

SCHILLINGERS COMMERCE PLACE SUBDIVISION, RESUBDIVISION OF LOT 1 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 the Surveyor's and Owner's (notarized) signatures.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1A and 1B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1A – NONE and LOT 1B –NONE.
- D. 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.
- E. 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. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed 2-lot, 10.8± acre subdivision which is located at the Southeast corner of Schillinger Road South and Highland Avenue, within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer systems. The

purpose of this application is to create two (2) legal lots of record from one (1) existing legal lot of record.

The site has been given a District Center (DC) land use designation, per the Future Land Use Plan and Map adopted 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 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 per acre) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

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

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 of 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 the 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.

The site was the subject of a 1-lot Subdivision approved by the Planning Commission at its April 4, 2013 meeting. There is an existing 70'± by 49'± lease parcel on the Southeast of the proposed Lot 1A, with a 30' non-exclusive access and utility easement connecting it to Schillinger Road South. While the lease parcel exceeds 3,000 square feet, and would be required to become a legal lot of record if it were created today, it was recorded in 1998, well before the passing of the 2012

law requiring lease parcels to become legal lots of record. Therefore, the lease parcel is considered non-conforming, and will only be required to become a legal lot in the instance that its size is altered.

Presumably, due to the presence of the lease parcel and associated easement, the proposed Lot 1A is an irregular shape. While irregular shaped lots are not common in the area, the lease parcel is an existing condition which makes a waiver of Section V.D.1. of the Subdivision Regulations appropriate.

The site has frontage on Schillinger Road South and Highland Avenue. Schillinger Road South is a major street on the Major Street Plan, and as such should have a 100-foot right-of-way. The preliminary plat shows that there is a minimum of 55-feet from the front property line to the centerline, making no dedication necessary. Highland Avenue is a minor street with curb and gutter, and should therefore have a 50-foot right-of-way. The 2013 plat for the site depicts that there is more than 25-feet between the subject site and the centerline along Highland Avenue. If approved, the Final Plat should be revised to depict the distance to the centerline.

The preliminary plat depicts the 25-foot minimum building setback line along both frontages. If approved, this should be retained on the Final Plat.

The proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, 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 per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments.

There is a 30' wide drainage easement depicted for Lot 1A, with a note that the width and location of the easement are to be determined at the time the lot is developed. However, as easements must be recorded in a way to insure there are no structures erected in them, this note should be removed, and a note should be placed on the Final Plat, if approved, stating that no structures shall be erected in any easements without the permission of the easement holder.

