

CHANNING COURT 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lots will receive the following historical credit of 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 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: Each lot is limited to one curb cut to Channing Court 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). 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).

MAWSS Comments: No comments.

The plat illustrates the proposed 0.6 ± acre, 2-lot subdivision which is located on the Northwest corner of Bit and Spur Road and Channing Court, and is 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 2 legal lots of record from 1 metes-and-bounds parcels.

This site most recently appeared before the Commission at its December 6, 2018 meeting to allow Rezoning from R-1, Single Family Residential District to B-1, Buffer Business District. The zoning change was requested by the applicant to allow the construction of a doctor's office and parking lot. The zoning request was denied, and the applicant now wishes to subdivide the property; thus the two lot subdivision application.

The site has been given a Low Density Residential (LDR) 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.

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 LDR districts is residential and 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, bikeable 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 lot sizes are labeled on the preliminary plat in square feet and acres, and should be retained on the Final Plat, if approved.

The proposed Lot 1 along has frontage along Bit and Spur Road, a minor street without curb and gutter with a sufficient 60' right-of-way. Both lots have frontage along Channing Court, a minor street with curb and gutter with a sufficient 50' right of way; thus no dedication is needed.

As a means of access management, a note should be placed on the Final Plat, if approved, stating each lot is limited to one curb-cut with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

The preliminary plat depicts the 25' minimum building setback line for Lot 1 and Lot 2 along Channing Court; however the plat only depicts a 20' minimum building setback line along Bit and Spur Road for Lot 1. It should be pointed out that Section V.D.9. of the Subdivision Regulations requires the provision of a 25' minimum building setback from the "front property lines". However, the Zoning Ordinance would allow the Bit and Spur Road frontage to be considered a side street thus allowing the 20' setback line; therefore a waiver of V.D.9 may be appropriate.

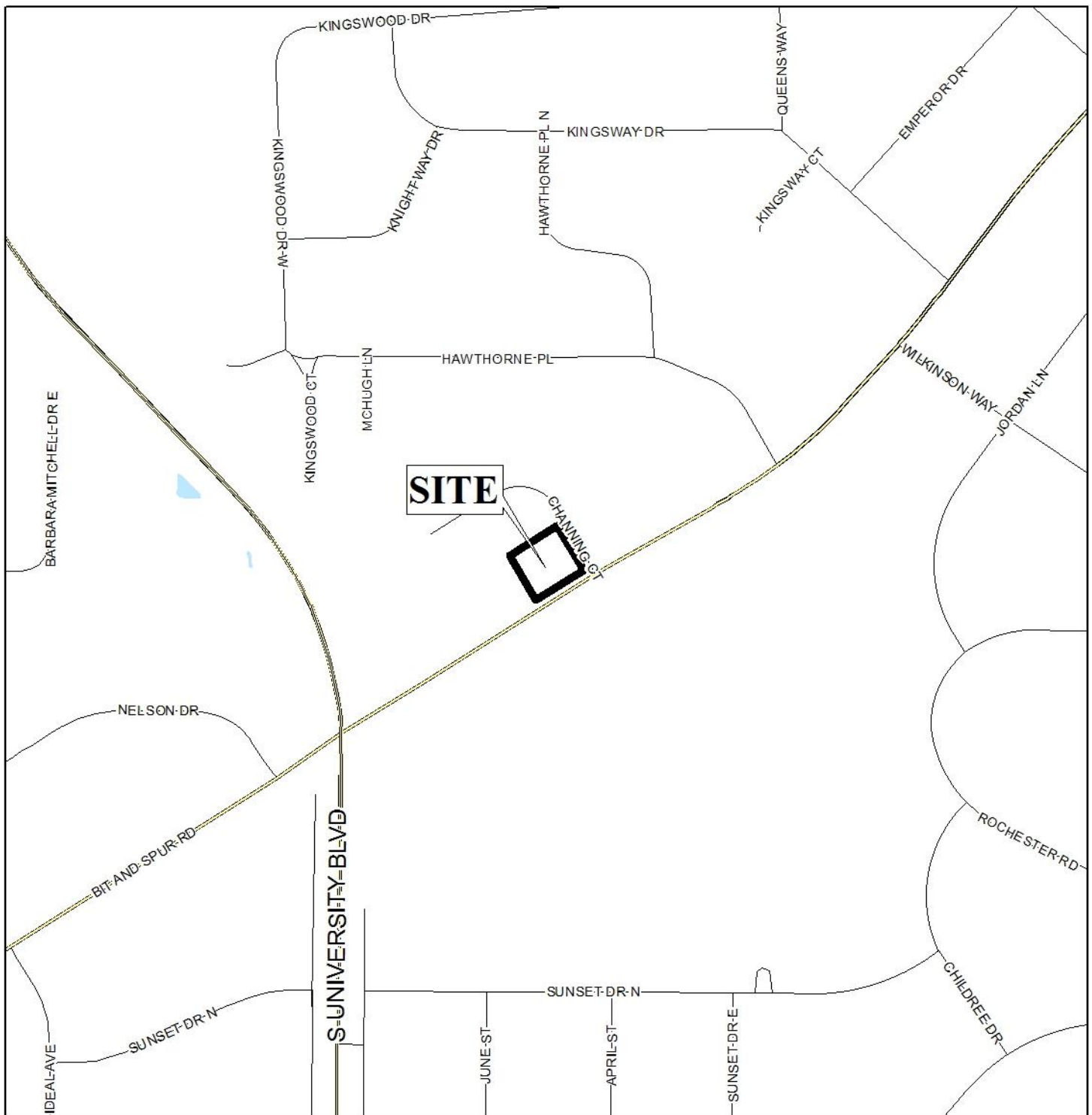
Based on the preceding, and with a waiver of V.D.9, this application is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Channing Court;
- 2) retention of the 20' minimum building setback line along Bit and Spur Road;
- 3) retention of the lot sizes in square feet and acres;
- 4) retention of the right-of-way widths for all street frontages;
- 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lots will receive the following historical credit of 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 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.”;

