

**SUBDIVISION &
PLANNING APPROVAL STAFF REPORT****Date: February 01, 2018****NAME**

Eslava Creek Subdivision

SUBDIVISION NAME

Eslava Creek Subdivision

LOCATION

Southwest corner of Eslava Creek Parkway and South Sage Avenue

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business District.

AREA OF PROPERTY

2 Lots / 3.7± Acres

CONTEMPLATED USE

Subdivision Approval to create two legal lots of record and Planning Approval to allow the construction of a new 140'± cell tower in a B-1, Buffer Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately.

ENGINEERING**COMMENTS**

Subdivision: 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. Review and revise the written legal description and/or drawing to show and label the correct POB.
- C. Review and revise the written legal description to match the bearings shown in the drawing.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage.
- E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- F. Show and label all flood zone boundaries.

- G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Add a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- K. 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.
- L. 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.
- M. 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.
- N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- P. 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.

Planning Approval:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
- 3. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- 4. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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.

5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Lot 2 is limited to no more than two curb cuts to Eslava Creek Parkway to be approved by Engineering and Traffic Engineering and conform to AASHTO Standards. Lot 1 and Lot 2 are limited to no more than two shared curb cuts to Sage Avenue with 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

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until the Capacity application is approved by Volkert Engineering, Inc.

REMARKS

The applicant is requesting Subdivision Approval to create two (2) legal lots of record from one (1) legal lot of record and Planning Approval to allow the construction of a new 140'± cell tower in a B-1, Buffer Business District. Cell towers require Planning Approval in a B-1, Buffer Business District.

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 review required for Planning Approval examines the applicant's location and site plan with regard to: transportation, parking and access; public utilities and facilities; traffic congestion and hazards; and, to determine if the proposal is in harmony with the orderly and appropriate development of the district.

It is very important to note that the Planning Approval review is site-plan specific; therefore *any* future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval.

The site has been given a **District Center** (DC) 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.

The District Center land use designation applies across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 dwelling units per acre (du/ac)) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic and cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of intensity and design that supports transit use.

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 plat illustrates the proposed 2-lot, 3.7± acres subdivision, located at the Southwest corner of Eslava Creek Parkway and South Sage Avenue, in Council District 5. The applicant states the site is served by public water and sanitary sewer systems.

The proposed lots are part of the future development area of the Toys-R-Us Subdivision, a 2-lot subdivision approved at the October 02, 2003 meeting of the Planning Commission and recorded in Mobile County Probate Court on February 19, 2004. The purpose of the subdivision is to create two (2) legal lots of record, whereon the smaller of the lots the development of a cellular telecommunications tower is proposed.

The lots have frontage on South Sage Avenue and Eslava Creek Parkway, both minor streets with curb and gutter requiring a 50' right-of-way. The plat illustrates sufficient rights-of-way along both frontages, which, if approved, should be retained on the Final Plat.

The lots are irregular in shape with proposed Lot 2 enveloping proposed Lot 1. As a result, Lot 1 may be regarded as a "panhandle" lot with its depth more than 3.5 times its width at the potential building setback line. Such designs are generally discouraged by Sections V.D.1. and V.D.3. of the Subdivision Regulations, respectively; the exception being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity.

The designs of the proposed lots are perhaps the result of the proposed cellular tower and the desire to minimize the area on which it will be constructed and serviced; and, perhaps to also minimize the impact the development may have on surrounding properties by providing a buffer between the development site and adjacent properties. This is common among Lots on which portions of the parcels were leased for similar telecommunication towers and their equipment; however, such irregularly shaped parcels were not permanent legal lots whereas the State of Alabama now requires all lease parcels to be legal lots of record. As such, the shape of lots on which telecommunication towers are proposed may be justified inasmuch as they retain the objective of minimizing the impact of their development on surrounding properties. In the case of the designs of the subject lots, their approval will require waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations.

Irrespective of their designs, each of the proposed lots meets the minimum size requirements for lots served by public water and sanitary sewer systems, and are appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved; or, the provision of a table on the Final Plat providing the same information may suffice.

With regards to access management, a note should be placed on the Final Plat stating that Lot 2 is limited to no more than two (2) curb cuts to Eslava Creek Parkway, and that Lots 1 and 2 are limited to no more than two (2) shared curb cuts to Sage Avenue, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards. Any proposed access to Eslava Creek Parkway will also require Engineering approval due to the presence of Eslava Creek.

The preliminary plat illustrates the 25' minimum building setback line along both street frontages, which, if approved, should be retained on the Final Plat.

Multiple easements are illustrated on the preliminary plat, including: an Access Easement along the South Sage Avenue frontage of Lot 1, providing additional access to Lot 2; a 100' Alabama Power Easement along the entire lengths of the Southern portions of Lots 1 and 2; a 20' Sewer Easement through the centers of Lots 1 and 2; 20' Ingress and Egress Easements along the West property line of Lot 1 and running through a central portion of the West of Lot 2; a Drainage Easement of varying widths in the Northern portion of Lot 2 and along the North property line of Lot 1; a 10' Temporary Construction Easement running along the entirety of the Southern

portion of the aforementioned Drainage Easement; and, an 80' Easement for Eslava Creek along the North property line of Lot 2. As such, a note should be placed on the Final Plat stating no structures not associated with the easement shall be constructed in any easement.

