

MAJESTIC 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- G. 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.
- H. 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.
- 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: No comments.

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 propose 2-lot, 1.7±-acre subdivision located at the South side of Airport Boulevard, 225'± West of Dawes Road, in Council District 6. 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 four (4) metes-and-bounds parcels.

It should be noted that 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.

Proposed Lot 1 has been given a District Center land use designation, and proposed Lot 2 has been given a Mixed Commercial Corridor 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.

The District Center designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 dwelling units/acre) in dynamic, horizontal or vertical mixed-use environments, to provide a balance of housing and employment.

District Centers general serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer, such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multi-family buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designs to induce pedestrian activity, with high quality streetscapes connecting the different components of a center, as well as the center to its surrounding area. District Center districts may be served by transit and include development of an intensity and design that supports transit use.

The Mixed Commercial Corridor land use designation mostly applies to transportation corridors west of Interstate-65, servicing primarily the low-density (suburban) residential neighborhoods. Mixed Commercial Corridor includes a wide variety of retail, services and entertainment uses.

The Mixed Commercial Corridor 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, improve 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.

The proposed lots have frontage along Airport Boulevard, a major street with curb and gutter requiring a minimum 100' right-of-way, per the recently adopted Major Street Plan. The plat illustrates a 140' right-of-way at this location and is sufficient, but may be revised to reduce dedication to at least 50' from the centerline of Airport Boulevard.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, and are appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

As a means of access management, a note should be placed on the Final Plat, if approved, stating each lot is limited to its existing curb cut(s), with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards.

The 25' minimum building setback line is illustrated along Airport Boulevard, in compliance with Section V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved.

It should be noted that the required signature blocks for property owner, notary public, land surveyor, Planning Commission, Engineering, and Traffic Engineering signatures is missing from the preliminary plat. As such, revision of the plat to provide the appropriate signature blocks should be required, if approved.

Finally, the site is within the West Mobile Annexation area. Annexation and re-zoning of the properties from R-1, Single-Family Residential District, to B-3, Community Business District, was adopted by City Council at its January 15, 2008 meeting. As a result, both lots are potentially non-conforming in that Lot 1 was developed prior to annexation with two (2) buildings, has substandard surfacing, a substandard residential buffer, and possibly substandard parking, access, and maneuvering for its current use as an automobile service station. Lot 2 was also developed prior to annexation with a single-family residence on the ground floor. The Zoning Ordinance requires Planned Unit Development Approval by the Planning Commission to allow multiple buildings on a single building site, and Variance Approval by the Board of Zoning Adjustment for substandard surfacing, substandard residential buffers, substandard