- 6) placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Each lot is limited to one curb cut to Channing Court with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 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). 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.”; and*
- 8) compliance with Fire 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 6 DATE March 21, 2019

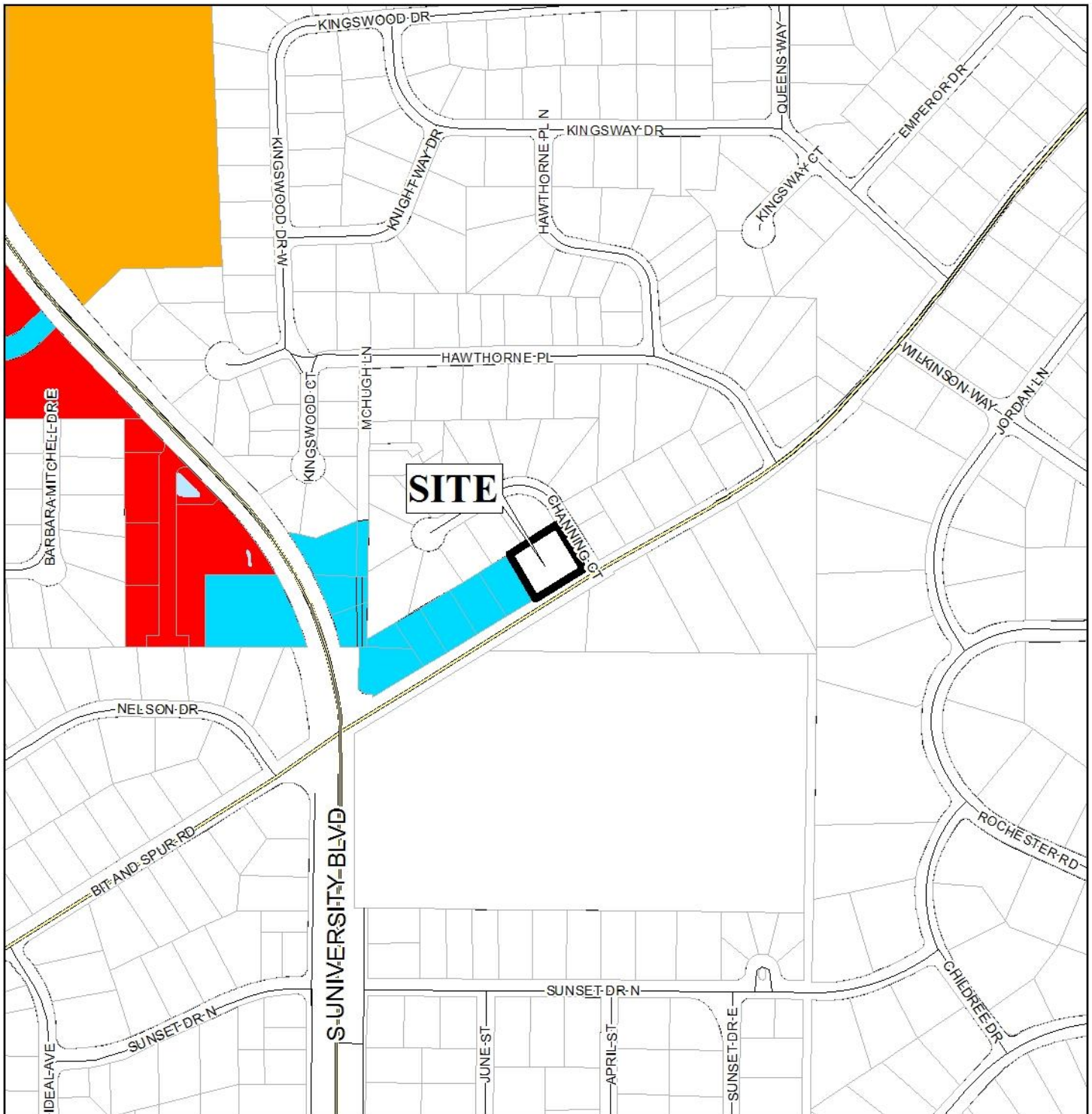
APPLICANT Channing Court Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE March 21, 2019