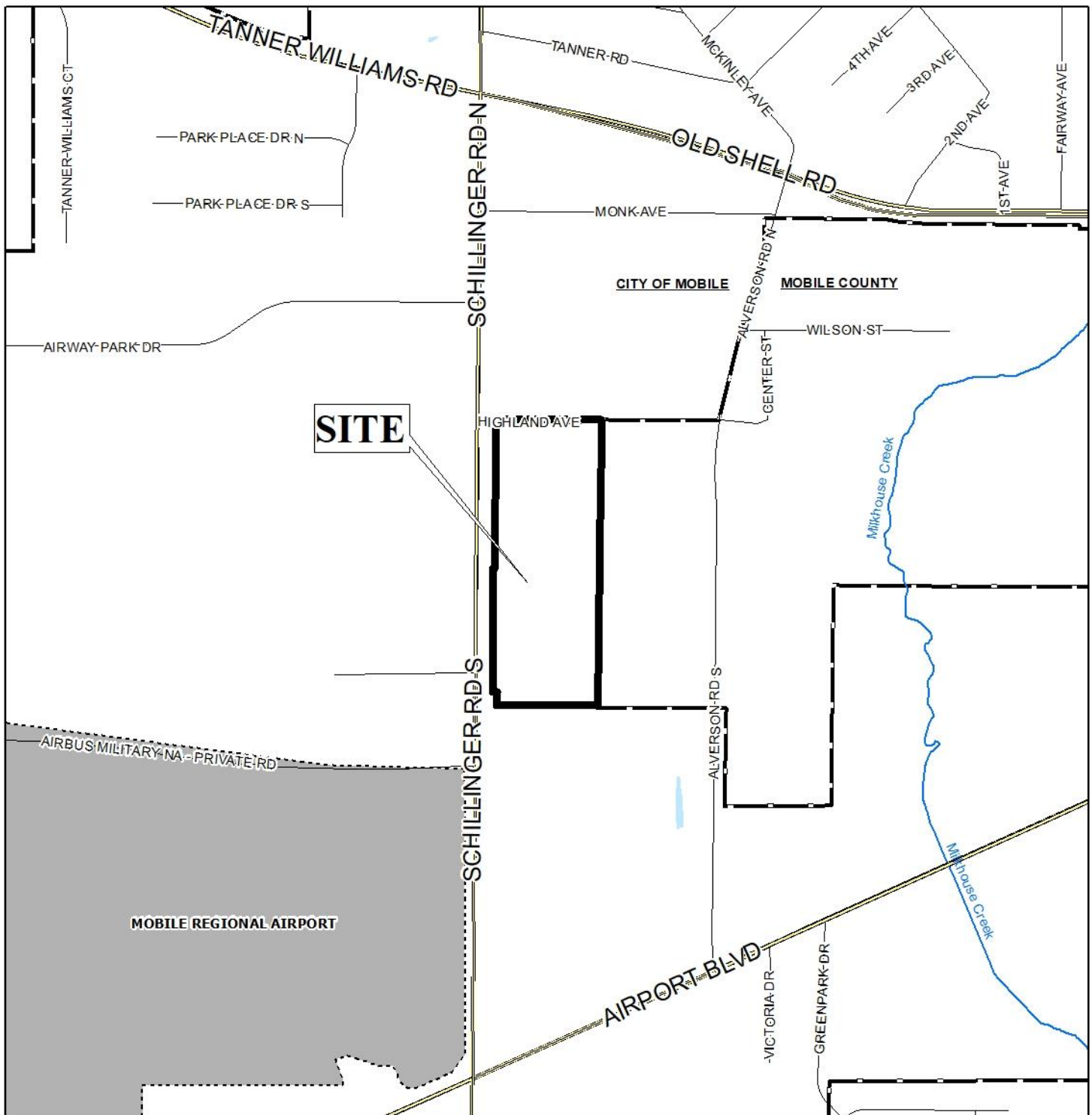
The site is located along the City-County border with properties to the rear being in the County with a mix of residential use and vacant land. Therefore, a note should be placed on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use.

Based upon the preceding, and with a waiver of Section V.D.1., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way width, and distance to the centerline of Schillinger Road South on the Final Plat;
- 2) retention of the right-of-way width, and provision of the distance to the centerline of Highland Avenue on the Final Plat;

- 3) retention of the 25-foot minimum building setback line along all frontages on the Final Plat;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) removal of the note stating that the width and location of the 30' drainage easement is to be determined at the time of development of Lot 1A;
- 6) placement of a note on the Final Plat stating that no structures are allowed in any easement without the permission of the easement holder;
- 7) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use;
- 8) 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 the Surveyor's and Owner's (notarized) signatures.* C. *Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1A and 1B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1A – NONE and LOT 1B – NONE.* D. *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.* E. *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.);*
- 9) 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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 11) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

