

SATCHEL SELMA STREET 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 Vicinity Map
- C. Provide a written description for the proposed subdivision boundary.
- D. Show and label the POC/POB for the subdivision boundary.
- E. Revise the plat to label each lot. The narrative seems to indicate that the applicant is requesting a two (2) Lot subdivision; however, the Plat indicates a one (1) Lot subdivision.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Provide the Surveyor's and Owner's (notarized) signatures.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Driveway number, 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).

The plat illustrates the proposed 2-lot, 0.2± acre subdivision which is located on the South side of Selma Street, 125'± East of Charles Street, in Council District 2. The purpose of this application is to create two (2) legal lots of record from two (2) existing metes-and-bounds properties. The applicant states the site is served by public water and sanitary sewer services.

The site has been given a Mixed Density Residential (MxDR) 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single-family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR (Low Density Residential) areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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.

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.

It should also be noted that the proposed subdivision is located within the Oakleigh Garden Historic District and, as such, any requests for construction are subject to review by the Architectural Review Board.

As proposed, both lots have frontage along Selma Street, a minor street with curb and gutter. The preliminary plat is illustrated showing a compliant 50' right-of-way. It should be noted that no setbacks are depicted on the preliminary plat submitted. Since the site is located within a historic district, relief from the normal building setbacks and site coverage limitation is automatically granted via the more flexible Historic District Overlay under Section 64-3.G. of the Zoning Ordinance. Therefore, it is recommended that Section V.D.9. of the Subdivision Regulations be waived, and that a note be placed on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance.

The proposed lot sizes are 5,701 (Lot 1) and 2,830 (Lot 2) square feet, which is less than then 7,200 square foot minimum required by Section V.D.2. of the Subdivision Regulations. Additionally, Lot 1 will only have 44 feet \pm of frontage, and Lot 2 will only have 33 feet \pm of frontage, which is less than the 60-foot width required by the Subdivision Regulations. It is not uncommon for properties within historic districts to not meet the dimensional requirements of the Subdivision Regulations, and the Planning Commission has consistently accommodated the unique circumstances of historic areas by waiving the minimum requirements. It is recommended that the Commission do so in this case as well. If approved, the lot size labels 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.

As a means of access management, a note containing the Traffic Engineering comments should be placed on the Final Plat.

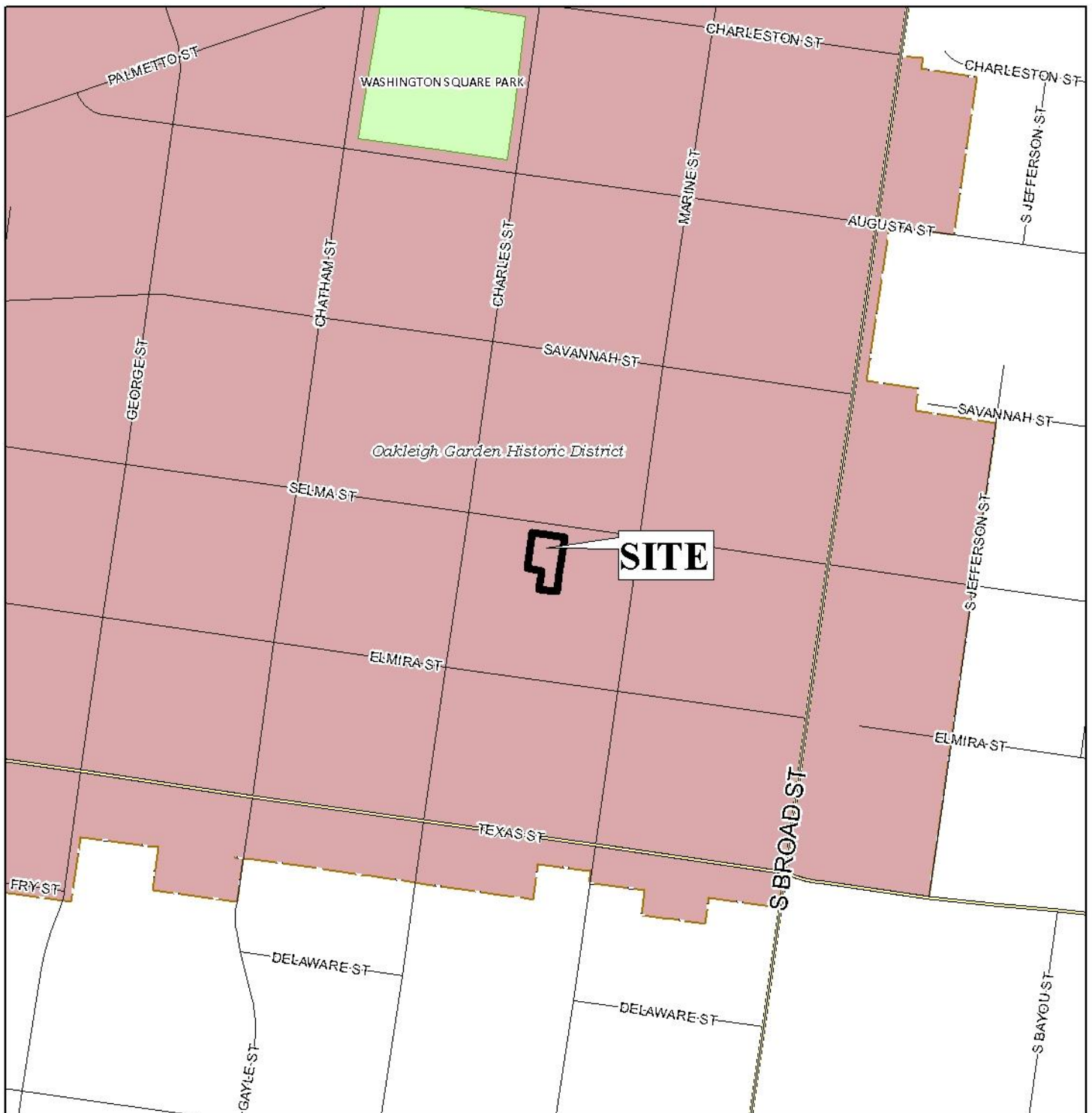
No easements are indicated on the preliminary plat. If any easements are recorded on the site they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement without permission of the easement holder.