Regarding Planning Approval, the general purpose of the Telecommunication Towers and Facilities Ordinance is to regulate the placement, construction and modification of towers and telecommunications facilities in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in Mobile. Specifically, the purposes of the Ordinance are: to regulate the location of towers and telecommunications facilities in the city; to protect residential areas and land uses from potential adverse impact of towers and telecommunications facilities; to minimize adverse visual impact of towers and telecommunications facilities through careful design, siting, landscaping, and innovative camouflaging techniques; to promote and encourage shared use/collocation of towers and antenna support structures as a primary option rather than construction of additional single-use towers; to avoid potential damage to property caused by towers and telecommunications facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, and removed when no longer used or determined to be structurally unsound; to ensure that towers and telecommunications facilities are compatible with surrounding land uses; and, to facilitate the provision of wireless telecommunications services to the residents and businesses of the city in an orderly fashion.

The Telecommunications Towers and Facilities Ordinance requires very specific documentation relating to the carrier's service area, and the numbers of potential collocation towers within a ½ mile radius are required to be submitted with the application. Additionally, certain site improvements are required. Such documentation has been provided by the applicant and satisfies the specific application requirements of Section 64-4.J. 4 of the Zoning Ordinance, to include the proposed tower's ability to facilitate collocation of two (2) additional cellular telecommunications carriers.

It should be noted that requests for tower Height, Setbacks, Landscaping, and Access and Maneuvering Variances are scheduled to be considered by the Board of Zoning Adjustment at its February 5, 2018 meeting. If the Planning Approval request is approved, then it should be subject to the approval of at least the Height and Setback Variance requests considering compliance with the landscaping and access and maneuvering requirements is possible, if necessary.

The site plan illustrates the proposed 140' monopole cellular telecommunications tower 30'± from the East and West property lines of the proposed lot, 35'± from the North property line, and 75'± from the South property line. Section 64-3.E.1. of the Zoning Ordinance limits the height of structures in B-1, Buffer Business Districts, to forty-five (45) feet, and Section 64-4.J.5.a.(2) requires that the setbacks on all sides of towers in B-1, Buffer Business Districts, be a distance equal to the height of the tower, hence the requested Height and Setback Variance requests.

Should the Board of Zoning Adjustment deny the Landscaping Variance request, compliance with the minimum landscape requirements of Section 64-4.E. of the Zoning Ordinance will be

required, per Section 64-4.J.11. If the Maneuvering and Access Variance requests are denied, compliance with Section 64-4.J.14 regarding paving and off-street parking will also be required.

Compliance with the tower's structural requirements of Section 64-4.J.6. is certified by a Professional Engineer licensed in the State of Alabama, per a letter provided by the applicant.

Buffer requirements of Section 64-4.J.7. of the Zoning Ordinance will be met by the proposed location of the tower, and will continue to be met should the aforementioned Variance requests be approved by the Board of Zoning Adjustment.

A 6' chain link fence surrounding the tower facility is illustrated on the site plan along with a 12' wide access gate. Any changes to the layout and/or material of the fence or gate should be illustrated on a revised site plan and comply with Section 64-4.D.6. of the Zoning Ordinance.

Illumination is prohibited by Section 64-4.J.9. of the Zoning Ordinance unless required by the Federal Aviation Administration (FAA). A note on the site plan states that illumination is not required, and should therefore be retained on any revised site plan, if approved.

The applicant does not address noise resulting from equipment operation. It should be noted that no equipment at the tower facility shall be operated so as to produce noise in excess of the applicable noise standards under Washington Administrative Code (WAC) 173-60, per Section 64-4.J.12 of the Zoning Ordinance; the exceptions being during emergencies, or during periodic routine maintenance which requires the use of a backup generator, where the noise standards may be temporarily exceeded.

Documentation providing radiofrequency (RF) emissions information was provided by the applicant per Federal Communications Commission (FCC) regulations, and per Section 64-4.J.13.(b) of the Zoning Ordinance.

Maintenance requirements of the proposed tower are detailed in Section 64-4.J. 15. of the Zoning Ordinance, with which the applicant should maintain compliance. It should be noted, however, that in the event that use of the tower is discontinued, the tower owner shall provide written notice to the City of the intent to discontinue its use or cease operations, along with the date when its use shall be discontinued.

All towers and telecommunications facilities are required to be of camouflage design per Section 64-4.J.16. of the Zoning Ordinance. The applicant does not address this requirement, therefore it should be noted that, at a minimum, all towers not requiring FAA painting or marking shall have an exterior finish which is galvanized or painted a dull blue, gray, or black.

It should be noted that several labels and illustrations on the site plan are similar to those illustrated on the preliminary Subdivision plat. If approved, these labels and illustrations should be retained on the site plan, adjusted for any changes required on the Final Subdivision Plat.

Finally, justification of the Planning Approval request is provided by the applicant inasmuch as their inability to find a suitable tower within a ½ mile radius on which they can collocate their

cellular telecommunications equipment: the WKRG broadcast tower to the South of the subject was structurally unsuited to support such equipment; and, use of the telecommunications tower to the North of the subject site is limited solely to the Mobile County Public School System by a Condition of Approval of multiple Variance requests made for the tower at the March 8, 2001 meeting of the Board of Zoning Adjustment. Additionally, RF propagation maps illustrate that provision of a tower at this location would provide appropriate RF infill unfulfilled by proximal telecommunications towers. As such, approval of the request may be appropriate on the condition that, as mentioned, the Height and Setback Variance requests be approved by the Board of Zoning Adjustment.

