

SAUNDERS SUBDIVISION, RESUBDIVISION OF LOT 1

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. Show and label all flood zones.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos Lots 1 & 2 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for signature.)
- F. 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.
- G. 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.
- H. 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. 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: Lot 1 is limited to one curb cut to Dumaine Road and two curb cuts to Conception Street Road. Lot 2 lot is limited to two curb cuts to Dumaine Road. Access to Treatment Plant Road is denied until such time that the roadway is improved to City standards. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 (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).

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 5.6± acres subdivision located at the Southeast corner of Dumaine Road and Conception Street Road, in Council District 2. The applicant states the property is served by public water and sanitary sewer systems.

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 has been given a **Light Industry** 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 land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution, and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

Light Industry also includes areas that may be regarded as “industrial business,” where the land uses include business administration and logistics operations for industrial concerns, building trade contractor facilities and advanced research facilities, as well as stand-alone education, scientific and industrial research facilities; or, any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled-out in the Future Land Use Map, but are instead addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as: site and building orientation; building design; landscaping and buffering; lighting; continuity of pedestrian networks; and, access and connectivity to transit and to freight transportation. It should be noted that heavy commercial and, in some cases, high-density residential land uses may serve as transitions between Light Industry and other, lower-intensity land use designations. Also, protection buffers may be required by Zoning.

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 most recently received Subdivision and Planned Unit Development (PUD) approvals at the September 21, 2006 meeting of the Planning Commission for a 1-lot subdivision, and to allow multiple buildings on a single building site. Only a portion of the PUD site was developed to plan, while the rest of the site remained vacant and undeveloped. The applicant now wishes to re-subdivide one (1) legal lot of record into two (2) legal lots of record. No changes are proposed to the developed portion of the site, and no development is yet proposed on the vacant lot. It should be noted, however, that PUDs are site-plan specific, thus any changes to an existing PUD site plan require additional review by the Planning Commission. Re-subdividing the lot into two (2) legal lots inherently changes the approved PUD site plan and, since PUD approval is still required for building sites with multiple buildings, the PUD should be amended.

Proposed Lot 1 has frontage on Conception Street Road, a proposed major street with a 100' right-of-way per the recently adopted Major Street Plan, and both proposed lots have frontages on Dumaine Road and Treatment Plant Road, both minor streets. Dumaine Road is equipped with curb and gutter and, as such, requires a 50' right-of-way; and, Treatment Plant Road is substandard from Conception Street Road to its paved portion, 575'± to the West.

Adequate right-of-way is illustrated along Dumaine Road and should be retained on the Final Plat, if approved. Inadequate right-of-way, however, is illustrated along Treatment Plant Road and Conception Street Road has no indication that the existing right-of-way width is reflected from the previous subdivision plat recorded in 2007. While previous subdivision of the site waived dedication requirements for the right-of-way along Treatment Plant Road because it terminated West of the site, it does appear that was because the substandard connection was to be utilized. As such, dedication should now be required to provide 30' from the centerline of Treatment Plant Road. Also, previous subdivision of the site required dedication of 50' from the centerline of Conception Street Road, thus the plat should be revised to illustrate the existing 50' from the centerline of Conception Street Road.

Because the Treatment Plant Road connection is substandard, a note should be placed on the Final Plat stating there shall be no future subdivision of the site until that portion of Treatment Plant Road abutting the site is improved in width and paved in asphalt to Engineering and Traffic Engineering standards.

Both proposed lots meet the minimum size requirements for lots served by public utilities and are illustrated in both square feet and acres. This information should be retained on the Final Plat, if approved, adjusted for any required dedication; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line is illustrated along all street frontages and should be retained on the Final Plat, if approved, adjusted for any required dedications.

