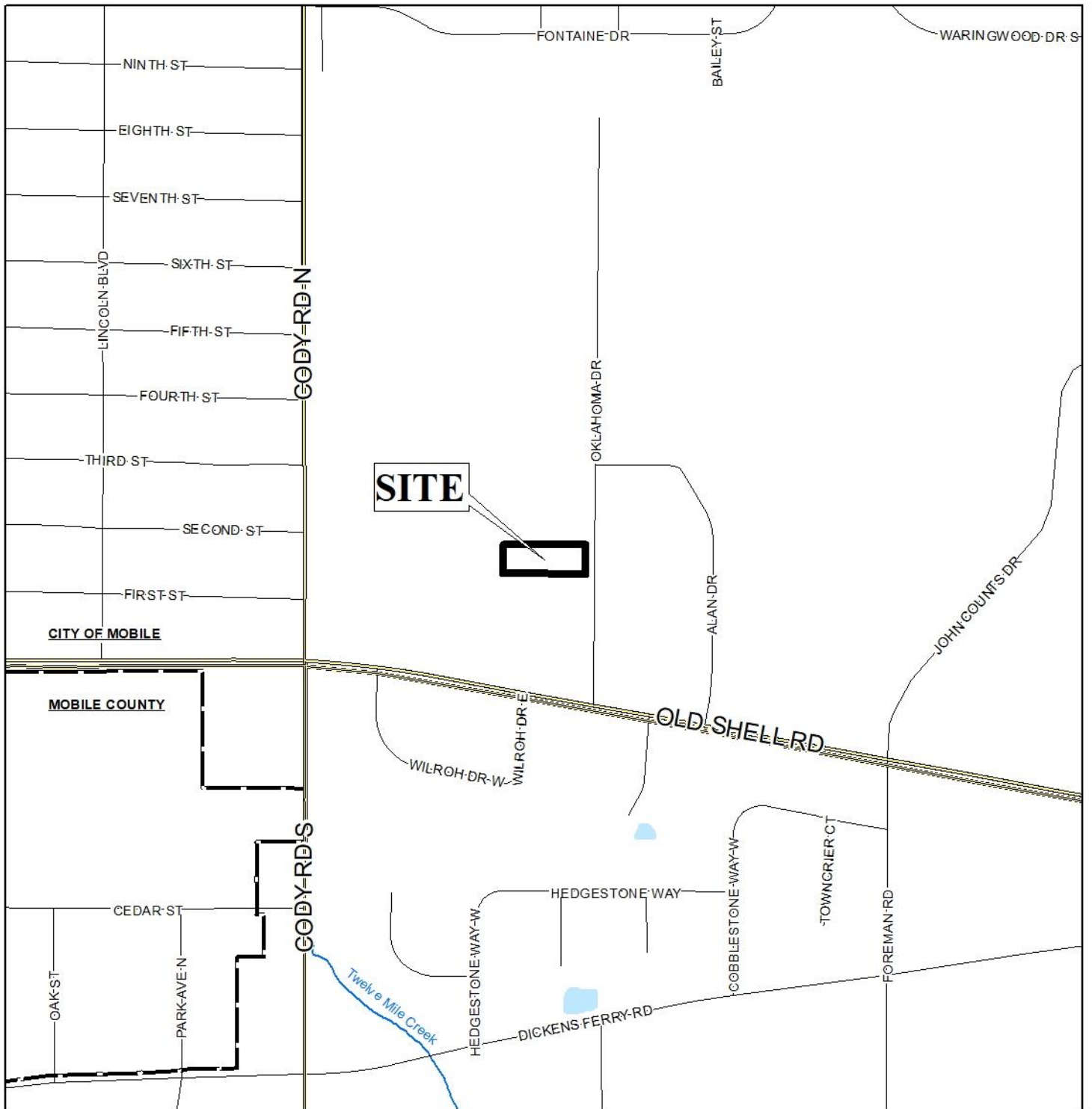
Finally, it should be noted that Building Permit applications to construct a duplex and accessory structure for use as a laundry room on the property were denied in July, 2020 and again in September, 2020. The property is zoned R-1, Single-Family Residential, thus only one (1) single-family dwelling will be allowed on each lot. Accessory structures are also permitted in an R-1 zoning district, but they shall be located on the same building site as the main structure, and their use shall be incidental to that of the main structure. All structures shall comply with setback and site coverage requirements of the underlying zoning district.