RECOMMENDATION

Subdivision: With waivers of Sections V.D.1. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the rights-of-way along all frontages;
- 2) retention of the labels illustrating the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that Lot 2 is limited to no more than two (2) curb cuts to Eslava Creek Parkway, and that Lots 1 and 2 are limited to no more than two (2) shared curb cuts to Sage Avenue, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards, and Engineering approval for access to Eslava Creek Parkway;
- 4) retention of the 25' minimum building setback line along South Sage Avenue;
- 5) retention of all easements on the Final Plat;
- 6) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 7) 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) Review and revise the written legal description and/or drawing to show and label the correct POB. C) Review and revise the written legal description to match the bearings shown in the drawing. D) Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage. E) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F) Show and label all flood zone boundaries. G) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H) Add a signature*

block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J) Add a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. K) 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. L) 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. M) 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. N) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P) 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.);

- 8) compliance with Traffic Engineering comments: (Lot 2 is limited to no more than two curb cuts to Eslava Creek Parkway to be approved by Engineering and Traffic Engineering and conform to AASHTO Standards. Lot 1 and Lot 2 are limited to no more than two shared curb cuts to Sage Avenue with 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.);
- 9) 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).);
- 10) subject to 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).);
- 11) provision of two copies of the Planning Approval site plan to the Planning and Zoning Department prior to the signing of the Final Plat;
- 12) full compliance with all applicable Codes and Ordinances; and,
- 13) completion of the Subdivision process prior to any requests for land disturbing or construction activities.

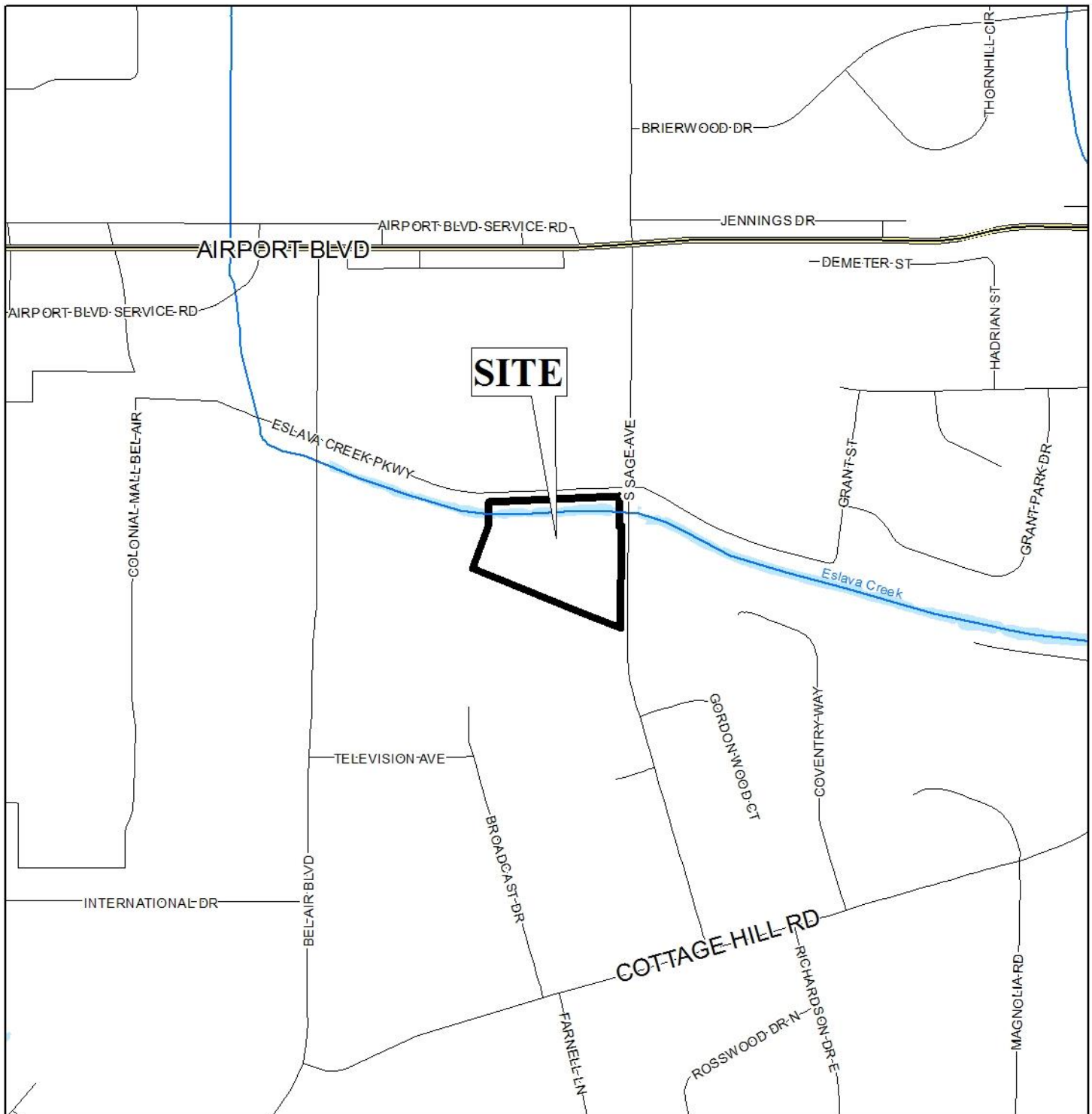
Planning Approval: Based upon the preceding, this request is recommended for Approval, subject to the following conditions:

