

## **THE WHEELER BUILDING 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 a written legal description for the proposed subdivision boundary.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- 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 easements shall remain in effect until vacated through the proper Vacation process.
- I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- J. 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 frontage, with 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, 1.4± acre subdivision, which is bounded by St. Anthony Street, North Hamilton Street, St. Louis Street, and North Lawrence Street, and is in Council District 2. The applicant states the site is served by city water and sewer services.

The purpose of this application is to create one (1) legal lot 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 **Downtown** land use designation per the recently adopted Future Land Use Plan and Map (FLUM). The FLUM 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 is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and re-development will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 dwelling units/acre (du/ac)); civic, educational and cultural designations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the Downtown district will focus on new, re-develop and adaptively re-used buildings that frame attractive, human-scaled streetscapes; memorable public spaces; bicycle and pedestrian-friendly streets; and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate such pedestrian orientation.

It should be noted that the FLUM 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 of the FLUM 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 FLUM 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 lot is located within the SD-WH Sub District of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property not iterated in the Subdivision Regulations; therefore, this review will be primarily based on the DDD requirements, per Section 64-3.I.2 of the Zoning Ordinance.

The site has frontage on St. Anthony Street, St. Louis Street, North Hamilton Street, and North Lawrence Street.

It should be noted that St. Louis Street is an “A” street according to the DDD Regulating Plan Street Hierarchy, and should therefore be designated as the site’s “primary” frontage per Section 64-3.I.8(a)(1) of the Zoning Ordinance.

The applicant proposes combining the two (2) metes-and-bounds parcels into a single legal lot to re-develop the property as a mixed-use, residential and commercial development.

For lots within the SD-WH Sub District of the Downtown Development District there exists a maximum 10’ building setback along their primary street frontage. Such a setback applies to new construction along the primary frontage, and the site is developed in compliance with this requirement, thus no additional setbacks are required; however, the setback maximum should be depicted, if approved.

The proposed lot exceeds the minimum size requirement for lots served by public water and sanitary sewer systems, and is 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 providing the same information of the Final Plat may suffice.

Per requirements of the DDD regarding access management, the site should limited to one (1) curb cut per street frontage; however, Google Street View images depict existing curb cuts, as follows: one (1) curb cut on St. Louis Street, three (3) curb cuts on North Lawrence Street, four (4) curb cuts on St. Anthony Street, and three (3) curb cuts on North Hamilton Street, for 11 total curb cuts. Recent review of a Land Disturbance Permit for the site shows that the amount of curb cuts is proposed to be reduced to six (6) via the removal of the curb cut to St. Louis Street, the removal of two (2) curb cuts from St. Anthony Street, and the removal of the curb cuts from North Hamilton Street; and, one (1) additional curb cut would be added along North Lawrence Street. Nonetheless, if the applicant wishes to maintain the additional curb cuts, Variance approval by the Board of Zoning Adjustment will be required prior to the issuance of any Land Disturbance or Building Permits. If the subdivision application is approved, a note should be placed on the Final Plat stating the site is limited to one (1) curb cut per street frontage, or as approved by the Board of Zoning Adjustment, with any changes to their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards.

In a pre-development meeting regarding the re-development of the property, Staff received preliminary drawings illustrating changes to the interior and exterior of the existing building, as well as changes to parking on the site. It should be noted that such changes must comply with the frontage requirements of Section 64-3.I.15, and with the parking lot screening requirements of Section 64-3.I.11(b)(3) of the Zoning Ordinance. Review of compliance with these standards

was completed and approved by the Consolidated Review Committee (CRC), but the applicant should be advised that any additional changes to the site will require additional CRC review and approval.