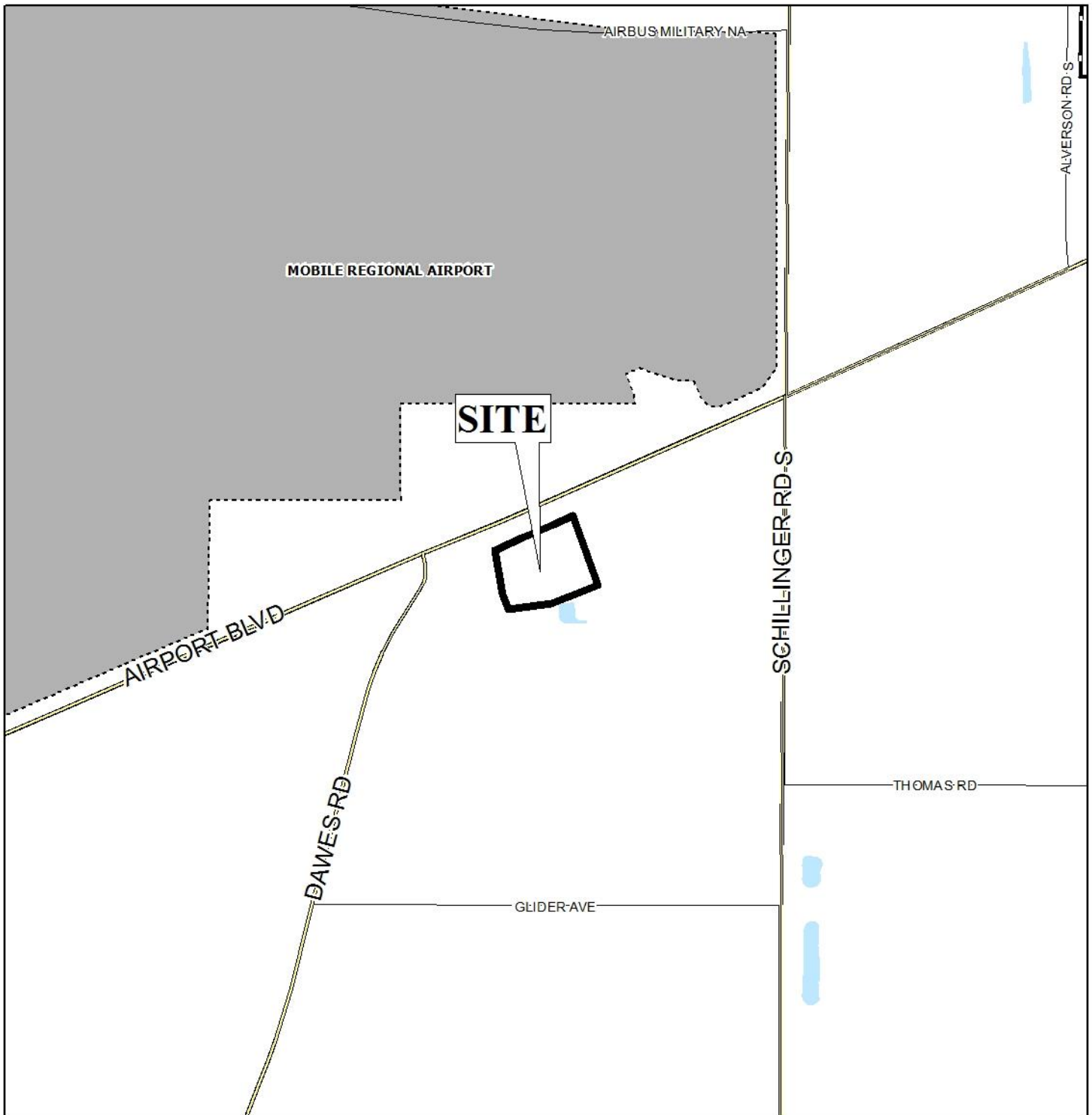
parking, access, and maneuvering, and a single-family residence on the ground floor in a B-3, Community Business District. While the sites in their current configurations may be considered legally non-conforming, further development of the lots may require approvals from the Planning Commission and Board of Zoning Adjustment.

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

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating each lot is limited to its existing curb cut(s), with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line along Airport Boulevard;
- 4) revision of the plat to provide signature blocks for property owner(s), notary public, land surveyor, Planning Commission, Engineering, and Traffic Engineering signatures;
- 5) 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 and label the monument set or found at each subdivision corner. C) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D) Provide the Surveyor's Certificate and Signature. E) Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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. G) 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. H) 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. 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.*);
- 6) compliance with Traffic Engineering comments: (*No comments.*);
- 7) 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).*);

- 8) 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).);*
- 9) completion of the Subdivision process prior to any requests for new construction; and,
- 10) compliance with all applicable Codes and Ordinances.

