

BUCKLEY ESTATES 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. Add legible street names to the vicinity map.
- C. Show and label LOT 45 that is referred to in the written legal description.
- D. Label the lines drawn parallel to the existing water line. Provide an easement as required by MAWSS.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. The proposed subdivision appears to receive drainage that will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. Additional width may be required to allow vehicular and equipment access.
- J. Add a note to the SUBDIVISION PLAT stating the lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 1 – 4,000 sf.
- K. 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.
- L. 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.
- M. 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.
- N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- P. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Lot is limited to one curb cut per (open) street frontage 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).

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).

The plat illustrates the proposed 1-lot, 1.3± acres subdivision located at the South side of Spring Hill Avenue, extending to the West terminus of Irene Street, in Council District 7. The applicant states the property is served by public water and sanitary sewer systems.

The site has been given a **Low 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 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.)

These 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 subject site is composed of two (2) metes-and-bounds parcels that the applicant wishes to combine into one (1) legal lot of record. Both parcels are developed with single family dwellings, but recent Land Disturbance and Building permit reviews show that demolition of the structures is proposed and are to be replaced with one (1) single-family dwelling, and a garage with a second floor dwelling. It should be noted that demolition permits will be required for the removal of the existing structures. It should also be noted that the subject site is zoned R-1, Single-Family Residential District, and only one (1) single-family dwelling is permitted by right

in this zoning district. As such, the approval of any Land Disturbance or Building permits requires completion of the Subdivision process and compliance with all applicable Codes and Ordinances.

The proposed lot has frontage on Spring Hill Avenue, a major street requiring a 100' right-of-way per the recently adopted Major Street Plan. The preliminary plat illustrates an 80' right-of-way and should, therefore, if approved, be revised to provide dedication 50' from the centerline of Spring Hill Avenue.

The proposed lot also has frontage on Irene Street, a minor street with a substandard 33' of right-of-way. The plat illustrates as much, but previous approval of a nearby Subdivision at the October 16, 2003 meeting of the Planning Commission required dedication along Irene Street to provide 25' from its centerline. As such, revision of the preliminary plat should be required, if approved, to also provide dedication 25' from the centerline of Irene Street.

It should be noted that an unopened 33' wide right-of-way is illustrated along the West property line. While sufficient dedication would normally be required, the applicant has provided a statement that the right-of-way has never been opened or used as a roadway; rather, that the City uses the right-of-way for drainage, which is perhaps evidenced by an existing concrete drainage ditch. The applicant also mentions that previous subdivision approval in 1992 of the lot adjacent to the right-of-way did not require dedication and, as such, is requesting a similar waiver of dedication for the proposed lot. Staff confirms that previous dedication was not required by the Planning Commission 1992, thus a waiver of Section V.B.14. may be appropriate.

The applicant is also requesting that the minimum setback requirement along the existing 33' of right-of-way be 8' instead of the greater 12' minimum setback required at this particular site for a side street, side yard. Such setback requirements are codified in Sections V.D.5. and V.D.9. of the Subdivision Regulations, and 64-4.D.3. of the Zoning Ordinance.

The adjacent subdivision approved in 1992, Provident Court, was not required to provide a setback greater than 8 feet along the unopened right-of-way. The subdivision did, however, dedicate right-of-way along Irene Street and provided an 8' setback from the Irene Street right-of-way; however, access was denied for Provident Court lots.

Review of the proposed site improvements shows that the reduced setback would accommodate the proposed garage with a second floor dwelling; however, the reduced setback is not justified when, as a result of the proposed Subdivision, the size of the lot would provide sufficient options to comply with the applicable setback requirements. If approved, a waiver of Section V.D.5. and V.D.9. of the Subdivision Regulations would be required. It should be noted, however, that while such a waiver would make an exception to the Subdivision Regulations, a Variance approved by the Board of Zoning Adjustment will be required to address Section 64-4.D.3. of the Zoning Ordinance.

The minimum building setback lines required by Sections V.D.5. and V.D.9. of the Subdivision Regulations are not illustrated on the preliminary plat; therefore, revision of the plat to illustrate

the appropriate minimum building setback lines along all frontages should be required, if approved, including a 25' setback along Irene Street, adjusted for any required dedication.

The proposed lot meets the minimum size requirements for lots served by public water and sanitary sewer systems, and is appropriately labeled in both square feet and acres. This information should be retained on the Final Plat; or, provision of a table on the Final Plat providing the same information may suffice.

