

DOWNTOWNER COMMERCIAL PARK **SUBDIVISION, RESUBDIVISION OF LOTS 1 & 3**

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. Add a signature block for the Owner, Notary Public, Planning Commission, Surveyor, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- 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 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. 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: Lot is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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).

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 1-lot, 7.7± acre subdivision which is located at the Northeast corner of Downtowner Boulevard and Michael Boulevard, in Council District 5. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from two legal lots of record.

The site has been given a Mixed Commercial Corridor (MCC) 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 mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

Downtowner Commercial Park Subdivision was approved by the Commission in December, 1999, as a 3-lot subdivision. The applicant now proposes to combine Lots 1 and 3 into one lot to allow the expansion of a parking area on Lot 1 which is currently developed. Existing Lot 3 is undeveloped. The proposed lot will meet the minimum size requirements of the Subdivision Regulations.

Both existing lots have frontage along Michael Boulevard, and Lot 1 also has frontage along Downtowner Boulevard. Michael Boulevard is a component of the Major Street Plan with a planned 100' right-of-way, and with a current 90' right-of-way. However, as dedication was recorded with Downtowner Commercial Park Subdivision providing 50' from the centerline of Michael Boulevard, no further dedication would be required. A 25' radius curve at the

intersection of Michael Boulevard and Downtowner Boulevard was also provided with that recording. Downtowner Boulevard is a minor street with a current 80' right-of-way; therefore, no dedication would be required.

As per the Traffic Engineering comments, the lot should be limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

As on the preliminary plat, the lot size in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The 25' minimum building setback line and the street right-of-way widths should also be retained on the Final Plat. The plat indicates a 15' drainage easement along the East boundary of the site. Therefore, a note should be required on the Final Plat stating that no structure may be constructed or placed within any easement.

Lot 1 was developed with a public sidewalk within the right-of-way. If approved, this application will expand the site to include an undeveloped area with no public sidewalk within the right-of-way. Therefore, the applicant should be mindful that, when developed, a public sidewalk will be required to be constructed along the new portion of the lot along Michael Boulevard, or a Sidewalk Waiver must be granted.

Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line along both street frontages on the Final Plat;
- 4) retention of the right-of-way widths for both streets on the Final Plat;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 6) 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. Add a signature block for the Owner, Notary Public, Planning Commission, Surveyor, Traffic Engineer, and City Engineer. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. 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 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.];

- 7) *compliance with the Traffic Engineering comments: (Lot is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) *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).]; and*
- 9) *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)].*