LOCATOR MAP



APPLICATION NUMBER 6 DATE January 20, 2022

Schillingers Commerce Place Subdivision

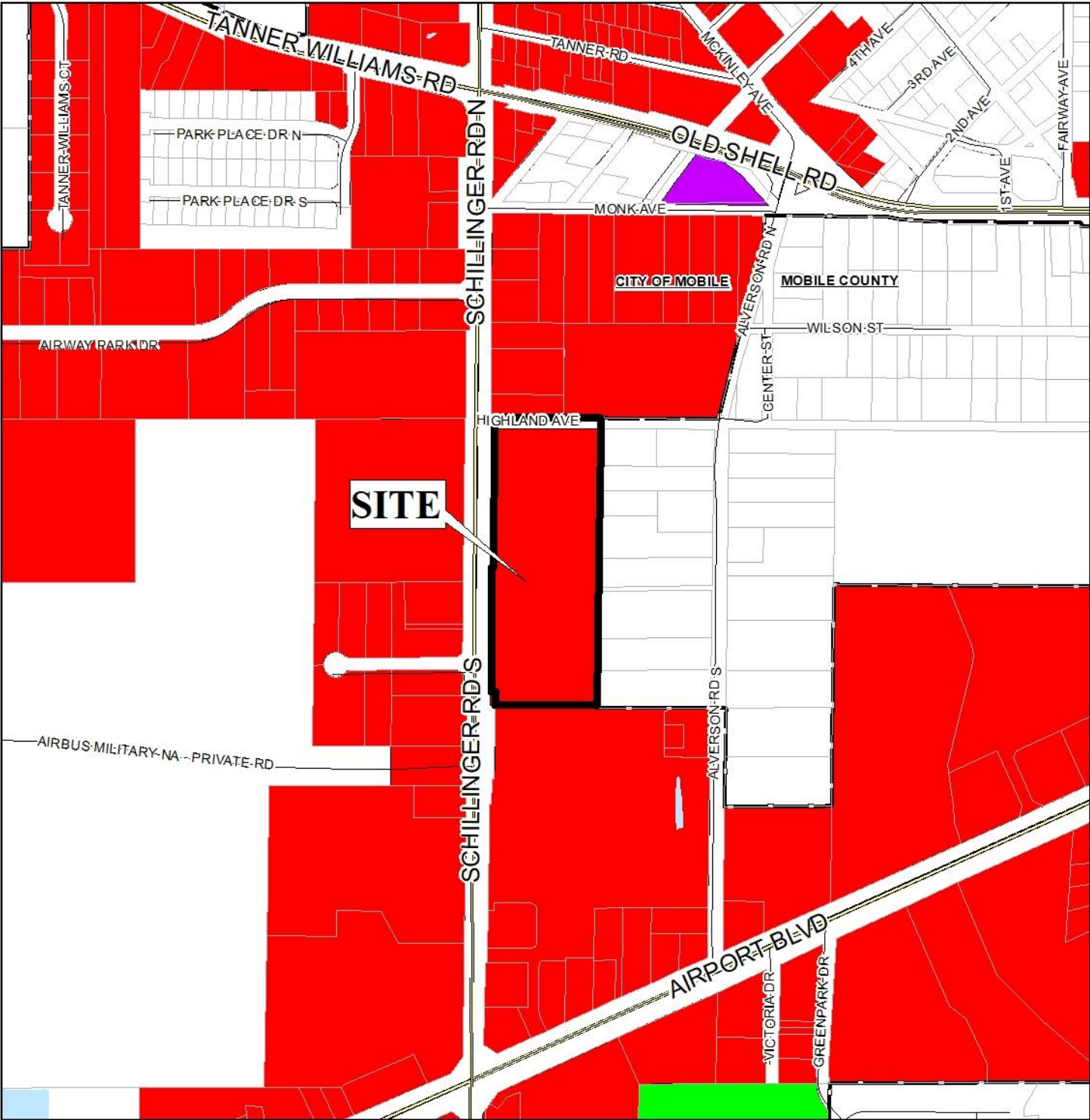
APPLICANT Resubdivision of Lot 1