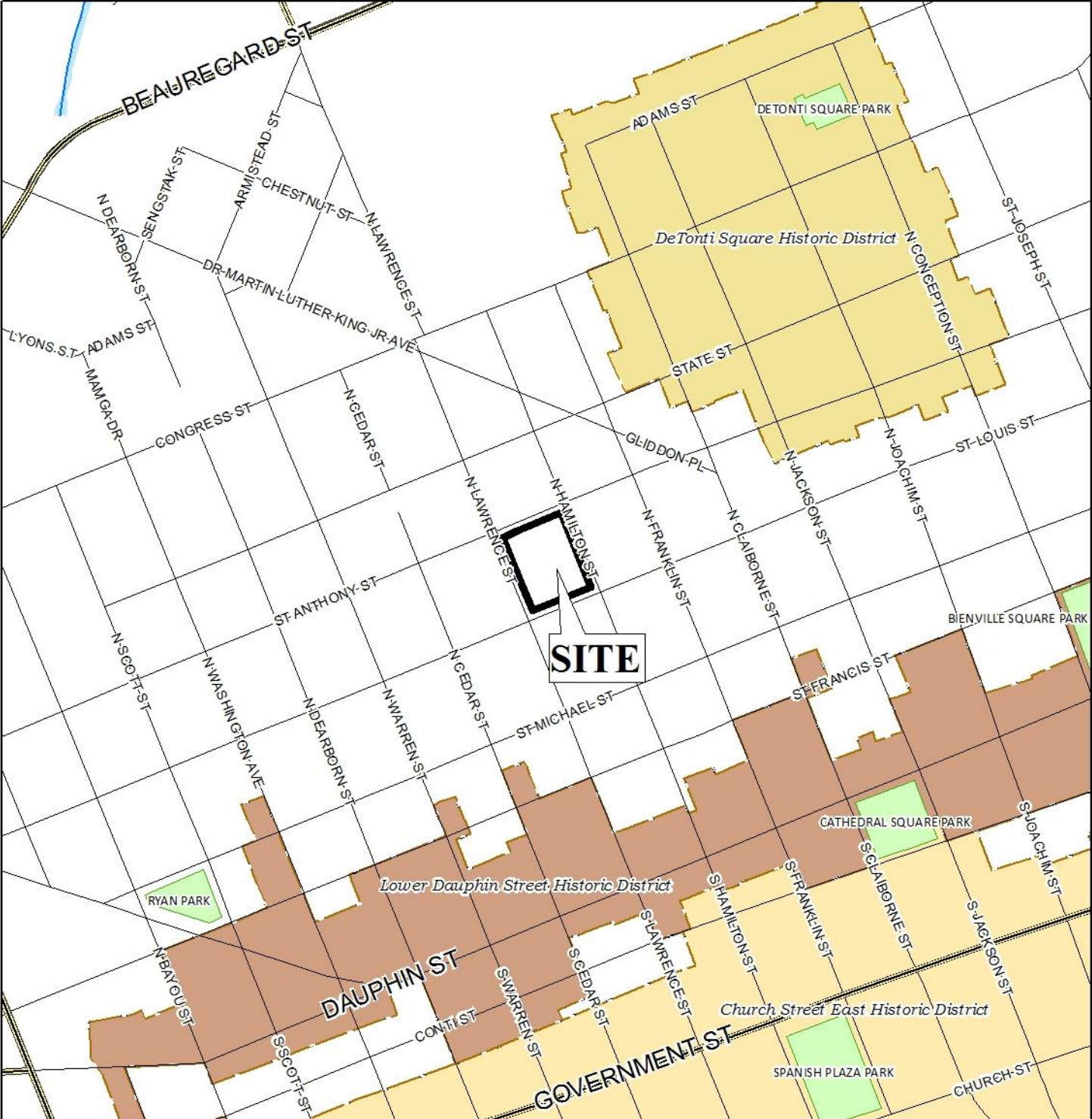
Finally, the site improvements of the proposed lot are subject to the acquisition of the appropriate land disturbance and building permits, and should also comply with all other applicable codes and ordinances.

Based on the preceding, with a waiver of Section V.D.6 of the Subdivision Regulations, this application 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 the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut per street frontage, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards, or as approved by the Board of Zoning Adjustment;
- 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 a written legal description for the proposed subdivision boundary. C) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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 easements shall remain in effect until vacated through the proper Vacation process. I) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J) 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.);
- 4) compliance with Traffic Engineering comments: (Lot is limited to one curb cut per frontage, with 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.);

- 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).);*
- 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).);* and,
- 7) completion of the subdivision process and Board of Zoning Adjustment process, if applicable, prior to any requests for permits associated with new curb cuts.

