

## **DOWNTOWN MOBILE AREA CHAMBER OF COMMERCE 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 graphic scale.
- C. Show and label all flood zones. New maps went into effect on June 5, 2020.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) LOTS 1 and 2 will share 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 – 8,000 sf and LOT 2 – 14,000 sf.
- F. 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.
- G. 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.
- 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 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.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. 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 plat illustrates the proposed 2-lot, 0.5± acre subdivision which is located on the Southwest corner of Church Street and South Hamilton Street, extending to the Northwest corner Civic Center Drive and South Hamilton Street and the Northeast corner of Civic Center Drive and South Lawrence Street, within Council District 2. 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 Downtown (DT) 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.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown (DT) is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the city's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 dwelling units per acre); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7-active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

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 proposed lot is located within a T-4 Mixed-Use Sub-district of Low Intensity of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, thus this review will be based primarily upon the DDD requirements.

The proposed lot fronts Church Street, a major collector street on the Major Street Plan, with an existing compliant right-of-way. The site also fronts South Hamilton Street, Civic Center Drive, and South Lawrence Street, all minor streets with curb and gutter. South Hamilton Street and Civic Center Drive have existing compliant rights-of-way. South Lawrence Street should have a minimum of a 50-foot right-of-way, per V.D.14. of the Subdivision Regulations, however, several Subdivisions have occurred along this portion of South Lawrence Street, with no additional dedication required, therefore it may be appropriate to waive this requirement. If the Engineering Department determines it necessary, dedication of the curb radii, per Section V.D.6. of the Subdivision Regulations should be required.

The DDD requires that for properties abutting multiple frontages, the property owner shall designate one frontage as the primary frontage. The DDD prohibits parking access from a primary frontage, when a secondary frontage is available. It should be noted that properties in a T-4 sub-district are to be between 18-120 feet wide along the primary frontage. Lot 1 has an existing curb cut to South Hamilton Street, but the existing use of the site as a parking lot does not indicate which frontage should be the primary frontage. A note should be placed on the Final Plat indicating which street will be the primary frontage for Lot 1. The existing structure on Lot 2 faces Civic Center Drive, and as such is the primary frontage for the proposed lot. As proposed, Lot 2 has approximately 220-feet of linear street frontage, which does not comply with Chapter 64-3.I. 8.(b)(2) of the Zoning Ordinance. Therefore, if approved, either the primary entrance of the existing structure will need to be reconfigured to front South Lawrence Street to allow that street to be utilized as the frontage, or a variance from the Board of Adjustment will be required to allow the non-compliant lot width.

Furthermore, driveways in a T-4 sub-district are limited to 10-feet in width within the front setback. If approved, a note should be placed on the Final Plat stating this information. If the site is re-developed, the existing curb cuts to South Hamilton Street and Civic Center Drive will need to be reconfigured to comply.

The Subdivision Regulations require a minimum building setback of 25-feet along all public street frontages, whereas the DDD requires a 12-foot maximum setback along public street frontages. If approved, Section V.D.9. of the Subdivision Regulations should be waived, with a note placed on the Final Plat stating that setbacks must comply with the underlying zoning district of the property.

The lot sizes are provided in square feet and acres, and if approved, should be retained on the Final Plat, adjusted for any dedication.