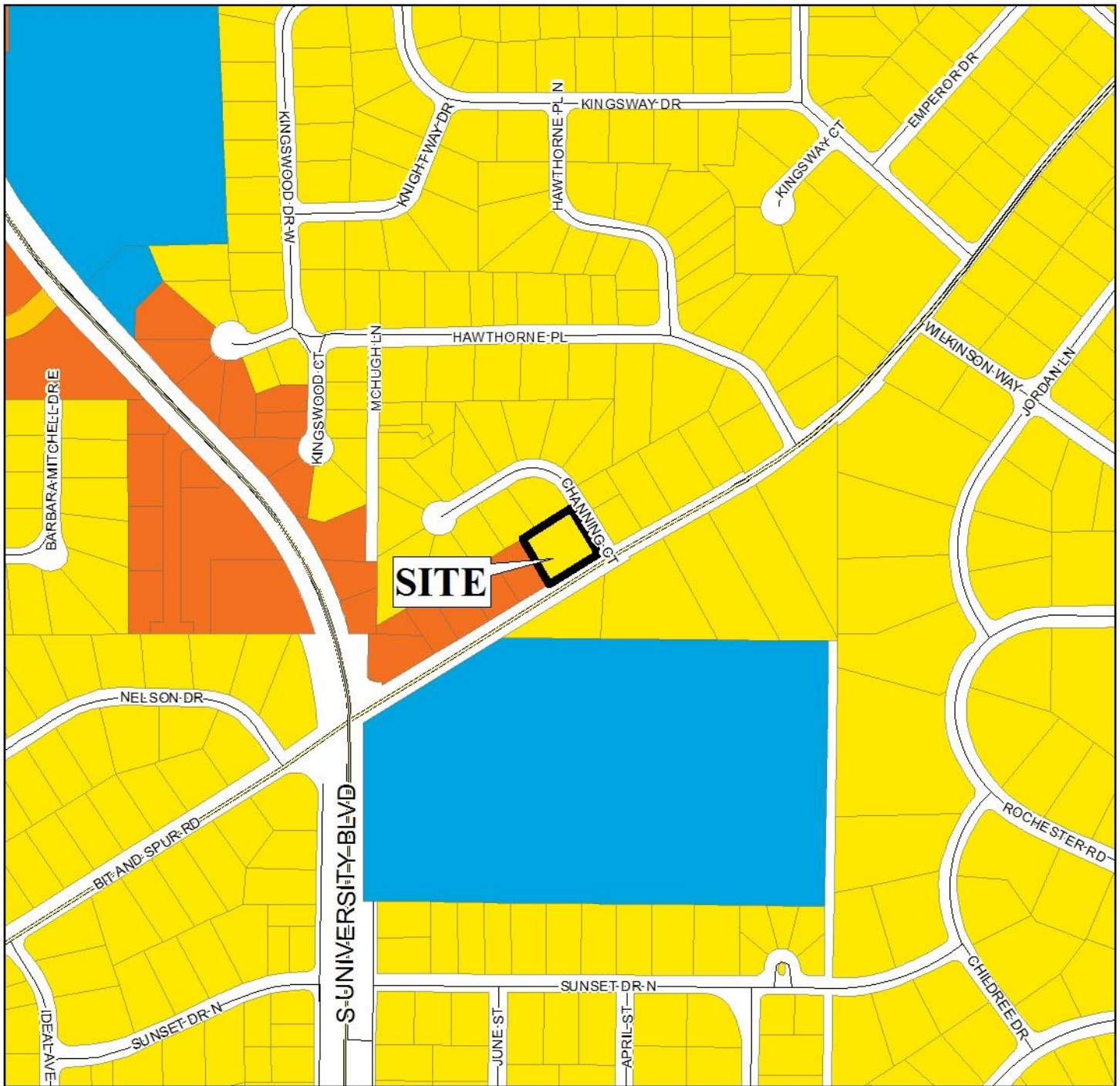
APPLICANT Channing Court Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE March 21, 2019

