

JACKSON STREET SUBDIVISION, RESUBDIVISION OF LOT 1, RENEA'S SECOND ADDITION TO JACKSON STREET

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. 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 1-A is limited to one curb cut to Jackson Street and Lot 1-B is limited to one curb cut to Clairborne Street, 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). 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-Rescue 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 2-lot, 0.4± acre subdivision which is located on the West side of North Jackson Street, 135'± North of State Street, Extending to the East side of North Claiborne Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create 2 legal lots of record from 1 existing legal lot of record.

The applicant states:

Originally the owner combined all of his property into one parcel (Lot 1, Renea's Second Addition to Jackson Street) but his plans have changed and he has a buyer for the undeveloped portion on Jackson Street, which will be Lot 1-A in the proposed subdivision.

The site is located within in the T-4 Subdistrict of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, this review will be primarily based upon the DDD requirements.

The proposed subdivision fronts Jackson Street and North Claiborne Street. Both are minor streets with curb and gutter. As a minor street, a 50' right-of-way width is typically required. The right-of-way width of Jackson Street, as indicated on the preliminary plat, reflects compliance with minor street standards and if approved, should be retained on the Final Plat. North Claiborne Street depicts a 40' right-of-way width on the preliminary plat. Previous subdivisions along North Claiborne Street, approved by the Planning Commission, have not required right-of-way dedication: this includes property abutting the site. Therefore, right-of-way dedication should be waived for the request at hand.

The proposed lot 1-B abuts two "B" streets, thus the applicant must indicate which street will act as the primary frontage for the lot.

Property width requirements for a T-4, Mixed-Use, Low-Intensity Sub-District, are a minimum of 18' and a maximum of 120' per Section 64-3.I.8.(b).2 of the Zoning Ordinance. The property width is illustrated on the preliminary plat as 85'± for proposed Lot 1-A on North Jackson Street. Lot 1-B will have 21'± of street frontage on North Claiborne Street and 30'± of frontage on North Jackson Street and if approved, should be retained on the Final Plat.

Per Section 64-4.I.8.(d), the DDD allows from 0' minimum to 12' maximum setback along all street frontages. A 12' maximum building setback line is depicted along all frontages on the preliminary plat along with a note stating a 0' minimum is allowed. If approved, both should be retained on the Final Plat

The DDD also requires a 20' parking setback in T-4 Sub-districts per Section 64-3.I.8.(d) of the Zoning Ordinance. The preliminary plat depicts a note indicating that any parking must be 20' from the street property line and, if approved, should be retained on the Final Plat.

The proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in square feet and acres, and if approved, this information should be retained on the Final Plat as well.

There is a 10' maximum driveway width requirement within front setback along primary frontages within T-4 Sub-districts, per Section 64-3.I.11.(c)(3) of the Zoning Ordinance. Any new driveway must comply with this requirement.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed lots are limited one curb cut each per street frontage, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

It should also be noted that this property is located in the Historic district, DeTonti Square. Any future development to this site will require Architectural Review Board (ARB) and Consolidated Review Committee (CRC) approval.