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



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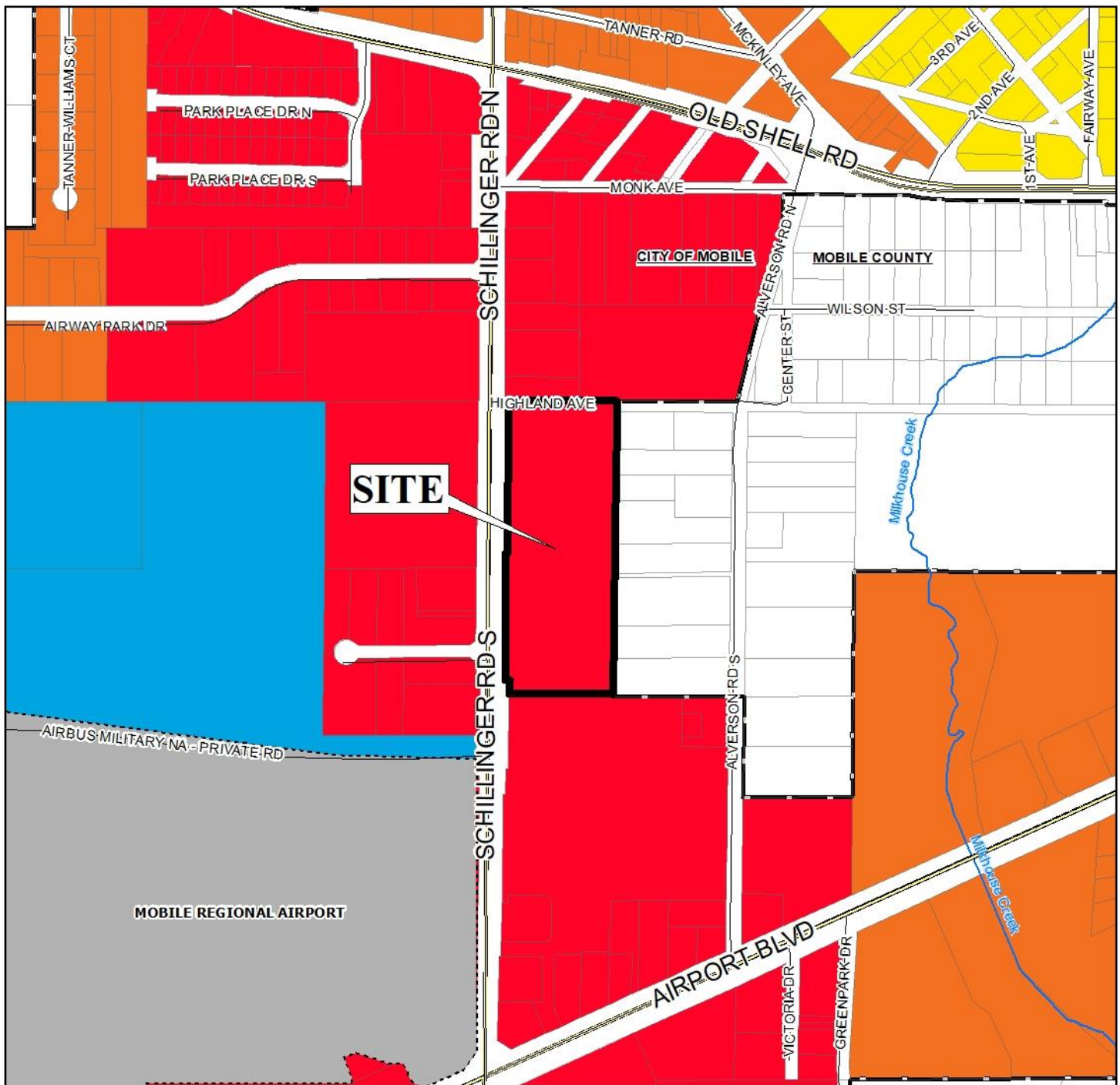
Schillingers Commerce Place Subdivision