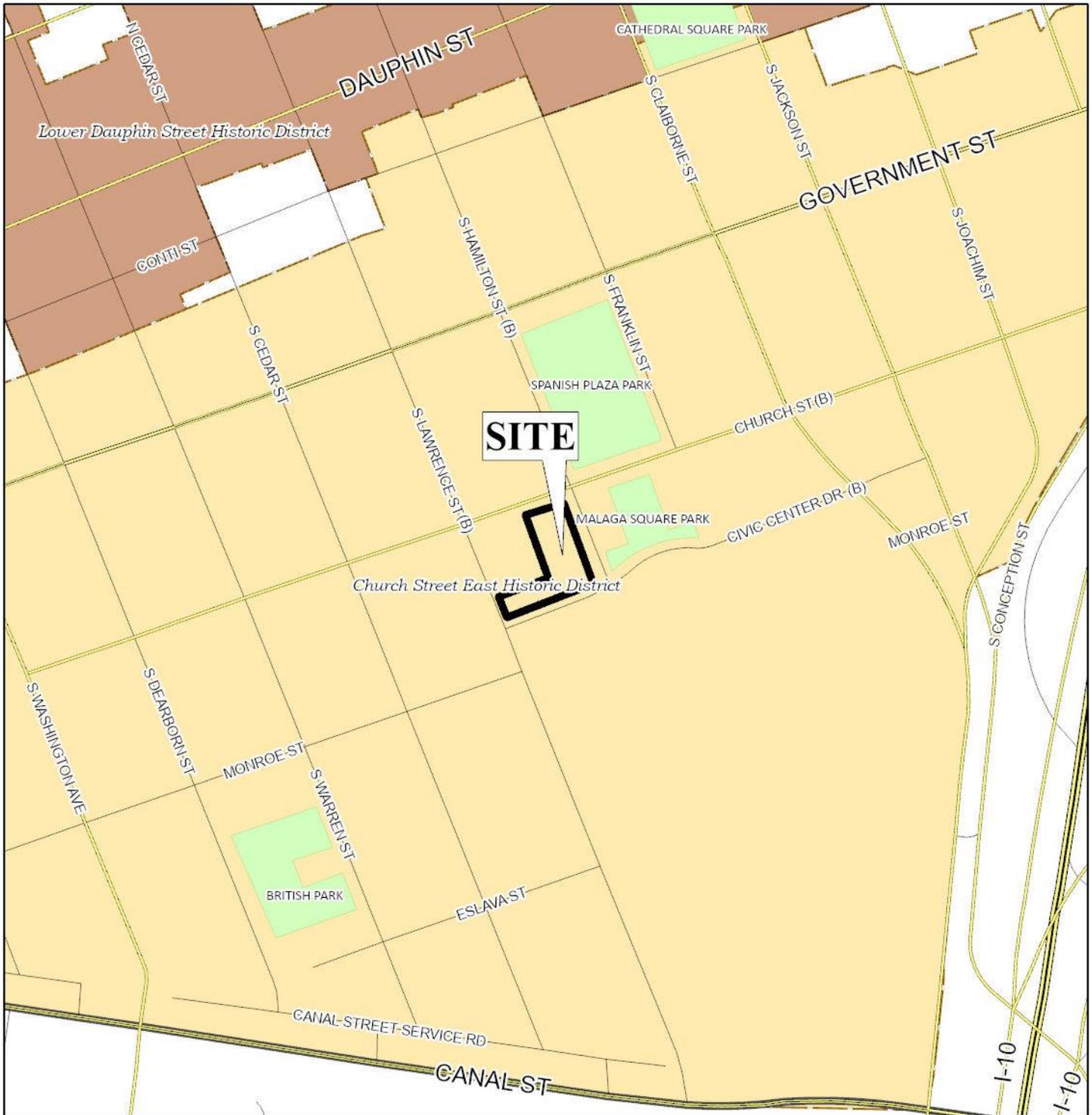
Based upon the preceding, the plat is recommended for Tentative Approval, with a waiver of Section V.D.9. and V.D.14. of the Subdivision Regulations, subject to the following conditions:

- 1) dedication of the corner radius at Church Street and South Hamilton Street, Civic Center Drive and South Hamilton Street, and Civic Center Drive and South Lawrence Street, if deemed necessary and appropriate by the Engineering Department (or waive Section V.D.6. of the Subdivision Regulations);
- 2) placement of a note stating that any re-development of the property must comply with the requirements of the Downtown Development District (DDD);
- 3) placement of a note designating which street is primary frontage for Lot 1;
- 4) either reconfiguration of the primary entrance of the existing structure on Lot 2 to face South Lawrence Street to utilize it as the primary frontage, or obtain a lot width variance from the Board of Adjustment to allow Civic Center Drive to be the primary frontage for Lot 2;
- 5) placement of a note on the Final Plat stating that setbacks must comply with the underlying zoning district of the property;
- 6) 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, adjusted for any required dedication;
- 7) placement of a note stating that driveways are limited to 10-feet in width within the front setback along the frontage, and are only allowed on secondary frontages;
- 8) compliance with Engineering Department 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 graphic scale. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) LOTS 1 and 2 will share 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 – 8,000 sf and LOT 2 – 14,000 sf. F. 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. G. 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. 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 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. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. 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.);*

- 9) *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.);*
- 10) *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*
- 11) *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 (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.).*

