

## **WALMART #991 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. Add a Curve Data Table for the eight (8) curves listed (C1-C8).
- C. Add a graphic scale.
- D. Include the recording information for the vacated ROW on the FINAL PLAT.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. Coordinate with the City Engineering Department to obtain the BFE for LOT 1.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #76) LOT 1 will receive the 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 1 – NONE.
- G. Add a note 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.
- H. Add a note 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.
- I. 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.
- J. Add a note that all existing and 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.

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 (2021 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 1-lot, 19.9± acre subdivision located at the Northeast corner of East I-65 Service Road South and Emogene Street, extending to the Northwest corner of Springdale Boulevard and Emogene Street in Council District 5. The purpose of this application is to modify the legal description of the legal lot of record for the parcel to include a portion of the parcel that was not included in the legal description of the previously approved subdivision.

The site has been given a Mixed Commercial Corridor (MCC) 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 land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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 applicant provides the following comments concerning the application:

*We are submitting a 1-lot subdivision for the current Walmart development to clean up some previous issues with title. In 1986, there was an original plat that was done showing Emogene Street cutting through what is the present-day Walmart parking lot. In 2000, there was a replat done that moved Emogene Street to the south and is where the right of way and connectivity currently are located. The gap that we are presenting is based on how Walmart took ownership in the form of legal descriptions and title which happened a few months prior to the 2000 plat being recorded. We have reviewed with Walmart's advisors for title, and we collectively believe had the original deed been based on the replat it would have clearly indicated this change. We are sure that there had to be a site plan completed by Walmart for the development and believe a vacation of this old Emogene Street right-of-way would have been filed, or it may have been allowed through the replating process.*

The site has frontage on East I-65 Service Road South, a minor street with curb-and-gutter, which has existing compliant 50-foot right-of-way, Emogene Street, a major collector street, which has an existing compliant right-of-way, and Springdale Boulevard, a minor arterial street with curb and gutter, which has an existing compliant 100-foot right-of-way. Therefore, no dedication would be required. As on the preliminary plat, the right-of-way widths of all street frontages should be retained on the Final Plat, if approved.

The preliminary plat submitted does not illustrate the 25-foot minimum building setback lines along all street frontages. If approved, the 25-foot minimum building setback should be illustrated along all street frontages on the Final Plat.

The proposed lot is approximately 864,893± square feet which exceeds the minimum size requirements of the Subdivision Regulations.

The preliminary plat depicts multiple easements at the site. If approved, a note should be placed on the Final Plat stating that no structure is allowed in any easement, without the approval of the easement holder.

The preliminary plat depicts a vacated right-of-way. The vacation of that right-of-way was approved on July 24, 2000 per City Council Resolution Number 47-481. If approved, the vacated right-of-way should not be illustrated on the Final Plat.

As per the Traffic Engineering comments, the 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. If approved, a note should be required on the Final Plat stating these comments.