Based on the preceding, and with a waiver of Section V.D.2. of the Subdivision Regulations for lot area and lot width, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 2) Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 4) 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 a Vicinity Map. C. Provide a written description for the proposed subdivision boundary. D. Show and label the POC/POB for the subdivision boundary. E. Revise the plat to label each lot. The narrative seems to indicate that the applicant is requesting a two (2) Lot subdivision; however, the Plat indicates a one (1) Lot subdivision. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide the Surveyor's and Owner's (notarized) signatures. H. 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. I. 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. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 5) *Placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 6) *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). 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*
 - 7) *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 6 DATE August 20, 2020

APPLICANT Satchel Selma Street Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE August 20, 2020

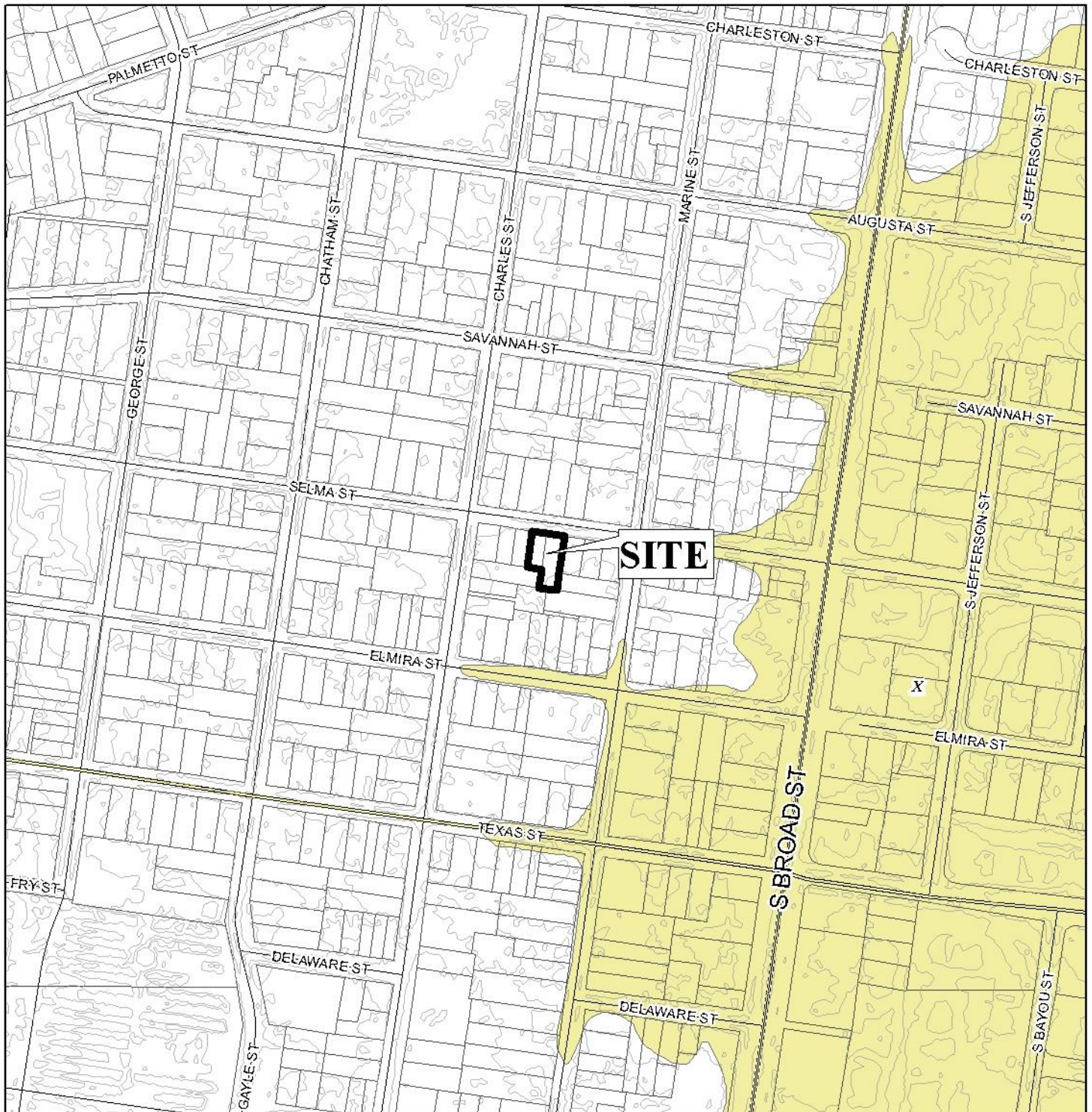
APPLICANT Satchel Selma Street Subdivision

