

## **HIGHWAY 90-INTERSTATE 10 BUSINESS PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 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. Remove the County Engineer's signature block from the plat. As of 3-16-2014 The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- B. 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.
- C. Provide the recording information for the legal description.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Add legible street names to the vicinity map.
- F. Add a signature block for the Owner of the existing LOT 1 (Gulf Equipment Corporation). All property owners are required to sign the Plat.
- G. Add a signature block for the City Engineer.
- H. Provide the Surveyor's and Owner's (notarized) signatures.
- I. Revise NOTES #3 to read City of Mobile instead of Mobile County. This property is located within the City limits of Mobile.
- J. Revise NOTES #13 – delete the last sentence. A stormwater detention/WQ maintenance plan/agreement will be required to be submitted with the Land Disturbance Permit.
- K. Label the drainage and utility easements as PRIVATE (not maintained by the City of Mobile).
- L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #92) LOTS 1 and 2 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 1 – NONE and LOT 2 - NONE.
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.

- R. 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.
- S. 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: Each lot is limited to one curb cut to Kooiman Road, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2 is denied access to Linwood Steiner Road. 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, 24.8± acre subdivision which is located on the North side of Kooiman Road, 257'+ West of Business Parkway, extending to the East terminus of Linwood Steiner Road, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to relocate the interior lot line between two (2) existing legal lots of record.

The site has been given a Heavy Industry (HI) and Light Industry (LI) land use designation, per the 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.

#### Heavy Industry

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from

easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

#### Light Industry

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.

LI 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 contractors facilities and advance research facilities, as well as stand-alone educational, 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 FLUM, but rather are 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, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also 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 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 subject site includes Lots 1 and 2 of the Highway 90 – Interstate 10 Business Park Subdivision, which was approved by the Planning Commission at its August 7, 2008 meeting, and recorded in Probate Court. The site was annexed into the City of Mobile in 2009.

The proposed lots exceed the 7,200 square foot minimum lot size requirement for a lot served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in acres only; if approved, the lot size information should be provided in square feet and acres on the Final Plat.

The site has frontage on Kooiman Road and Linwood Steiner Road, both minor streets without curb and gutter, which should have rights-of-way of 60-feet. Kooiman Road has a compliant right-of-way; however, Linwood Steiner Road is shown as having a 30-foot right-of-way. As Linwood Steiner Road stubs into the site, and no access is proposed (per a note on the plat), no dedication should be required. A note containing Traffic Engineering comments should be placed on the Final Plat, if approved.

It should be noted that the 2008 plat contained a note stating that no further subdivision of the currently proposed Lot 2 shall be allowed until additional frontage is provided on a public street via the construction of a road. This note was in response to the lot having a 60-foot wide by 283-foot deep “pole” which connects much of the lot to Kooiman Road. As the currently proposed Subdivision is only altering an interior lot line, and not creating any additional lots, there is no conflict between the current application and the recorded note. If approved, as on the preliminary plat, the note should be retained on the Final Plat.

The preliminary plat illustrates a 25’ minimum building setback line along Kooiman Road and Linwood Steiner Road. The setback is also illustrated along a portion of the interior lot line for the proposed Lot 1. If approved, the 25’ setback should be illustrated only along public street frontages on the Final Plat.

Proposed Lot 2 contains a sewer easement. If approved, the Final Plat should contain a note stating that no structures are allowed in an easement without the approval of the easement holder.

It should be noted that as depicted, the proposed Lot 1 will be split zoned B-5 and I-1, as the boundary between those zoning districts lines up with the existing property boundary. Therefore, if the Subdivision is approved, the property will need to be successfully rezoned prior to the signing of the Final Plat.