- 1) the tower be limited to a monopole design;
- 2) approval of the Height and Setback Variance requests by the Board of Zoning Adjustment;

- 3) full compliance with the minimum landscaping requirements of Section 64-4.E. of the Zoning Ordinance, or approval of the Landscaping Variance request by the Board of Zoning Adjustment;
- 4) compliance with access and off-street parking requirements for telecommunications towers in Section 64-4.J.14. of the Zoning Ordinance, or approval of the Access and Maneuvering Variance request by the Board of Zoning Adjustment;
- 5) retention of the rights-of-way along all frontages;
- 6) retention of the labels illustrating the lot sizes in both square feet and acres, or the provision of a table providing the same information;
- 7) placement of a note on the site plan stating that Lot 2 is limited to no more than two (2) curb cuts to Eslava Creek Parkway, and that Lots 1 and 2 are limited to no more than two (2) shared curb cuts to Sage Avenue, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards, and Engineering approval for access to Eslava Creek Parkway;
- 8) retention of the 25' minimum building setback line along South Sage Avenue;
- 9) retention of all easements on the site plan;
- 10) placement of a note on the site plan stating no structures shall be constructed in any easement;
- 11) compliance with Engineering Comments: (1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3) A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 4) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 5) 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 12) compliance with Traffic Engineering comments: (Lot 2 is limited to no more than two curb cuts to Eslava Creek Parkway to be approved by Engineering and Traffic Engineering and conform to AASHTO Standards. Lot 1 and Lot 2 are limited to no more than two shared curb cuts to Sage Avenue with 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.);

- 13) 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).);*
- 14) subject to 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).);*
- 15) provision of two copies of the Planning Approval site plan to the Planning and Zoning Department; and,
- 16) full compliance with all applicable Codes and Ordinances.

LOCATOR MAP



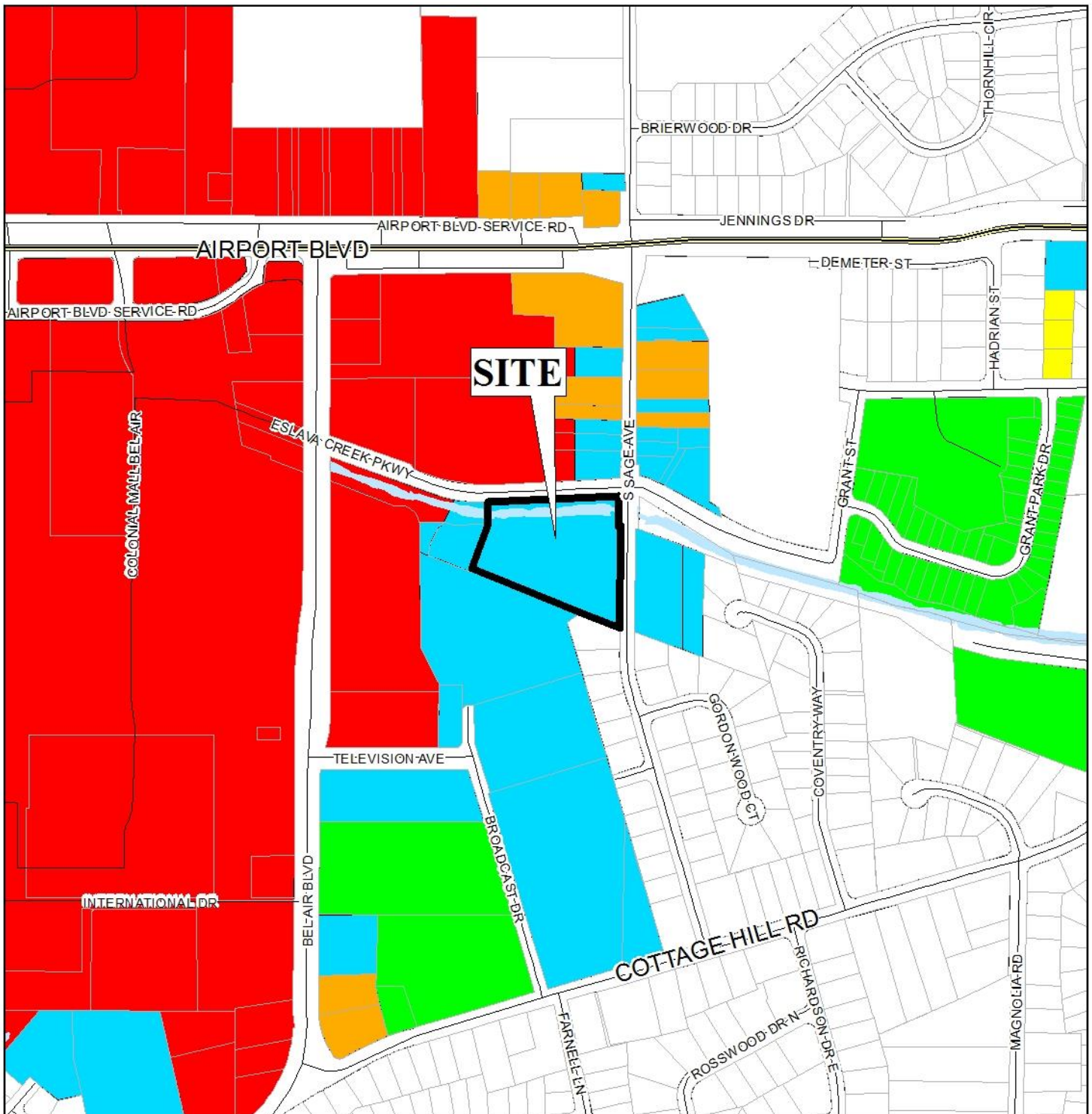
APPLICATION NUMBER 8 DATE February 1, 2018