REQUEST Subdivision



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE August 20, 2020

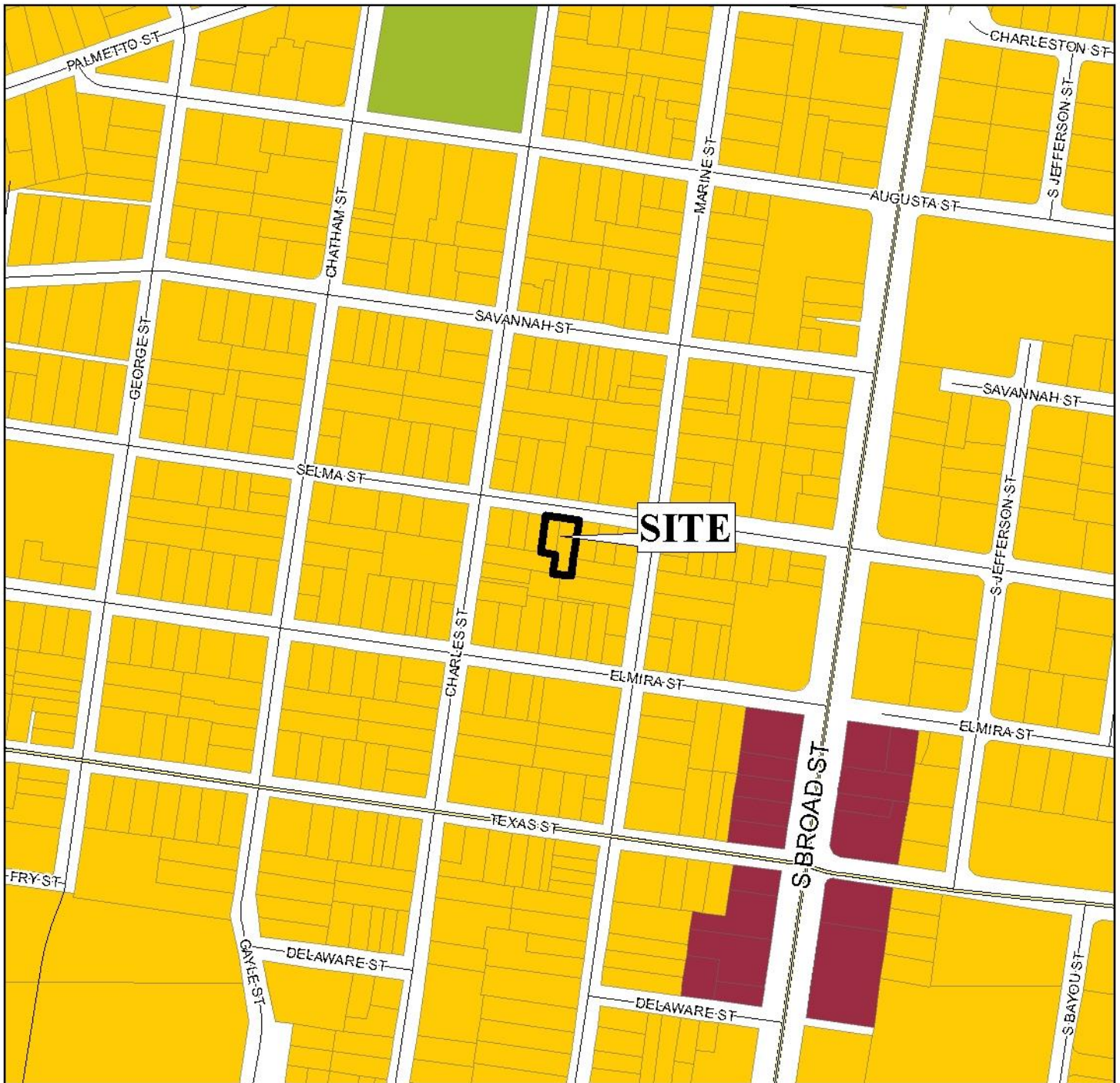
APPLICANT Satchel Selma Street Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE August 20, 2020