APPLICANT Resubdivision of Lot 1

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE January 20, 2022

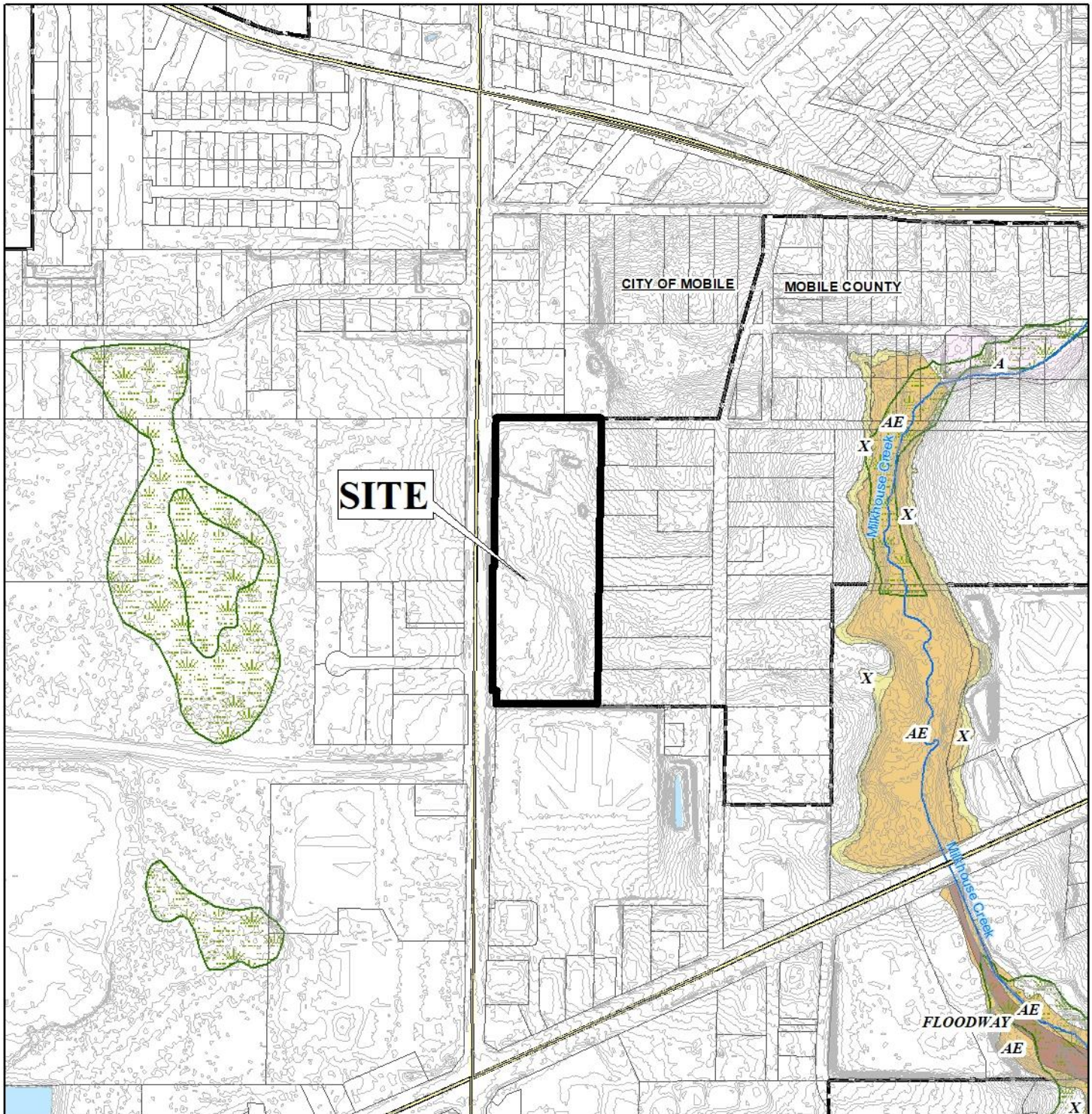
APPLICANT Schillingers Commerce Place Subdivision, Resubdivision of Lot 1