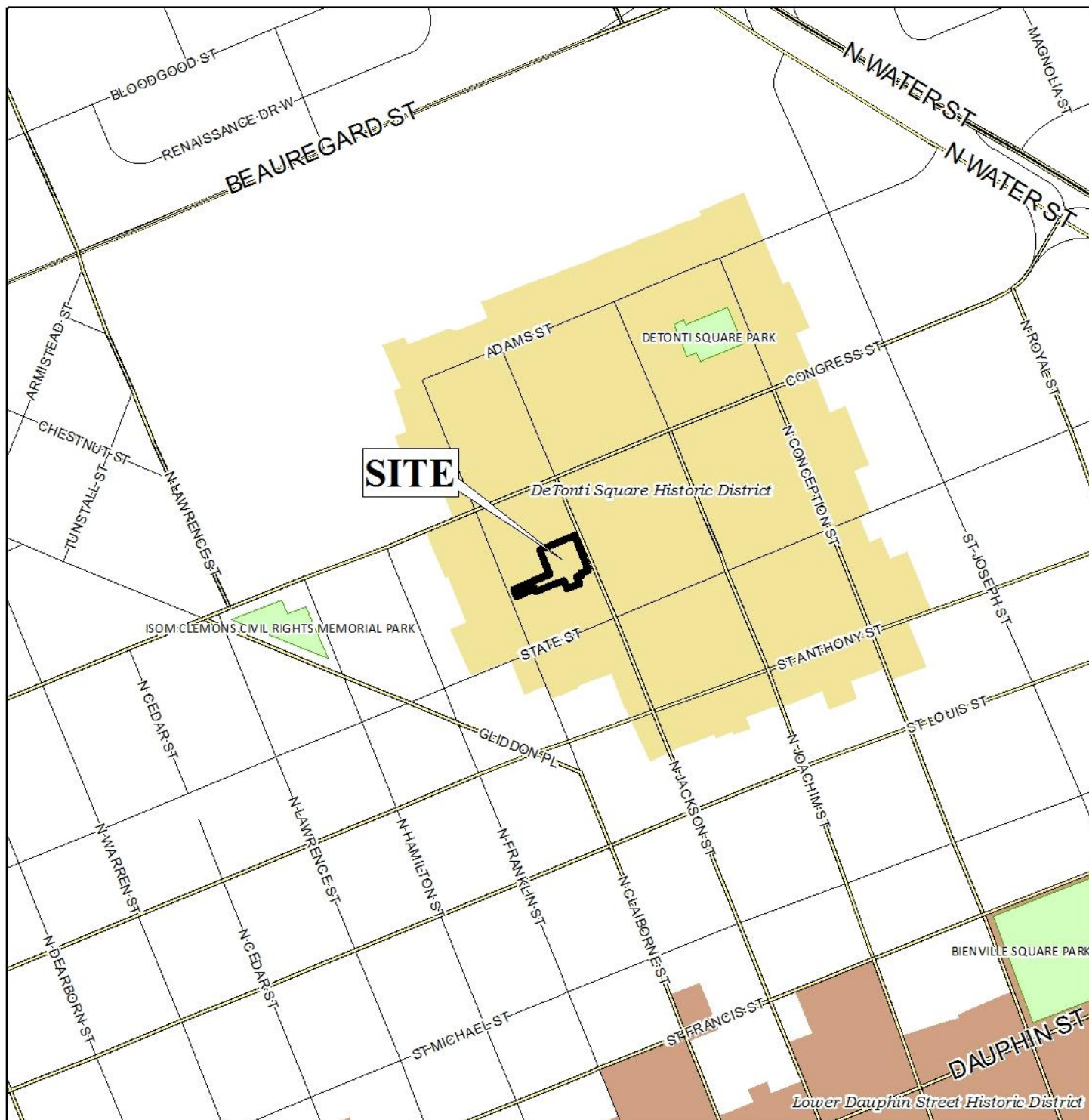
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of building setbacks to reflect a maximum building setback line of 12' along all streets;
- 2) retention of a note stating that a 0' minimum building setback is allowed;
- 3) retention of a note stating that parking must be setback 20' from the property line;
- 4) retention of the lot size information on the Final Plat to be depicted in square feet and in acres;
- 5) compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. 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. E. 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. F. 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. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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 and placement of a note on the Final Plat stating (Lot 1-A is limited to one curb cut to Jackson Street and Lot 1-B is limited to one curb cut to Clairborne Street, 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.);*
- 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 permi.); and*
- 8) compliance with Fire Department comments and placement of a note (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).*