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

- 1) provision of the lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback line along public rights-of-way only;
- 3) successful rezoning of Lot 1 prior to the signing of the Final Plat;
- 4) retention of the note on the Final Plat stating that no further subdivision of Lot 2 shall be allowed until additional frontage on a public street is provided via the construction of a road;
- 5) placement of a note on the Final Plat stating that no structures are allowed in an easement without the approval of the easement holder;
- 6) full 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. Remove the County Engineer's signature block from the plat. As of 3-16-2014 The County Engineer no longer signs plats within the municipal limits of the City of Mobile. B. 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. C. Provide the recording information for the legal description. D. Provide and label the monument set or found at each subdivision corner. E. Add legible street names to the vicinity map. F. Add a signature block for the Owner of the existing LOT 1 (Gulf Equipment Corporation). All property owners are required to sign the Plat. G. Add a signature block for the City Engineer. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Revise NOTES #3 to read City of Mobile instead of Mobile County. This property is located within the City limits of Mobile. J. Revise NOTES #13 – delete the last sentence. A stormwater detention/WQ maintenance plan/agreement will be required to be submitted with the Land Disturbance Permit. K. Label the drainage and utility easements as PRIVATE (not maintained by the City of Mobile). L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #92) LOTS 1 and 2 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 1 – NONE and LOT 2 - NONE. M. 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. N. 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. O. 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. P. 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. Q. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. R. 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. S. After addressing all of the FINAL

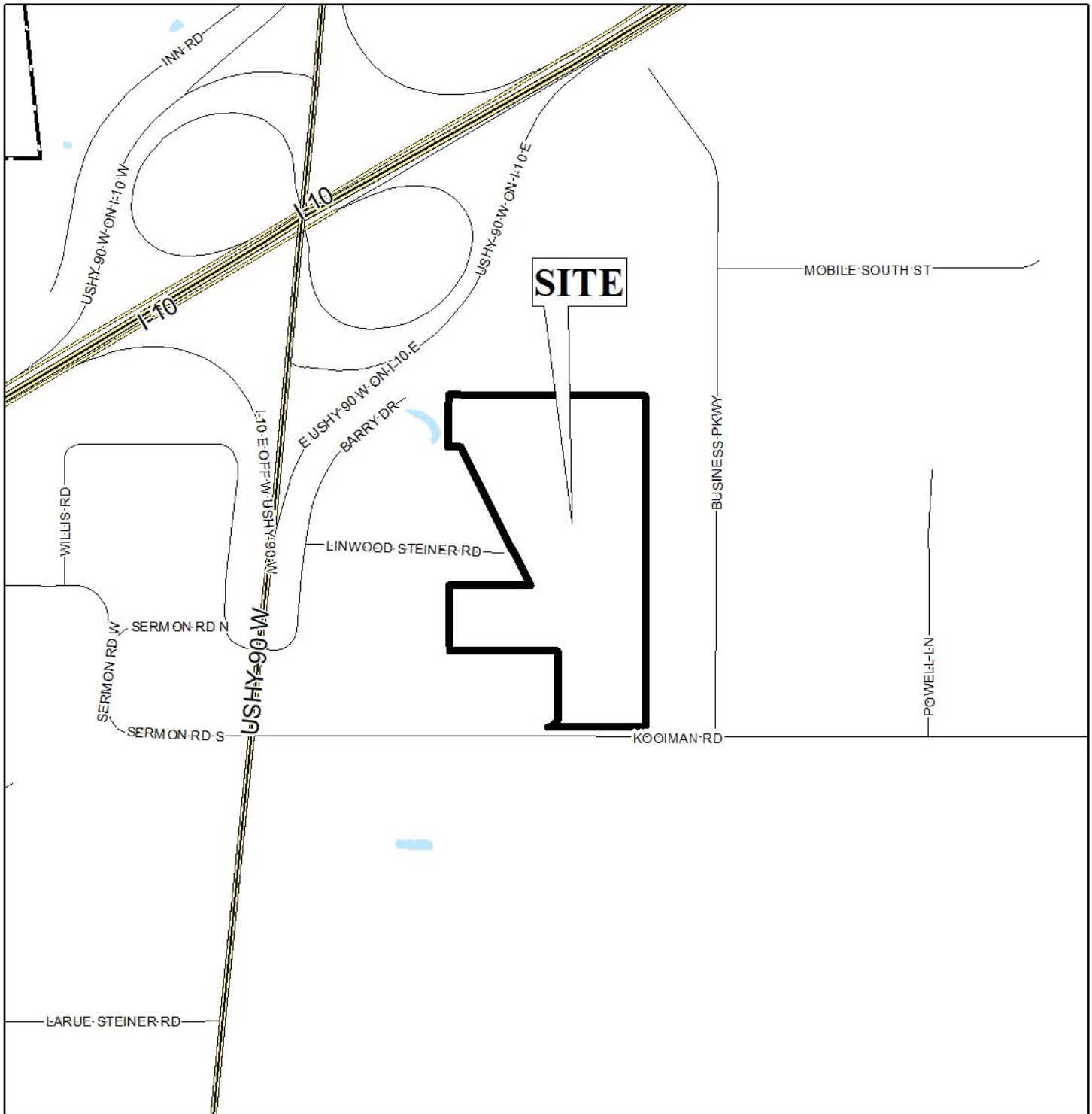
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- 7) *placement of a note on the final plat stating the following Traffic Engineering comments: (Each lot is limited to one curb cut to Kooiman Road, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2 is denied access to Linwood Steiner Road. 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.);*
- 8) *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*
- 9) *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.).*