With a waiver of V.D.1. the proposed 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 illustrate the 25' minimum building setback line where each lot is at least 60' wide;
- 2) provision of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
- 3) 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) Provide the square footage of each lot. C) Provide the Surveyor's and Owner's (notarized) signatures. D) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #74) 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 – NONE, LOT 2 - NONE. E) 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. F) 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. G) 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. H) 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. I) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I) 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. J) 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.);
- 4) placement of a note on the plat with Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 5) 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). 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.);
 - 6) compliance with 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). 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.);
 - 7) completion of the subdivision process prior to the approval of any land disturbing or building permits for new home construction; and,
 - 8) compliance with all applicable Codes and Ordinances.

LOCATOR MAP



APPLICATION NUMBER 5 DATE February 18, 2021

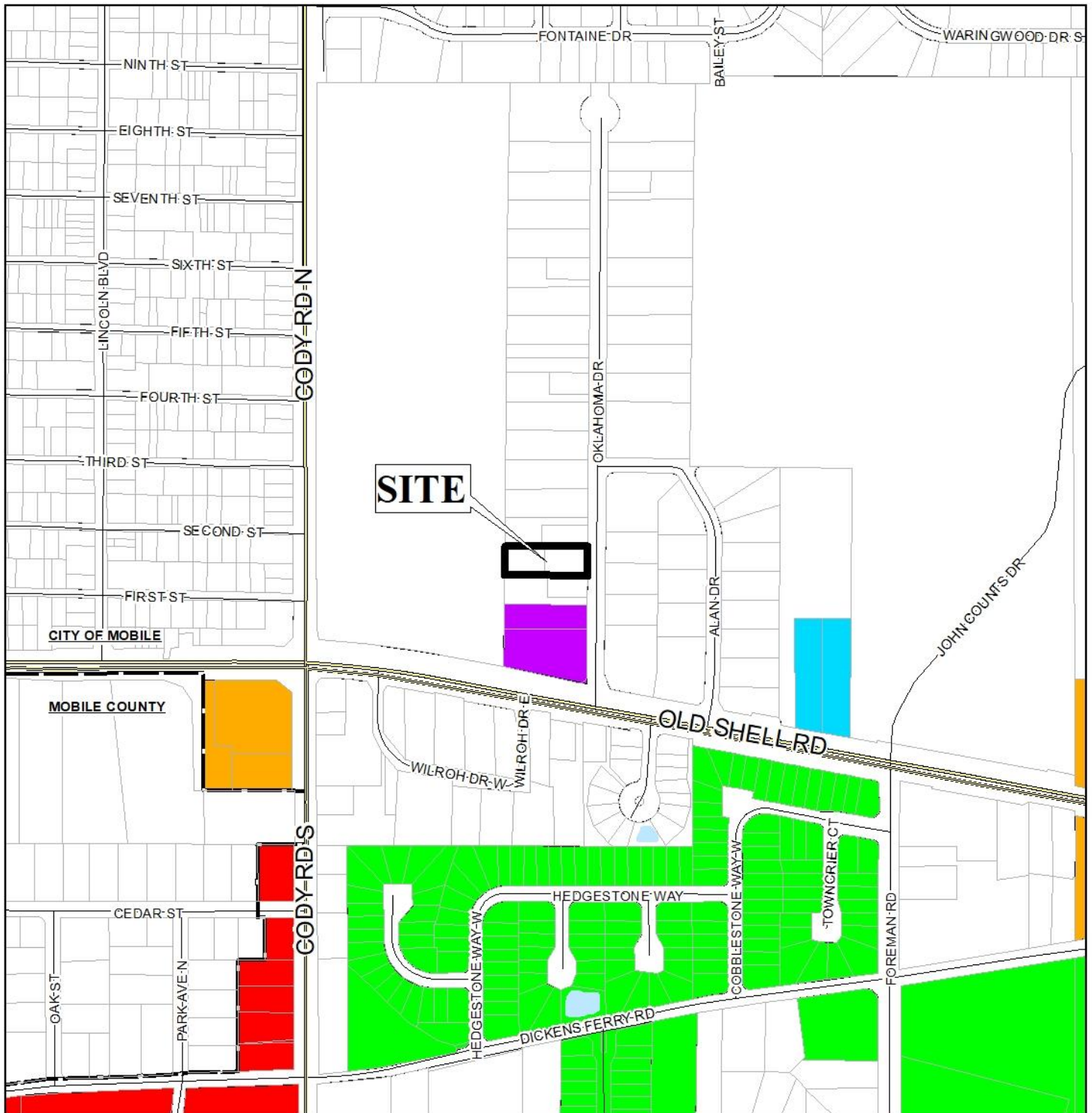
APPLICANT Tulsa Estates Subdivision, Resubdivision of Lot 5

