

WATTS-SLAUGHTER SUBDIVISION, **RESUBDIVISION OF LOT 2**

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 photo (FLIGHT 24 - #73) LOTS 2A & 2B 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 2A – 1,200 sf and LOT 2B –NONE.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- I. 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.
- J. 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 [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 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 plat illustrates the proposed 2-lot, 1.9± acre subdivision which is located on the South terminus of Stillwood Lane, extending to the North side of Batre Lane, 212'± East of Avalon Street, in Council District 7. The purpose of this application is to create two (2) legal lots of record from one (1) existing legal lot. The applicant states the site is served by public water and sewer.

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 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential 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.

The subject site was most recently part of the Watts-Slaughter Subdivision, which was approved by the Planning Commission at its September 19, 2002 meeting, and was subsequently recorded in Probate Court.

The proposed Lot 2A fronts Stillwood Lane North while Lot 2B has frontage on Batre Lane. Both are minor streets without curb and gutter requiring a minimum 60-foot right-of-way (ROW) width. As such, the preliminary plat illustrates a non-compliant ROW for both Stillwood Lane and Batre Lane listing them as "Variable" and "50 feet", respectively. However, it should be noted that the plat of record in accordance with the 2002 subdivision approval of the subject site likewise illustrates the ROW for this portion of Stillwood Lane as "Variable". Likewise, a nearby subdivision approved by the Commission at its September 17, 2009 meeting and subsequently recorded in Probate Court, labels the ROW for Batre Lane as 50 feet. Additionally, the City currently does not have any plans to expand or widen either street. As such, and with a waiver of Section V.B.14 of the Subdivision Regulations, the ROW widths as illustrated would be compliant and should be retained on the Final Plat.

In regard to the irregular shape of the proposed lot, it should be noted that Section V.D.1. of the Subdivision Regulations states that, "...the shape and orientation of lots...shall be compatible and appropriate to the location of the subdivision and the type of development and use contemplated. [Irregularly shaped] lots shall generally not be allowed, but may be permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity...". While no justification was provided pertaining to use or contemplated development there do appear to be other irregularly-shaped lots in the area such that the proposed lot shapes could be considered consistent. If approved, a waiver from Section V.D.1. of the Subdivision Regulations would be necessary.

In regards to access management, a note should be placed on the Final Plat stating Traffic Engineering comments, if approved.

The preliminary plat illustrates the proposed lot size as compliant provided in both square feet and acres and should be retained on the Final Plat. A compliant 25' minimum building setback is illustrated along both frontages and should be retained on the Final Plat as well, if approved.

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, with waivers of Sections V.B.14. and V.D.1. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) Retention of the 25' minimum building setback along both frontages on the Final Plat;
- 3) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the 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 the Surveyor's and Owner's (notarized) signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #73) LOTS 2A & 2B 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 2A – 1,200 sf and LOT 2B –NONE. D. 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. E. 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. F. 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. G. 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. H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I. 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. J. 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 [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

- 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). 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