**In order for any concerns to be considered by the Planning Commission you must email your concerns to [planning@cityofmobile.org](mailto:planning@cityofmobile.org) or they may be uploaded to the website via the portal under the meeting date and case. Comments must be entered by 2:00 PM on Wednesday, September 15<sup>th</sup>, before the meeting, in order to be considered by the Commission.**

**If you wish to participate in the meeting, you must email [planning@cityofmobile.org](mailto:planning@cityofmobile.org) by 2:00 PM on Wednesday, September 15<sup>th</sup>, before the meeting. In accordance with Planning Commission by-laws, no more than four (4) speakers are allowed to speak for or against an application. Speaking time is limited to five (5) minutes per speaker.**

# LOCATOR MAP



APPLICATION NUMBER 7 DATE September 16, 2021

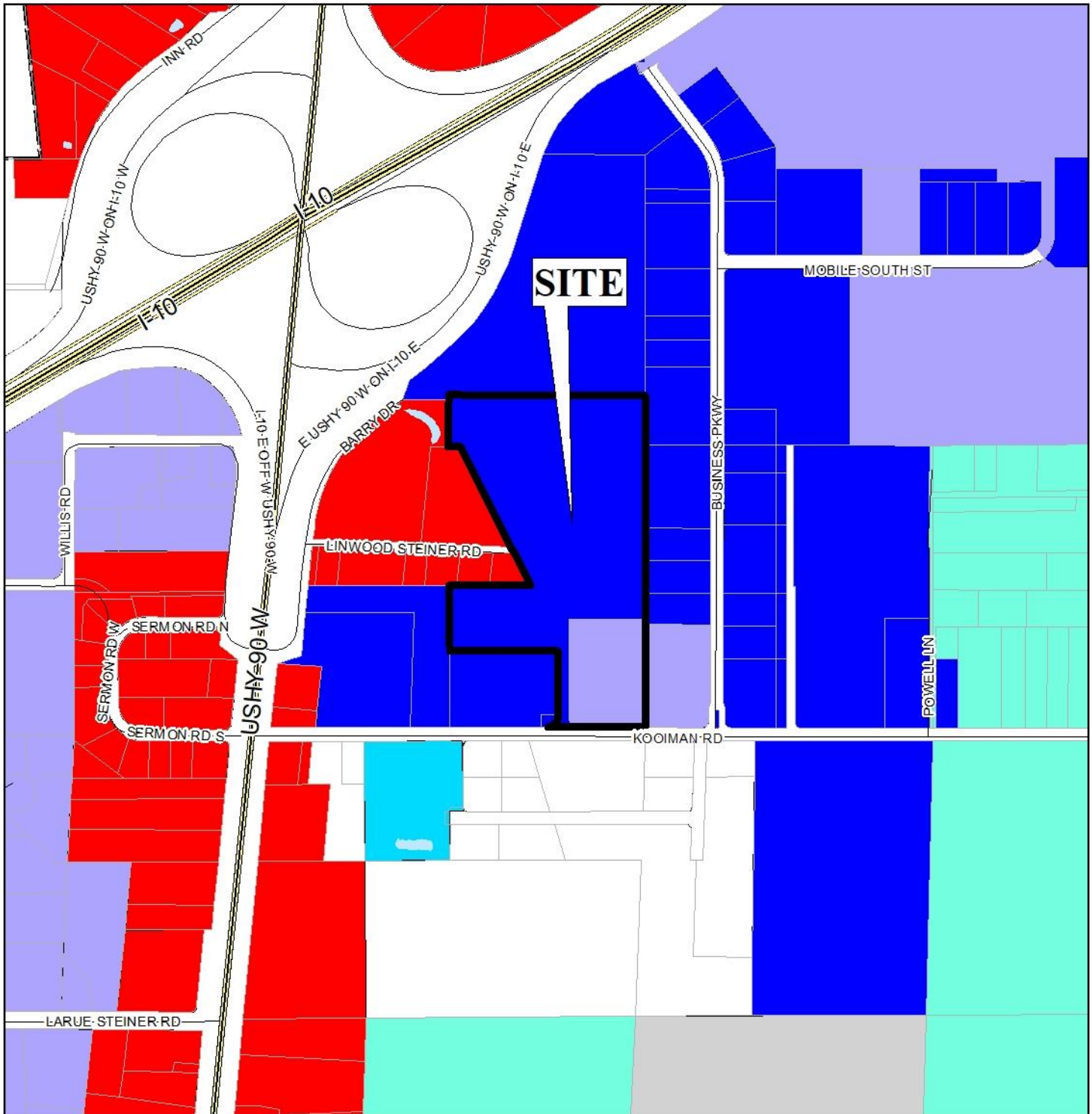
APPLICANT Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2