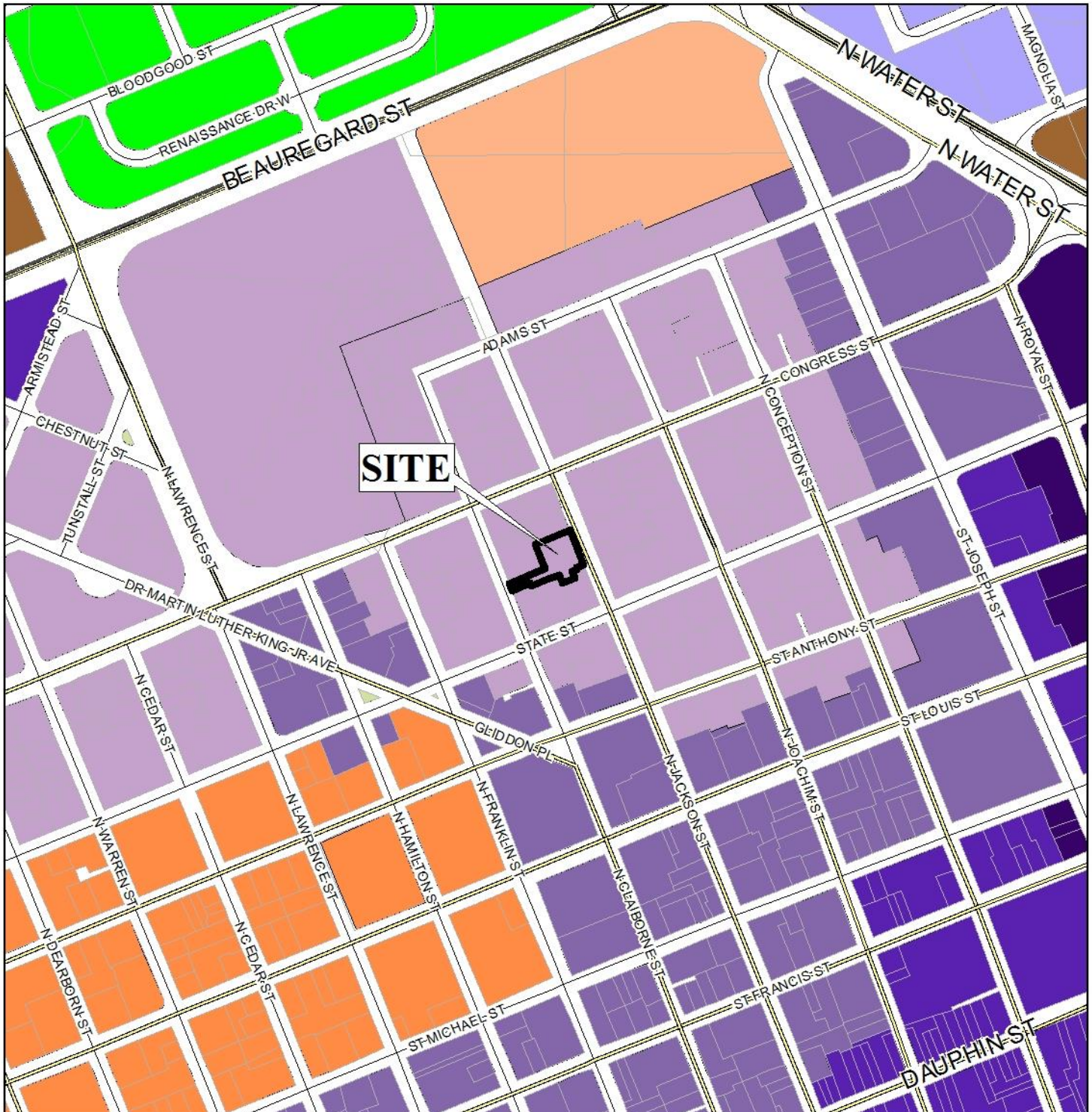
LOCATOR MAP



APPLICATION NUMBER 6 DATE August 1, 2019
 APPLICANT Jackson Street Subdivision, Resubdivision of Lot 1, Renea's Second Addition
 REQUEST Subdivision