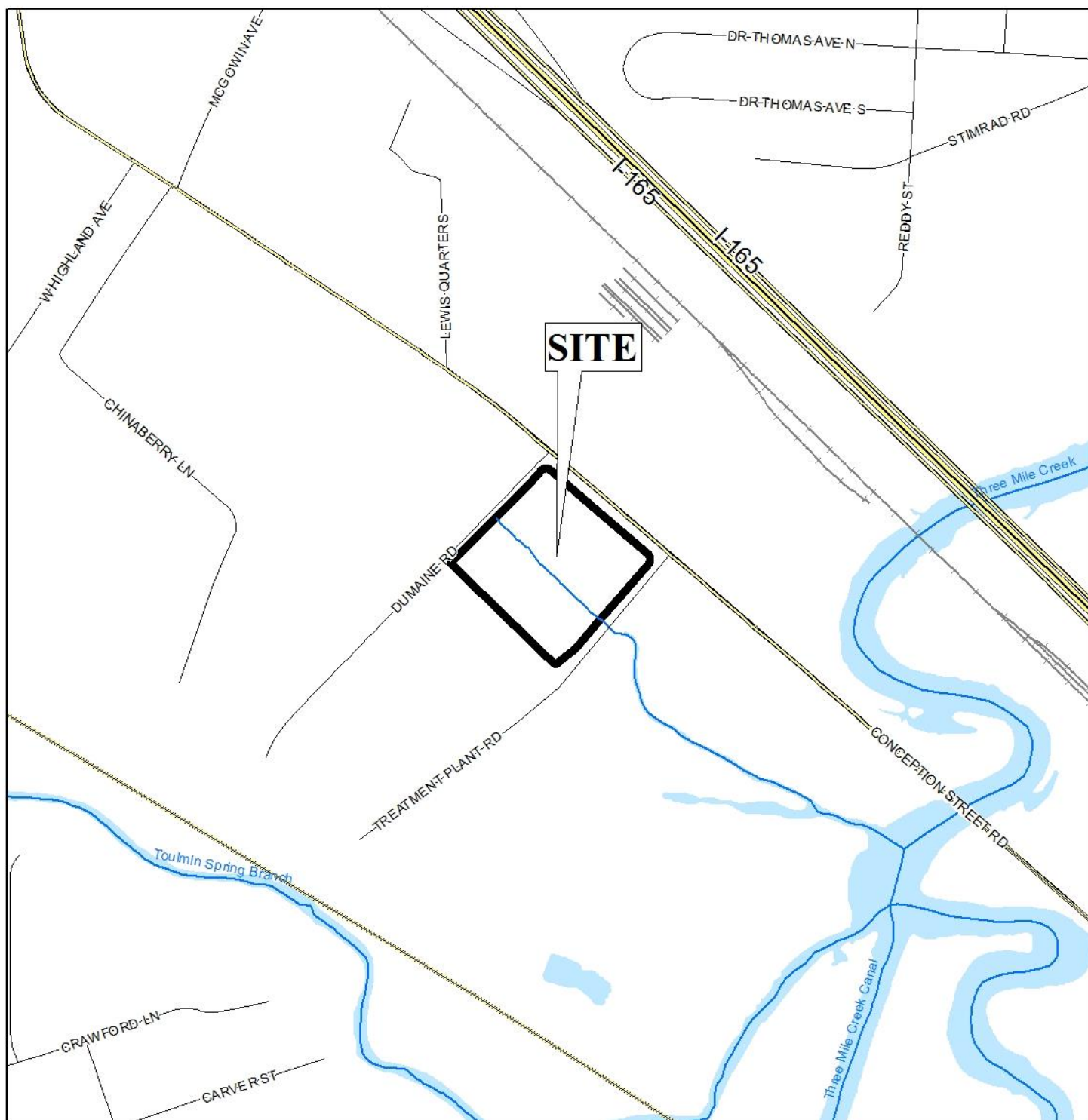
Access management along Conception Street Road is a concern due to its status as a planned major street. Nevertheless, per Traffic Engineering comments, a note should be placed on the Final Plat stating that Lot 1 is limited to one (1) curb cut to Dumaine Road and two (2) curb cuts to Conception Street Road; that Lot 2 is limited to two (2) curb cuts to Dumaine Road; that access to Treatment Plant Road is denied until such time that the roadway is improved to City standards; and, that any changes to the sizes, locations or designs of all curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

Finally, the site appears to be located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Based on the preceding the plat is recommended for Holdover to the April 5, 2018 meeting, with the required application, mailing labels and fees due to Staff by March 7th, to allow the applicant to do the following:

- 1) submit an application for Planned Unit Development Approval to amend the existing Planned Unit Development to allow multiple buildings on a single building site.