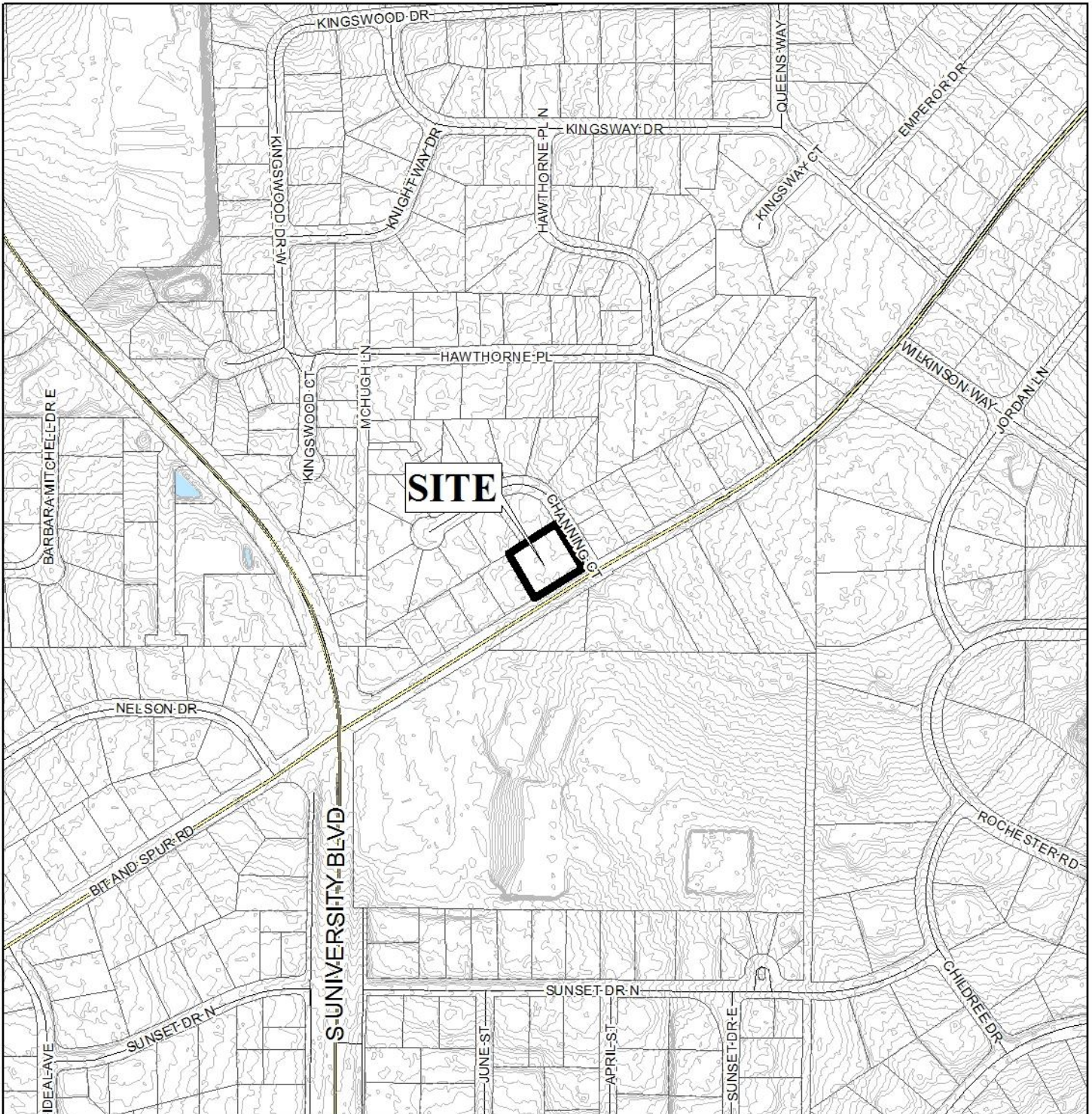
APPLICANT Channing Court Subdivision

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 6 DATE March 21, 2019

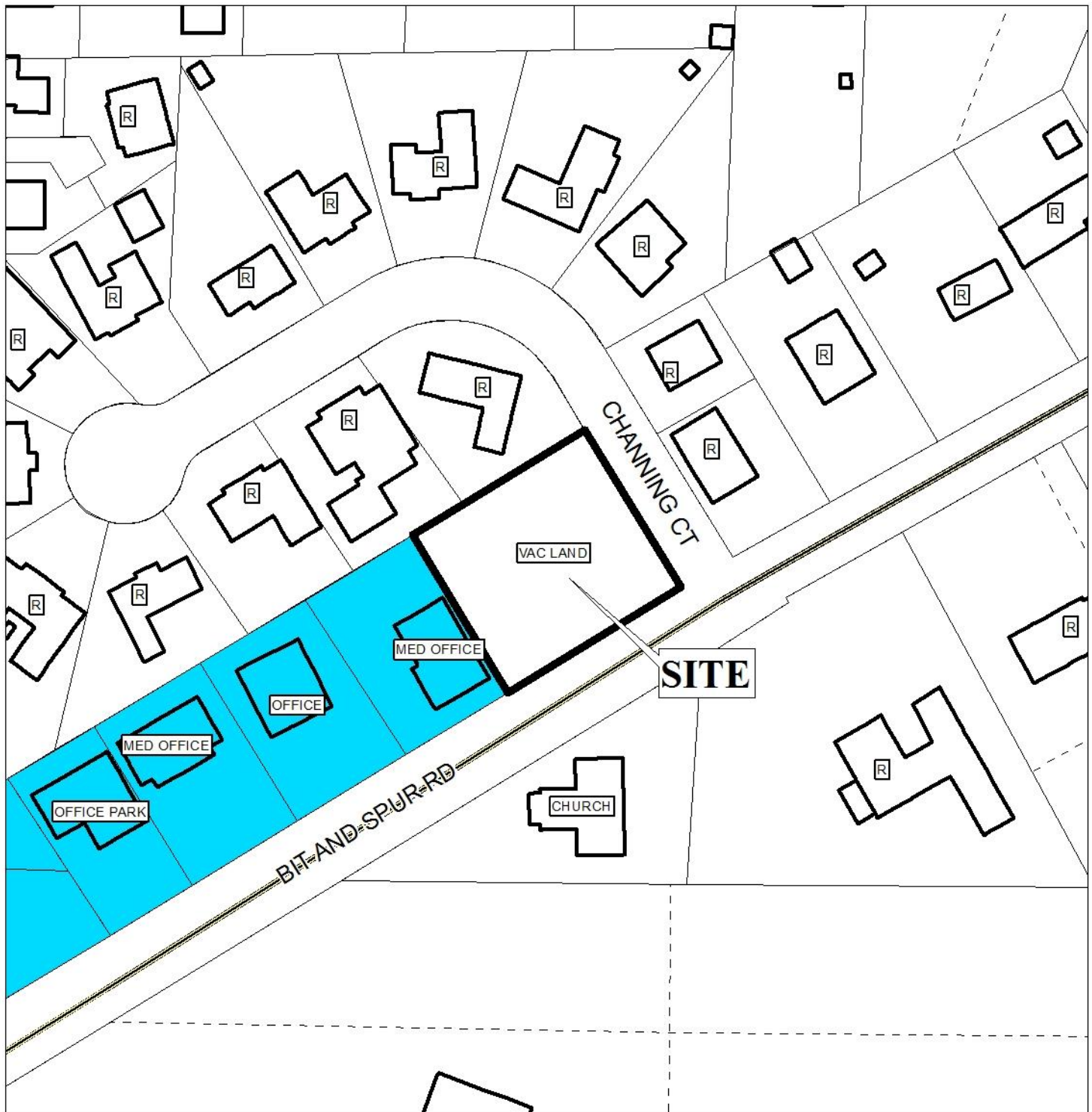