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



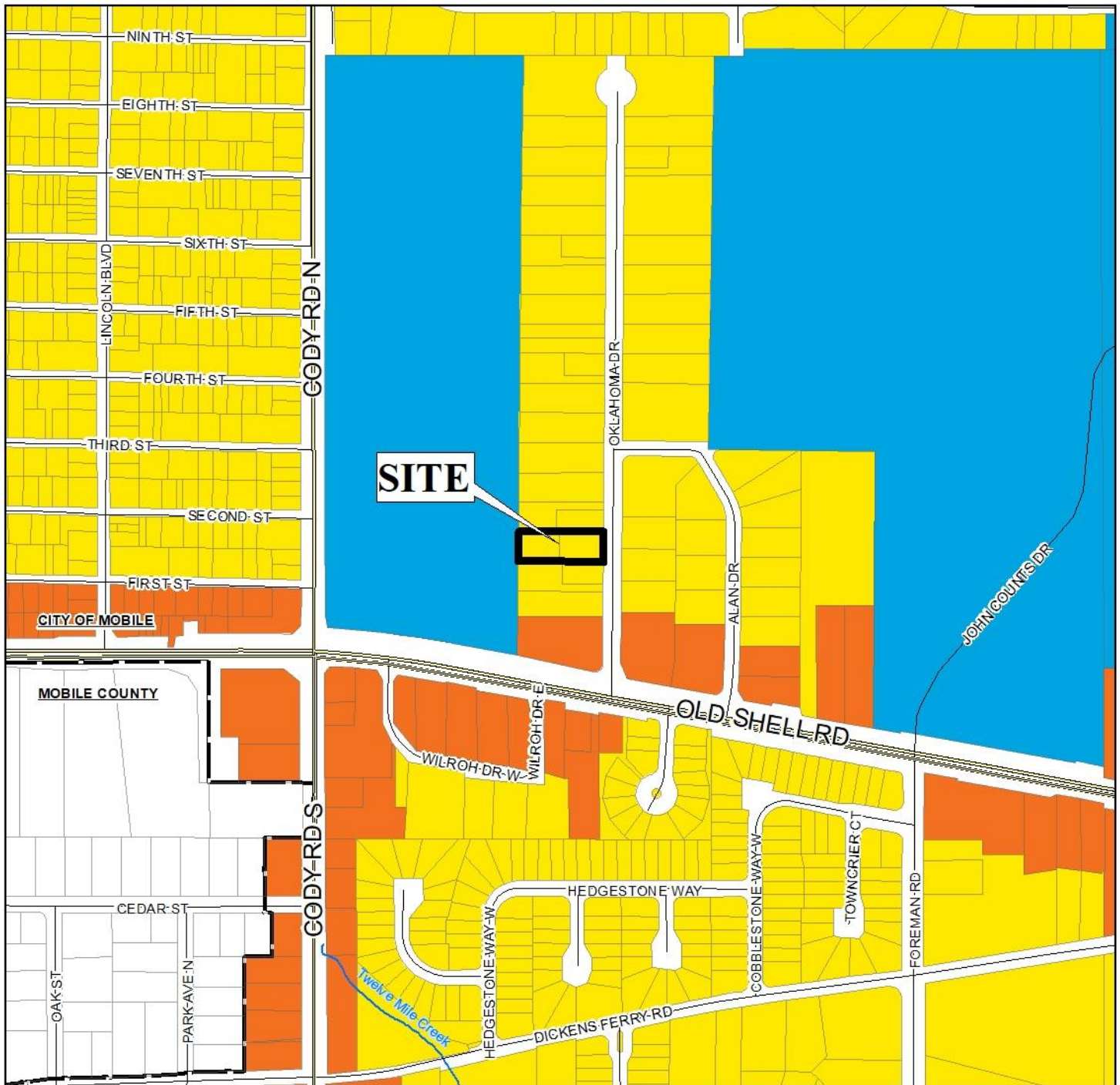
APPLICATION NUMBER 5 DATE February 18, 2021