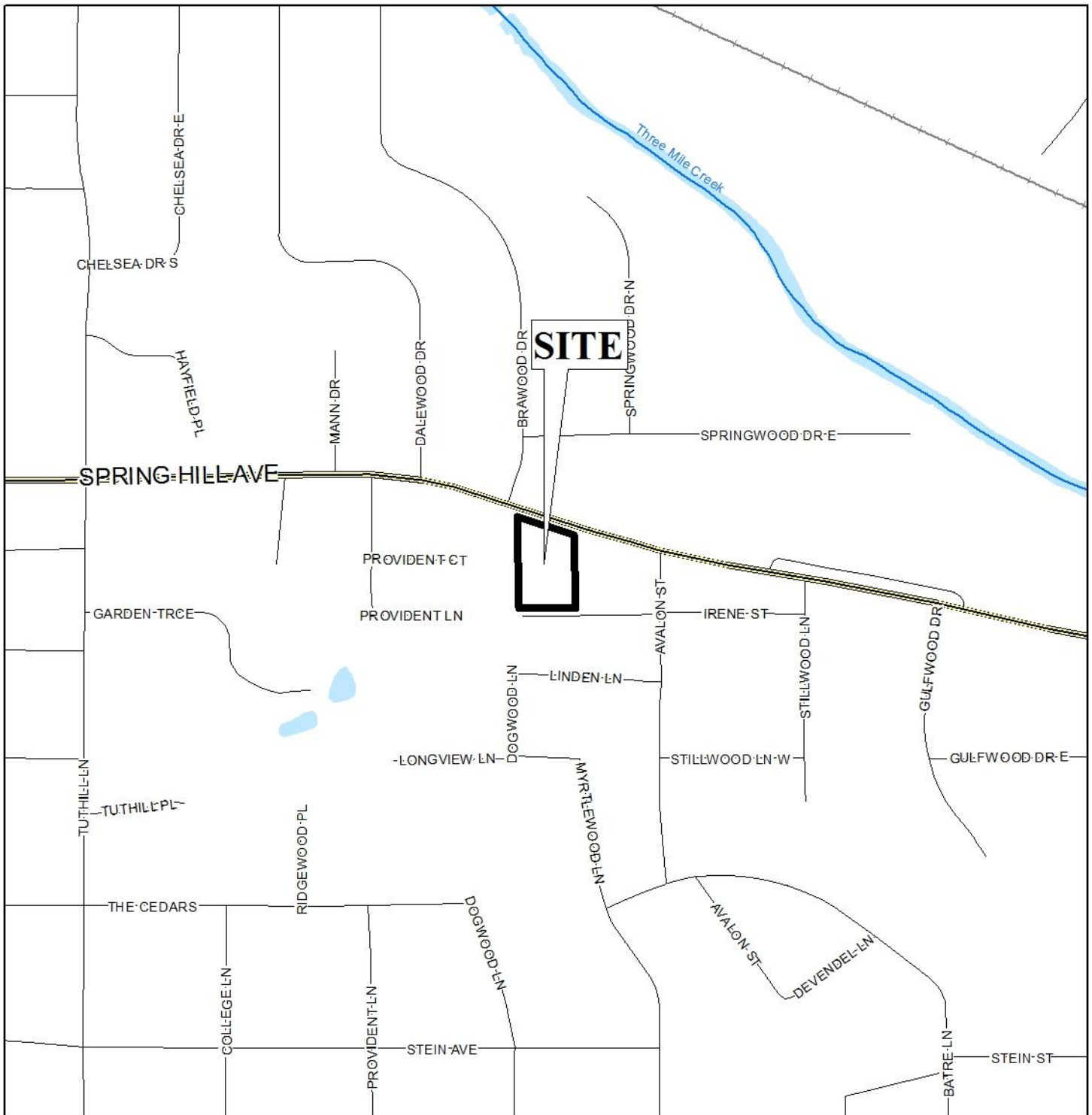
Finally, regarding access management, a note should be placed on the Final Plat, if approved, limiting the lot to one (1) curb cut per open street frontage, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards.