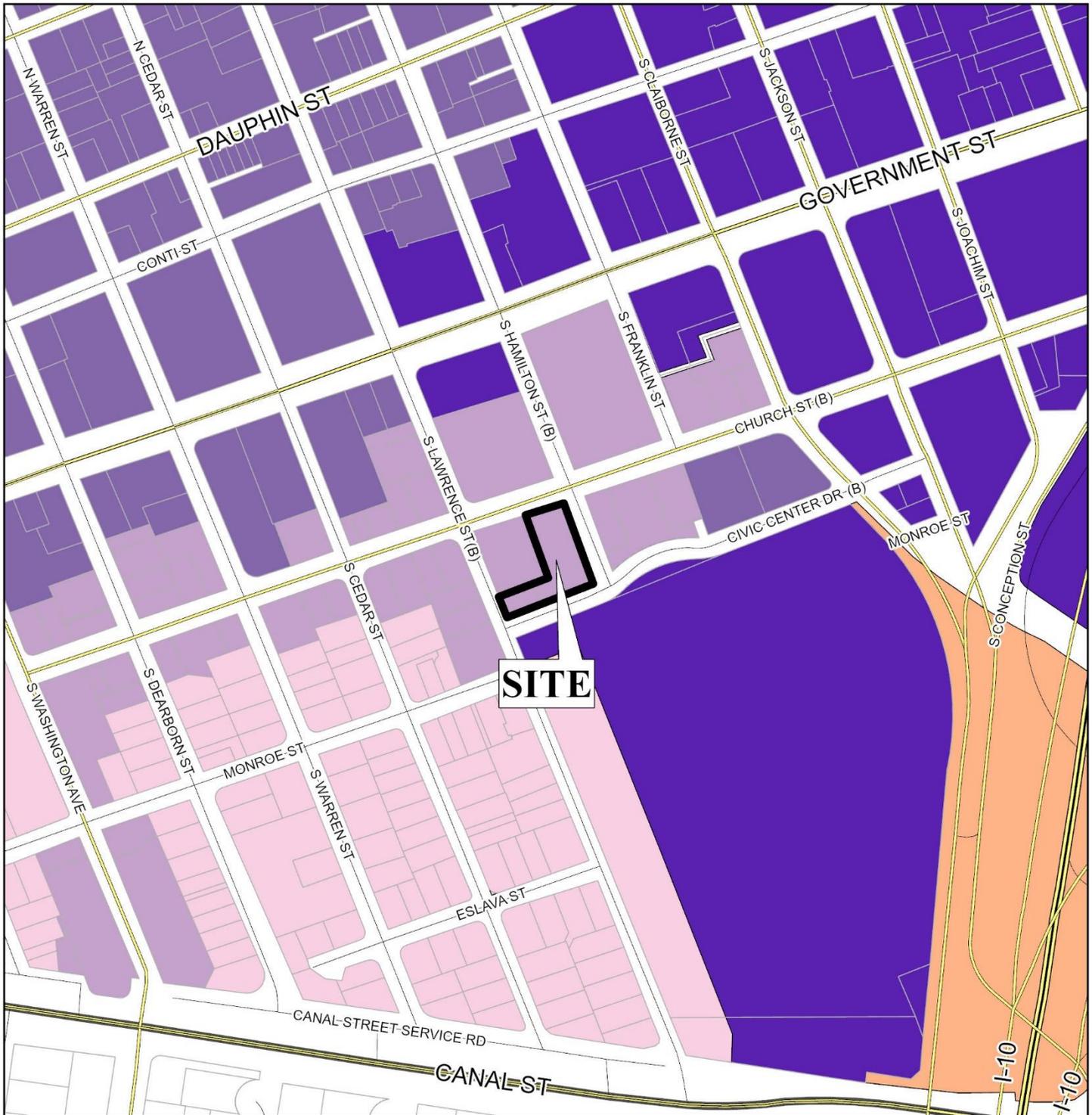
# LOCATOR MAP



APPLICATION NUMBER 8 DATE March 2, 2023  
APPLICANT Downtown Mobile Area Chamber of Commerce Subdivision  
REQUEST Subdivision