LOCATOR MAP



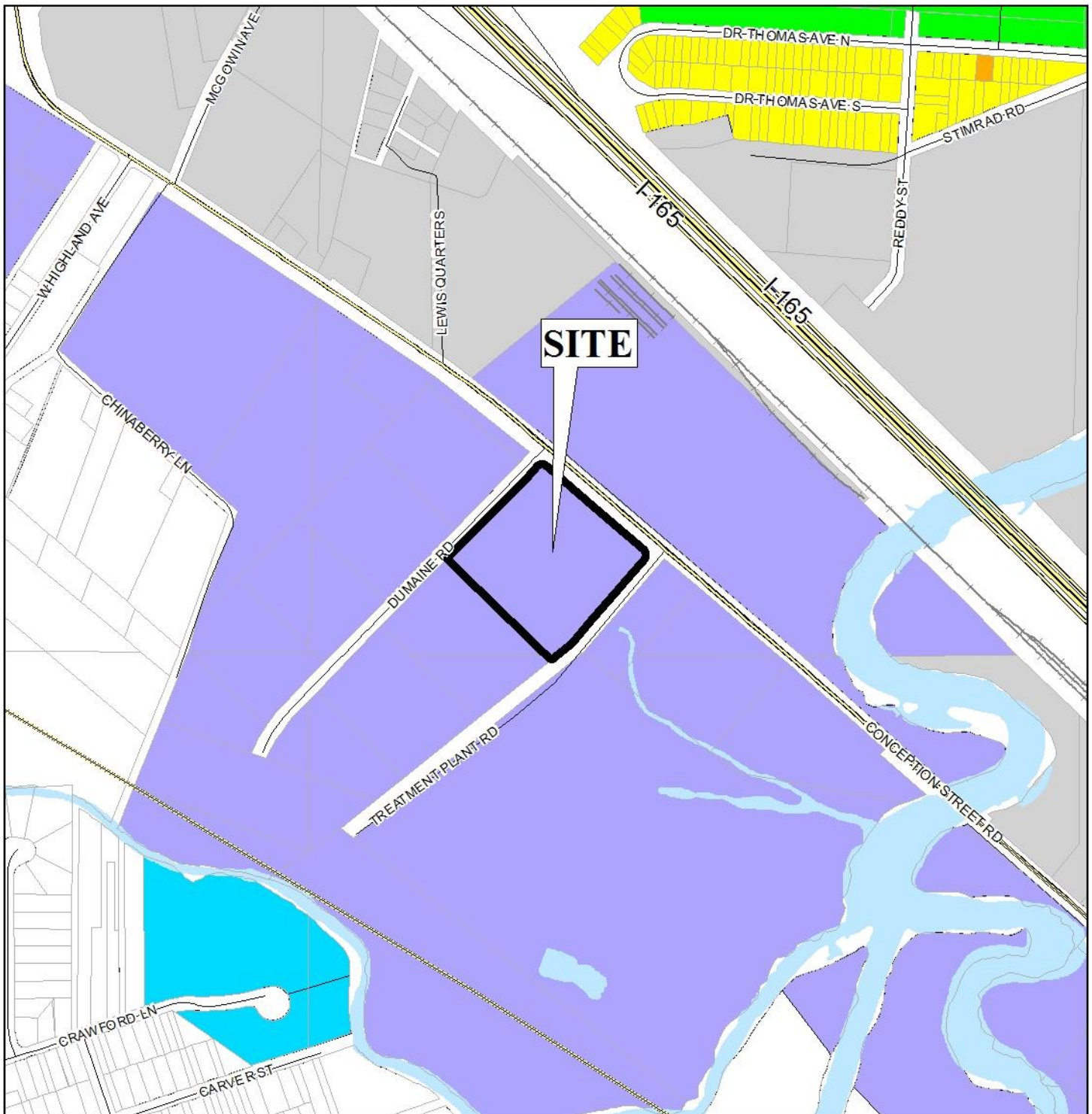
APPLICATION NUMBER 6 DATE March 1, 2018

APPLICANT Saunders Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