APPLICANT Channing Court Subdivision

REQUEST Subdivision



NTS

CHANNING COURT SUBDIVISION



APPLICATION NUMBER 6 DATE March 21, 2019

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



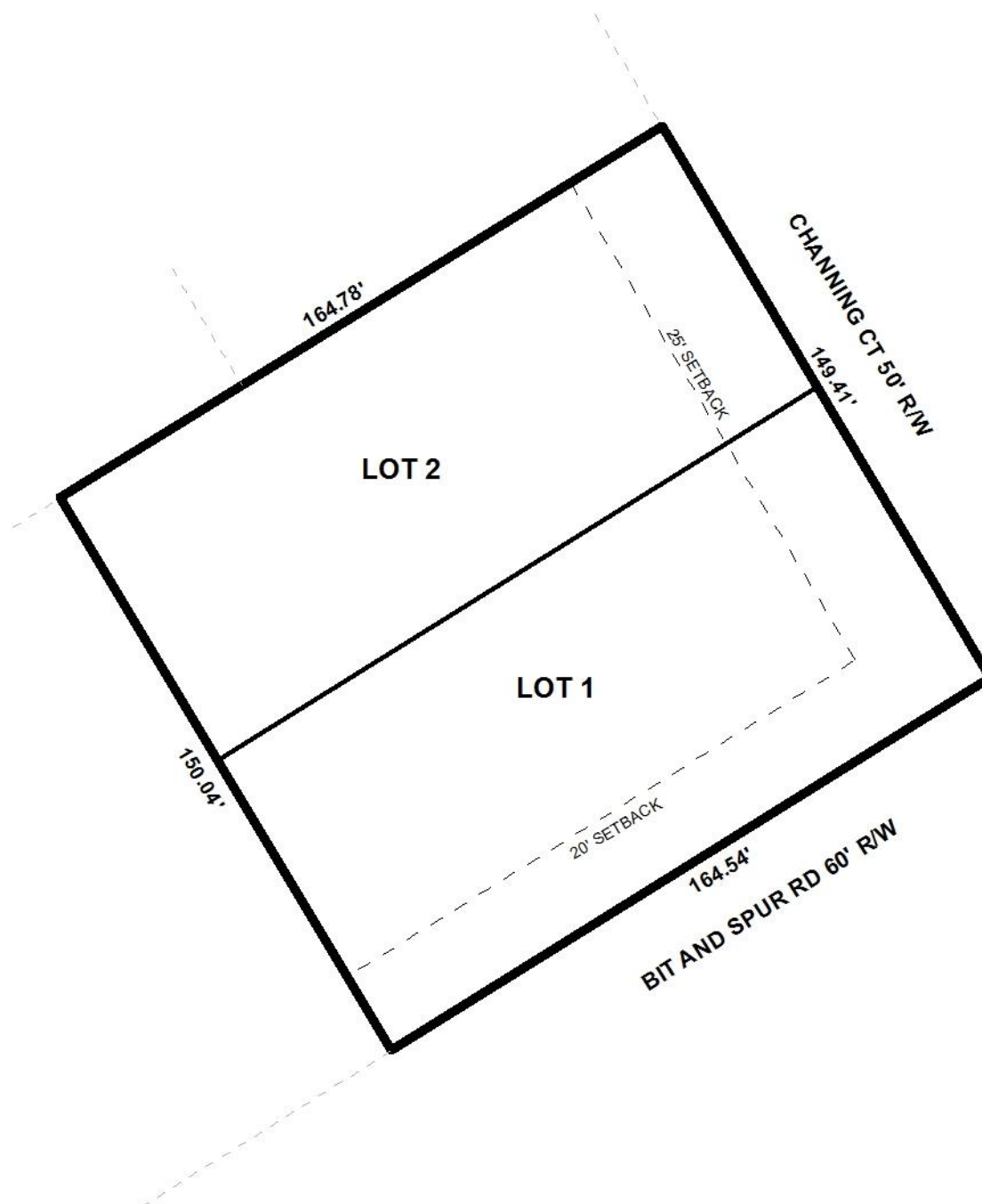
CHANNING COURT SUBDIVISION



APPLICATION NUMBER 6 DATE March 21, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE March 21, 2019
APPLICANT Channing Court Subdivision
REQUEST Subdivision