## LOCATOR MAP



APPLICATION NUMBER 5 DATE January 4, 2018

APPLICANT The Wheeler Building Subdivision

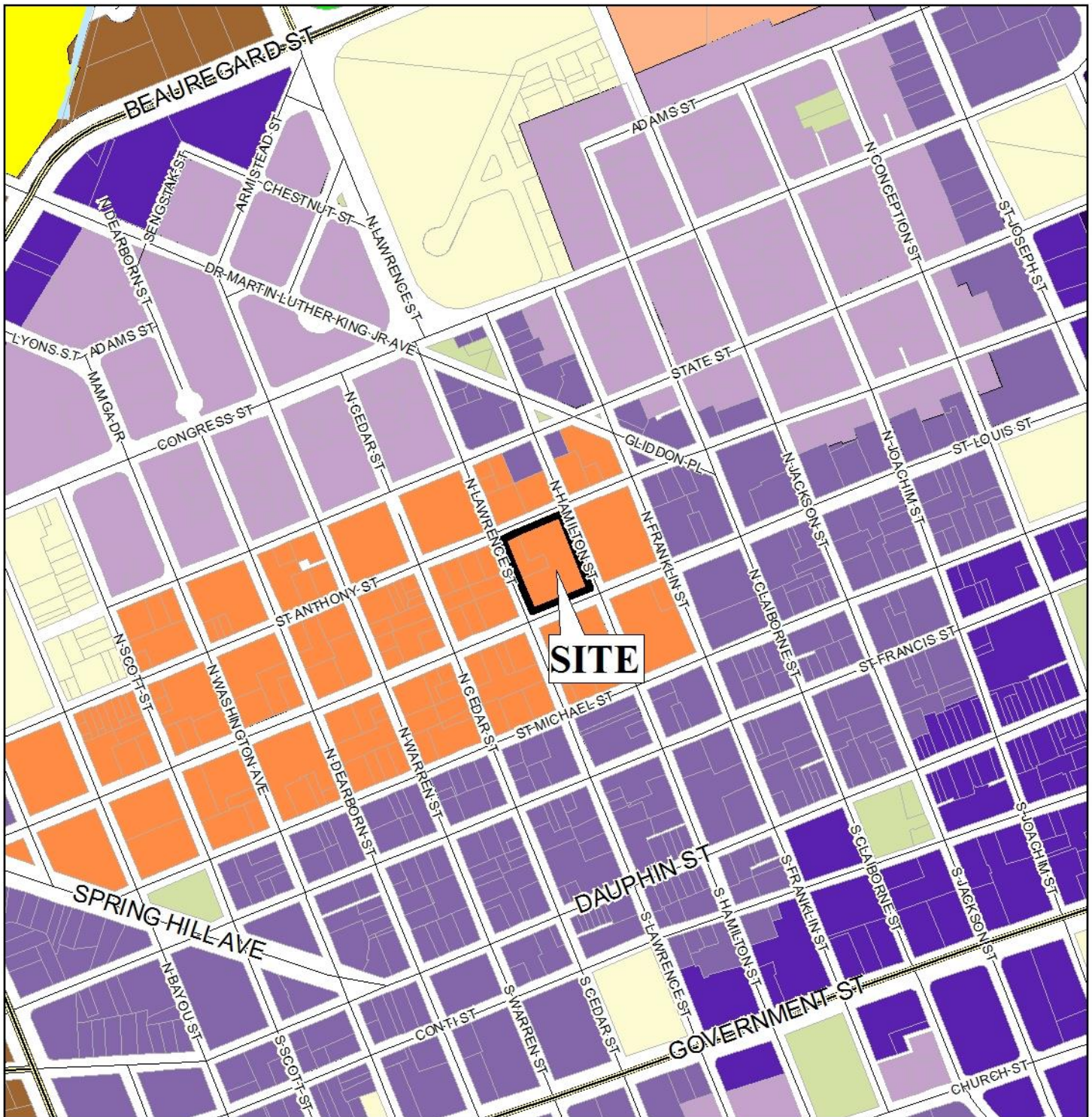
REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