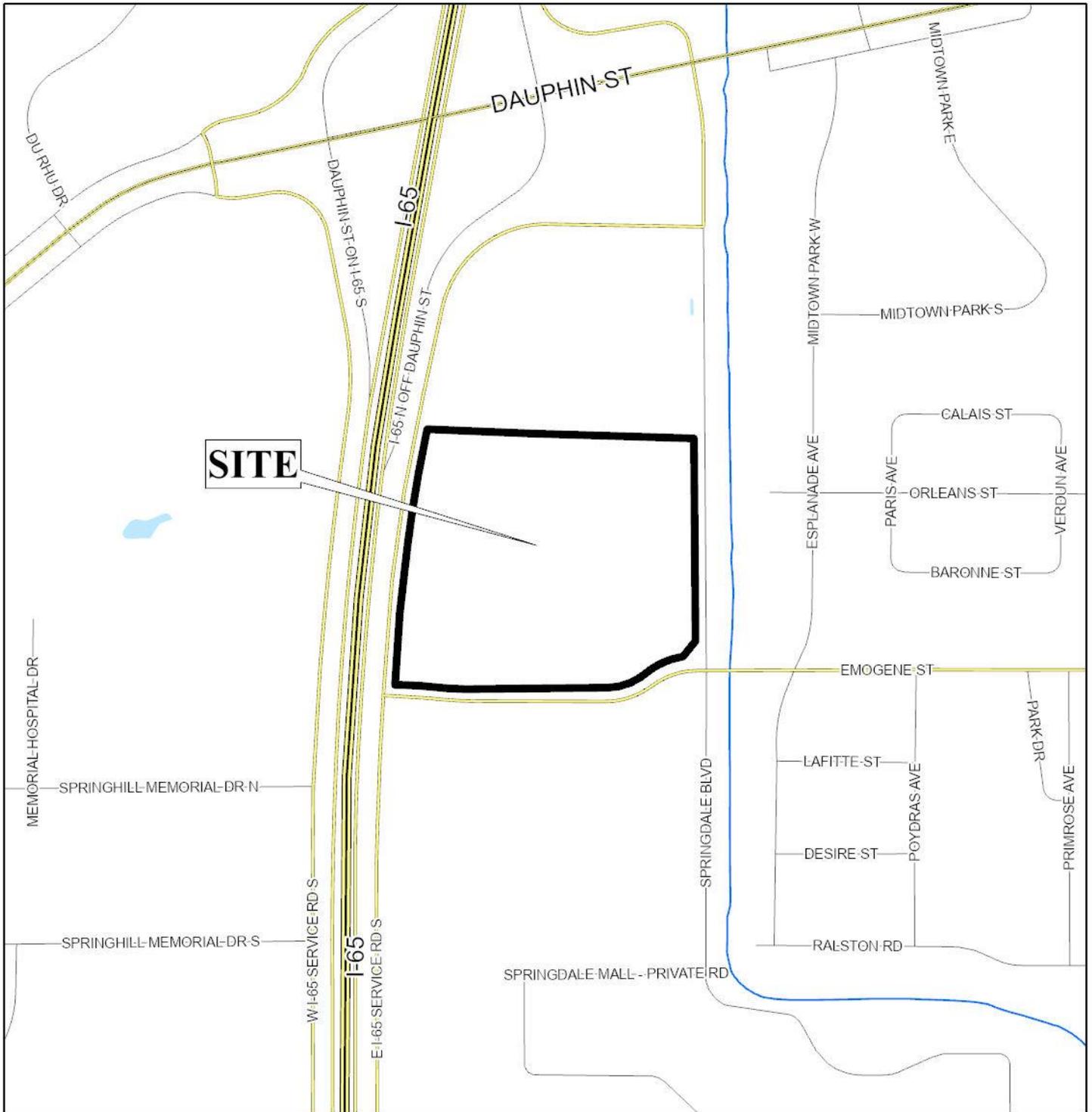
Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the right-of-way widths along all street frontages on the Final Plat;
- 2) illustration of the 25-foot minimum building setback lines along all street frontages on the Final Plat;
- 3) placement of a note should be placed on the Final Plat stating that no structure is allowed in any easement, without the approval of the easement holder;
- 4) removal of the vacated right-of-way on the Final Plat;
- 5) 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. Add a Curve Data Table for the eight (8) curves listed (C1-C8). C. Add a graphic scale. D. Include the recording information for the vacated ROW on the FINAL PLAT. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. Coordinate with the City Engineering Department to obtain the BFE for LOT 1. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #76) LOT 1 will receive the 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 1 – NONE. G. Add a note 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. H. Add a note 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. I. 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. J. Add a note that all existing and 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. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. 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.*)
- 6) 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.*);
- 7) 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*

- 8) *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 (2021 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 March 2, 2023