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 January 20, 2022

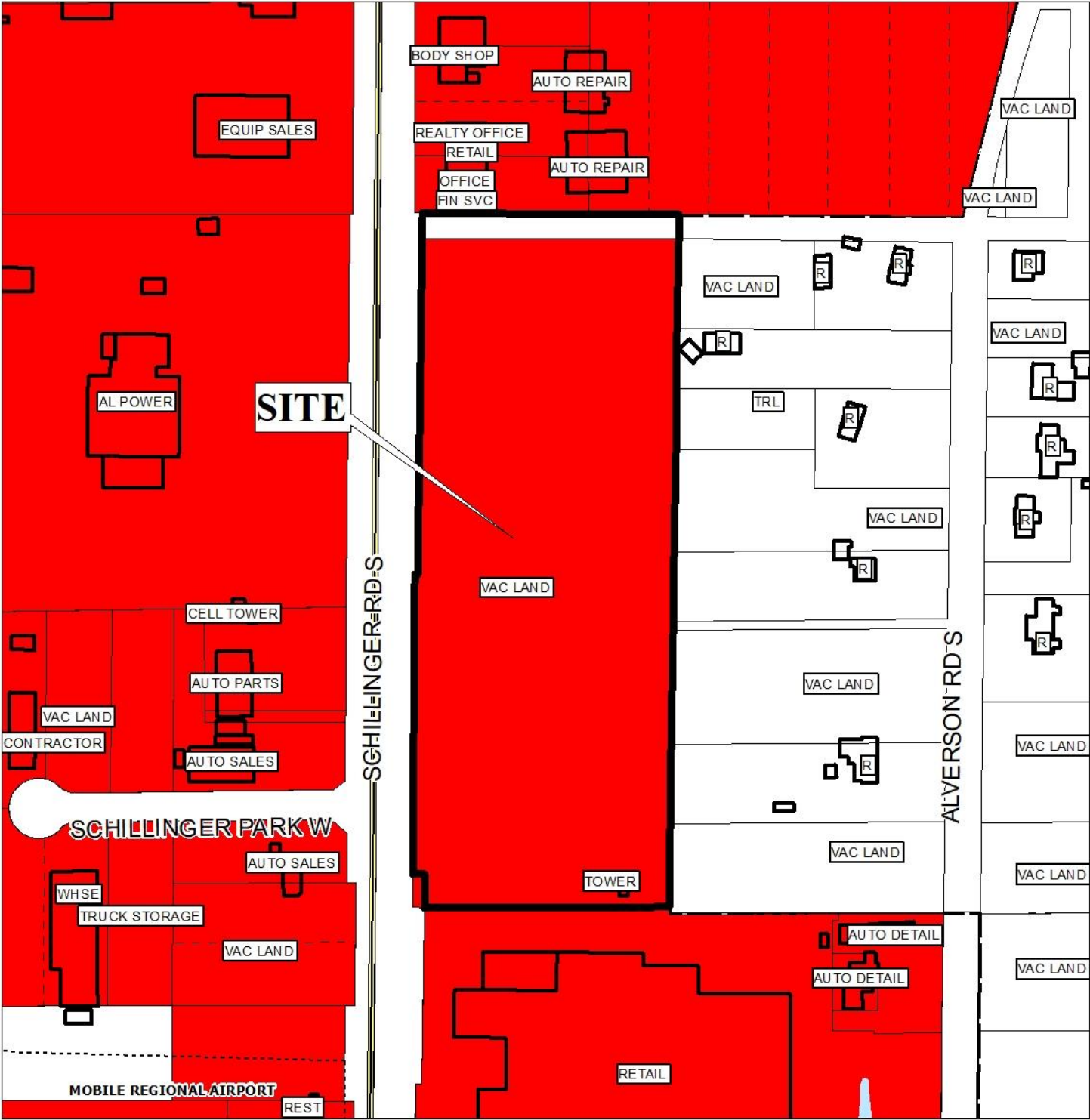
Schillingers Commerce Place Subdivision

APPLICANT _____ Resubdivision of Lot 1

























REQUEST _____ Subdivision



**SCHILLINGERS COMMERCE PLACE SUBDIVISION
RESUBDIVISION OF LOT 1**



APPLICATION NUMBER 6 DATE January 20, 2022