Based on the preceding, and with a waiver of Sections V.D.5, V.D.9., and V.B.14, the Subdivision is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to illustrate dedication sufficient to provide 50' from the centerline of Spring Hill Avenue;
- 2) revision of the plat to illustrate dedication sufficient to provide 25' from the centerline of Irene Street;
- 3) revision of the plat to illustrate the 25' minimum building setback lines along Spring Hill Avenue and Irene Street, adjusted for dedication;
- 4) revision of the plat to illustrate the 12' minimum building setback line along the 33' unopened right-of-way of Dogwood Lane, if approved by the Board of Zoning Adjustment, otherwise a 25' setback is required;
- 5) retention of the lot size in square feet and acres on the Final Plat, or provision of a table providing the same information, adjusted for dedication;
- 6) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut per open street frontage, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) 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) Add legible street names to the vicinity map. C) Show and label LOT 45 that is referred to in the written legal description. D) Label the lines drawn parallel to the existing water line. Provide an easement as required by MAWSS. E) Provide and label the monument set or found at each subdivision corner. F) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G) Provide the Surveyor's Certificate and Signature. H) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I) The proposed subdivision appears to receive drainage that will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. Additional width may be required to allow vehicular and equipment access. J) Add a note to the SUBDIVISION PLAT stating the lots will be allowed to add the following amount of

- impervious area before storm water detention is required: LOT 1 – 4,000 sf. K) 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. L) 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. M) 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. N) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 8) compliance with Traffic Engineering comments: *(Lot is limited to one curb cut per (open) street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 9) 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.));*
 - 10) 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).);*
 - 11) completion of the Subdivision process prior to any requests for Land Disturbance or Building permits; and,
 - 12) compliance with all applicable Codes and Ordinances.

LOCATOR MAP



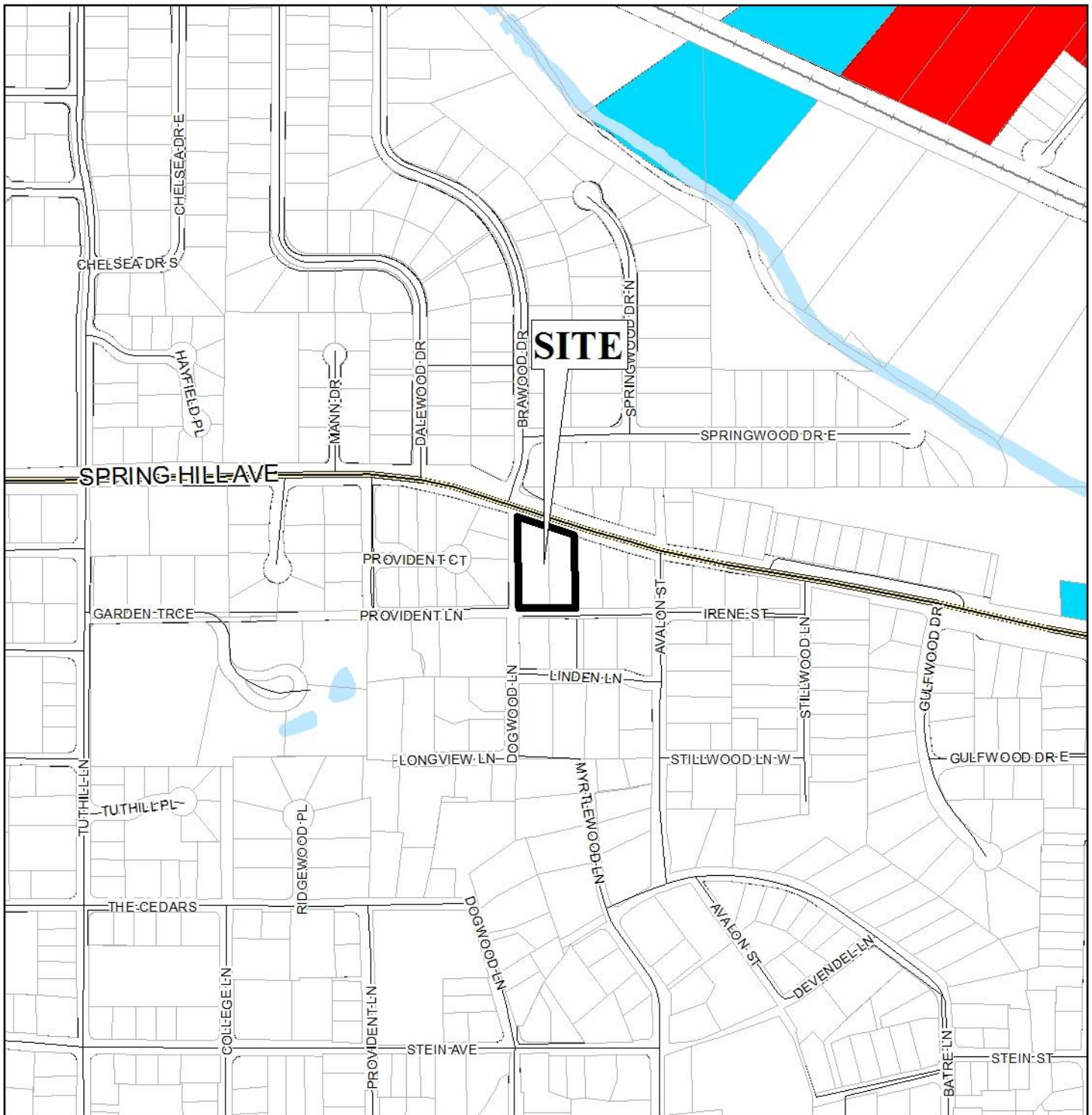
APPLICATION NUMBER 5 DATE December 21, 2017