APPLICANT Satchel Selma Street 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	



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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



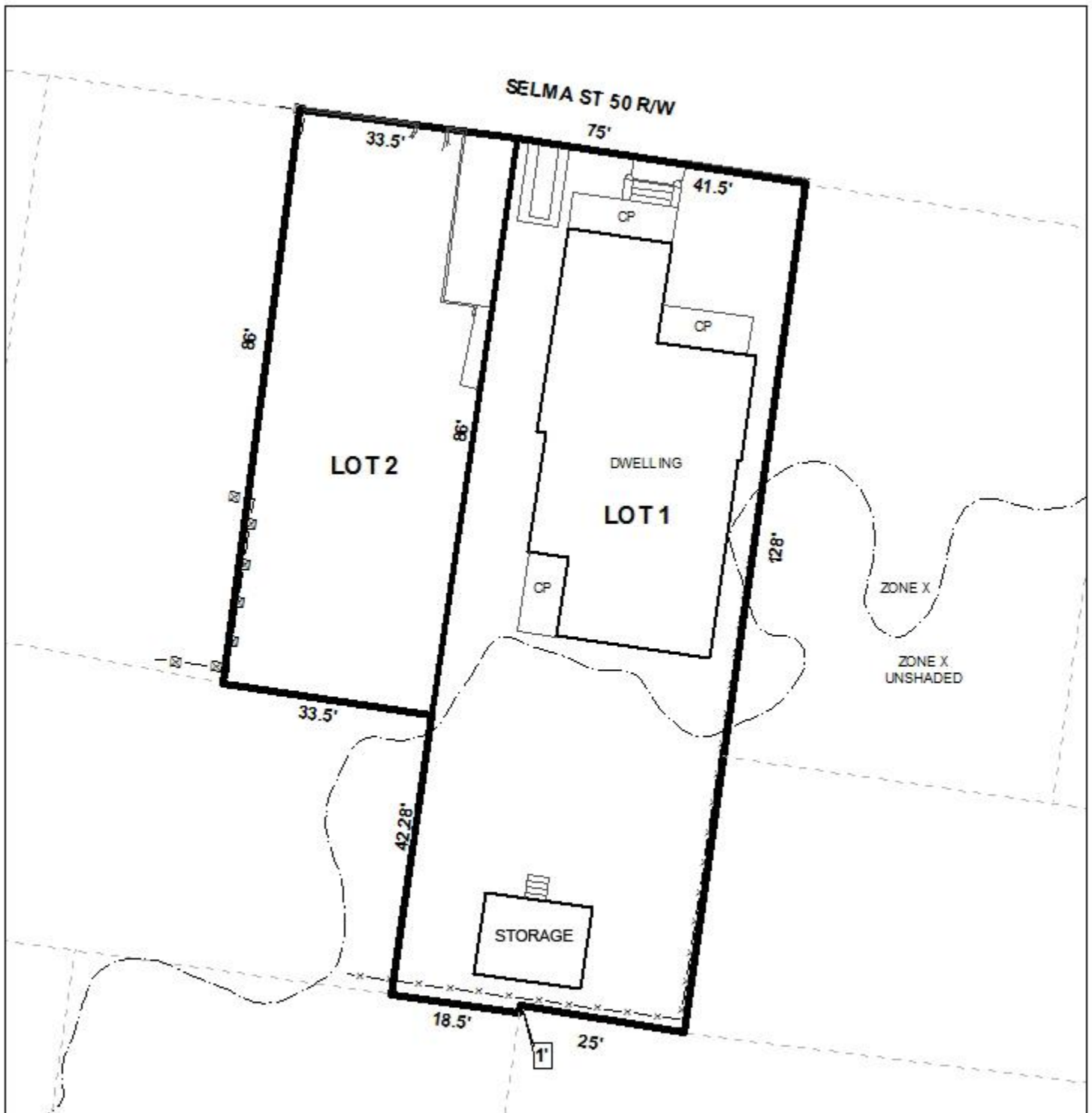
SATCHEL SELMA STREET SUBDIVISION



APPLICATION NUMBER 6 DATE August 20, 2020



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE August 20, 2020

APPLICANT Satchel Selma Street Subdivision

REQUEST Subdivision



NTS