NTS



# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE January 4, 2018

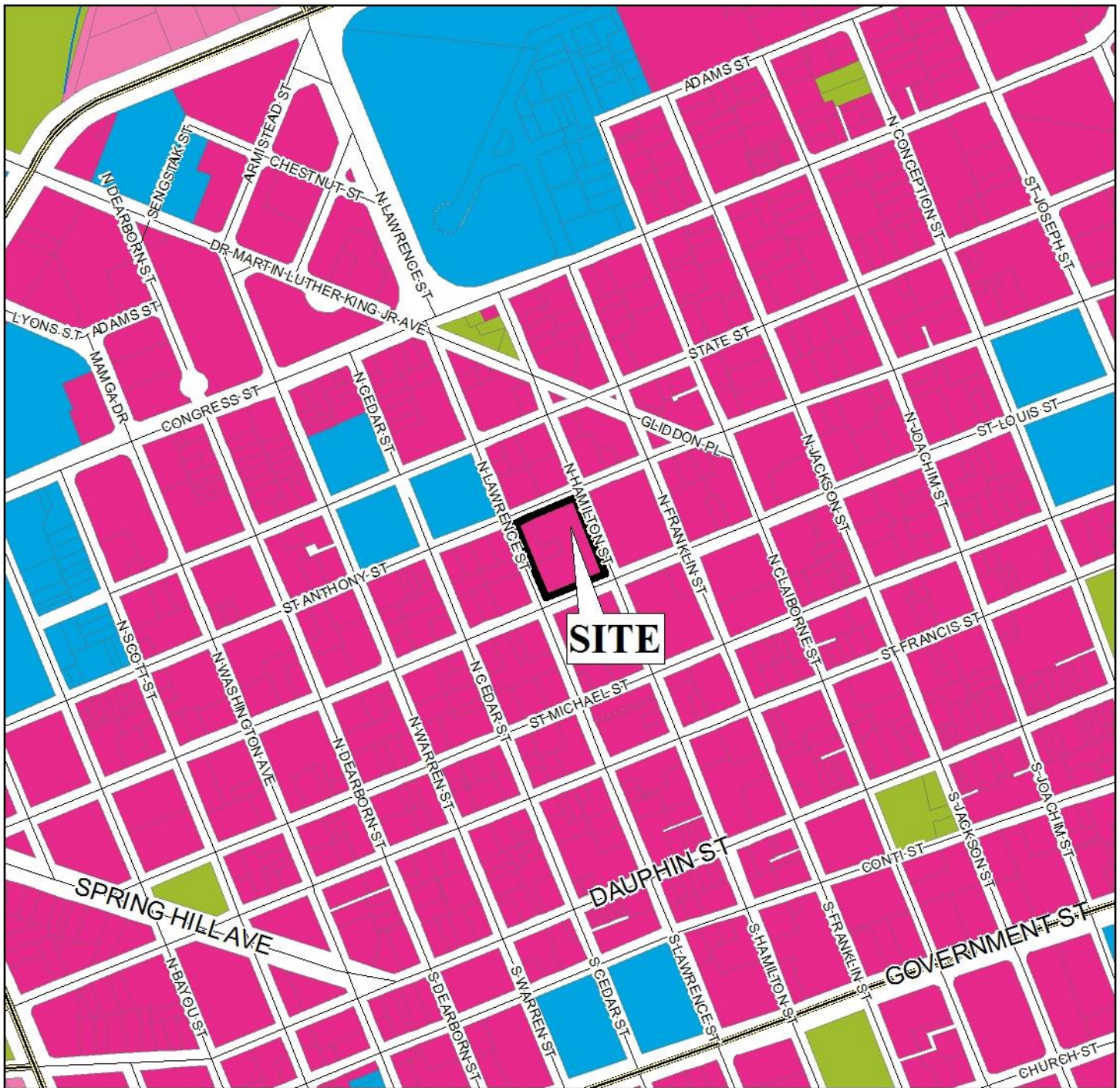
APPLICANT The Wheeler Building Subdivision

REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE January 4, 2018

APPLICANT The Wheeler Building Subdivision

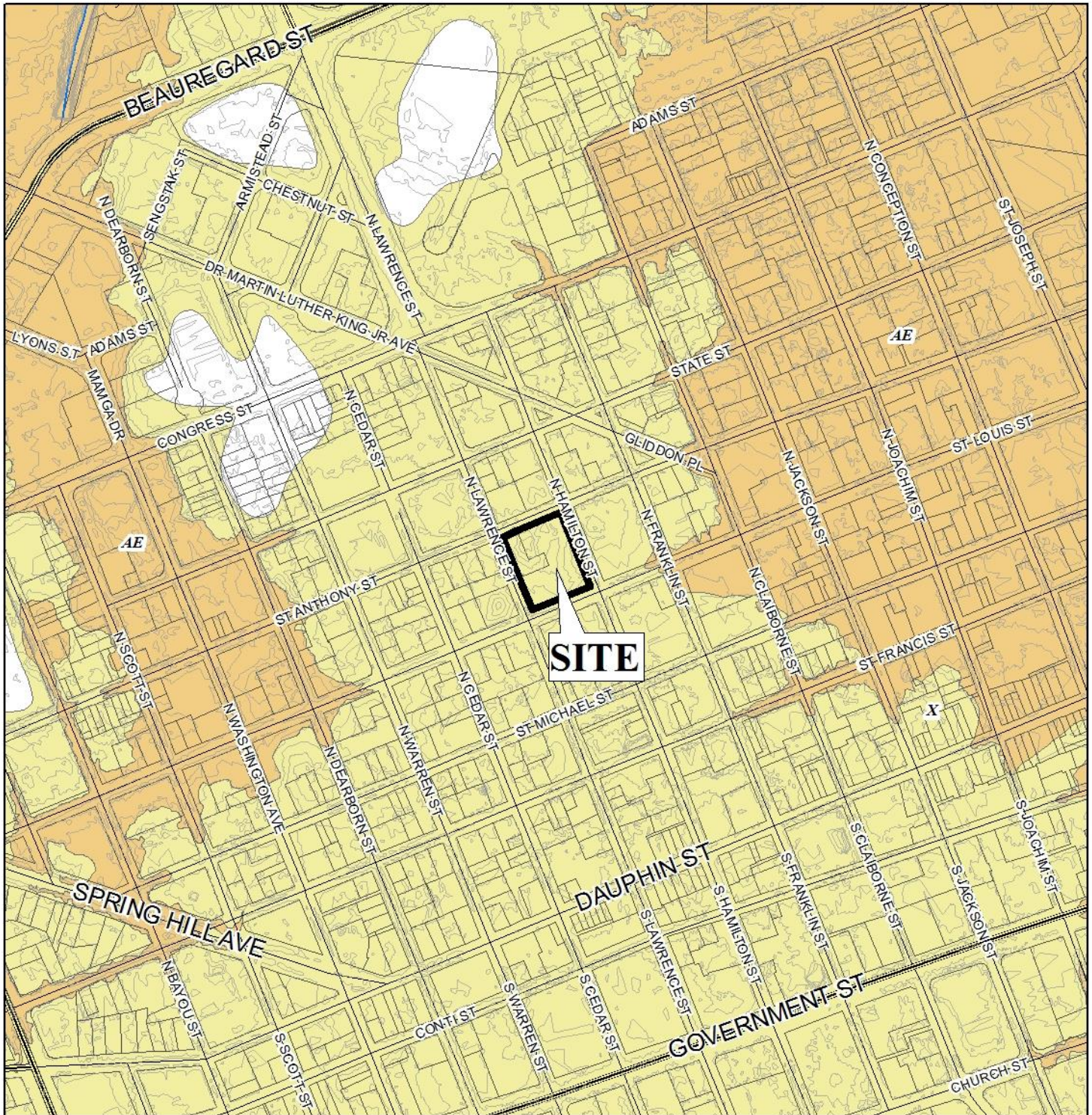
REQUEST Subdivision

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 January 4, 2018