APPLICANT Buckley Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



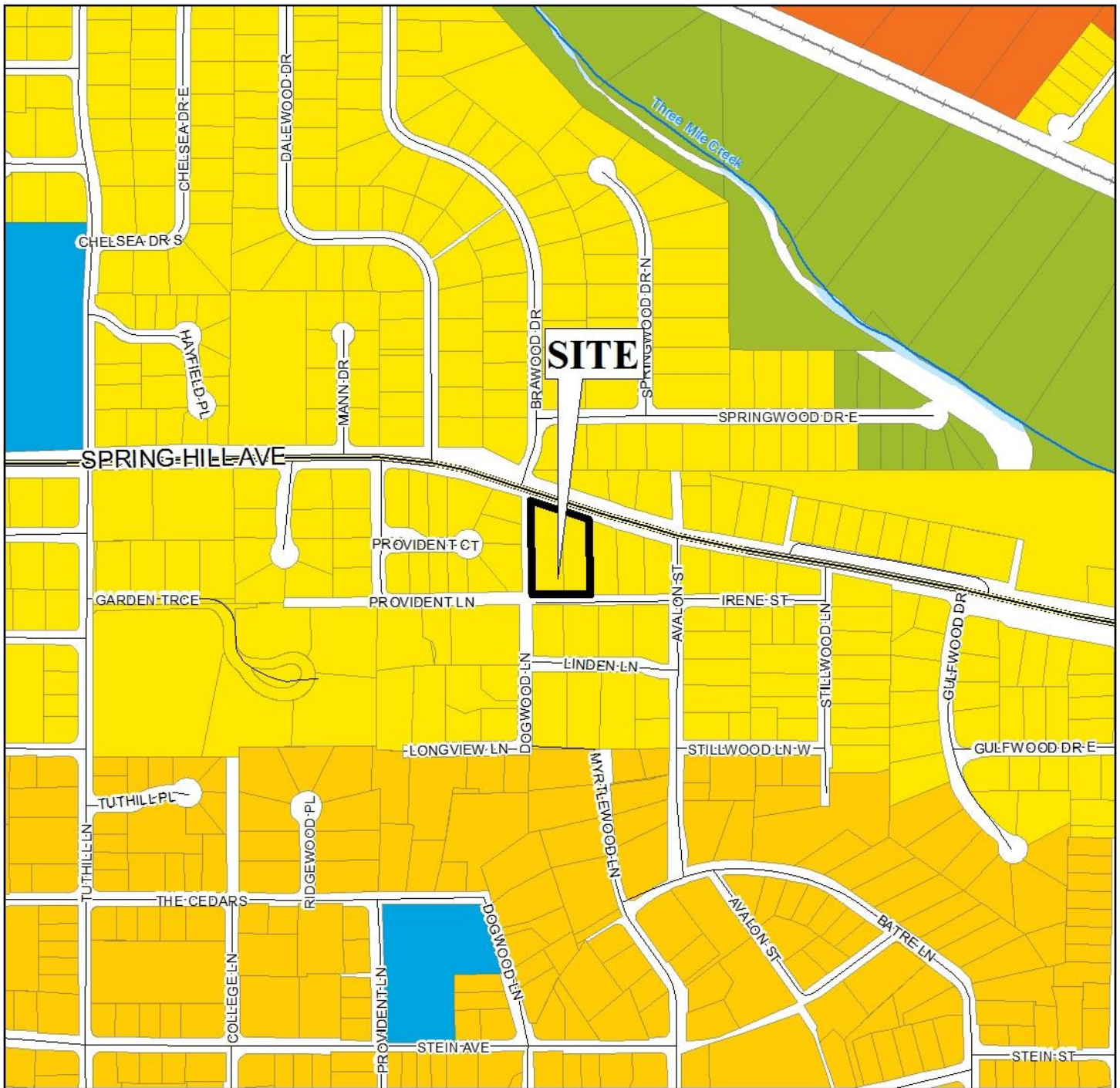
APPLICATION NUMBER 5 DATE December 21, 2017