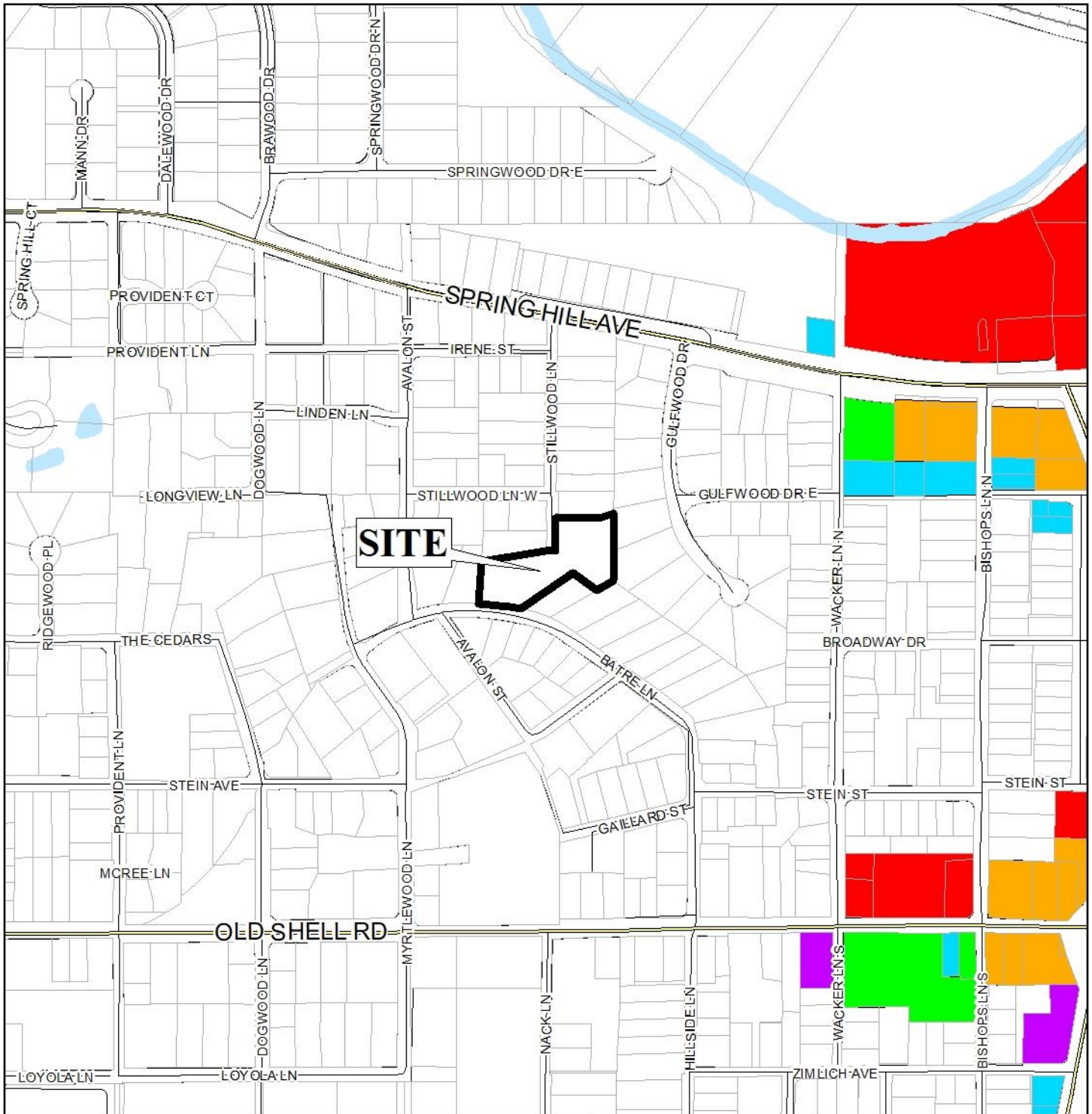
APPLICATION NUMBER 6 DATE July 15, 2021

APPLICANT Watts-Slaughter Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