APPLICANT Tulsa Estates Subdivision, Resubdivision of Lot 5

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE February 18, 2021

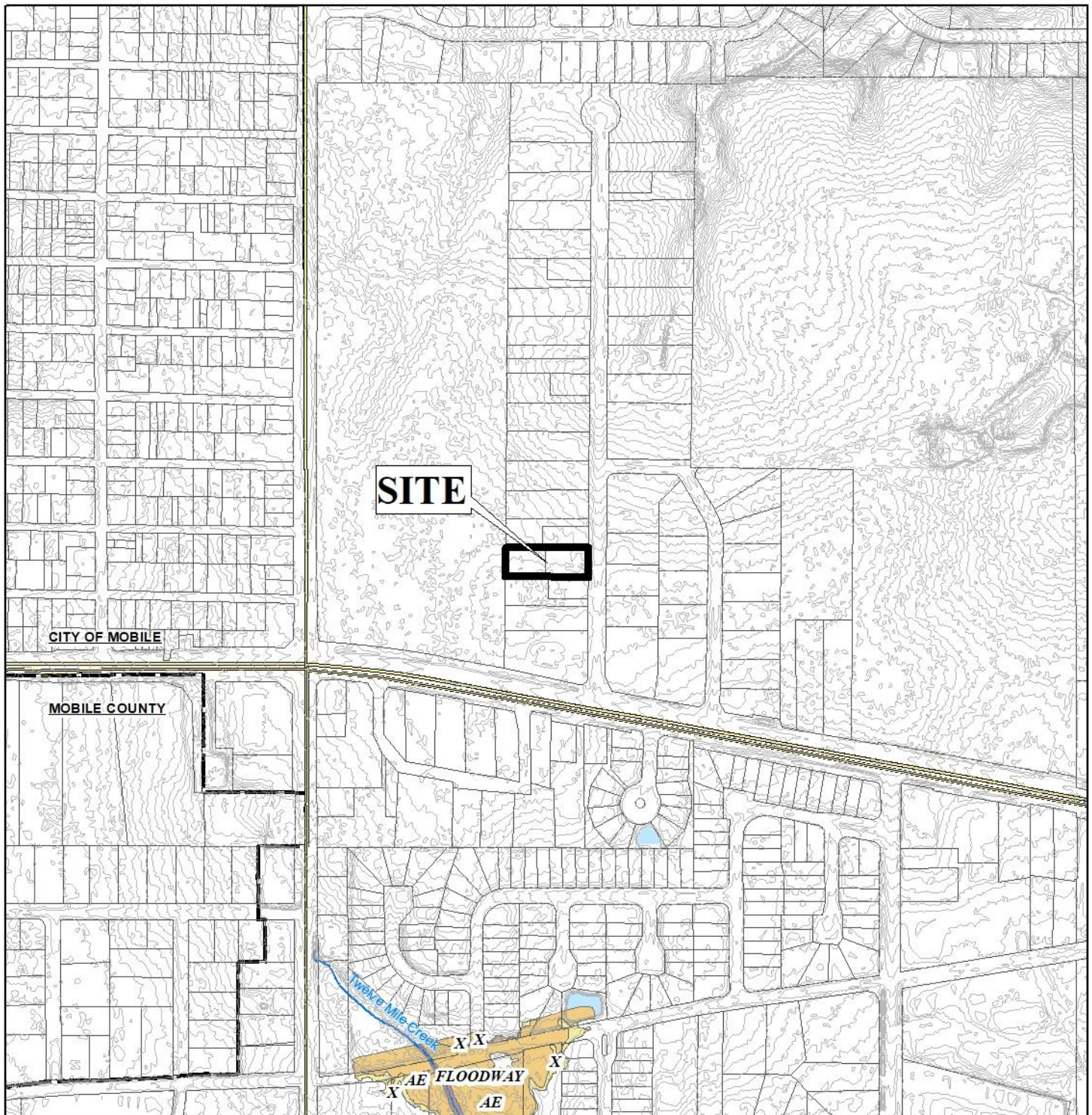
APPLICANT Tulsa Estates Subdivision, Resubdivision of Lot 5