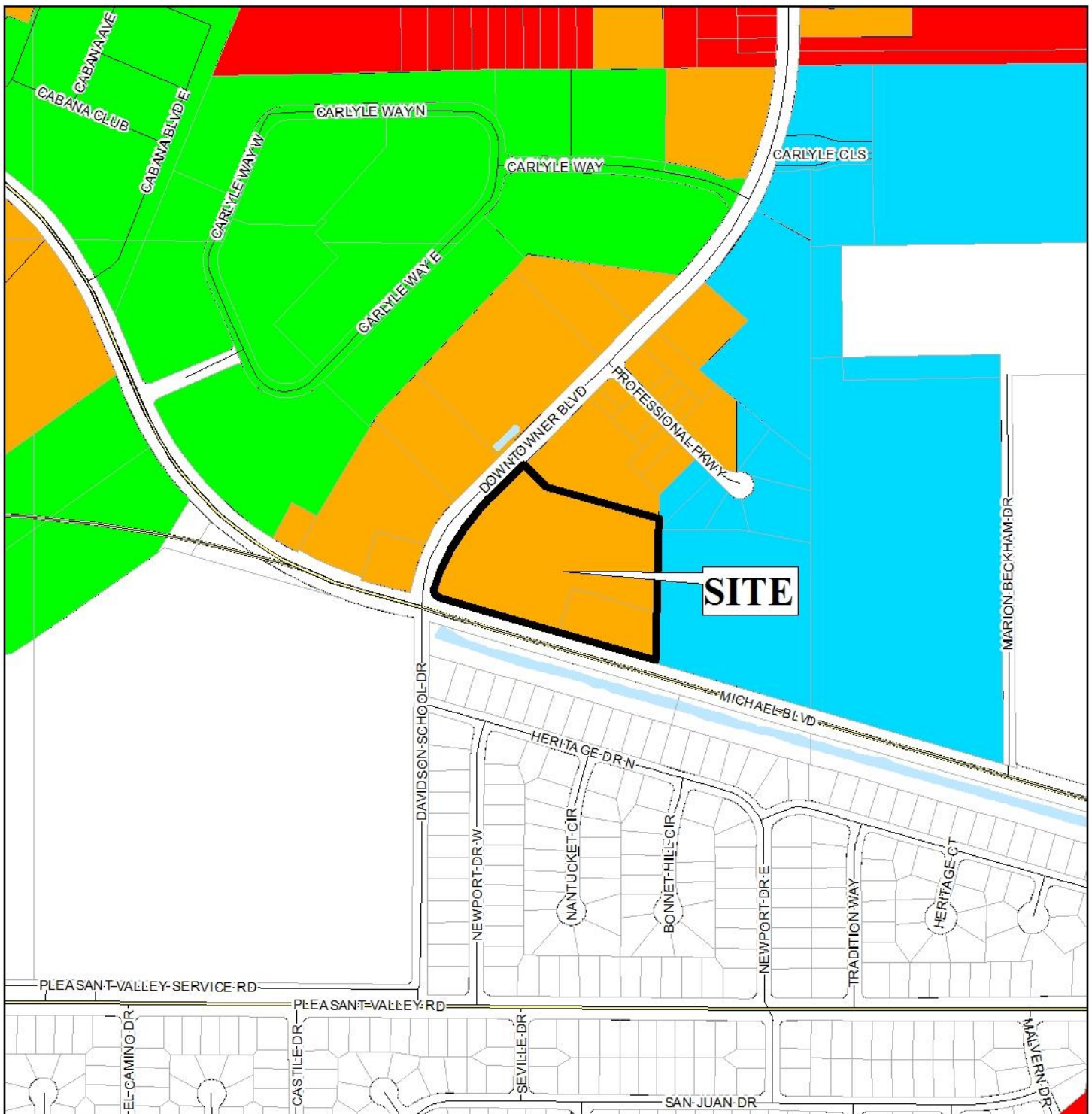
LOCATOR MAP



APPLICATION NUMBER 5 DATE September 6, 2018
APPLICANT Downtownner Commercial Park Subdivision, Resubdivision of Lots 1 & 3
REQUEST Subdivision