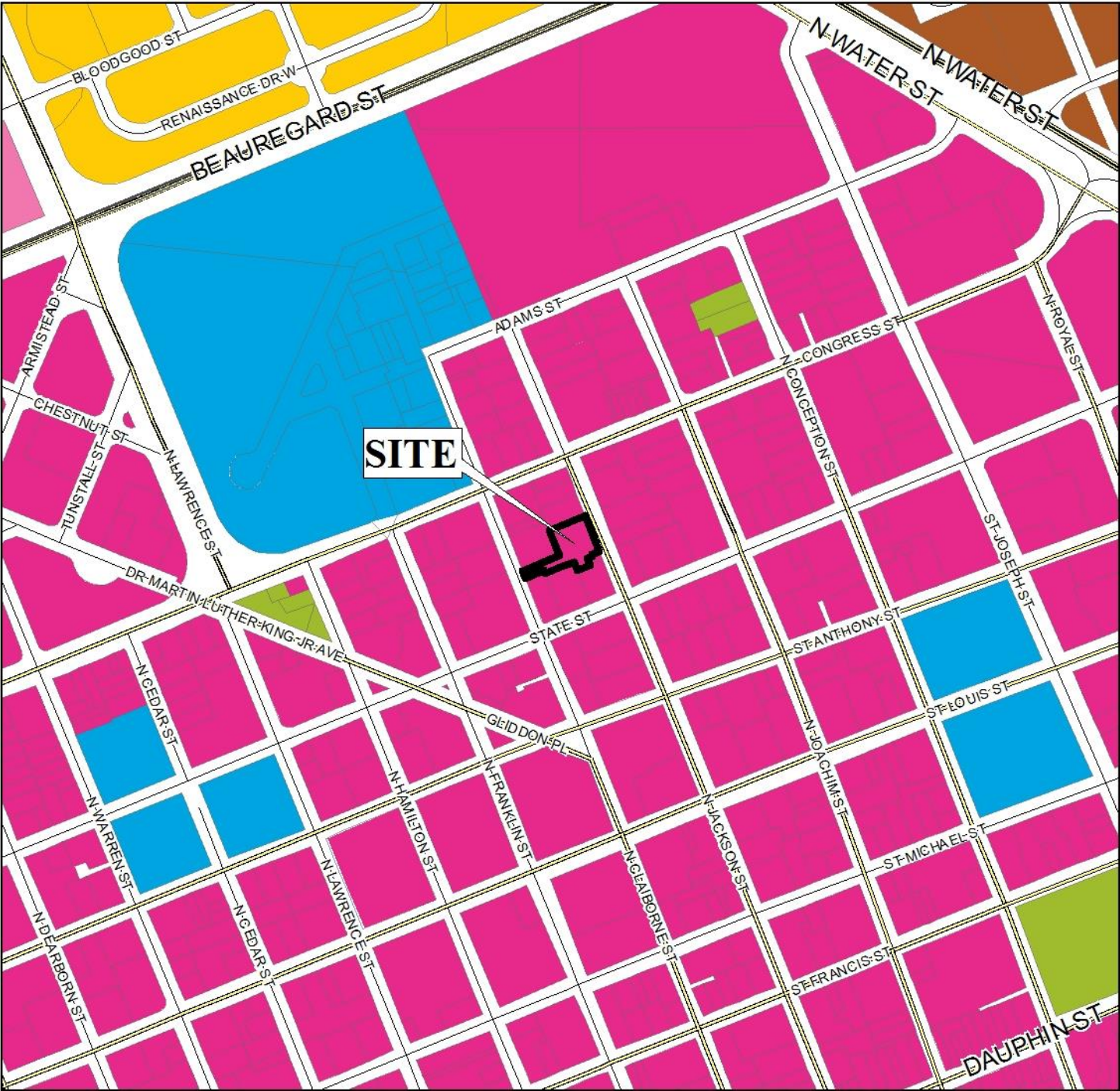
LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE August 1, 2019
APPLICANT Jackson Street Subdivision, Resubdivision of Lot 1, Renea's Second Addition
REQUEST Subdivision

















FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE August 1, 2019

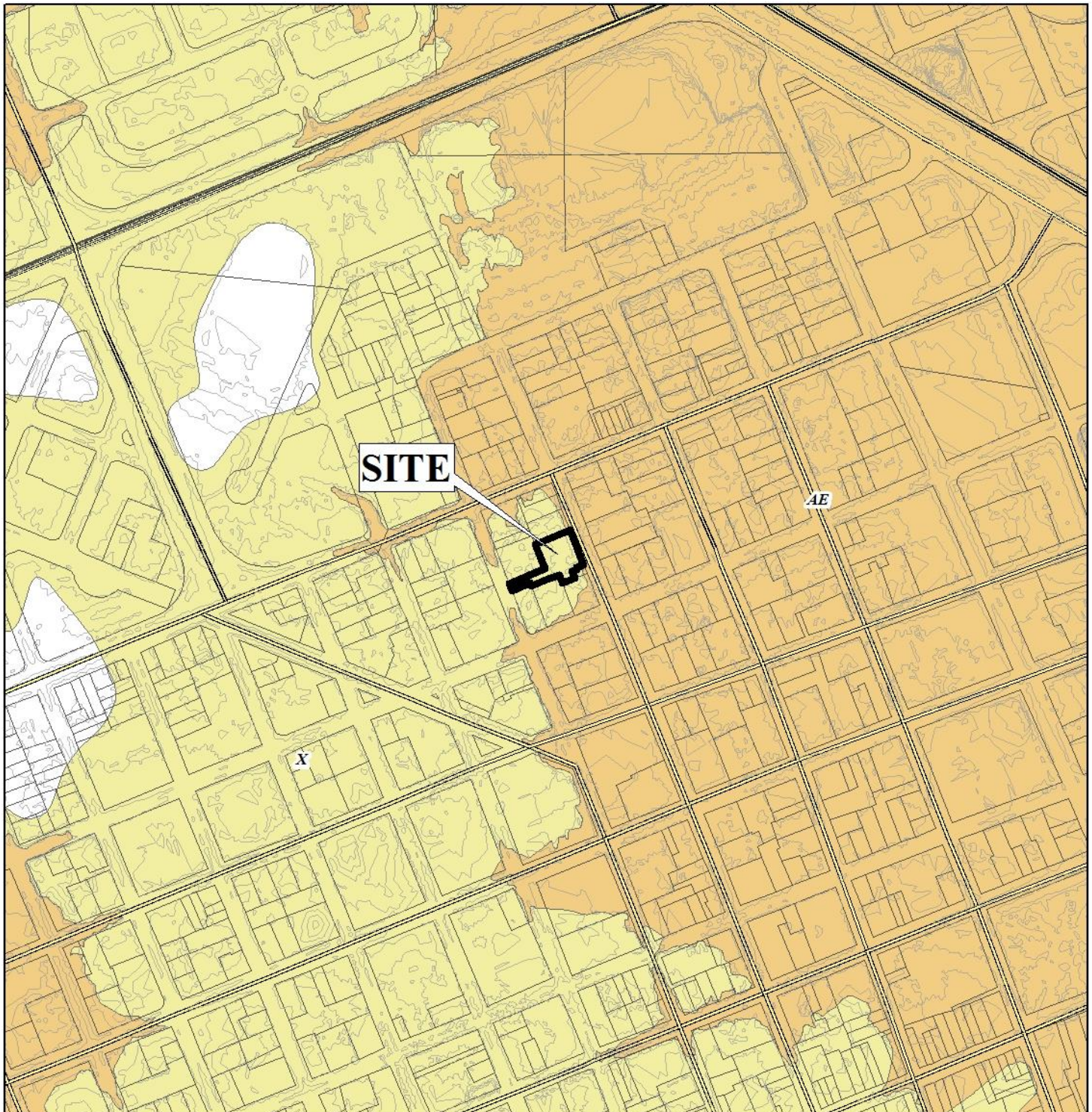
APPLICANT Jackson Street Subdivision, Resubdivision of Lot 1, Renea's Second Addition

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 August 1, 2019
APPLICANT Jackson Street Subdivision, Resubdivision of Lot 1, Renea's Second Addition
REQUEST Subdivision



JACKSON STREET SUBDIVISION, RESUBDIVISION OF LOT 1, RENEA'S ADDITION



APPLICATION NUMBER 6 DATE August 1, 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