APPLICANT Buckley Estates Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE December 21, 2017

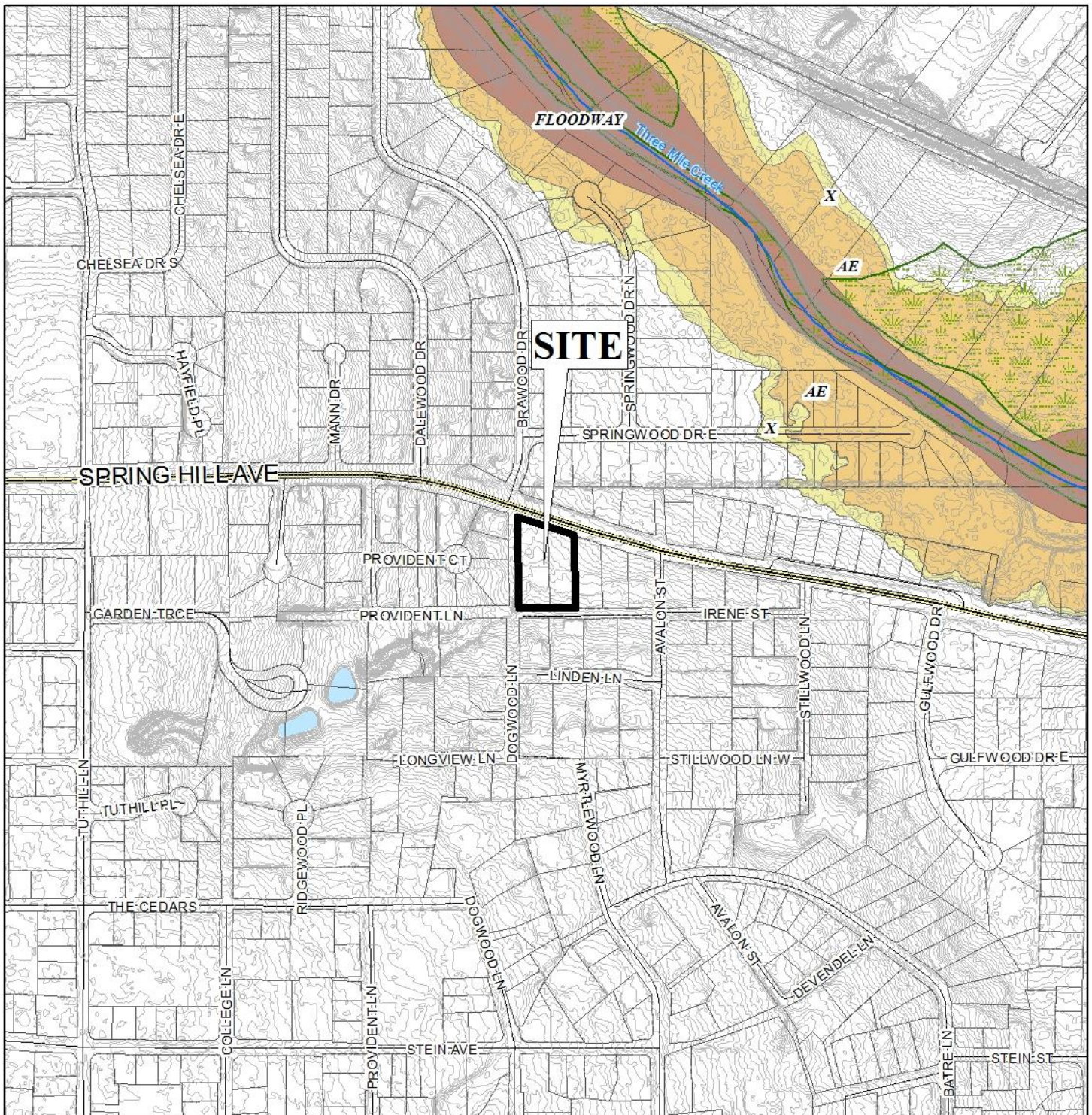
APPLICANT Buckley Estates Subdivision