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 February 18, 2021

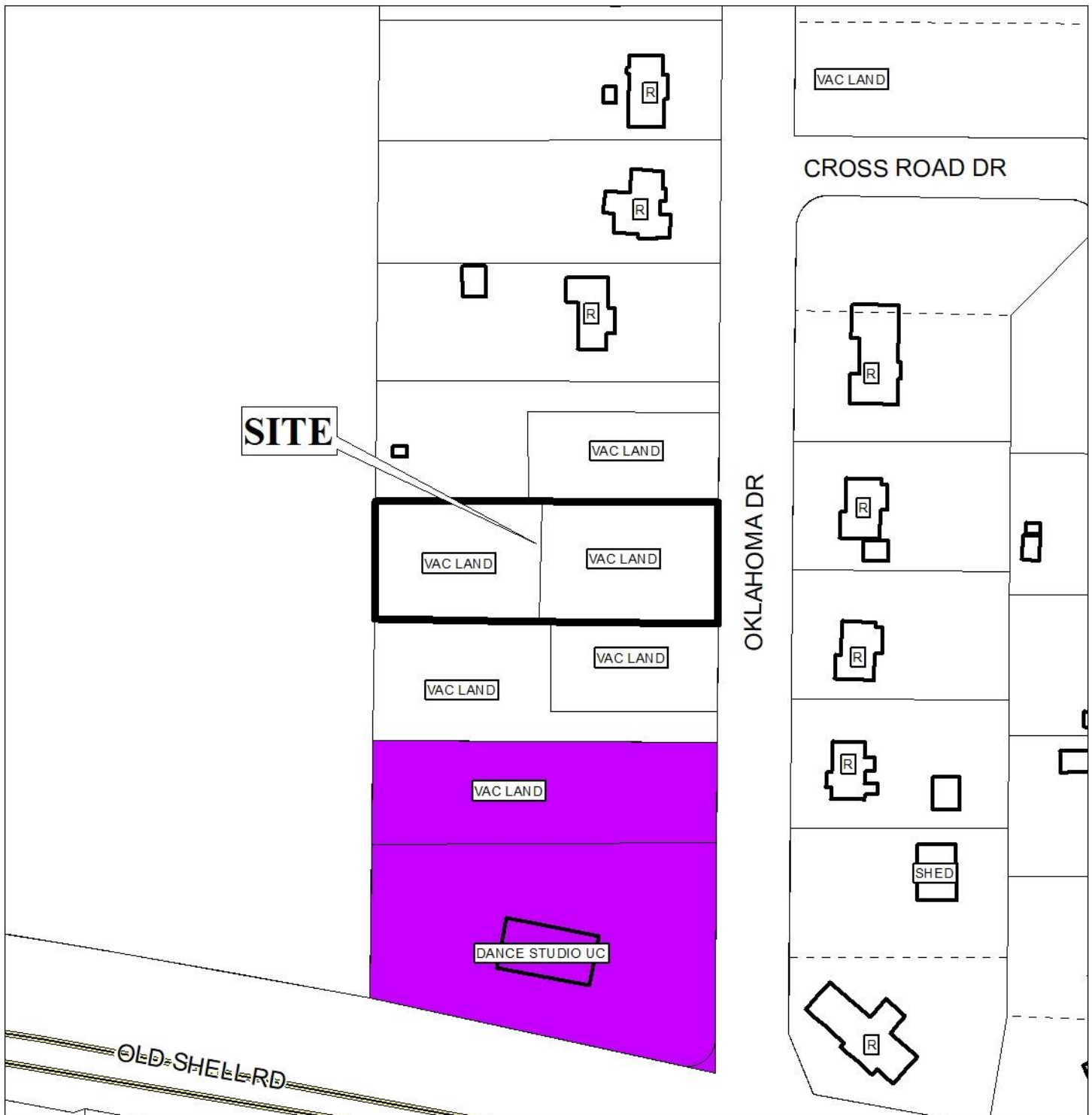
APPLICANT Tulsa Estates Subdivision, Resubdivision of Lot 5