REQUEST Subdivision





# LOCATOR ZONING MAP

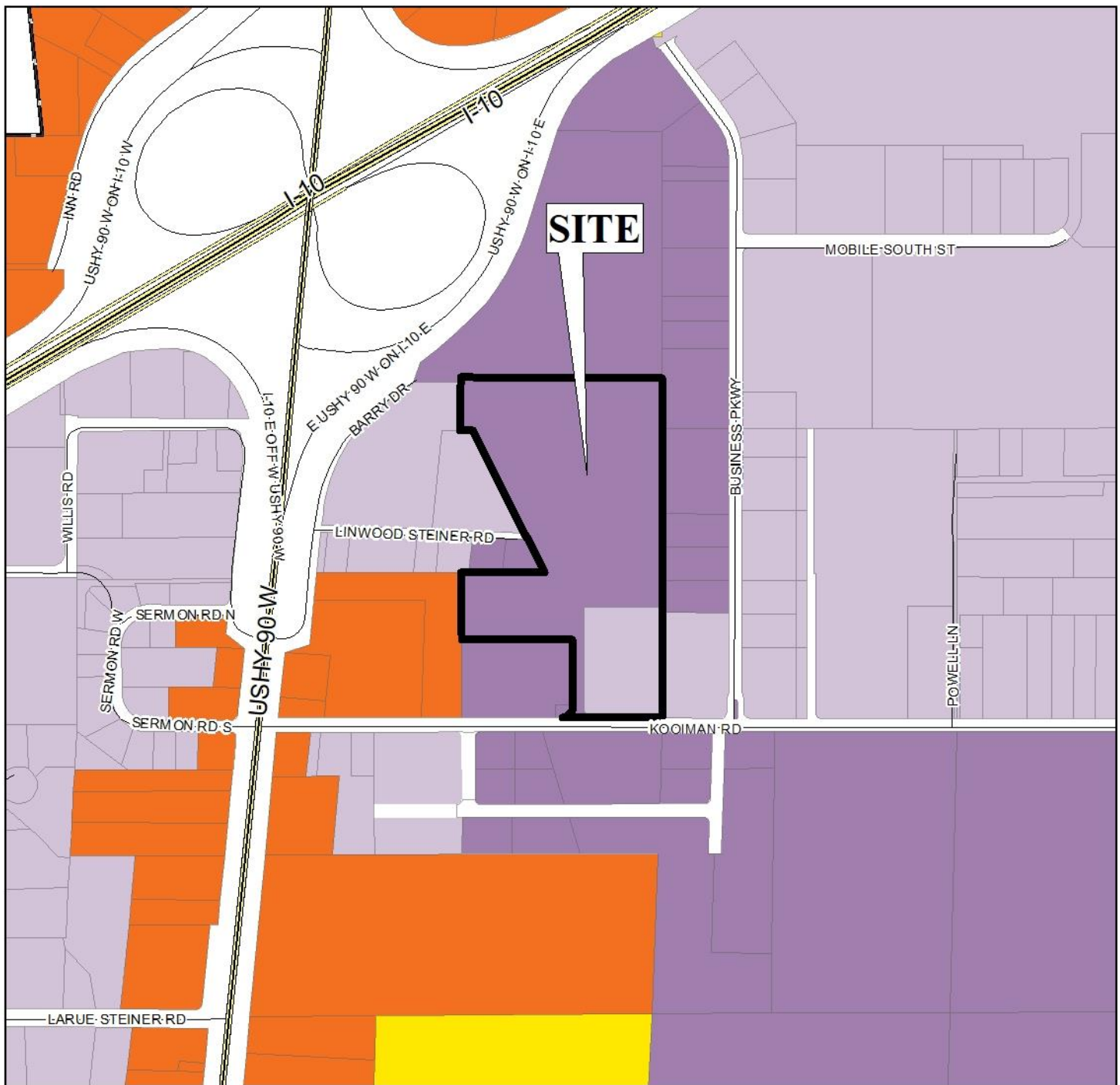


APPLICATION NUMBER 7 DATE September 16, 2021  
 APPLICANT Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2  
 REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE September 16, 2021