LOCATOR ZONING MAP



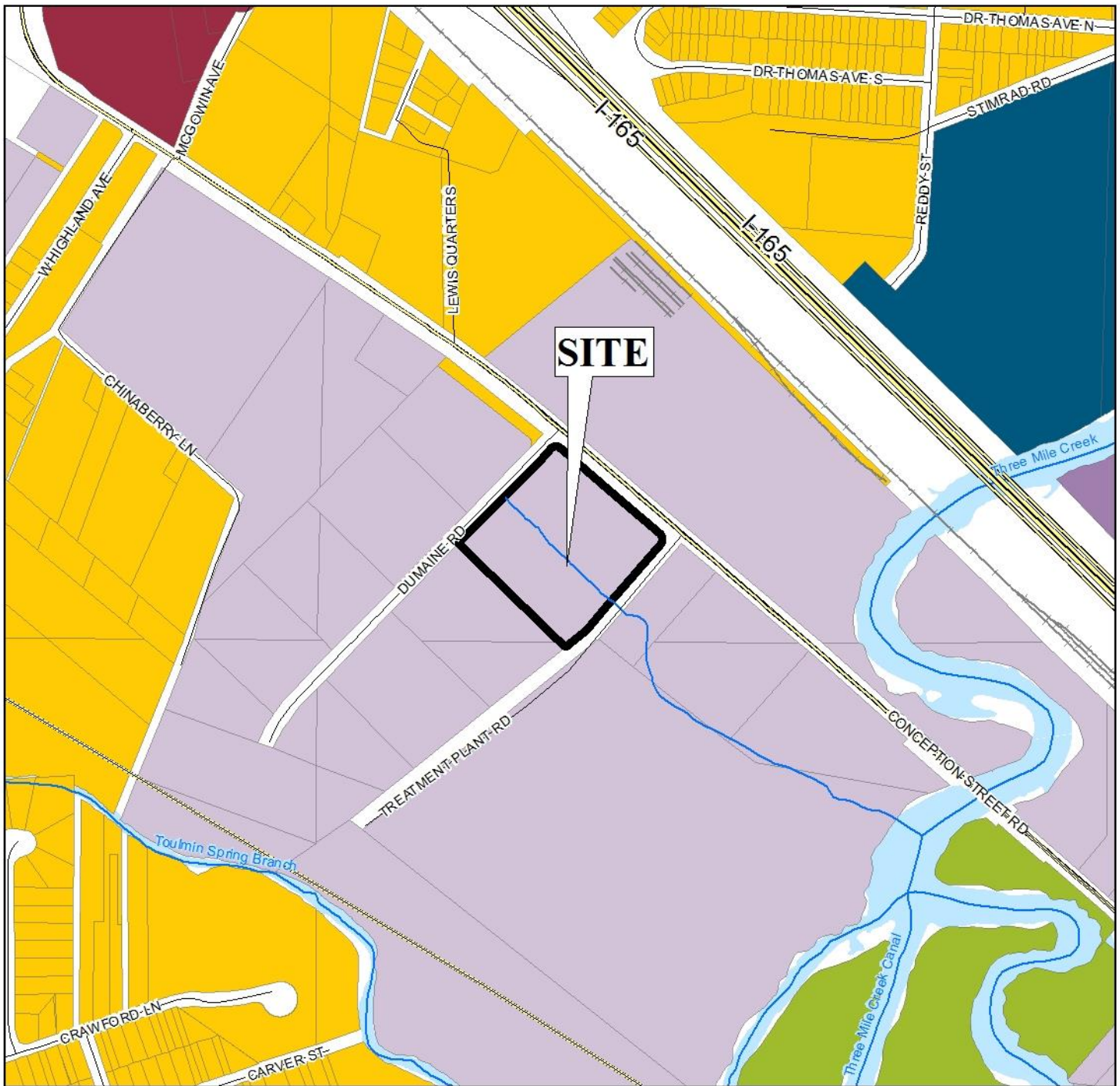
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REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE March 1, 2018