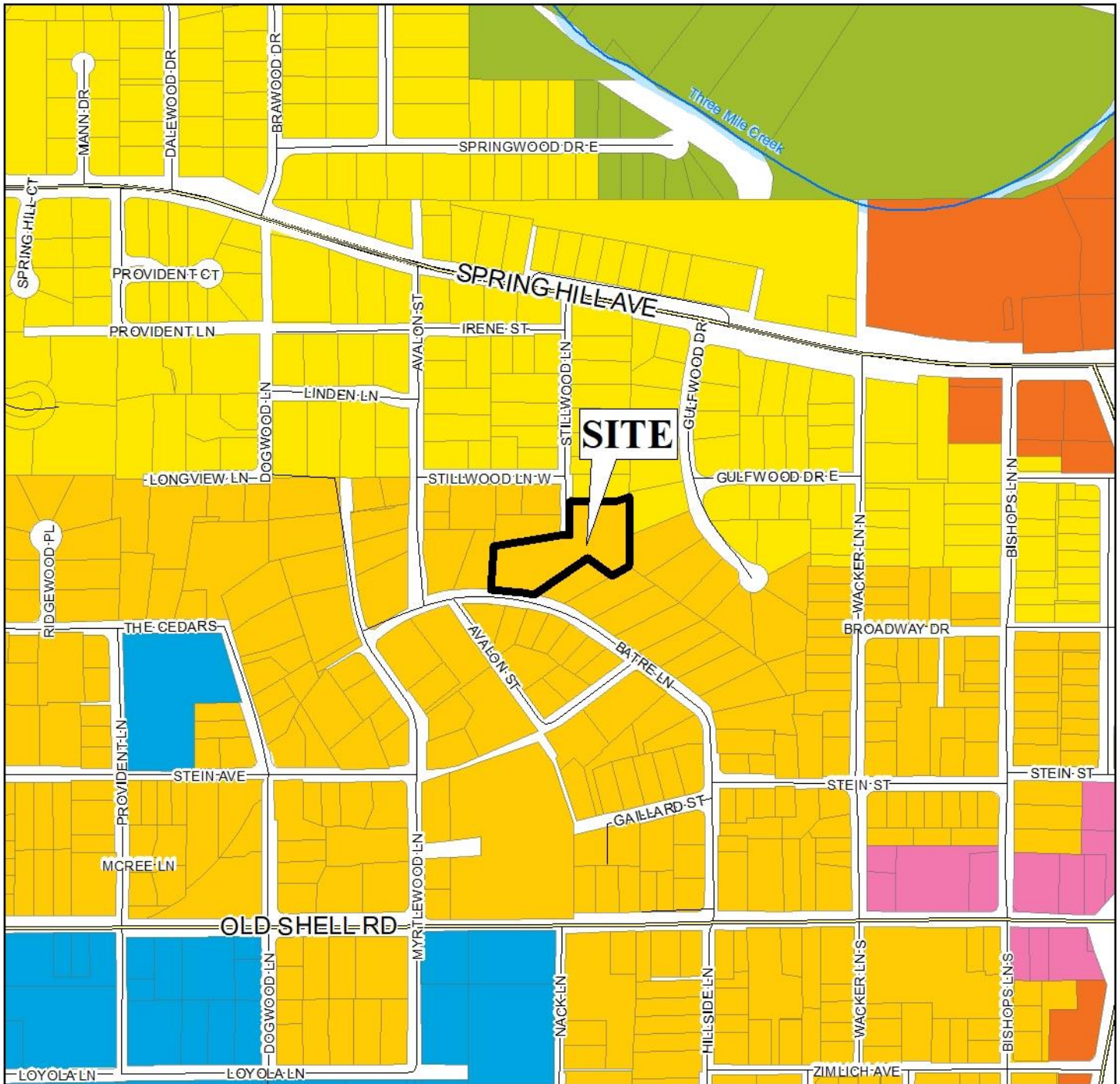
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