LOCATOR MAP



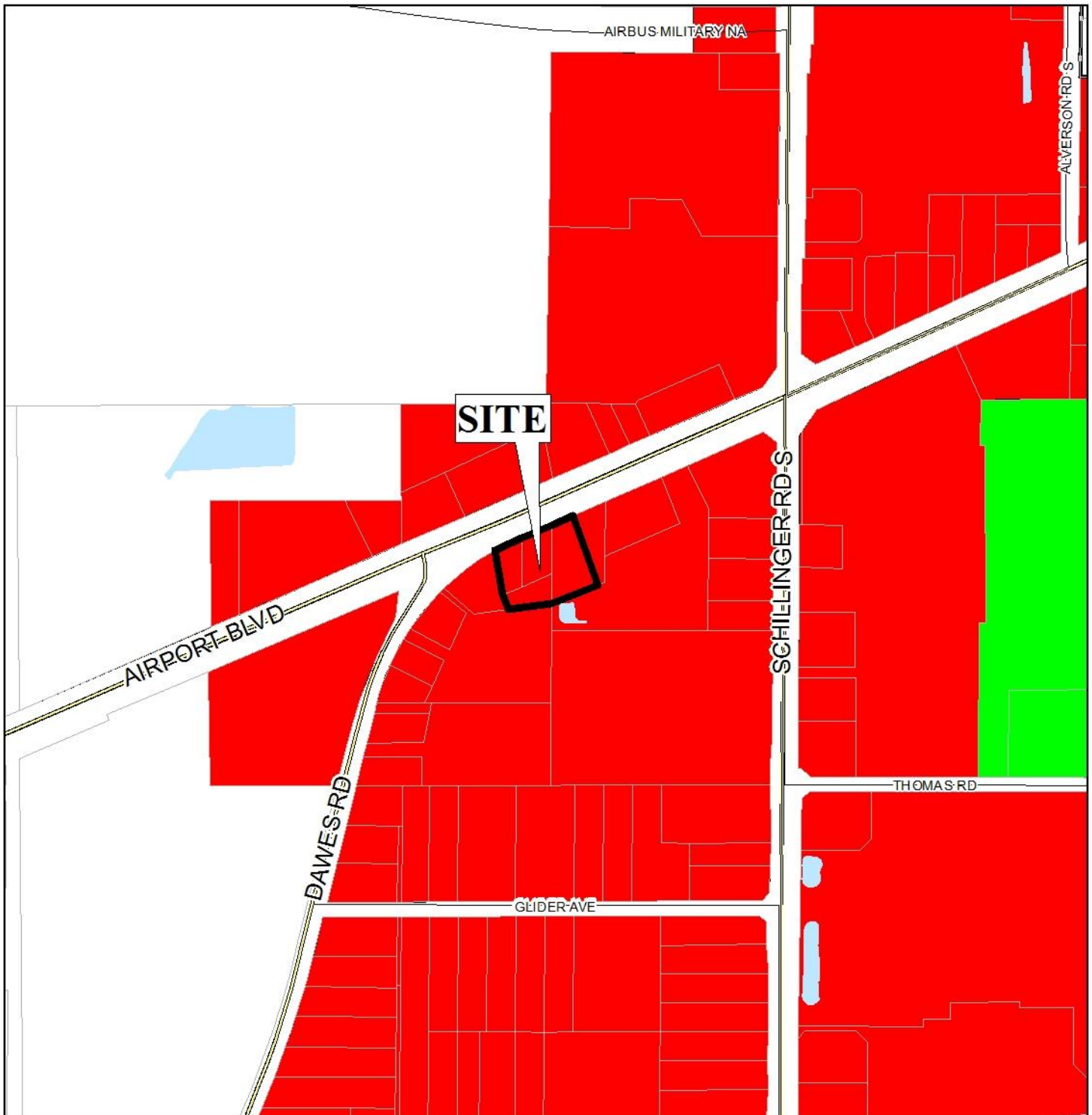
APPLICATION NUMBER 5 DATE September 20, 2018