APPLICANT Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2

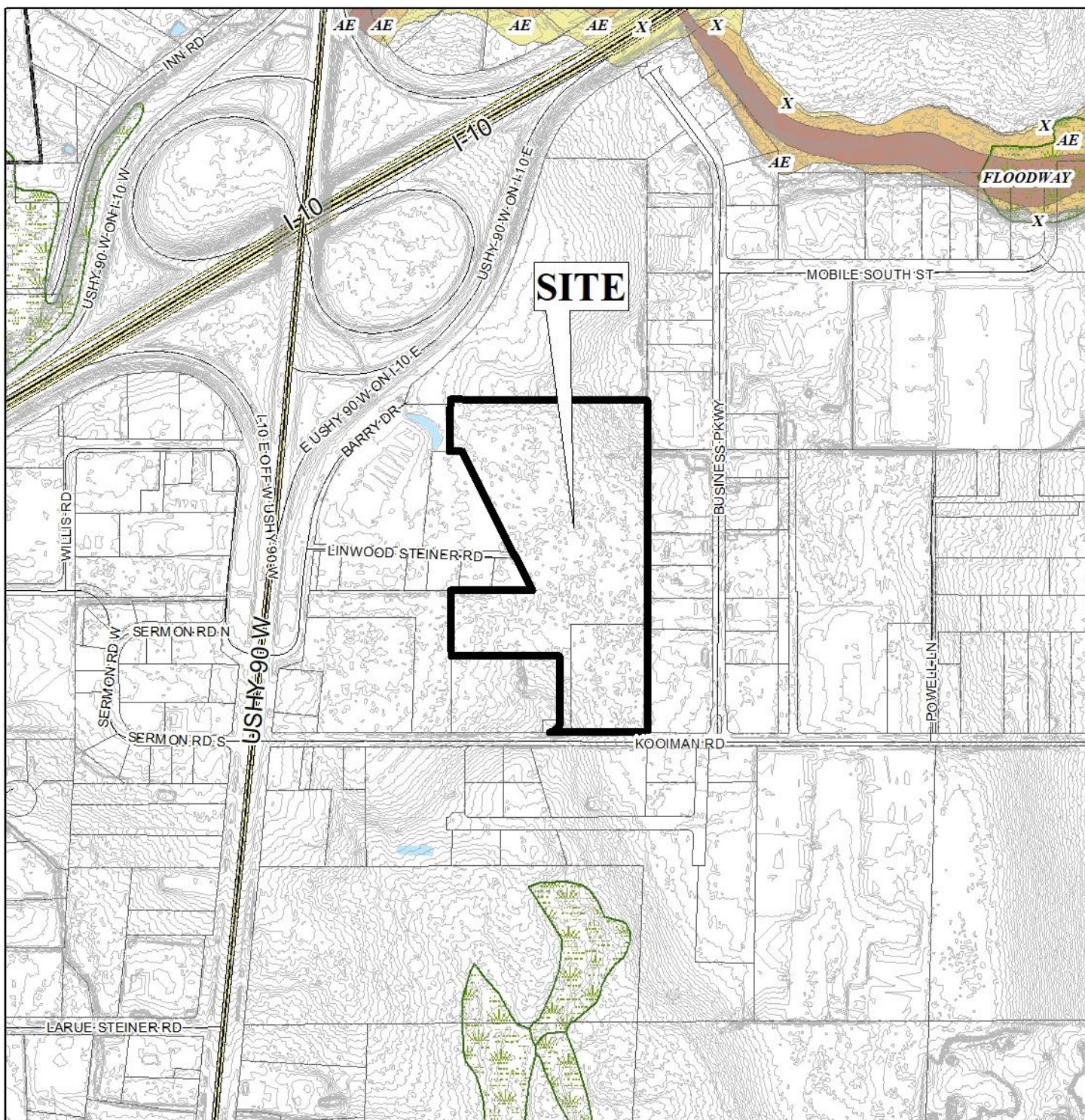
REQUEST Subdivision

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