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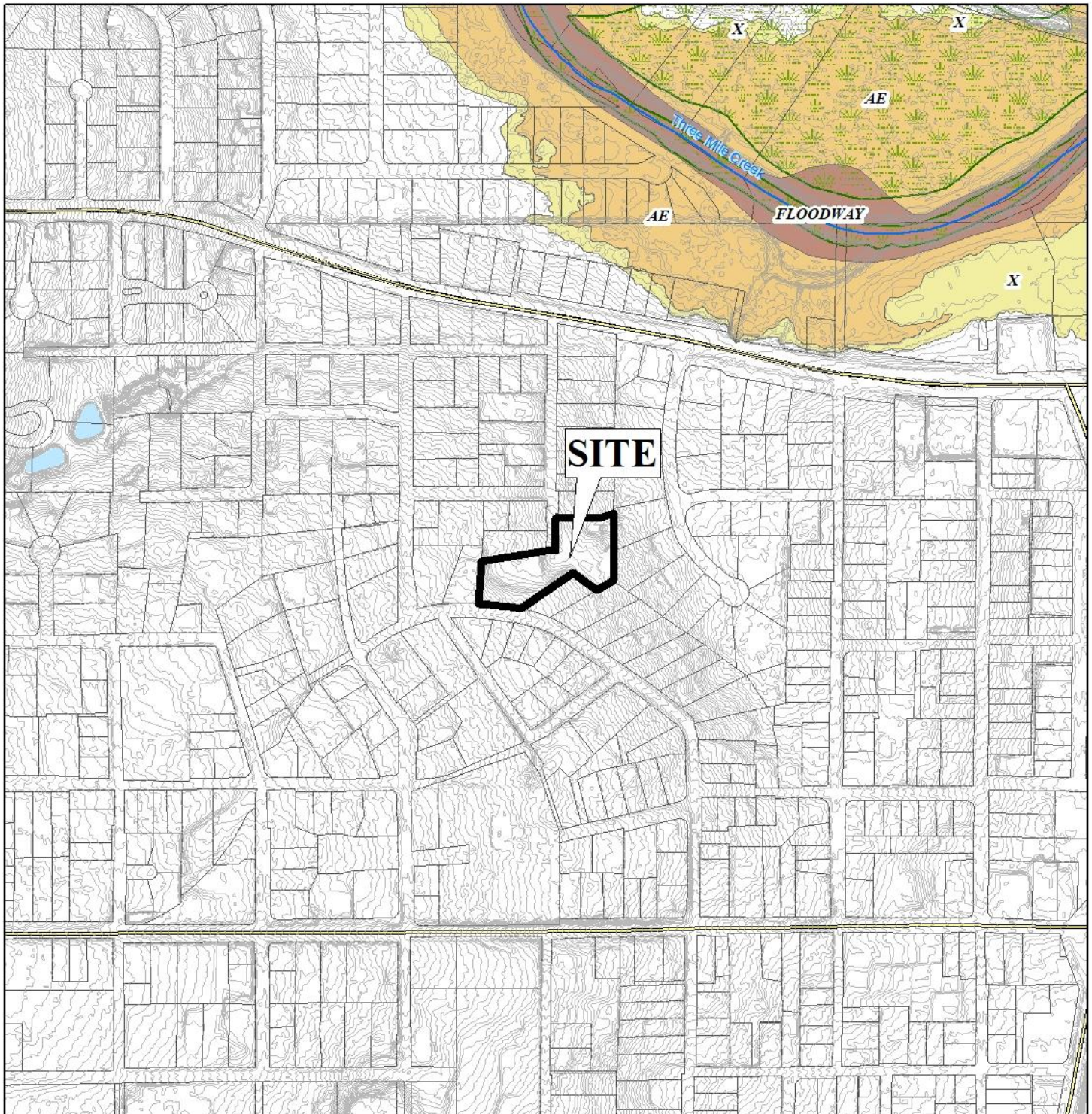
APPLICANT Watts-Slaughter Subdivision, Resubdivision of Lot 2