APPLICANT Majestic Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



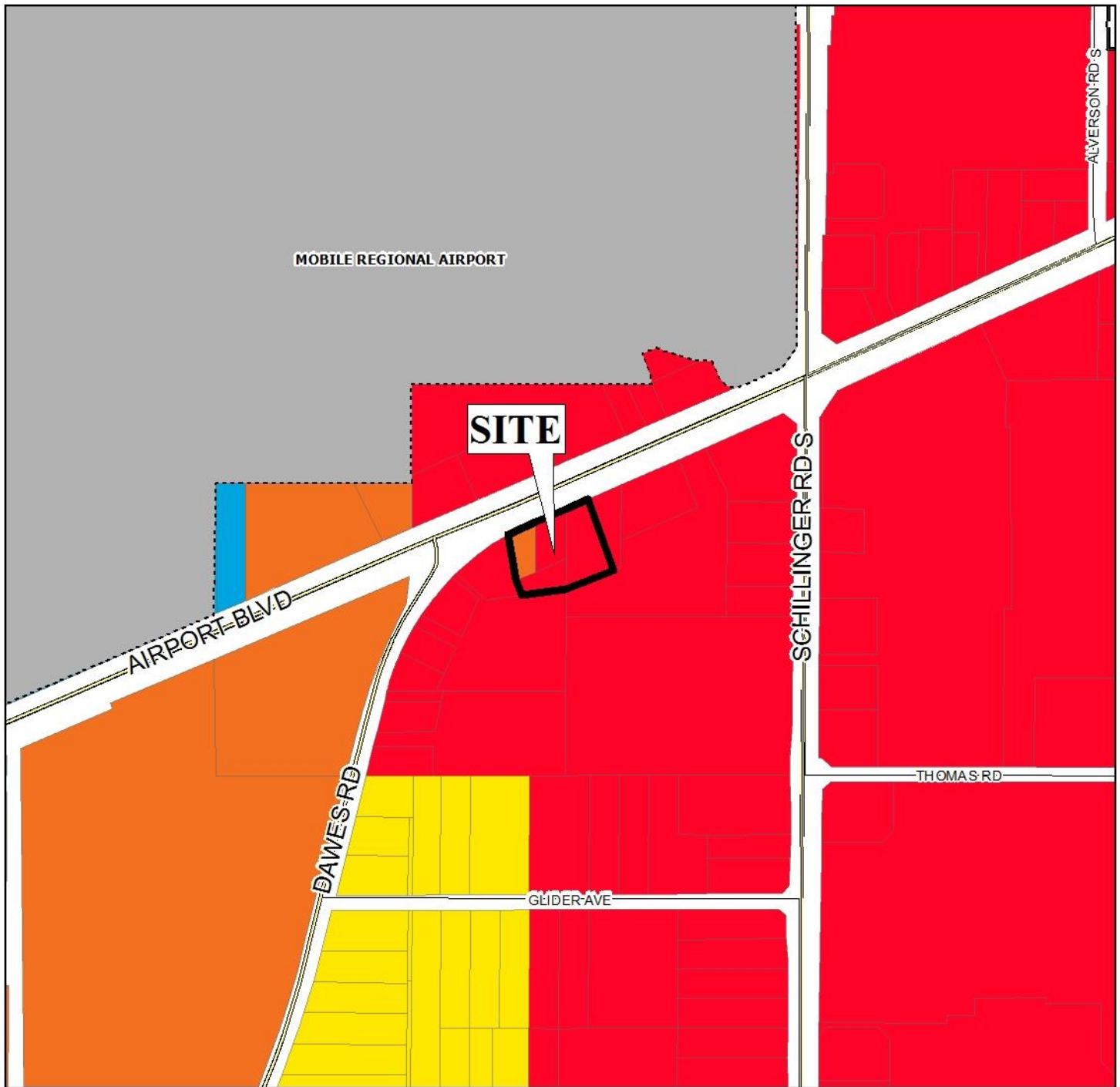
APPLICATION NUMBER 5 DATE September 20, 2018

APPLICANT Majestic Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE September 20, 2018