 7 DATE September 16, 2021

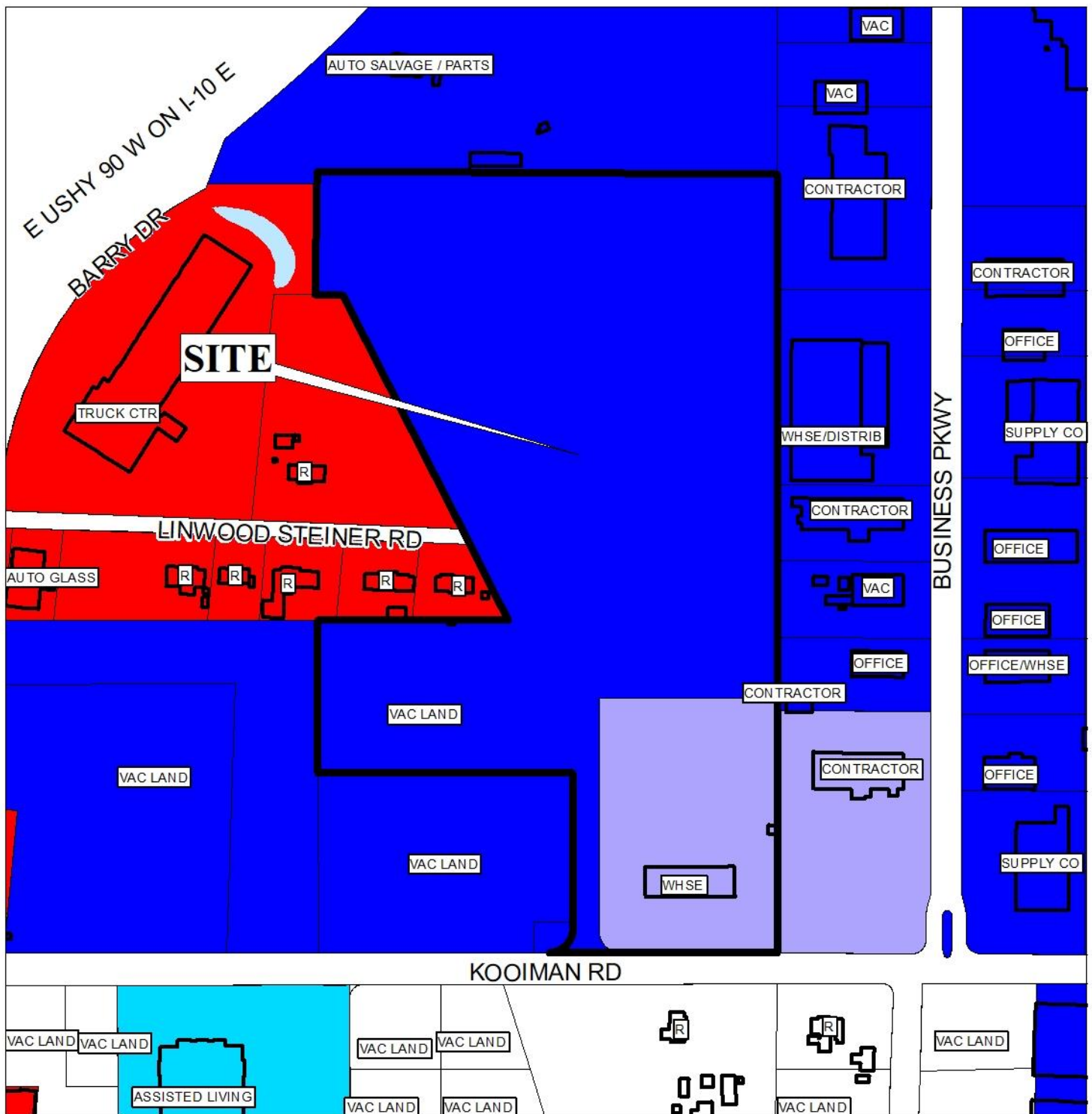
APPLICANT Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2