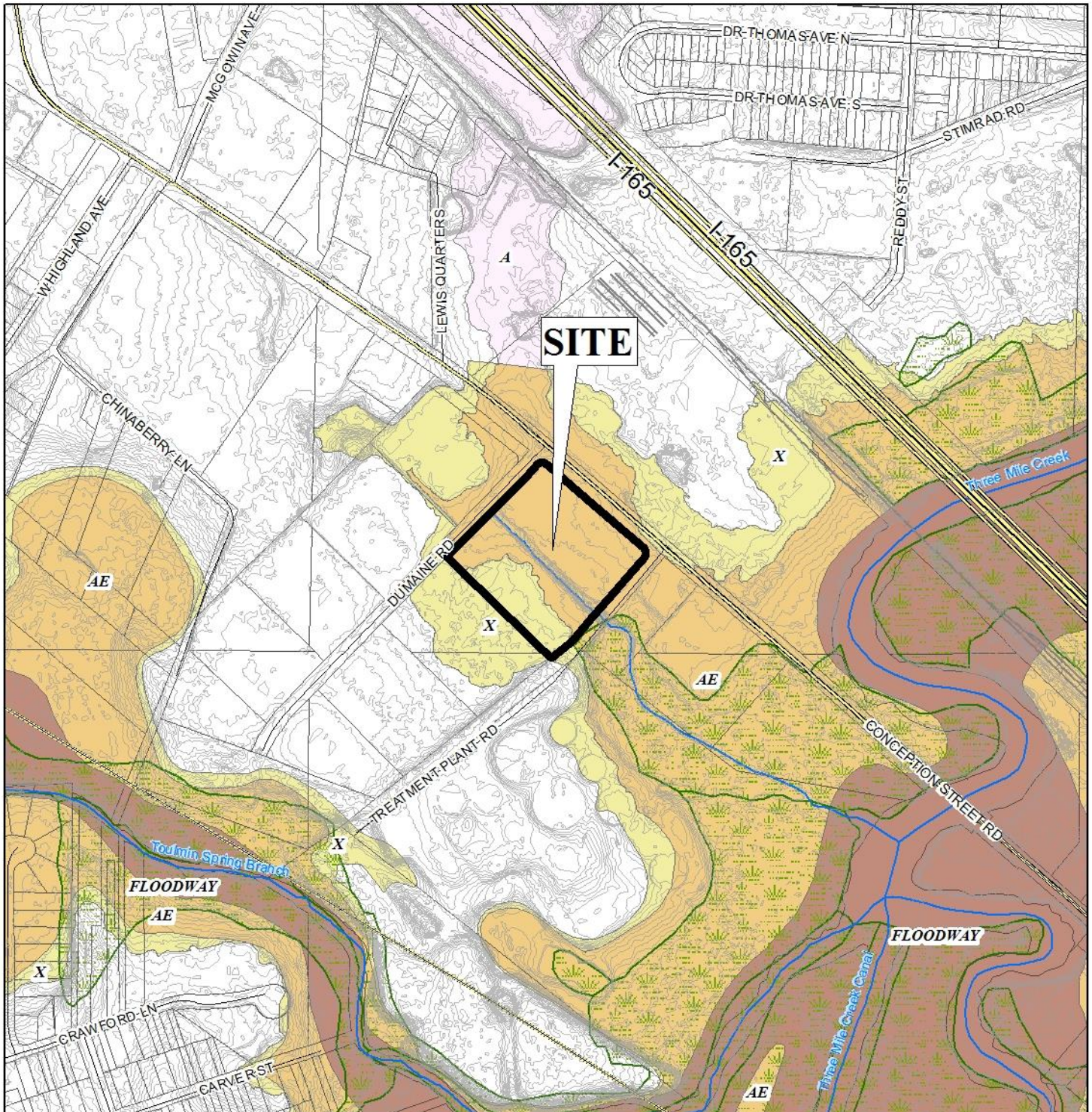
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REQUEST Subdivision