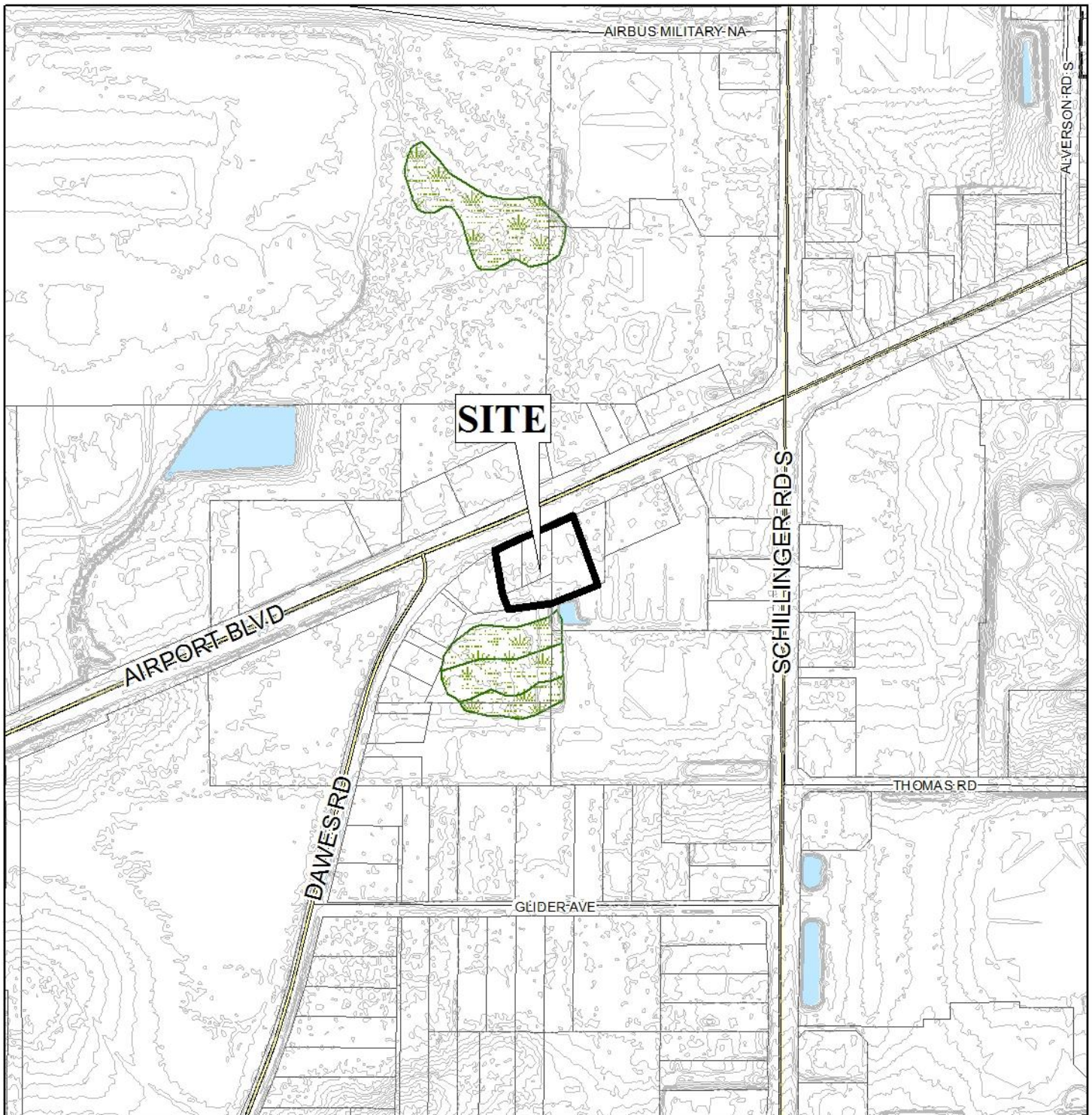
APPLICANT Majestic Subdivision

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