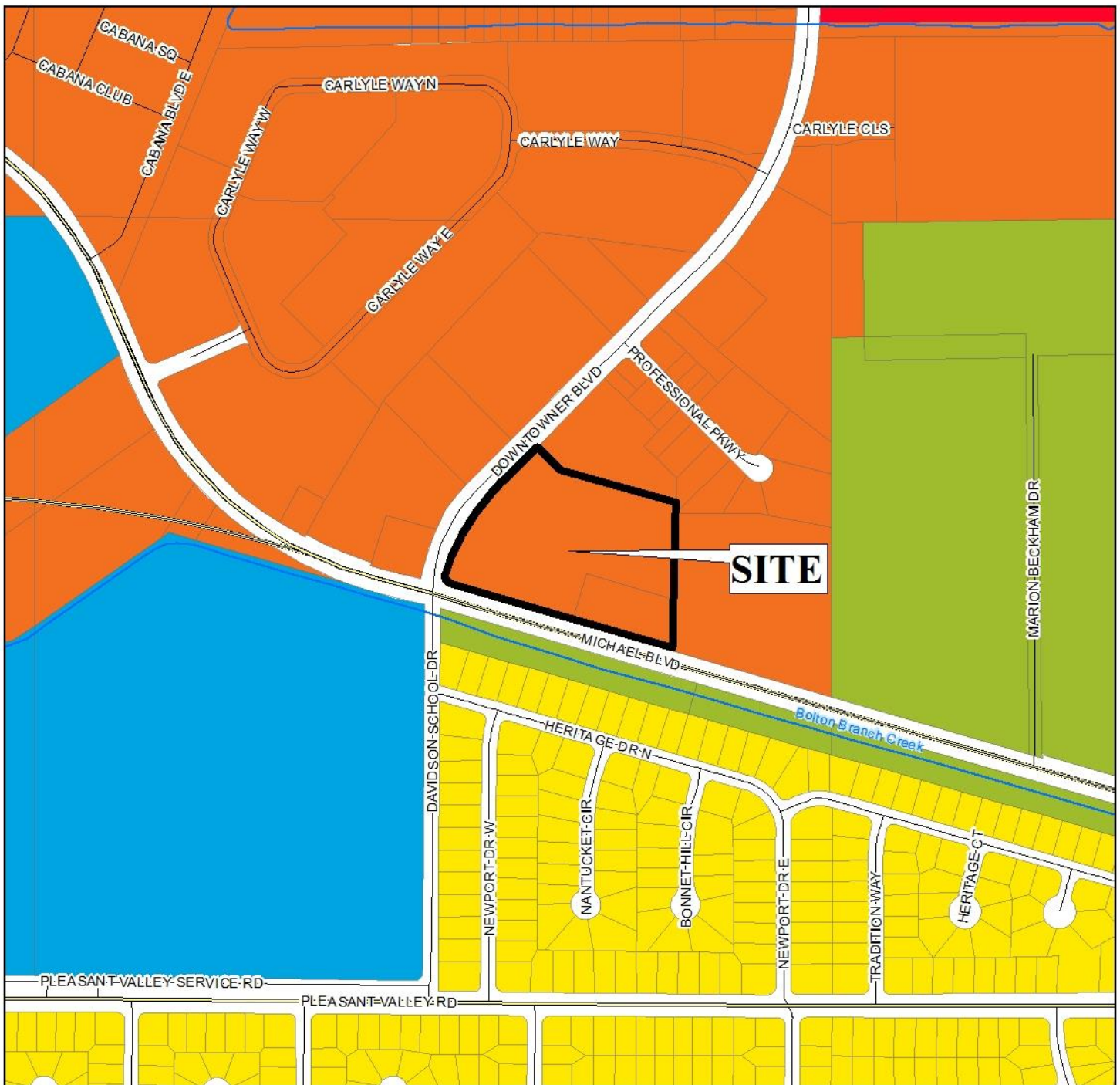
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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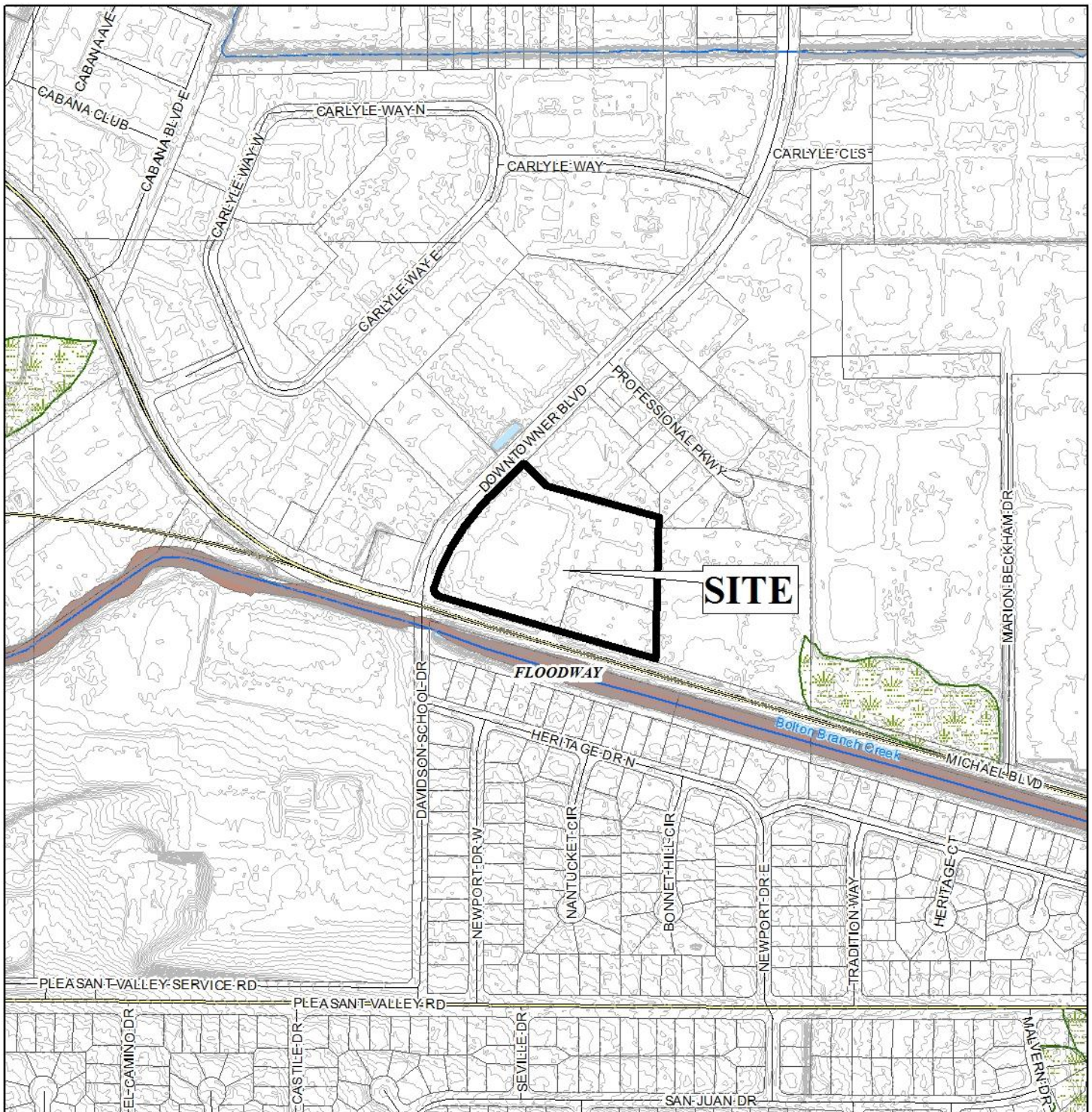
APPLICANT Downtown Commercial Park Subdivision, Resubdivision of Lots 1 & 3