APPLICANT Eslava Creek Subdivision

REQUEST Subdivision, Planning Approval



LOCATOR ZONING MAP



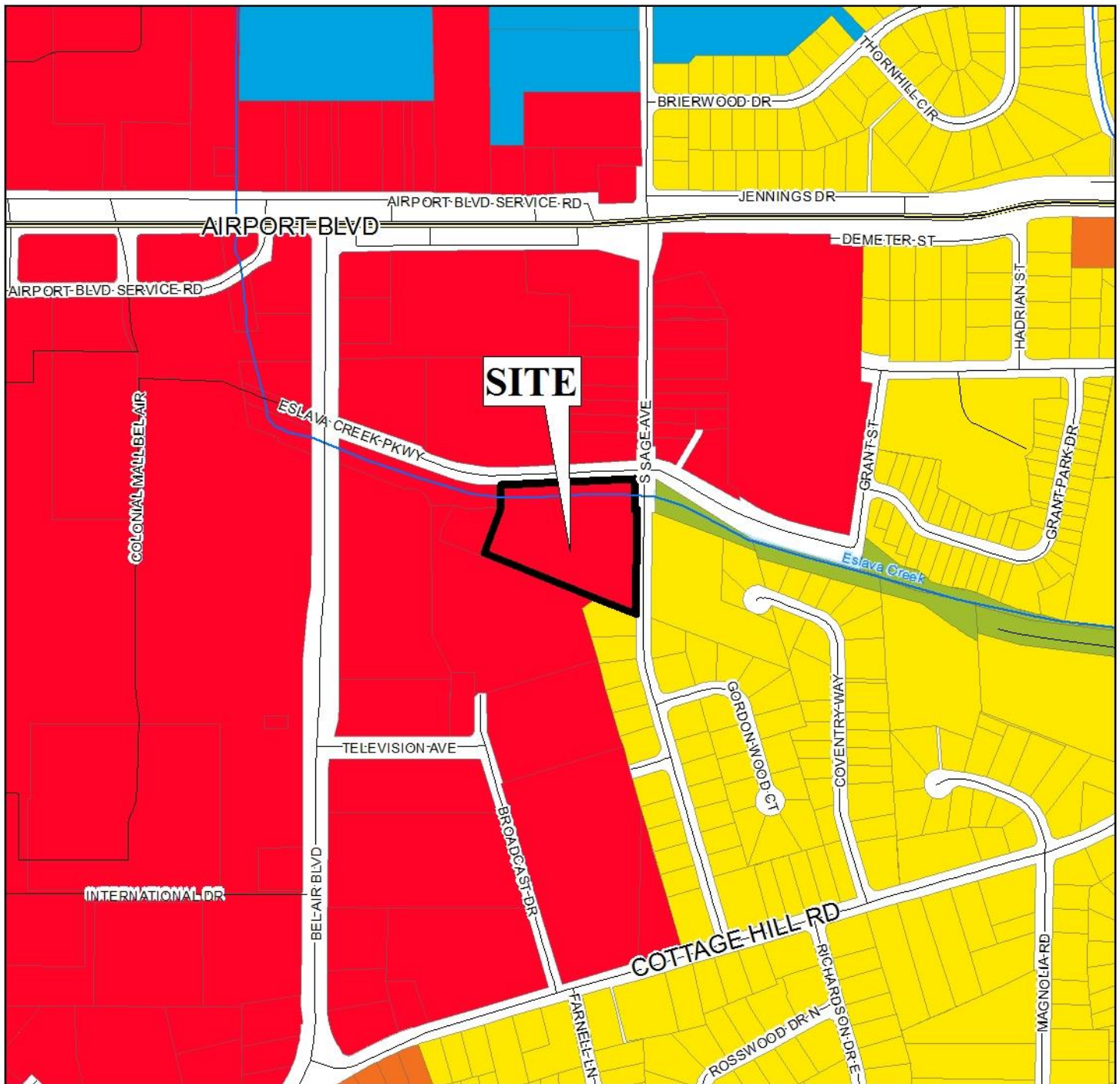
APPLICATION NUMBER 8 DATE February 1, 2018

APPLICANT Eslava Creek Subdivision

REQUEST Subdivision, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE February 1, 2018