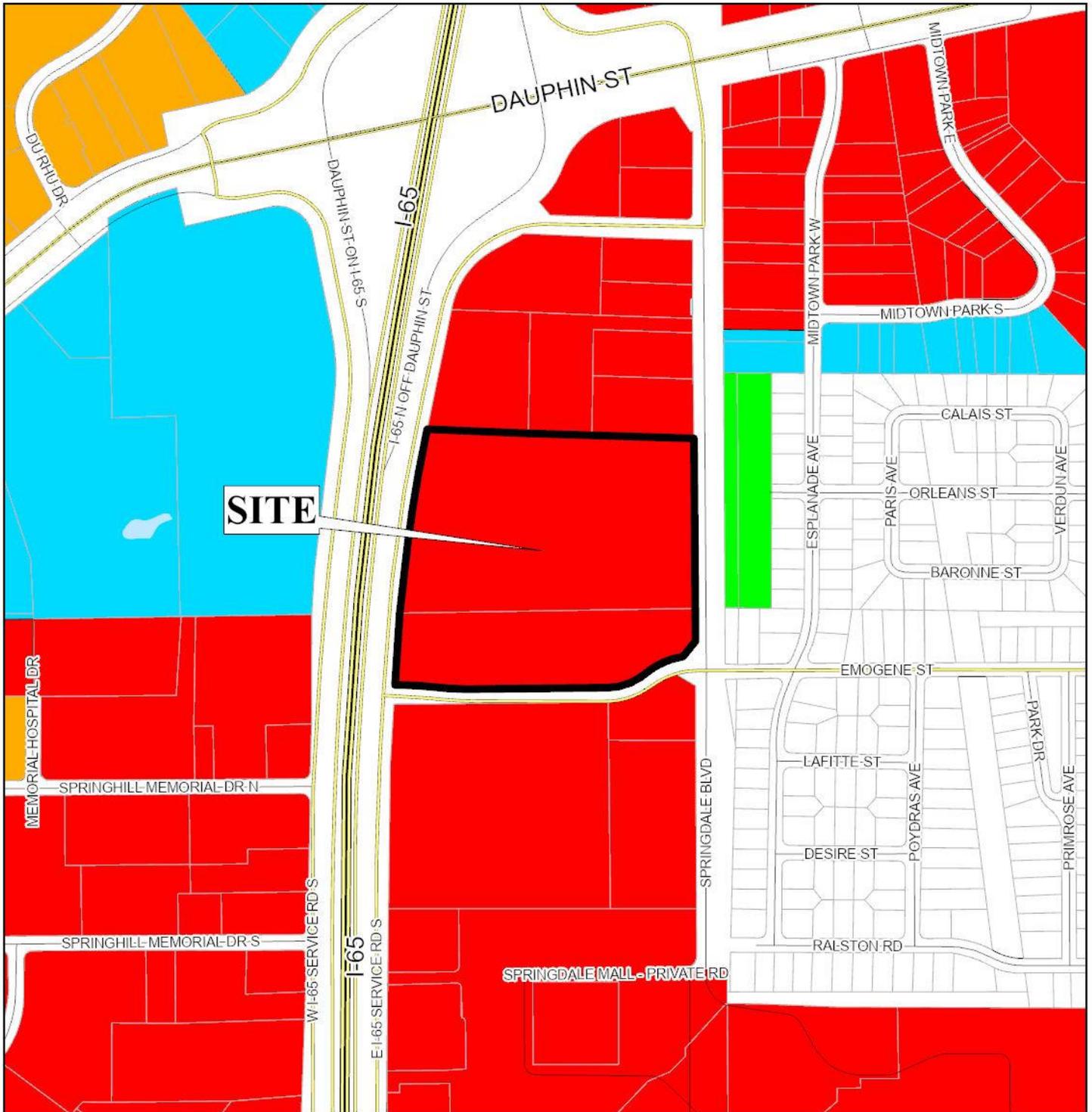
APPLICANT Walmart #991 Subdivision

REQUEST Subdivision



NTS

# LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE March 2, 2023

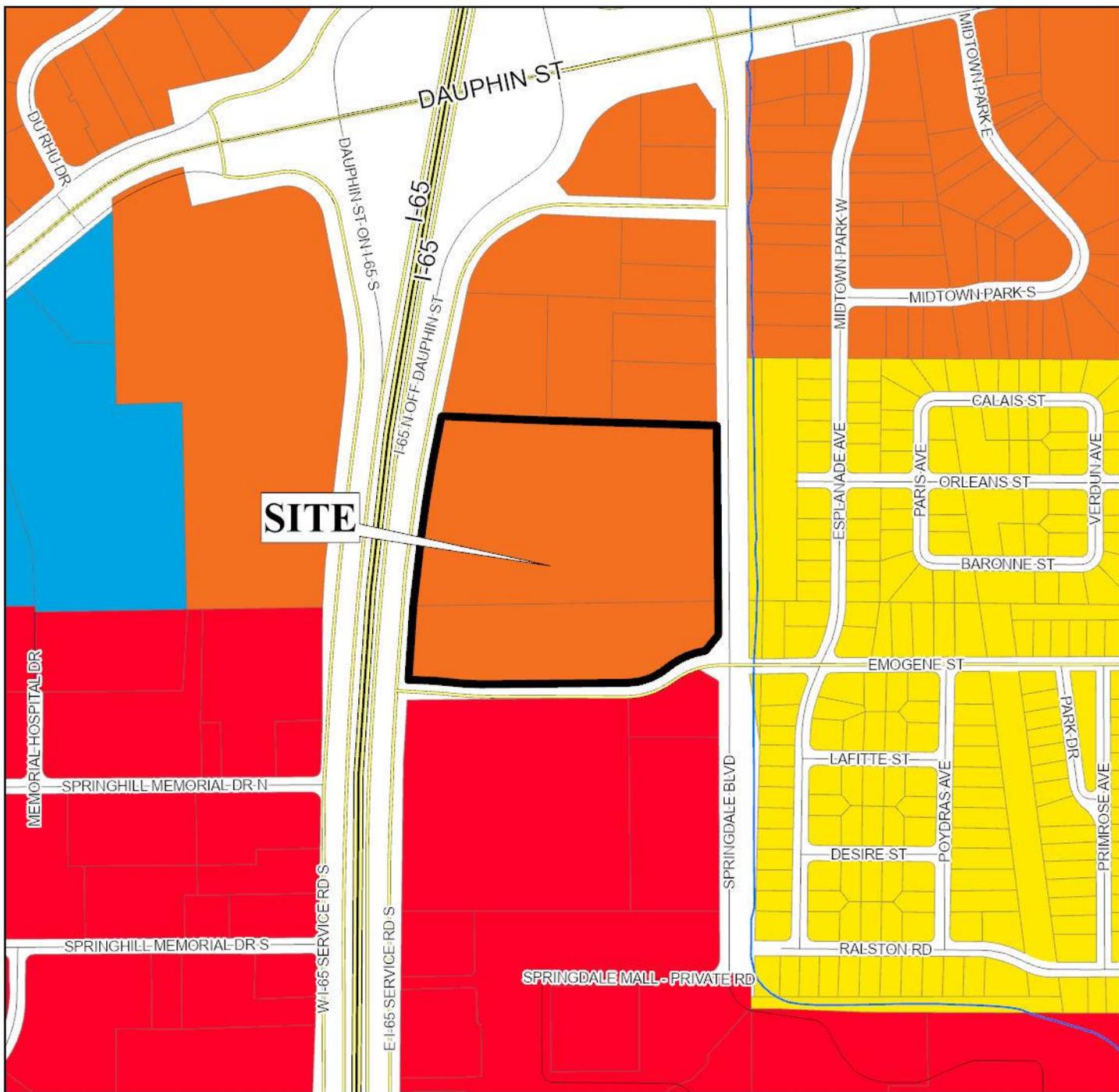
APPLICANT Walmart #991 Subdivision

REQUEST Subdivision



NTS

# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE March 2, 2023