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	



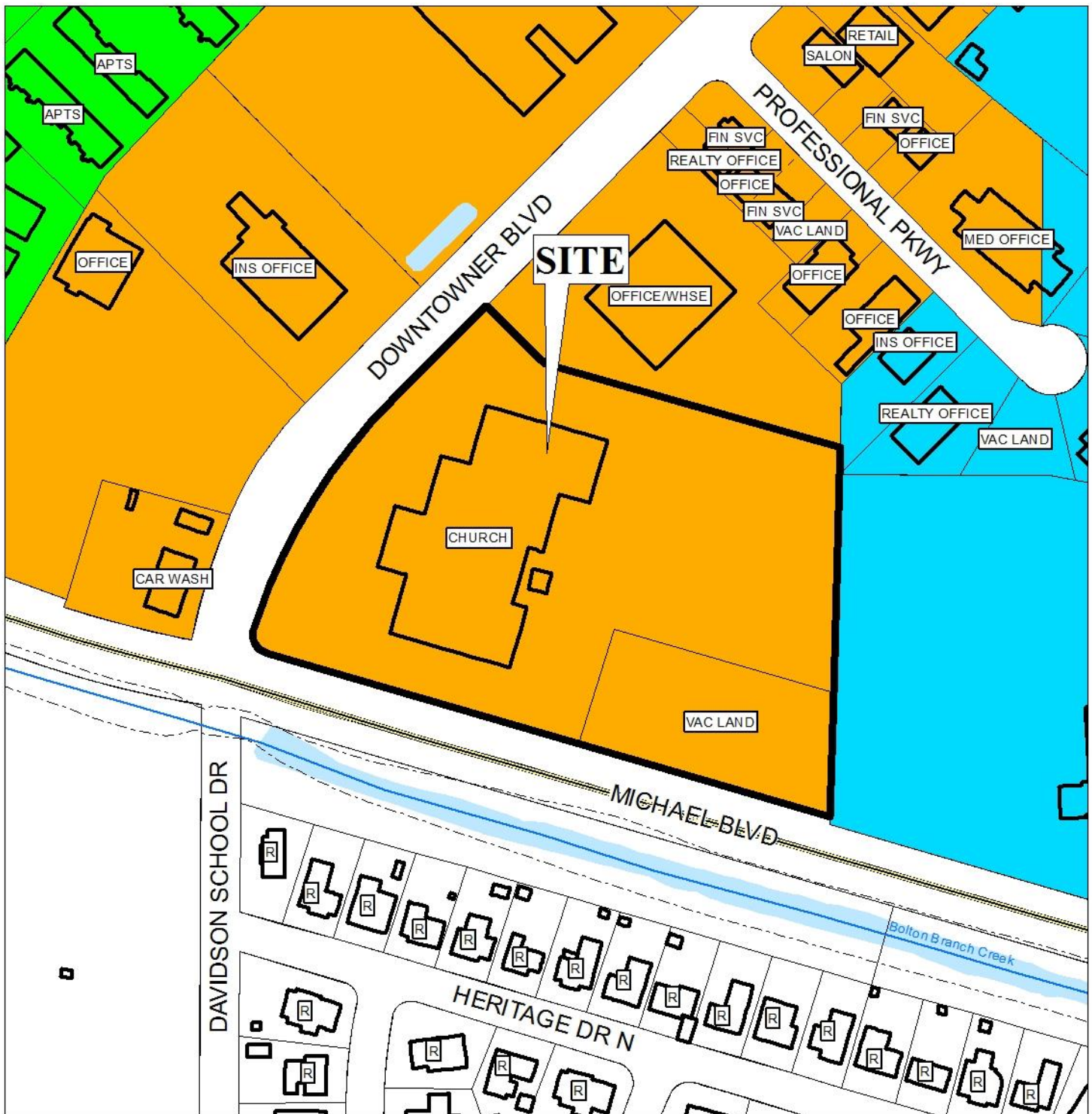
ENVIRONMENTAL LOCATOR MAP



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DOWNTOWNER COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 & 3