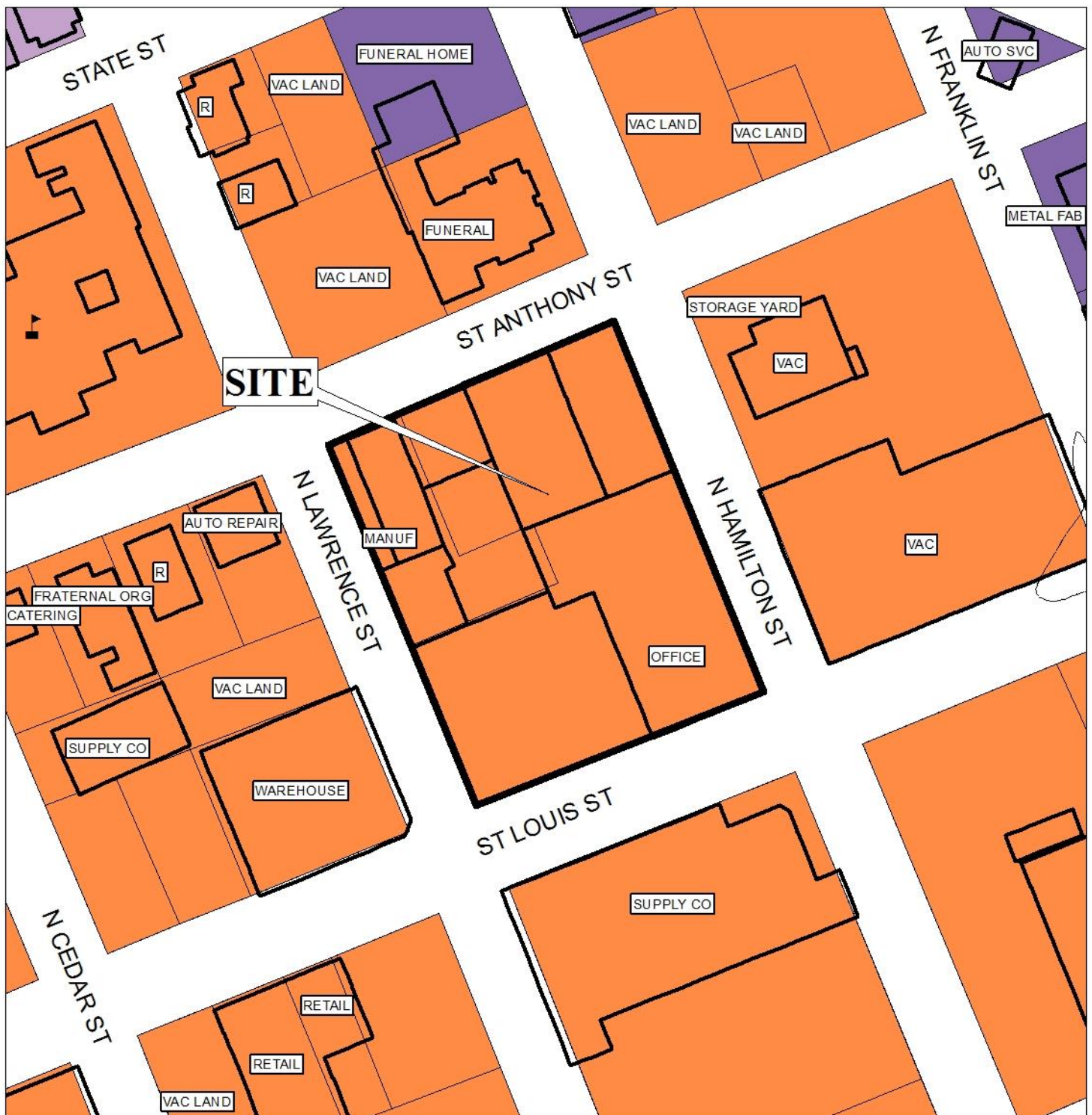
APPLICANT The Wheeler Building Subdivision

REQUEST Subdivision





# THE WHEELER BUILDING SUBDIVISION



APPLICATION NUMBER 5 DATE January 4, 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