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



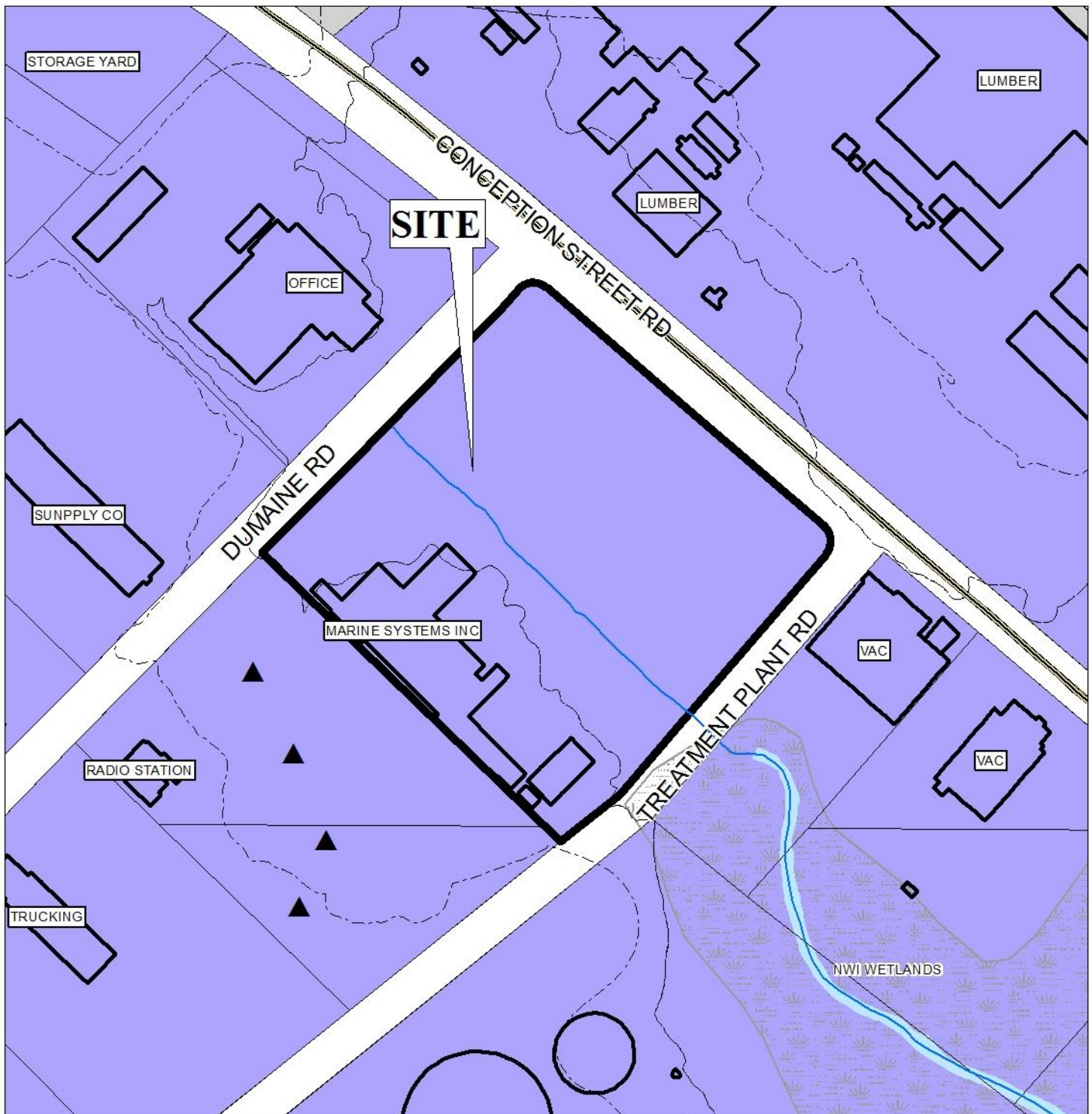
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APPLICANT Saunders Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



