

## **ADDITION TO PARKER ESTATES 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. Clarify/label which bearing is used as the basis of bearing.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.
- 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Each lot is limited no more than its existing curb cuts, with 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).

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).

MAWWS Comments: No comments.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision located at the Northeast corner of Stein Avenue and Dogwood Lane, in Council District 7. The applicant states the properties are served by public water and sanitary sewer.

The site has been given a **Mixed Density Residential** land use designation per the recently adopted Future Land Use Plan and Map. 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 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.

The site is composed of two legal lots of record: proposed Lot 1-A, which is undeveloped and was originally the subject of a 2-lot Subdivision approval at the March 3, 2005 meeting of the Planning Commission that was seemingly allowed to expire, but was again approved at the June 4, 2015 meeting of the Planning Commission; and, proposed Lot 1-B, which is developed and was originally the subject of a 3-lot Subdivision approval at the November 3, 1977 meeting of the Planning Commission. The purpose of this application is to adjust an interior lot line between the two lots.

Proposed Lot 1-A has frontages on Stein Avenue, to the South, a minor street with curb and gutter requiring a 50' right-of-way width; and, Dogwood Lane, to the West, a minor street with curb and gutter also requiring a 50' right-of-way width. Proposed Lot 1-B also has frontage on Dogwood Lane, to the West. While the preliminary plat indicates the rights-of-way widths vary along both streets to which the site has frontage, dedication has nevertheless been illustrated to provide 25' from the centerline of each street and is adequate in that no additional dedications should be required.

A sufficient corner radius is illustrated at the intersection of Stein Avenue and Dogwood Lane; nevertheless, dedication may still be required on the Final Plat, if approved, per Section V.D.6. of the Subdivision Regulations.

With regards to access management, each lot should be limited to its existing curb cuts, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards.

Both proposed lots are irregularly shaped, but nevertheless meet the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer. Their sizes are appropriately labeled in square feet and acres on the preliminary plat and, if approved, should be retained on the Final Plat; or, provision of a table providing the same information should suffice.

The 25-foot minimum building setback is also illustrated on the preliminary plat along both street frontages and should, therefore, be retained on the Final Plat, if approved.

It should be noted that the plat illustrates side and rear yard setbacks whose dimensions do not reflect the requirements of Section 64-3.C.1.e. of the Zoning Ordinance (8' minimum side yard setback, 20' minimum combined side yard setbacks). Moreover, with the exception of the 25' minimum building setback line, setbacks are not required to be illustrated on the Subdivision Plat. However, if side and rear yard setbacks are illustrated on the Final Plat, they must comply with Section 64-3.C.1.e. of the Zoning Ordinance.

Finally, a 10' utility easement is illustrated along the frontages of both lots, and a 7.5' drainage and utility easement is illustrated between both lots. As such, placement of a note on the Final Plat stating no structures shall be constructed in any easement should be required, if approved.

Based on the preceding the plat is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of the corner radius at the intersection of Stein Avenue and Dogwood Lane per Section V.D.6. of the Subdivision Regulations, if necessary;
- 2) placement of a note on the Final Plat stating each lot is limited to its existing curb cut(s), with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along both street frontages;
- 5) revision of the plat to either remove, or correctly illustrate side and rear yard setbacks in compliance with Section 64-3.C.1.e. of the Zoning Ordinance;
- 6) compliance with 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) Clarify/label which bearing is used as the basis of bearing. C) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D) 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. E) 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. 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) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 7) compliance with Traffic Engineering comments: (Each lot is limited no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) 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).); and,*
- 9) compliance with 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