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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



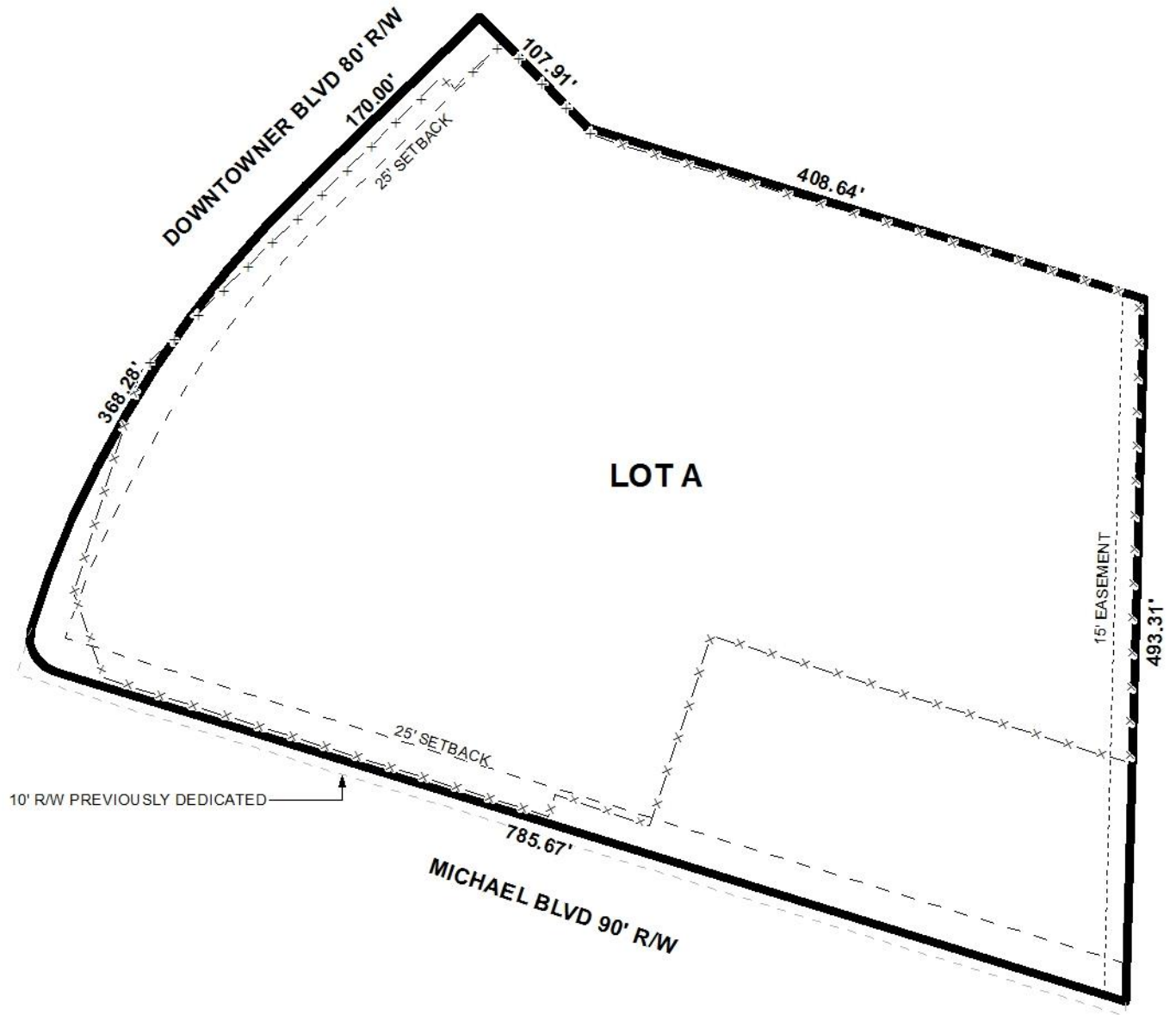
DOWNTOWNER COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 & 3



APPLICATION NUMBER 5 DATE September 6, 2018



DETAIL SITE PLAN



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APPLICANT Downtowner Commercial Park Subdivision, Resubdivision of Lots 1 & 3
REQUEST Subdivision