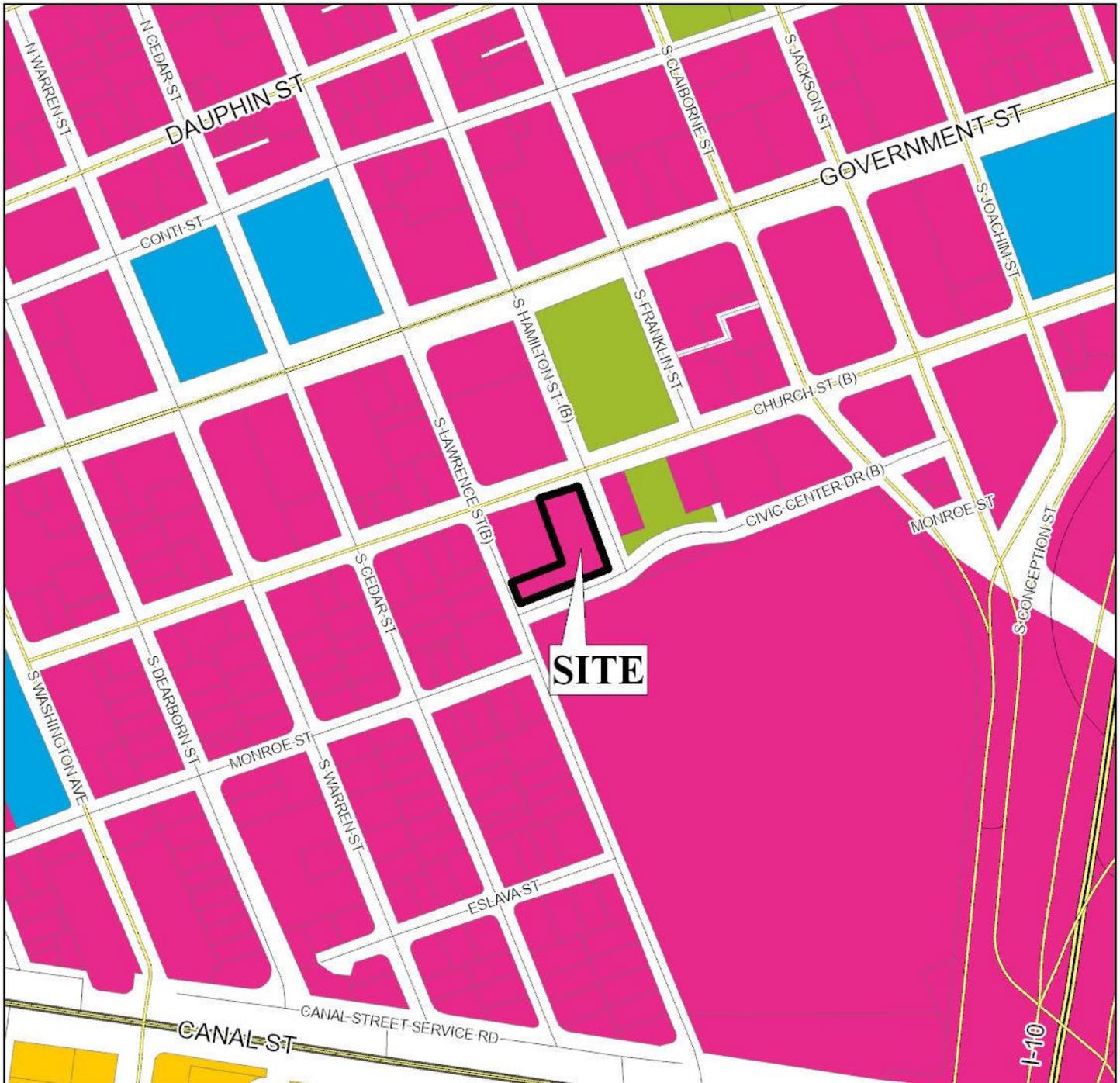
# LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE March 2, 2023  
APPLICANT Downtown Mobile Area Chamber of Commerce Subdivision  
REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE March 2, 2023