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



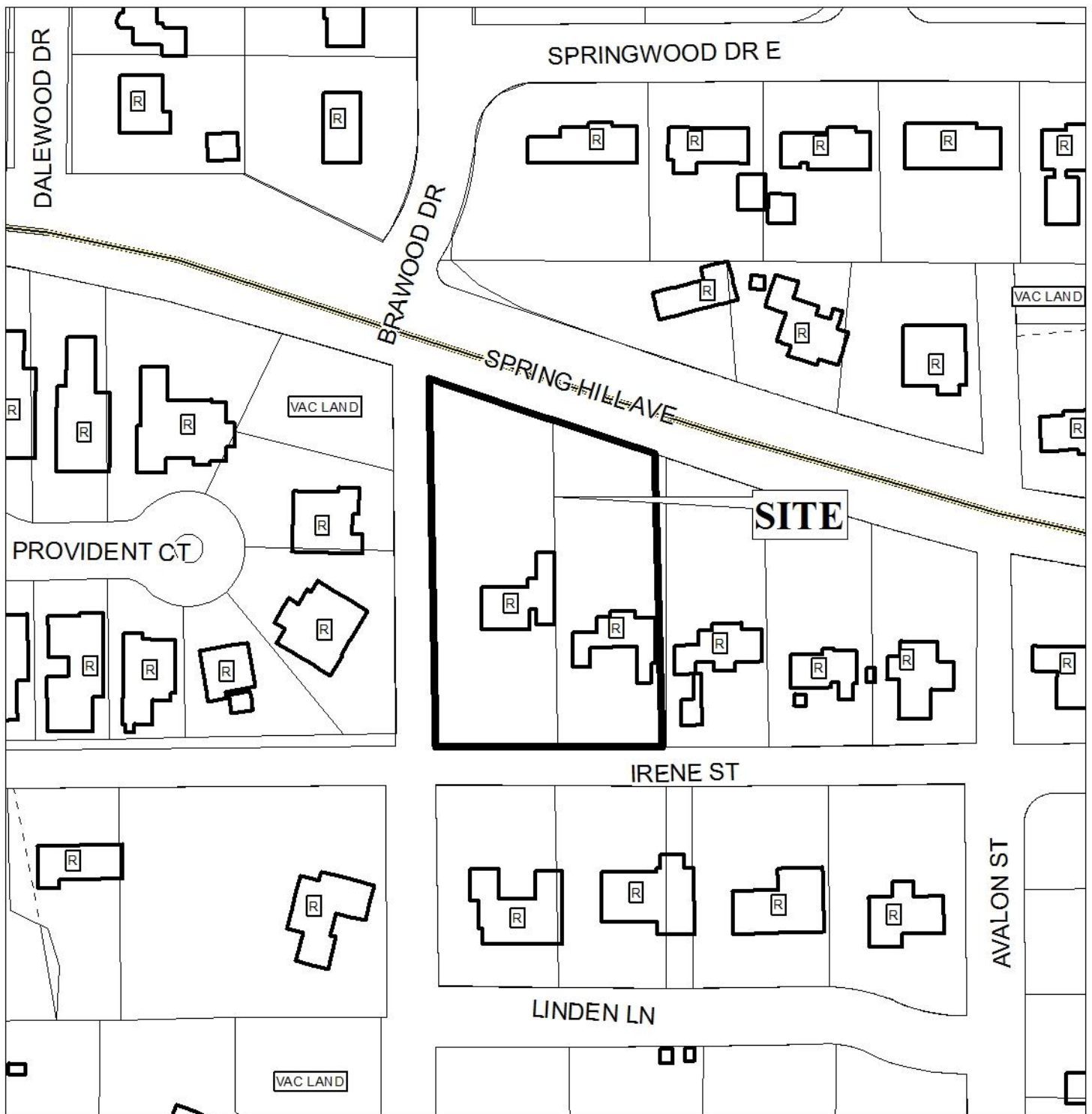
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APPLICANT Buckley Estates Subdivision