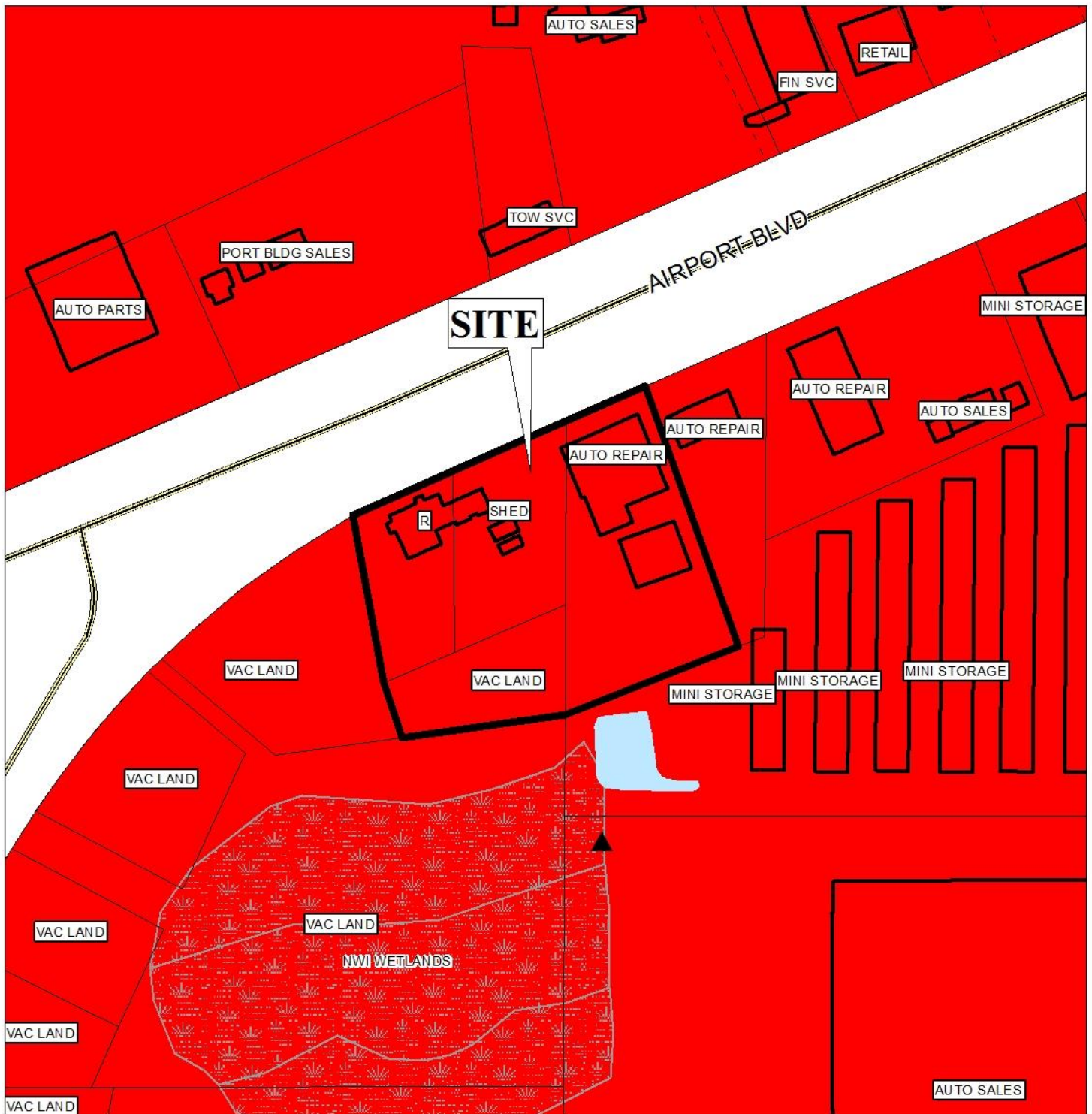
APPLICATION NUMBER 5 DATE September 20, 2018