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 July 15, 2021

APPLICANT Watts-Slaughter Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



WATTS-SLAUGHTER SUBDIVISION RESUBDIVISION OF LOT 2

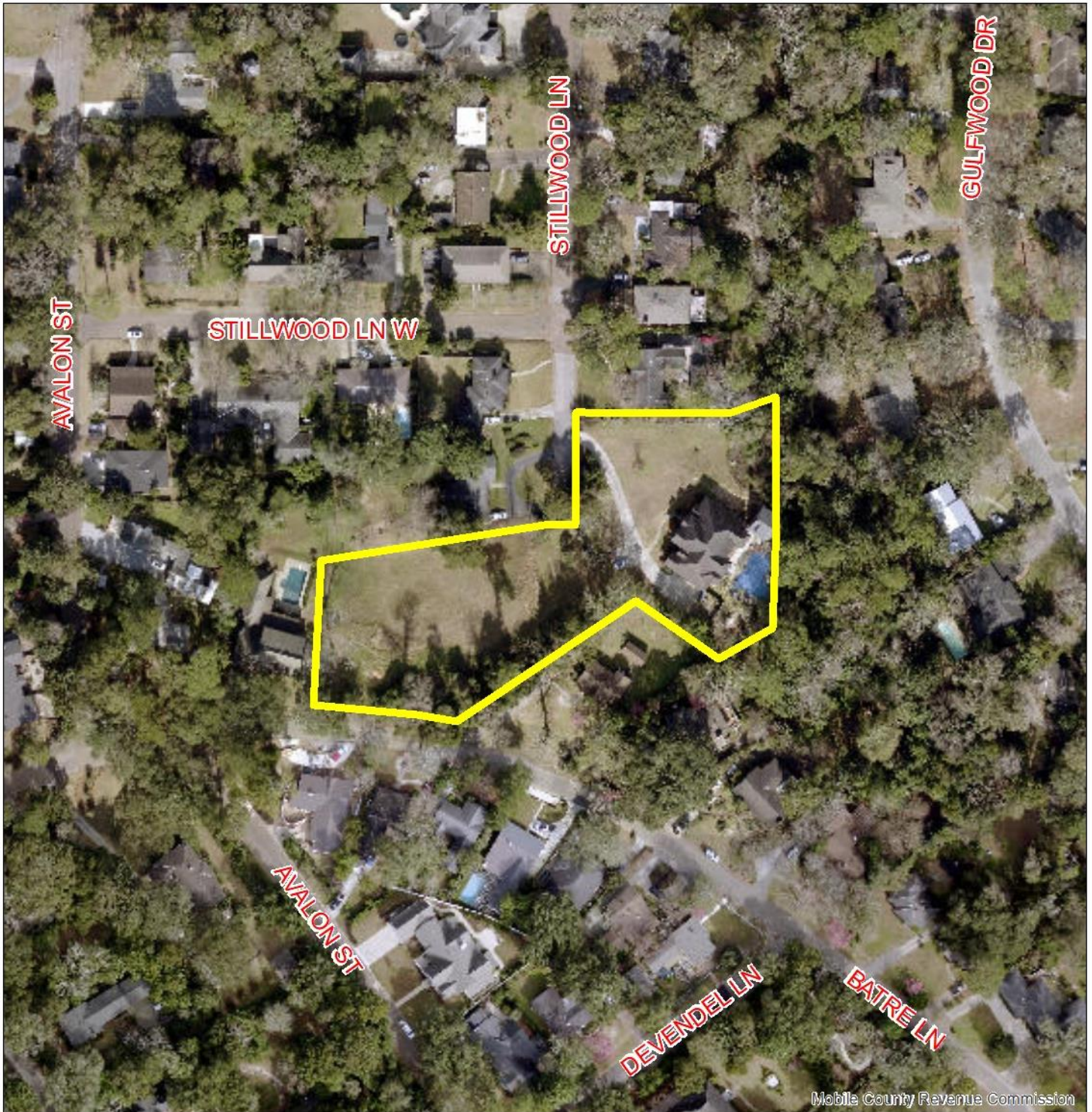


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