APPLICANT Walmart #991 Subdivision

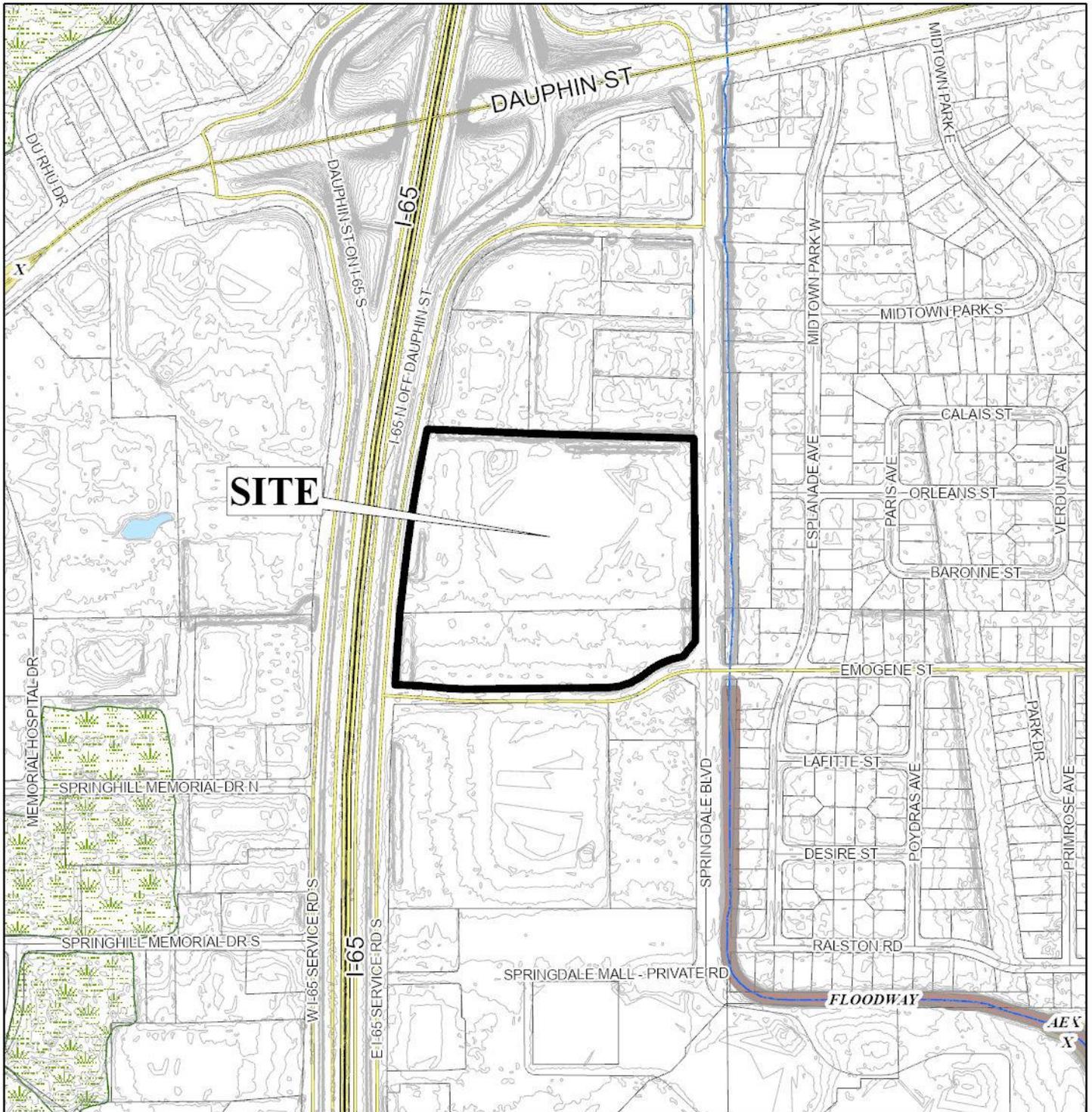
REQUEST Subdivision

**Layer2**

- |                                   |                           |                    |
|-----------------------------------|---------------------------|--------------------|
| Downtown                          | Traditional Corridor      | Heavy Industry     |
| District Center                   | Mixed Commercial Corridor | Institutional      |
| Neighborhood Center - Traditional | Downtown Waterfront       | Parks & Open Space |
| Neighborhood Center - Suburban    | Light Industry            | Water Dependent    |