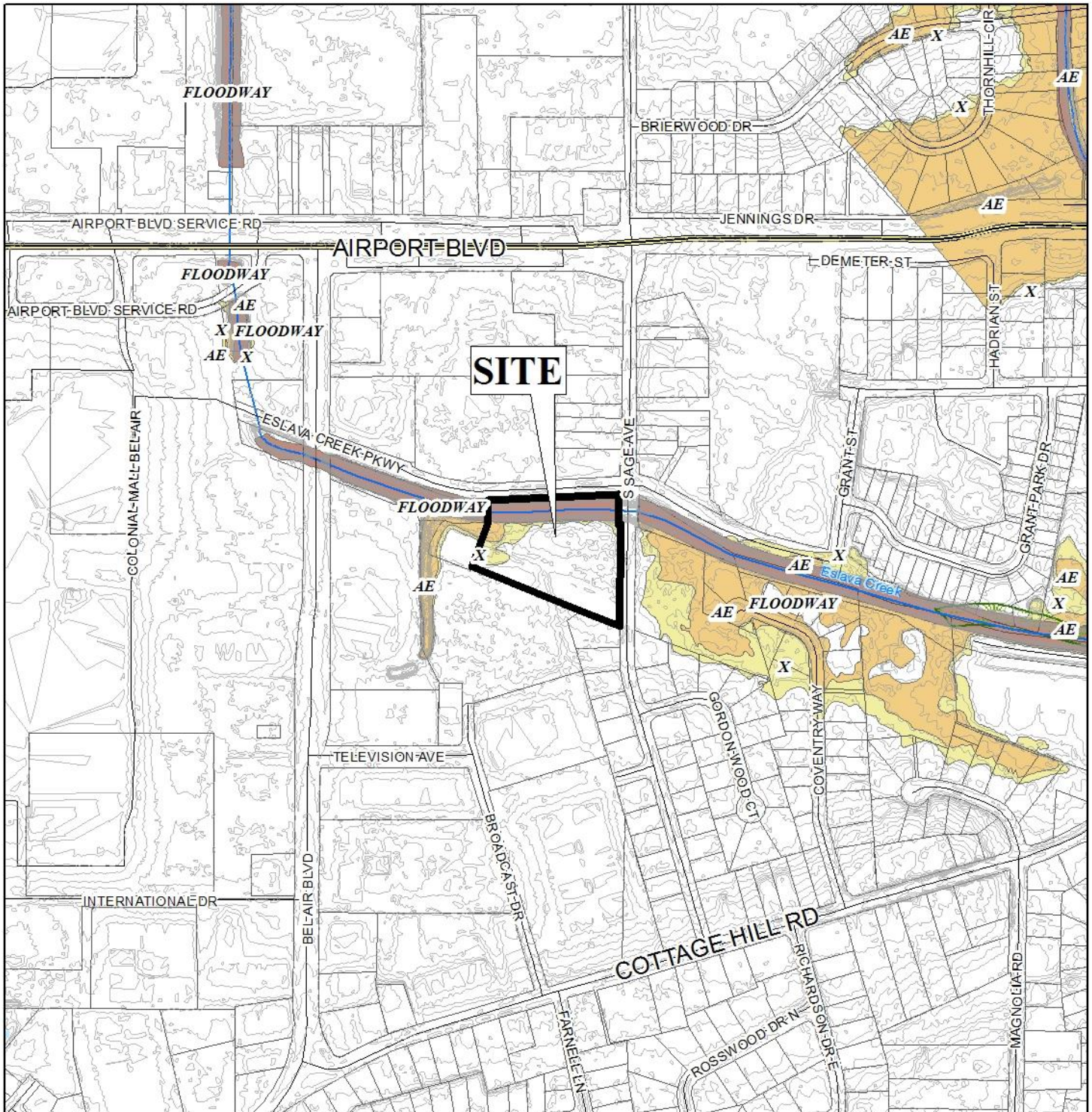
APPLICANT Eslava Creek Subdivision

REQUEST Subdivision, Planning Approval

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



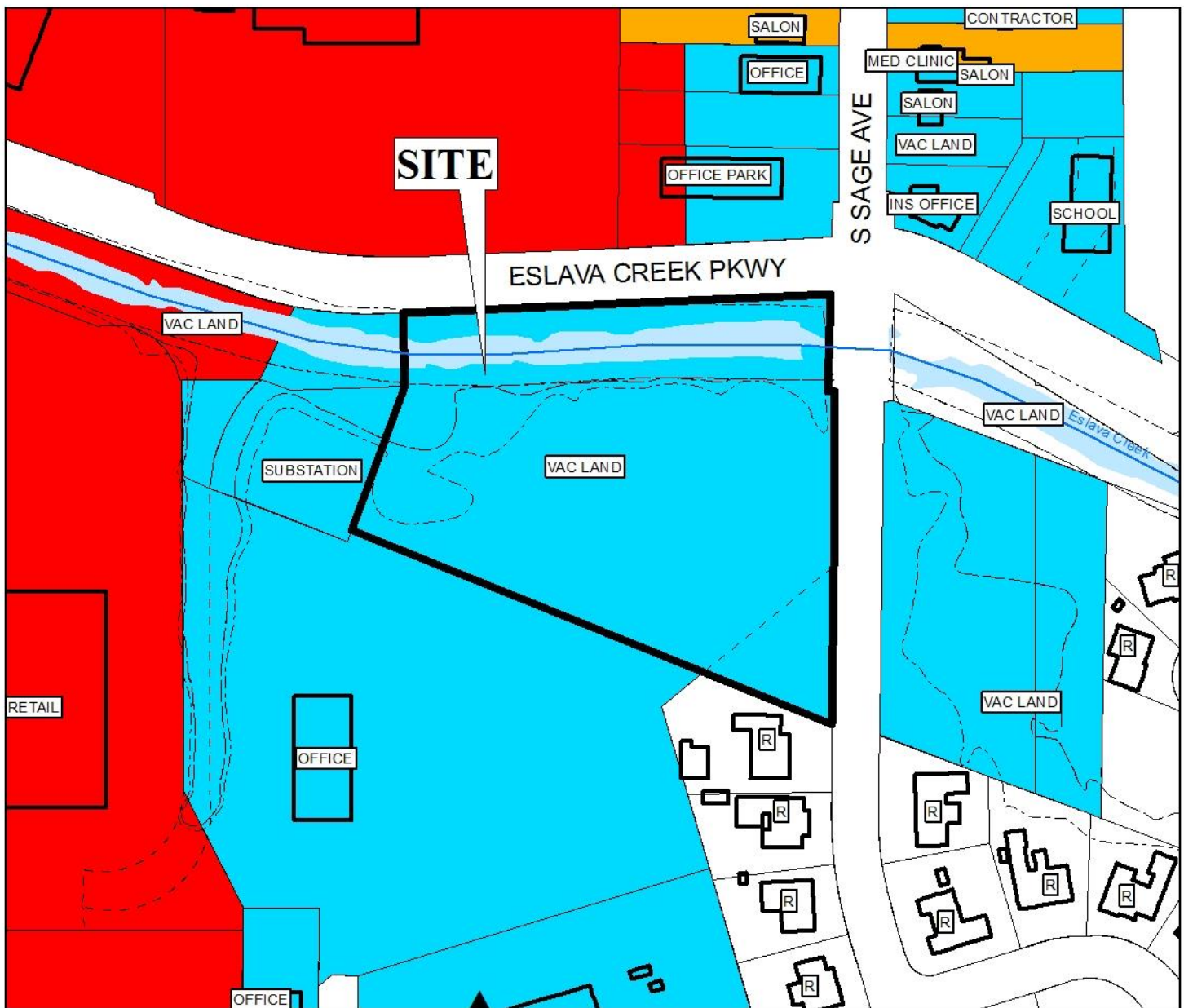
APPLICATION NUMBER 8 DATE February 1, 2018

APPLICANT Eslava Creek Subdivision

REQUEST Subdivision, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residential units are located to the southeast.