REQUEST Subdivision



NTS

TULSA ESTATES SUBDIVISION RESUBDIVISION OF LOT 5



APPLICATION NUMBER 5 DATE February 18, 2021

 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



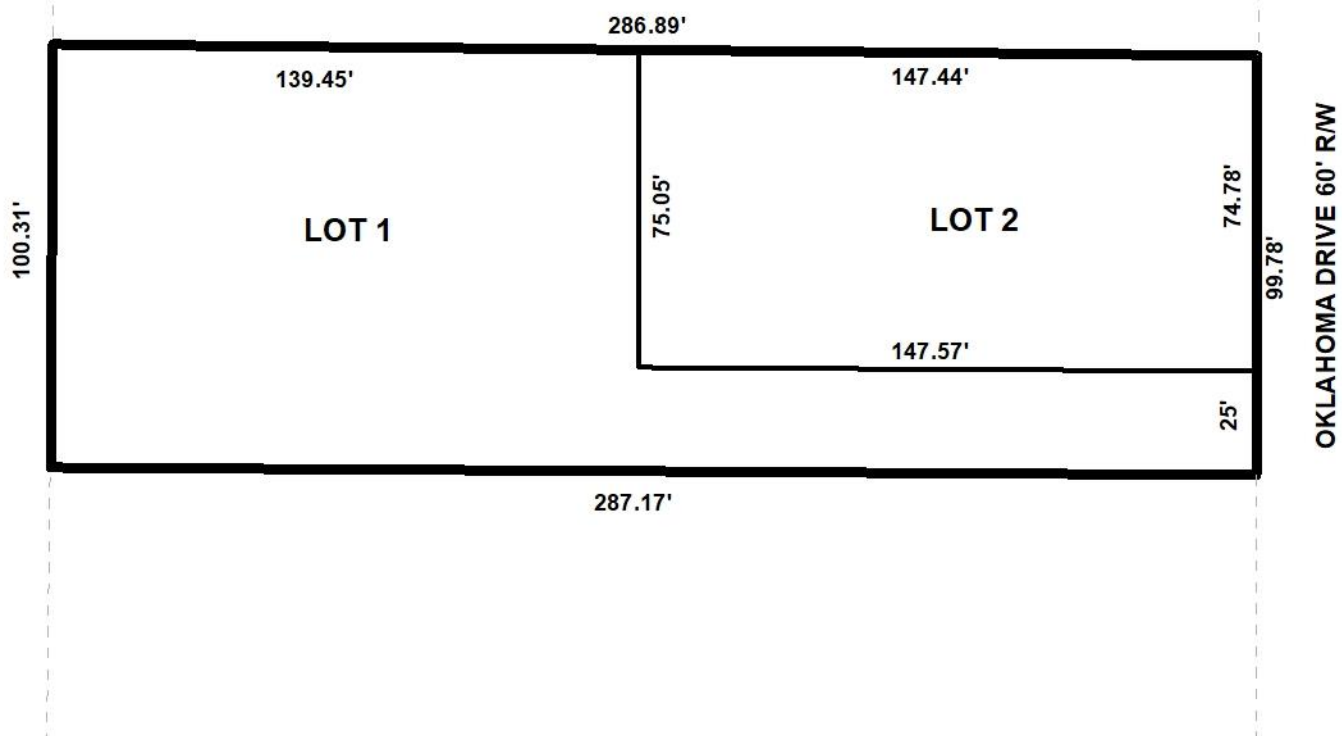
TULSA ESTATES SUBDIVISION RESUBDIVISION OF LOT 5



APPLICATION NUMBER 5 DATE February 18, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE February 18, 2021
APPLICANT Tulsa Estates Subdivision, Resubdivision of Lot 5
REQUEST Subdivision