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE March 2, 2023

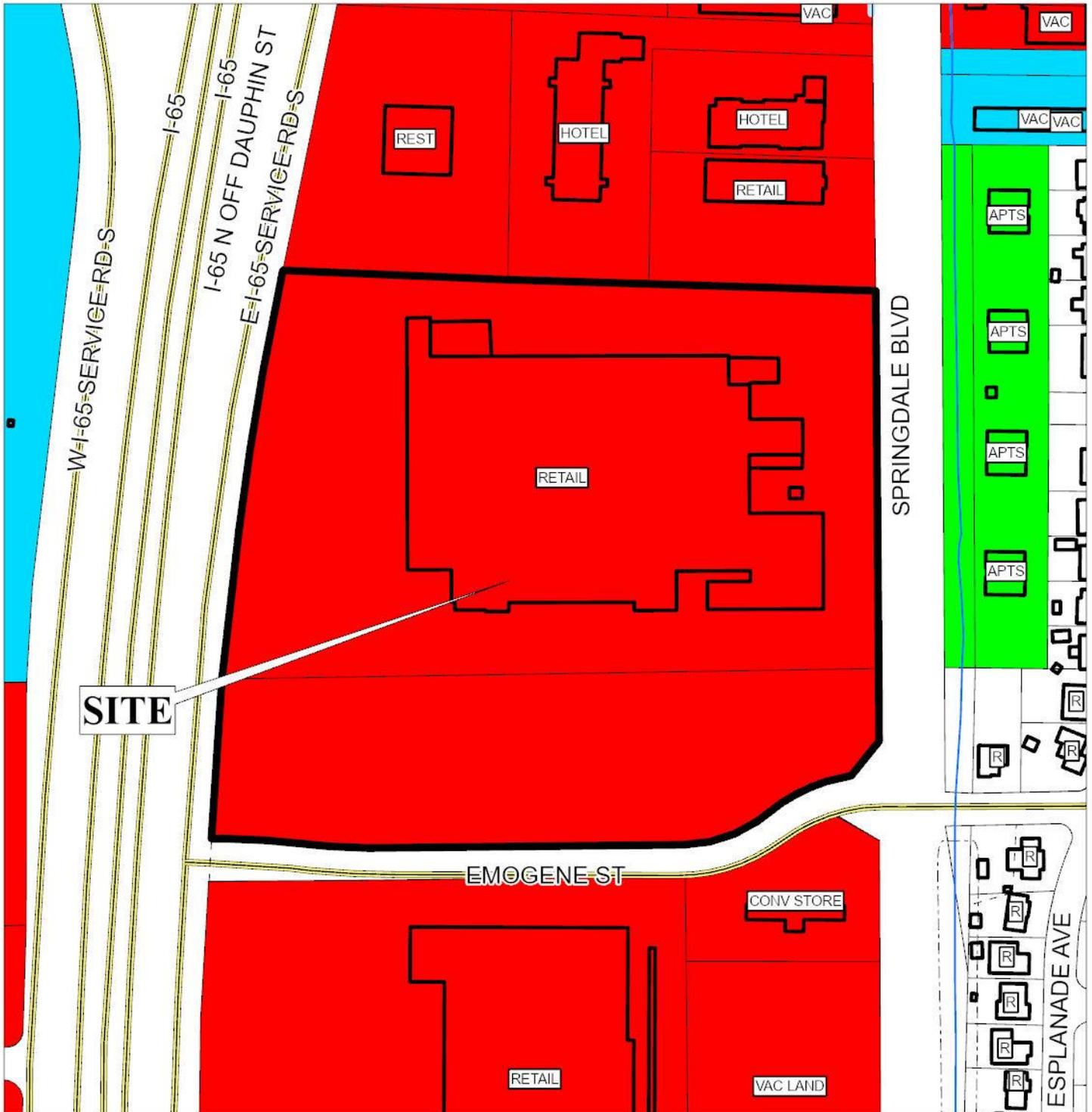
APPLICANT Walmart #991 Subdivision

REQUEST Subdivision



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# WALMART #991 SUBDIVISION

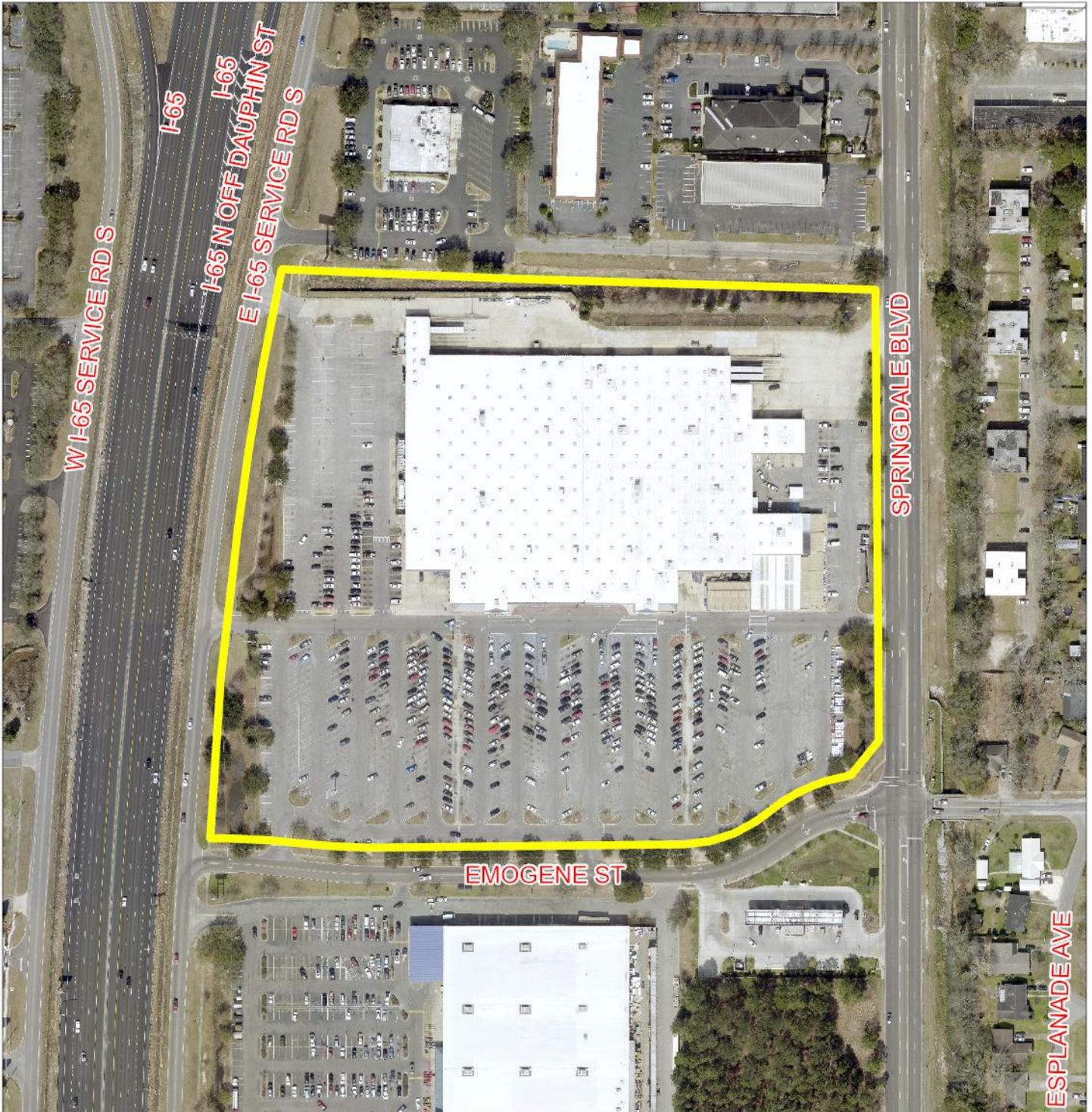


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|     |     |      |     |     |      |       |      |
|-----|-----|------|-----|-----|------|-------|------|
| R-A | R-3 | T-B  | B-2 | B-5 | MUN  | SD-WH | T5.1 |
| R-1 | R-B | B-1  | B-3 | I-1 | OPEN | T3    | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD   | T4    | T6   |