REQUEST Subdivision





# HIGHWAY 90-INTERSTATE 10 BUSINESS PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 7 DATE September 16, 2021

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





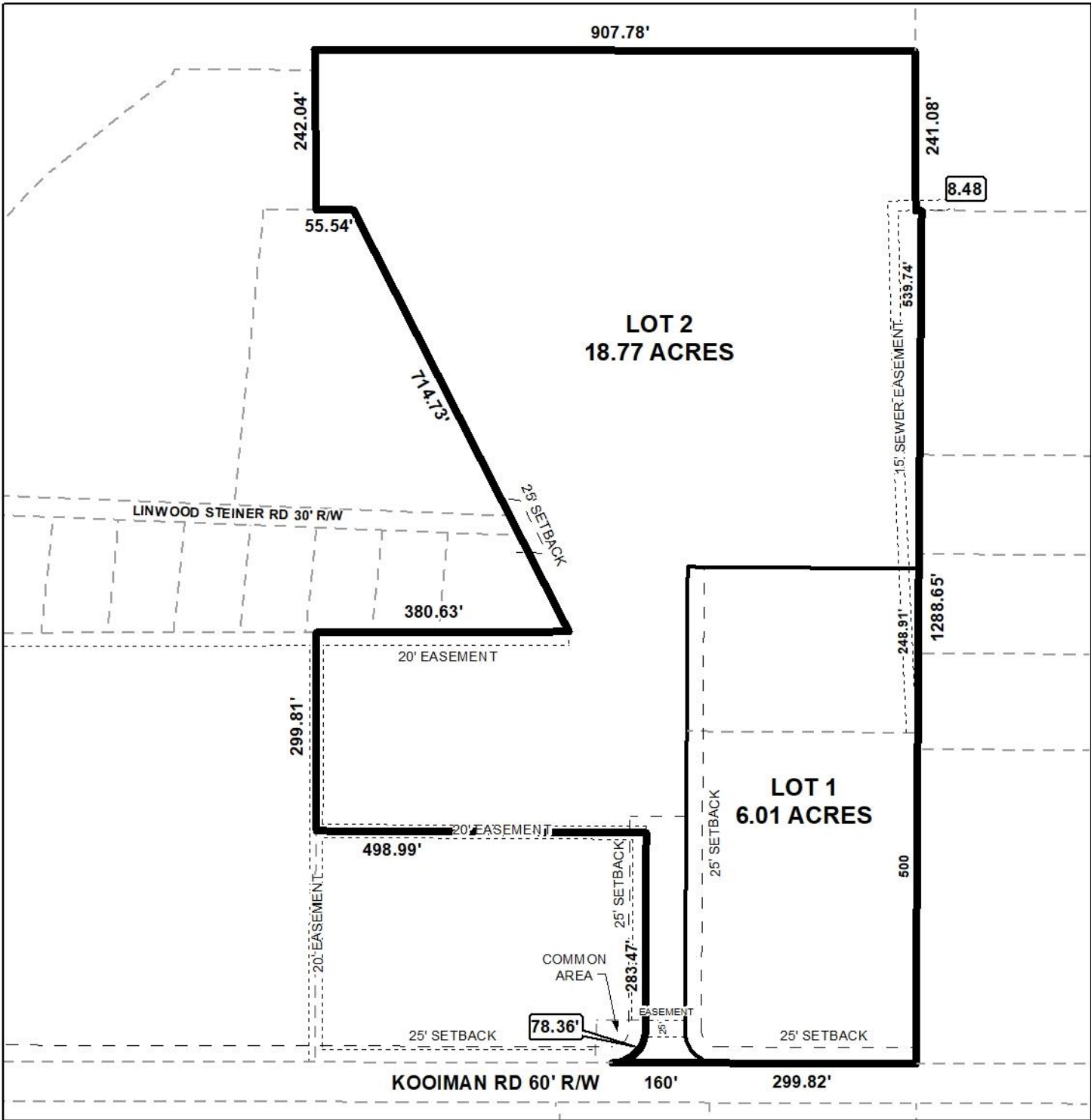
# HIGHWAY 90-INTERSTATE 10 BUSINESS PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 7 DATE September 16, 2021



# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE September 16, 2021

**APPLICANT** Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2

REQUEST \_\_\_\_\_ Subdivision