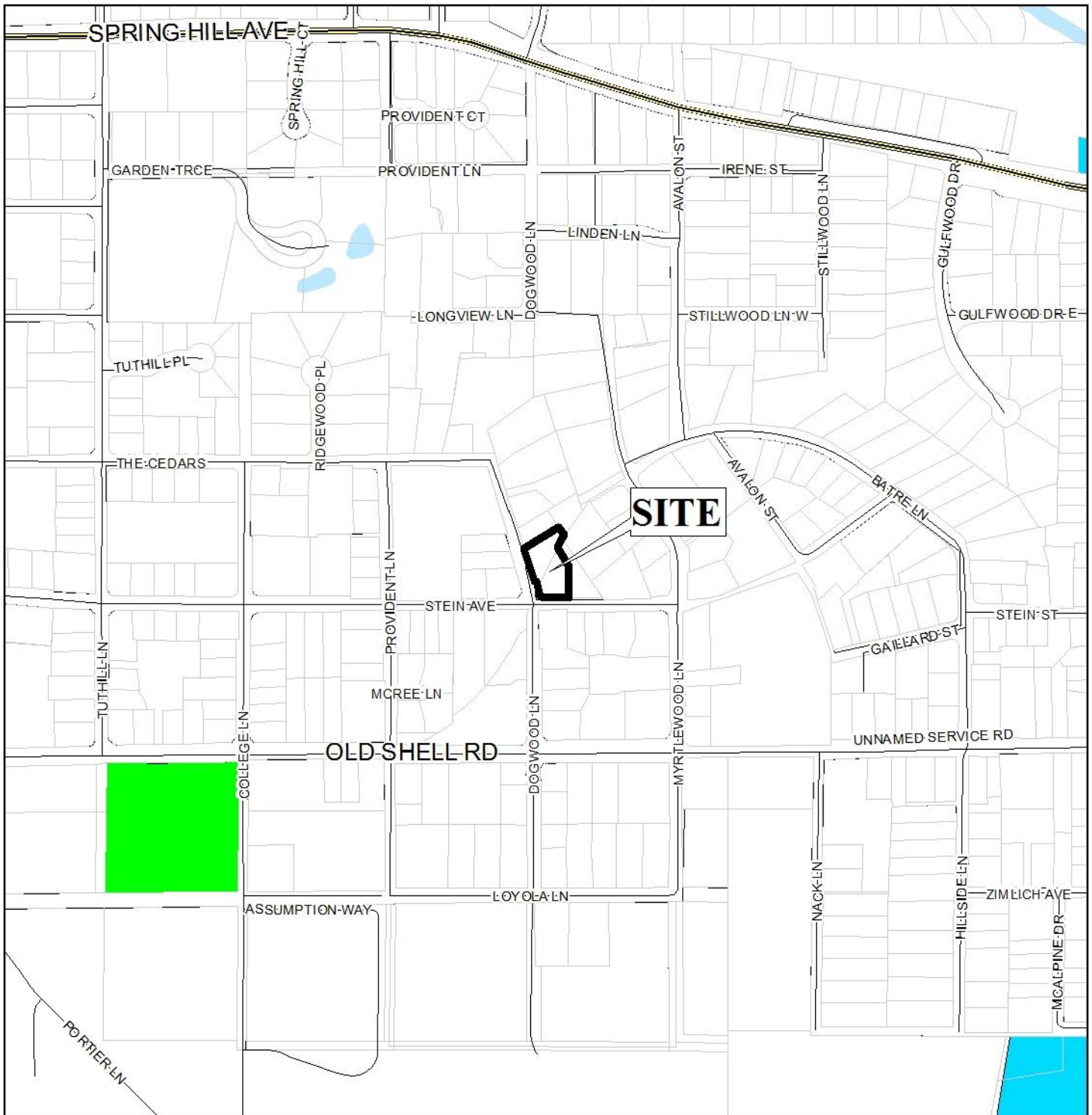
APPLICATION NUMBER 6 DATE June 15, 2017

APPLICANT Parker Estates Subdivision, Addition to

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE June 15, 2017

APPLICANT Parker Estates Subdivision, Addition to

REQUEST Subdivision



NTS

# PARKER ESTATES SUBDIVISION, ADDITION TO



APPLICATION NUMBER 6 DATE June 15, 2017