APPLICANT Downtown Mobile Area Chamber of Commerce Subdivision

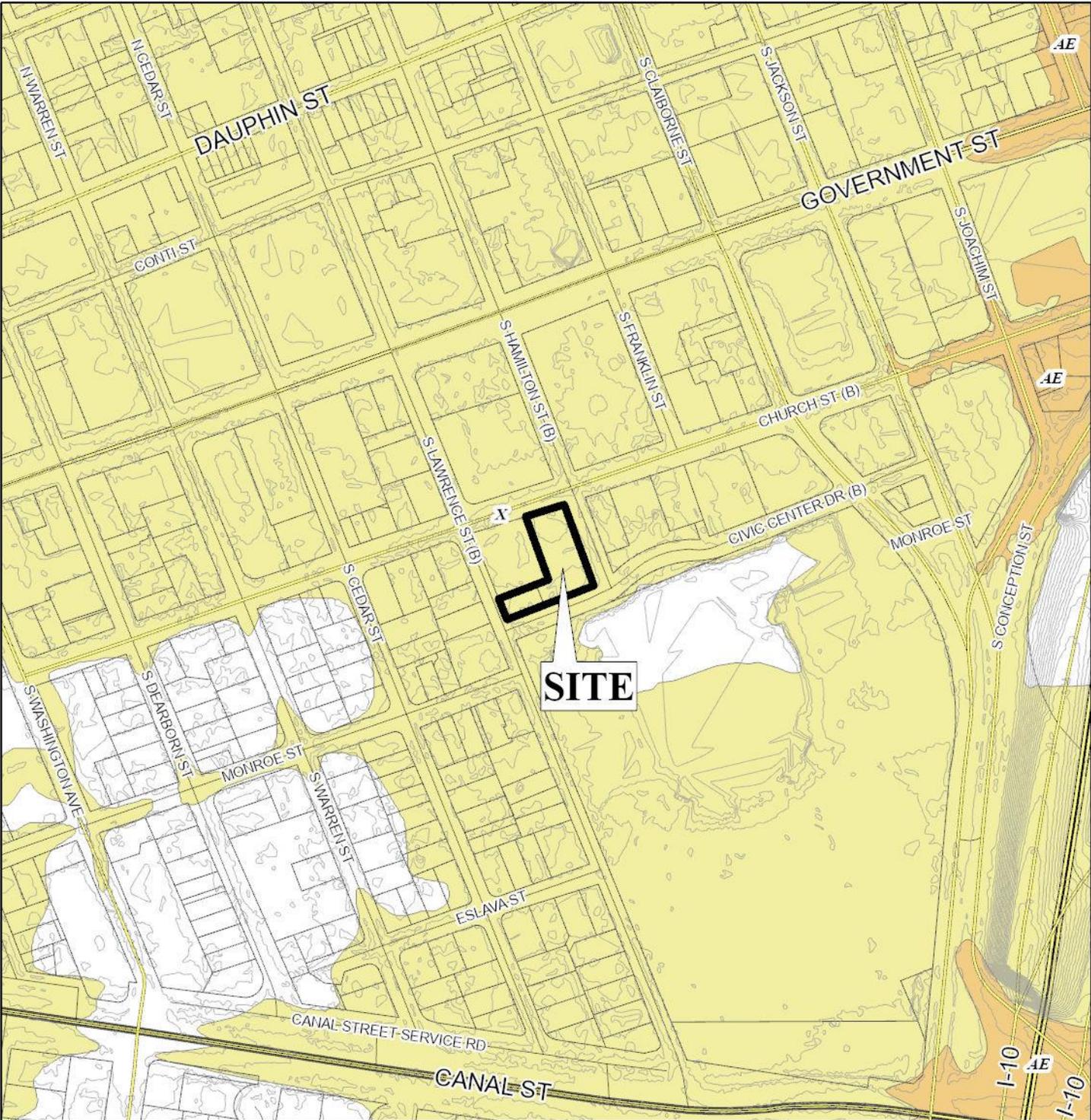
REQUEST Subdivision

**Layer2**

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



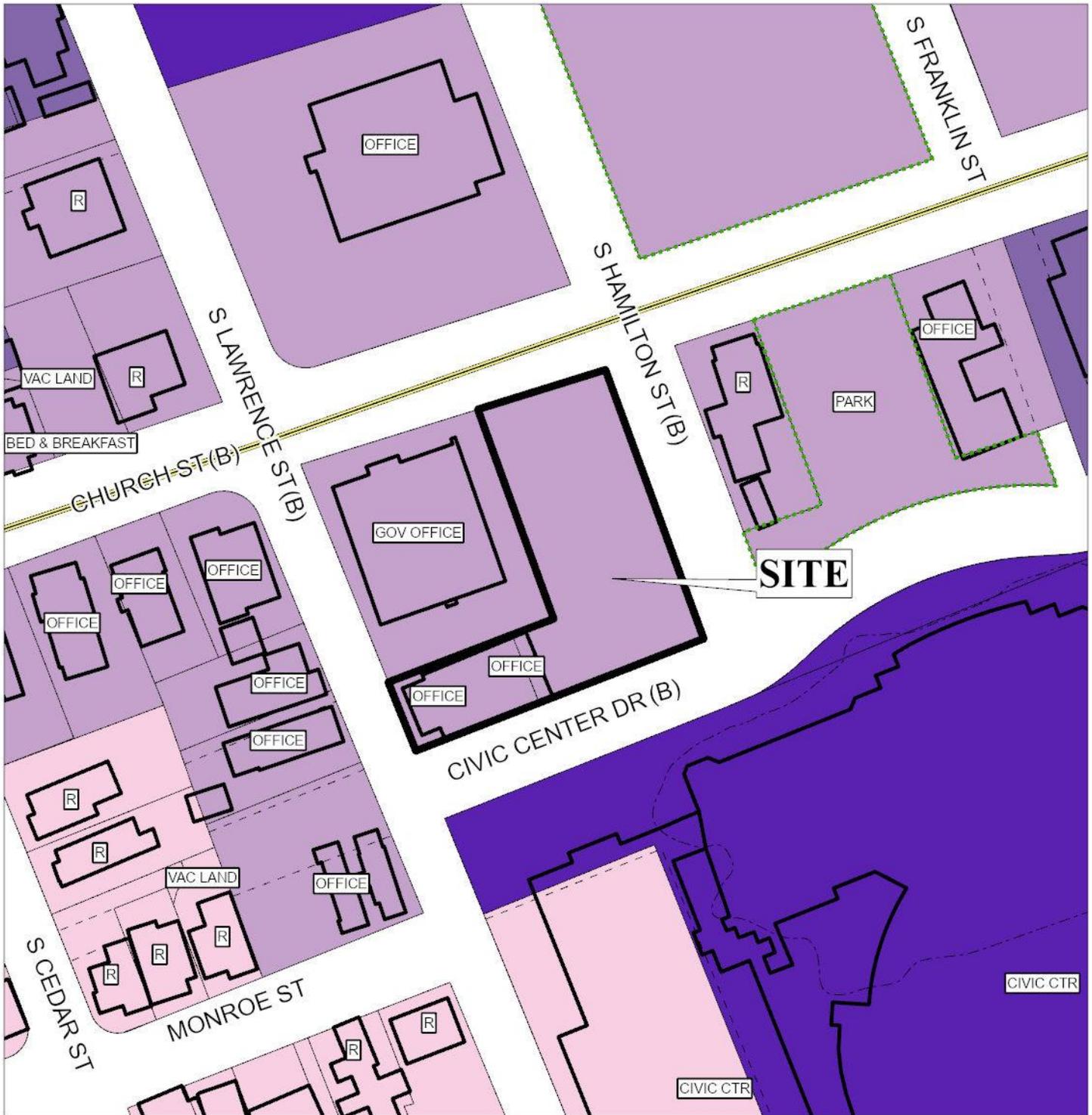
# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 8 DATE March 2, 2023  
APPLICANT Downtown Mobile Area Chamber of Commerce Subdivision  
REQUEST Subdivision



# DOWNTOWN MOBILE AREA CHAMBER OF COMMERCE SUBDIVISION



APPLICATION NUMBER <u>8</u>		DATE <u>March 2, 2023</u>	
<span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> R-A	<span style="display: inline-block; width: 15px; height: 15px; background-color: lime; border: 1px solid black;"></span> R-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> T-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> B-2
<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> R-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> B-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> B-3
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> R-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: peachpuff; border: 1px solid black;"></span> H-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> B-4
		<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> I-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> SD
		<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> MUN	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> SD-WH
		<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> OPEN	<span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> T3
		<span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; border: 1px solid black;"></span> T4	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkpurple; border: 1px solid black;"></span> T5.1
			<span style="display: inline-block; width: 15px; height: 15px; background-color: darkpurple; border: 1px solid black;"></span> T5.2
			<span style="display: inline-block; width: 15px; height: 15px; background-color: darkpurple; border: 1px solid black;"></span> T6