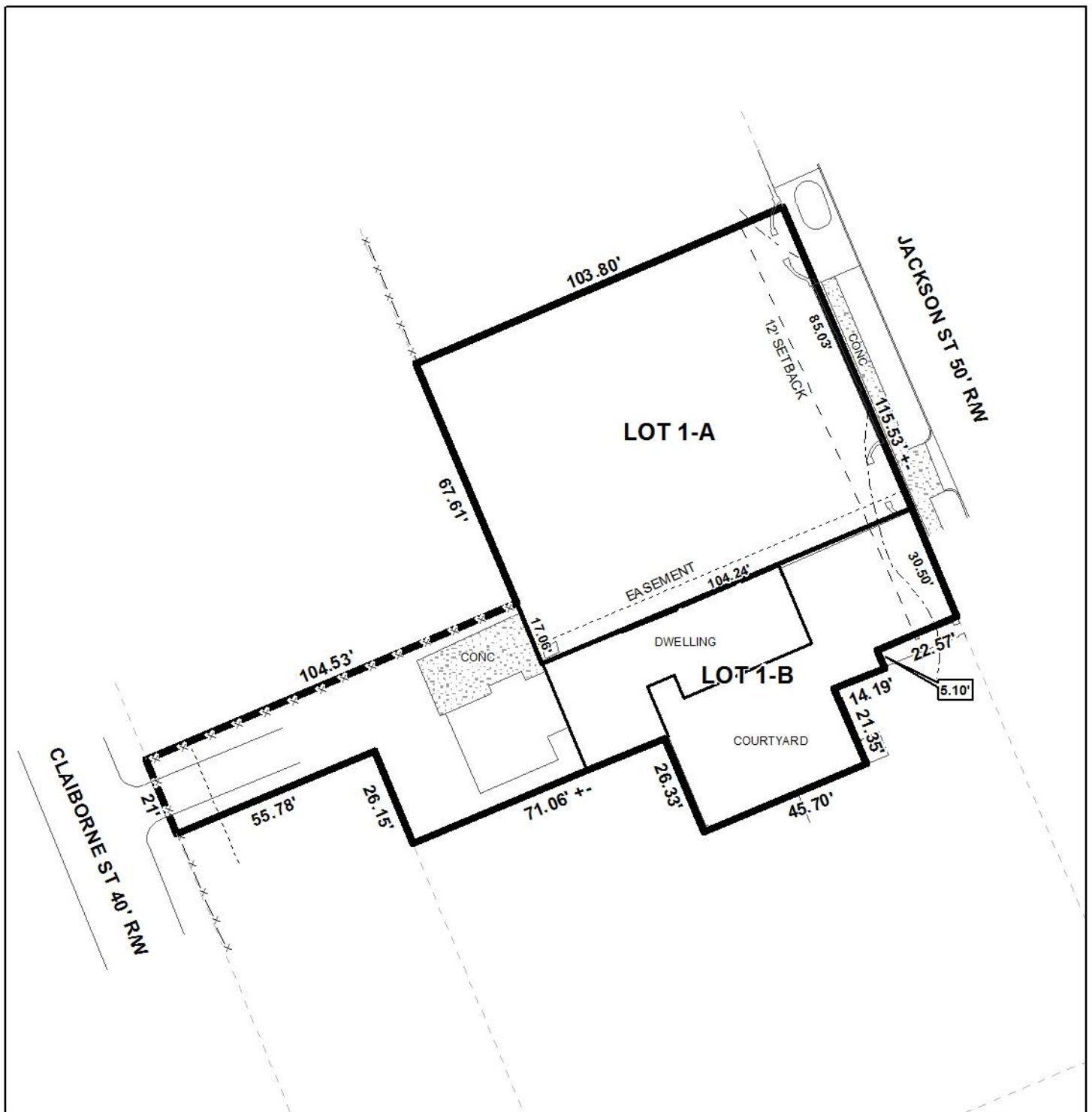
JACKSON STREET SUBDIVISION, RESUBDIVISION OF LOT 1, RENEA'S ADDITION



APPLICATION NUMBER 6 DATE August 1, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE August 1, 2019
APPLICANT Resubdivision of Lot 1, Renea's Second Addition to Jackson Street Subdivision
REQUEST Subdivision