SAUNDERS SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 6 DATE March 1, 2018

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



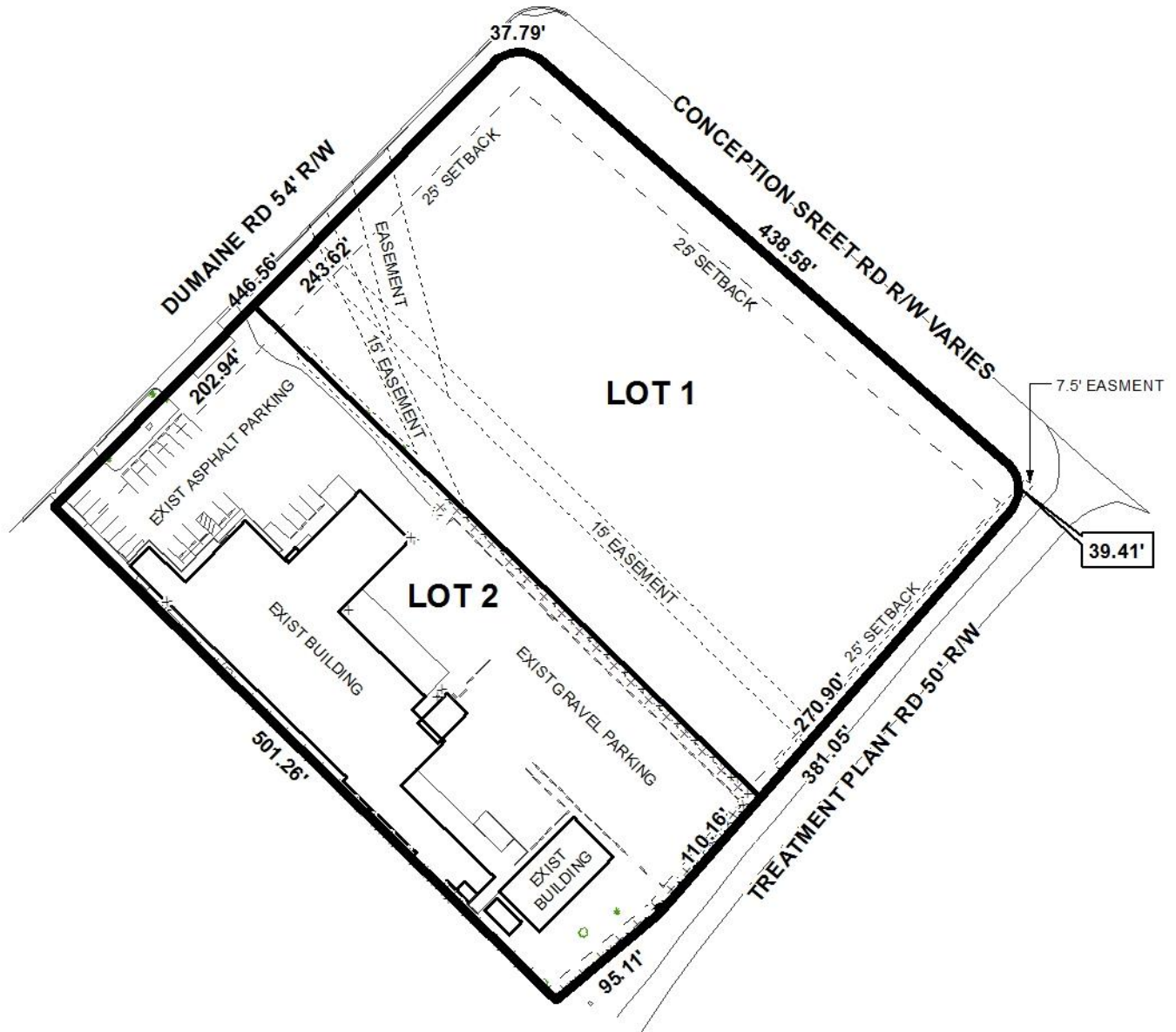
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APPLICATION NUMBER 6 DATE March 1, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE March 1, 2018

APPLICANT Saunders Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



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