REQUEST Subdivision



BUCKLEY ESTATES 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



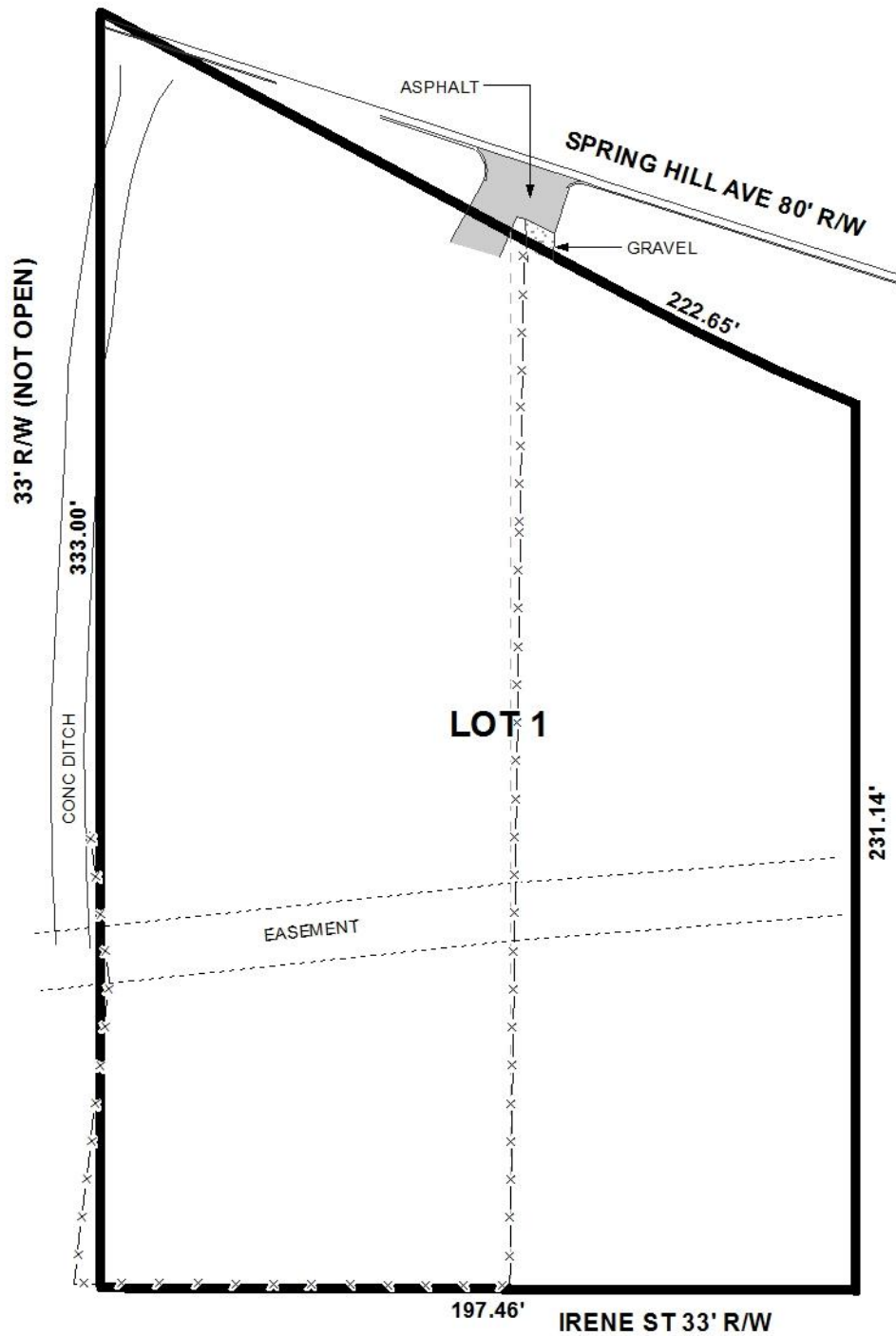
BUCKLEY ESTATES SUBDIVISION



APPLICATION NUMBER 5 DATE December 21, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE December 21, 2017

APPLICANT Buckley Estates Subdivision

REQUEST Subdivision