APPLICANT Majestic Subdivision

REQUEST Subdivision



MAJESTIC SUBDIVISION



APPLICATION NUMBER 5 DATE September 20, 2018

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



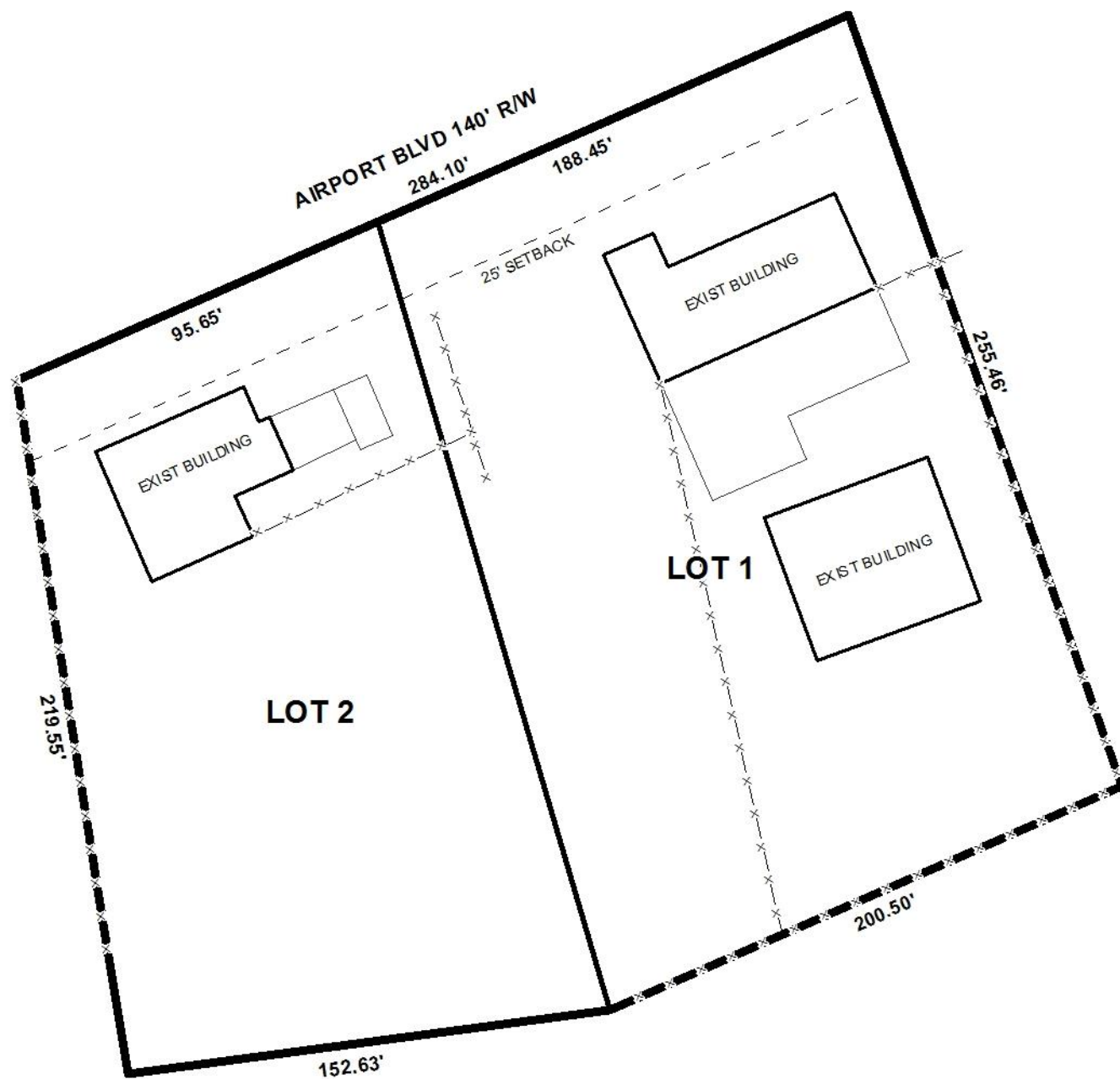
MAJESTIC SUBDIVISION



APPLICATION NUMBER 5 DATE September 20, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE September 20, 2018

APPLICANT Majestic Subdivision

REQUEST Subdivision