	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



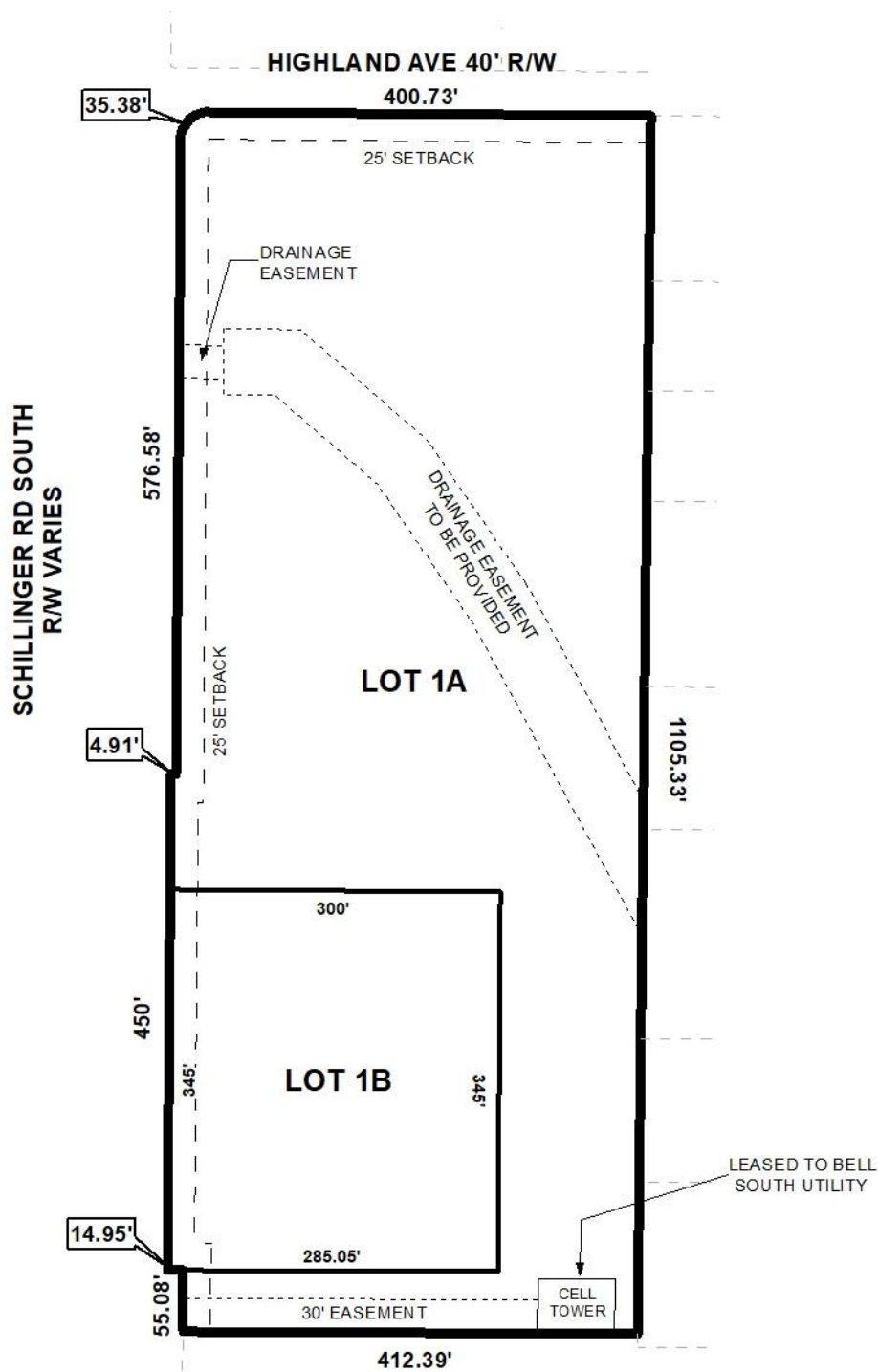
SCHILLINGERS COMMERCE PLACE SUBDIVISION RESUBDIVISION OF LOT 1



APPLICATION NUMBER 6 DATE January 20, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE January 20, 2022

Schillingers Commerce Place Subdivision

APPLICANT Resubdivision of Lot 1

REQUEST Subdivision