# DOWNTOWN MOBILE AREA CHAMBER OF COMMERCE SUBDIVISION

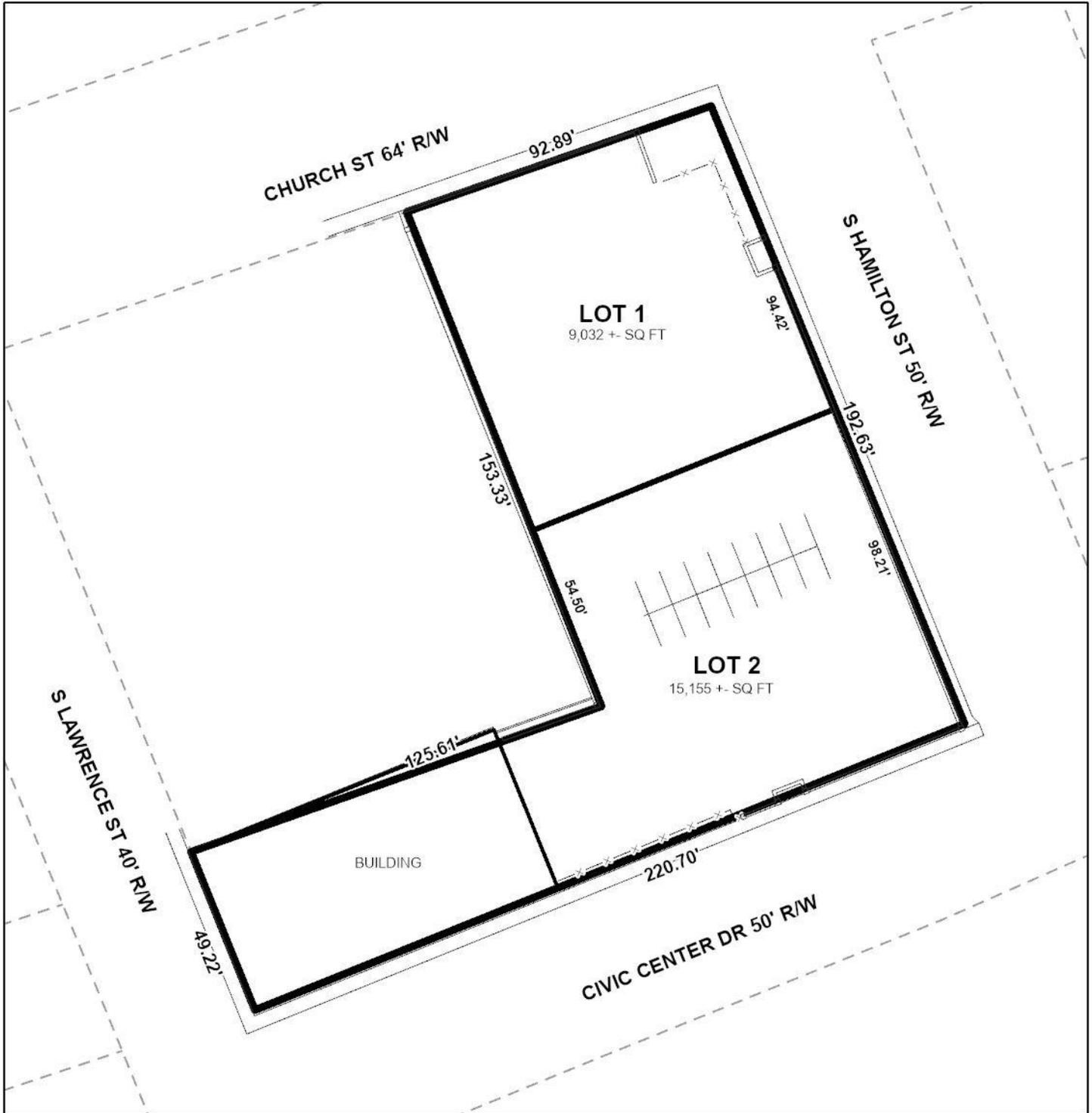


APPLICATION NUMBER 8 DATE March 2, 2023



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE March 2, 2023  
APPLICANT Downtown Mobile Area Chamber of Commerce Subdivision  
REQUEST Subdivision



NTS