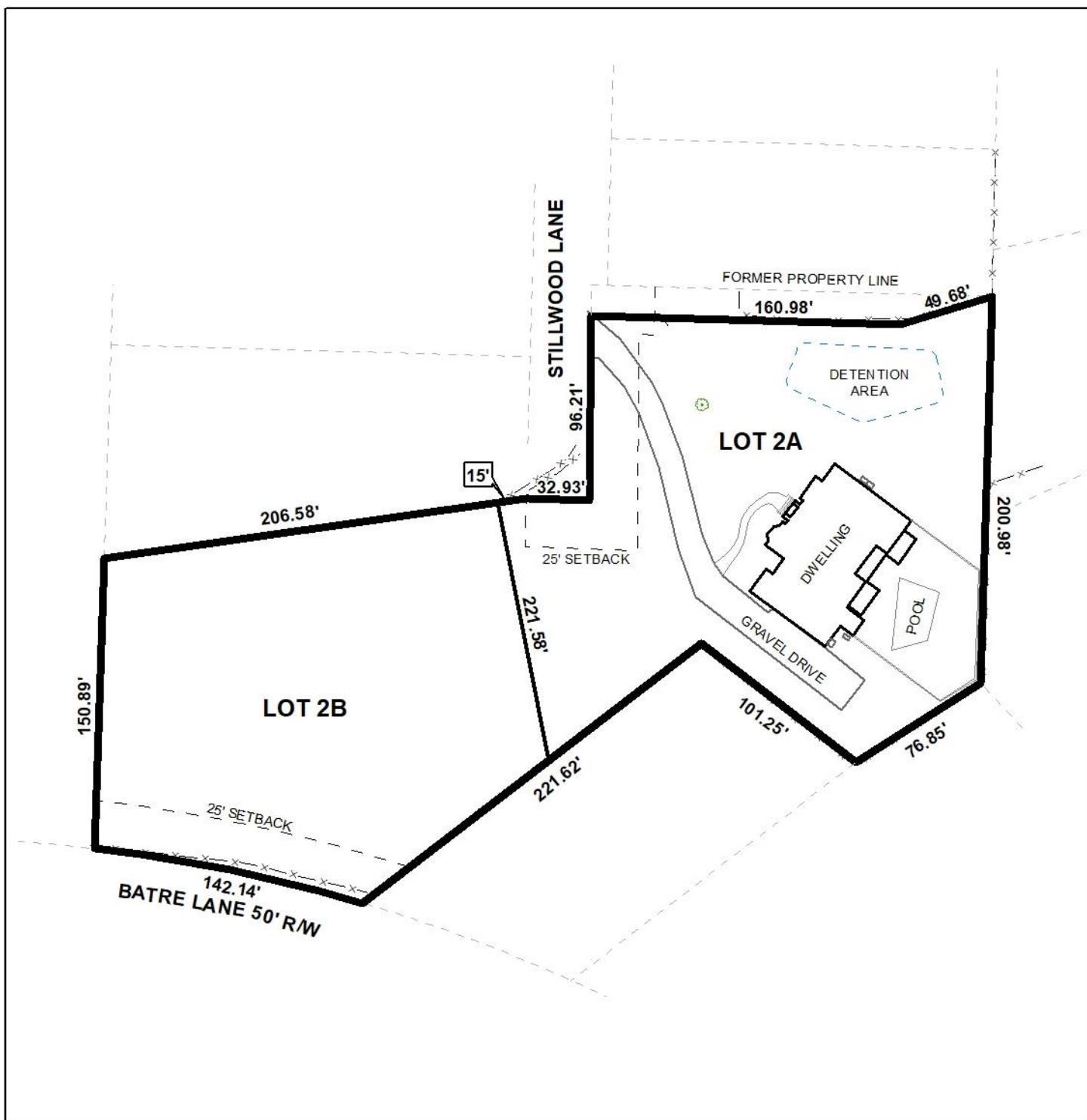
WATTS-SLAUGHTER SUBDIVISION RESUBDIVISION OF LOT 2



APPLICATION NUMBER 6 DATE July 15, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE July 15, 2021

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REQUEST Subdivision