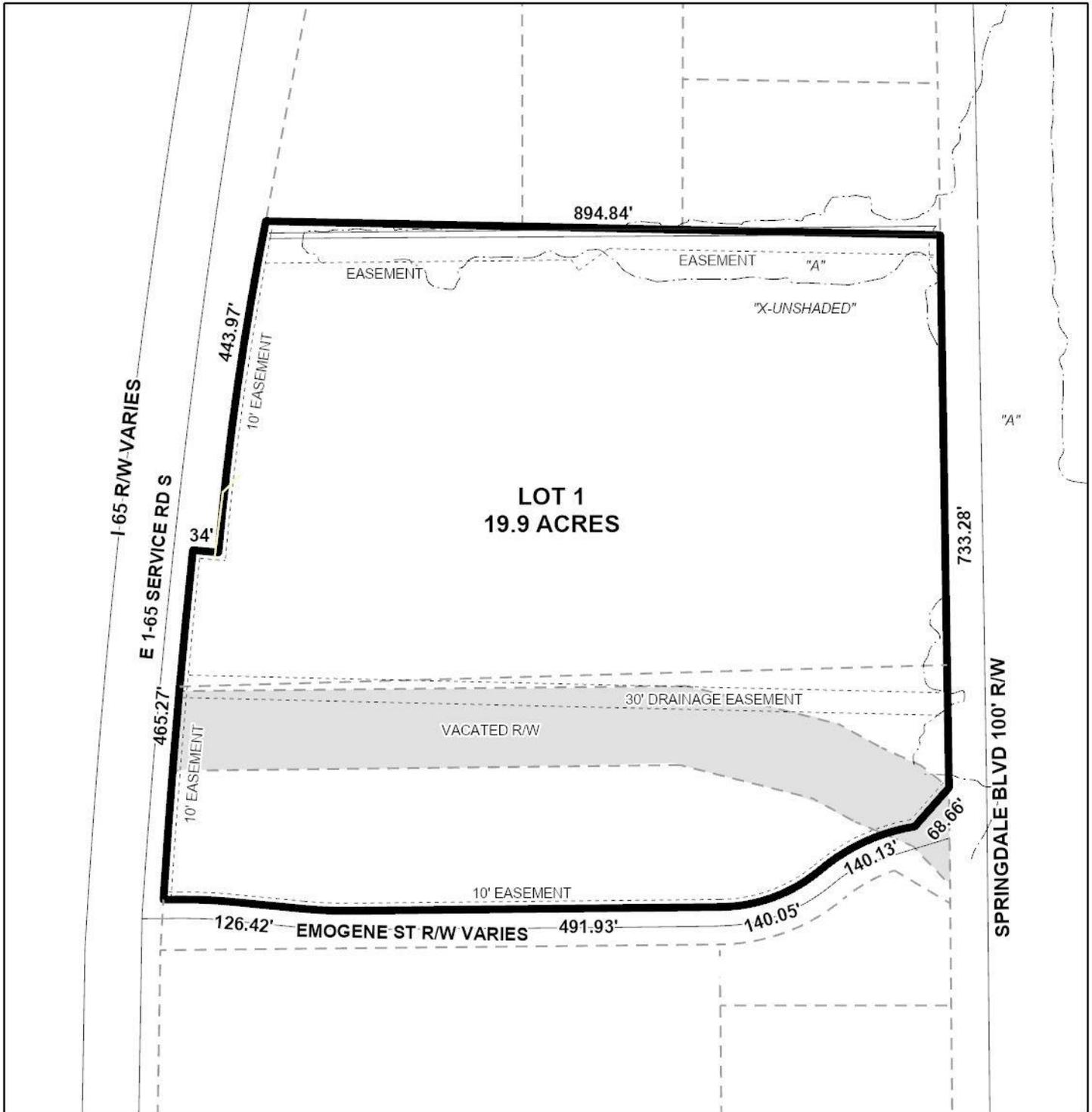
# WALMART #991 SUBDIVISION



APPLICATION NUMBER 6 DATE March 2, 2023



# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE March 2, 2023  
 APPLICANT Walmart #991 Subdivision  
 REQUEST Subdivision