# THE WHEELER BUILDING SUBDIVISION

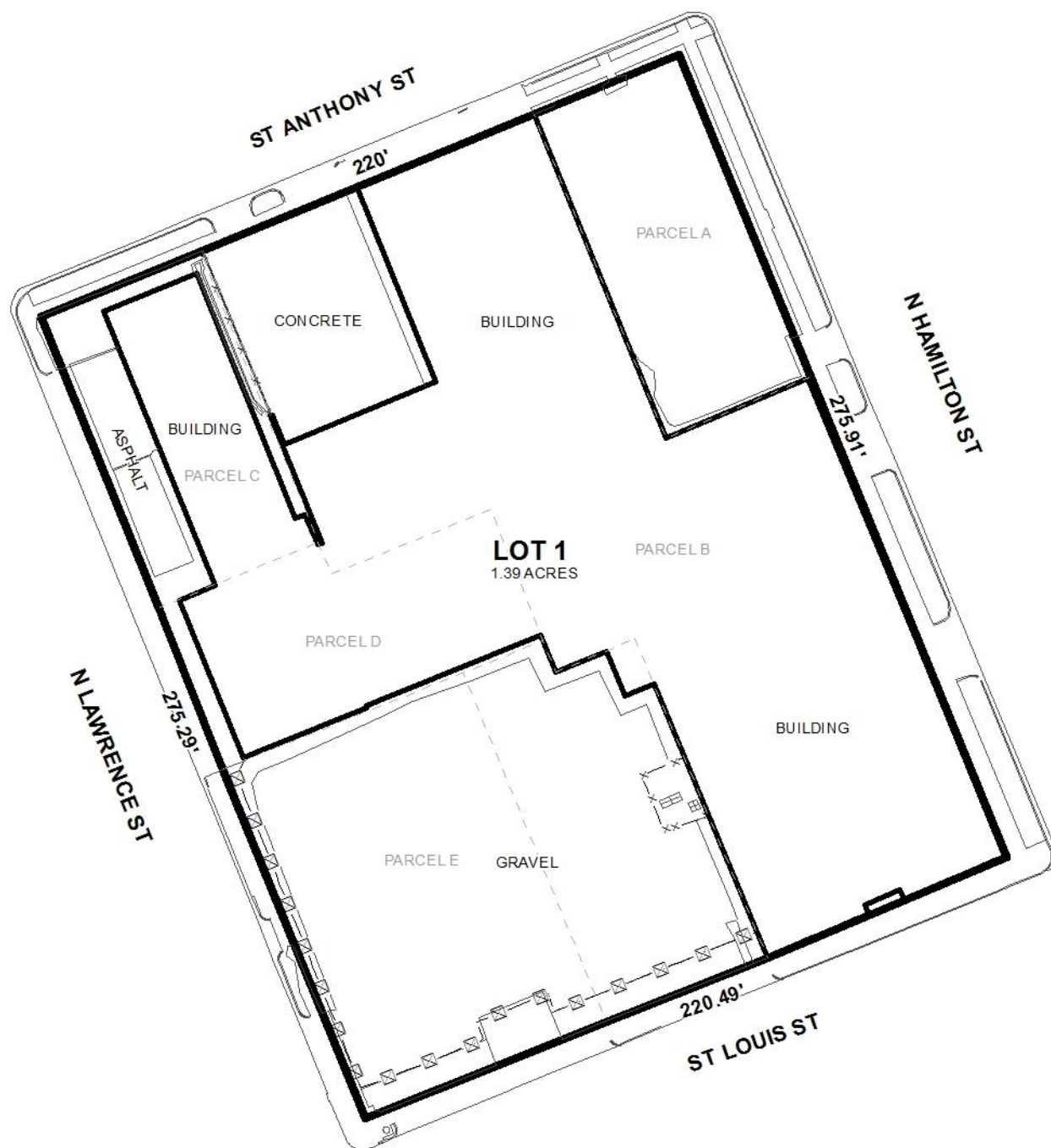


APPLICATION NUMBER 5 DATE January 4, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE January 4, 2018

APPLICANT The Wheeler Building Subdivision

REQUEST Subdivision