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





# PARKER ESTATES SUBDIVISION, ADDITION TO

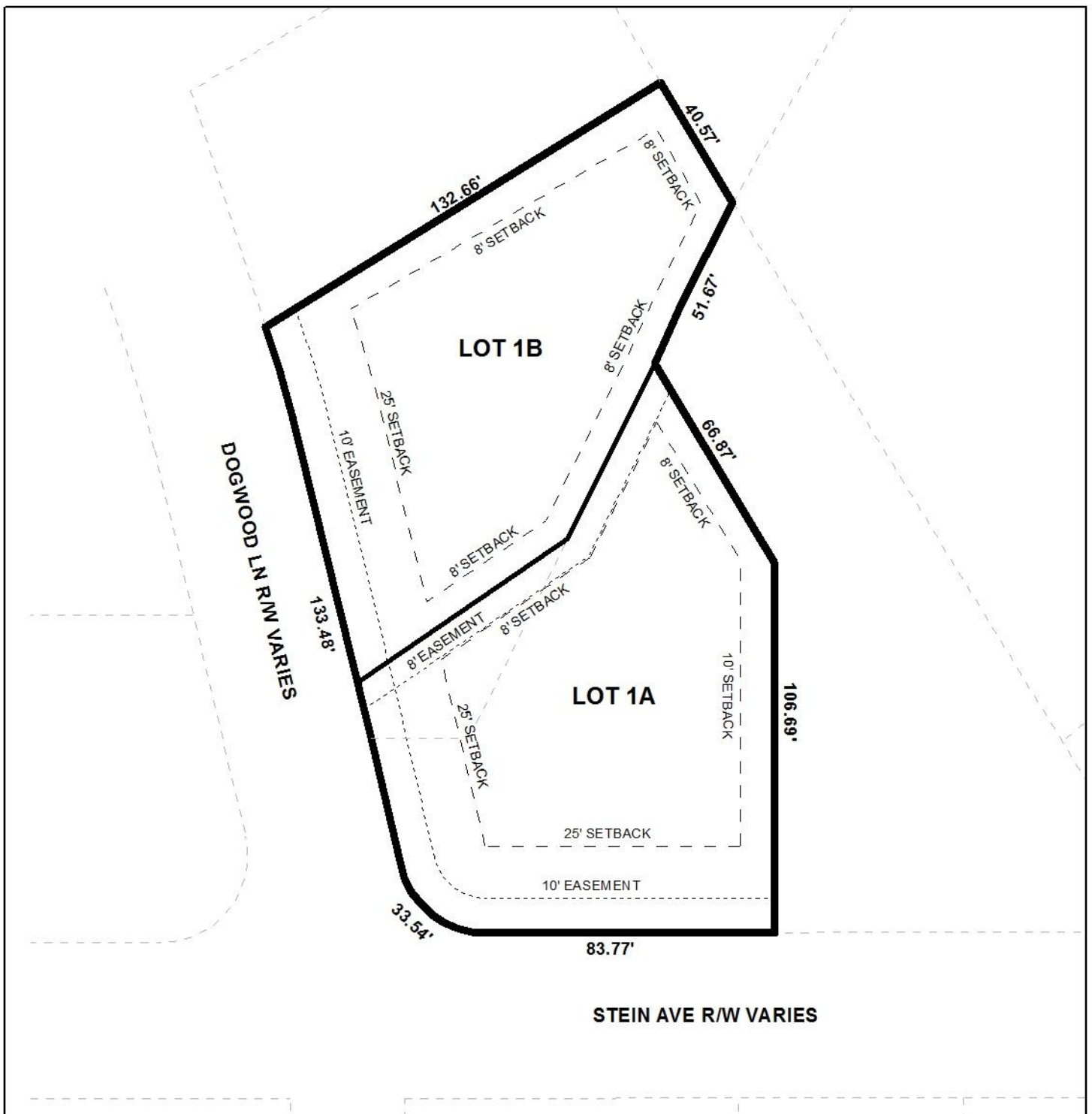


APPLICATION NUMBER 6 DATE June 15, 2017





# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE June 15, 2017  
APPLICANT Parker Estates Subdivision, Addition to  
REQUEST Subdivision