APPLICATION NUMBER 8 DATE February 1, 2018

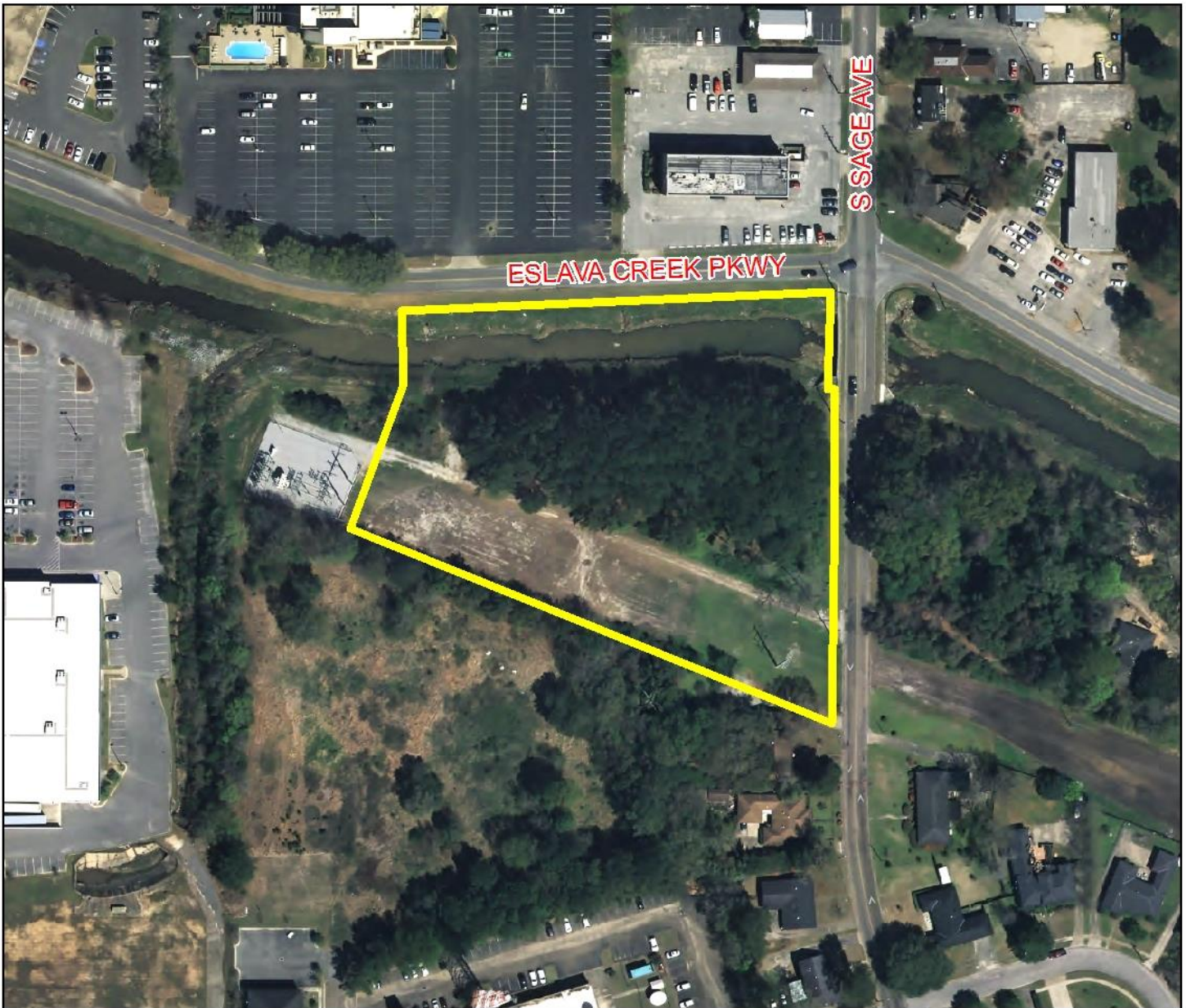
APPLICANT Eslava Creek Subdivision

REQUEST Subdivision, Planning Approval

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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units. Residential units are located to the southeast.

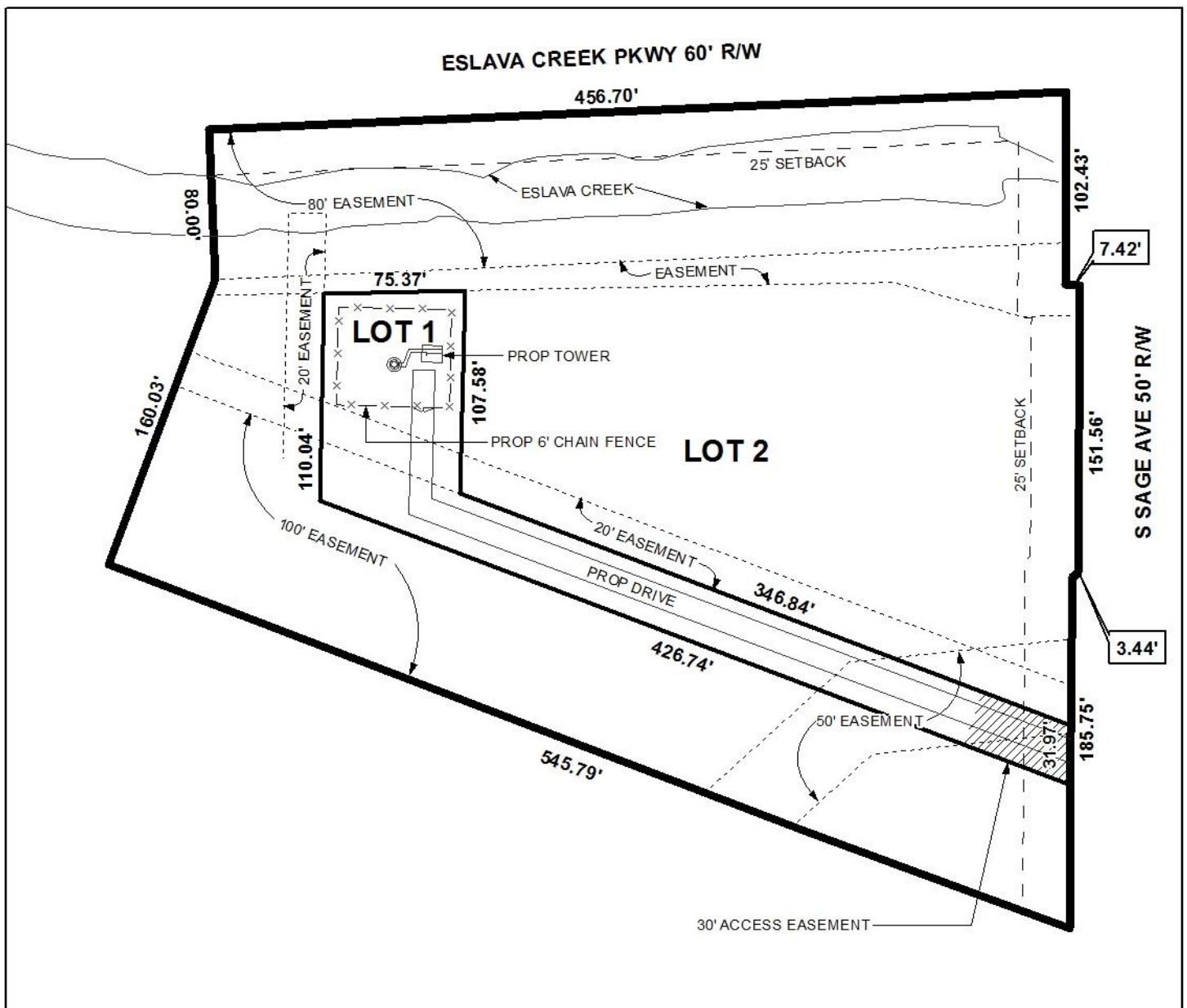
APPLICATION NUMBER 8 DATE February 1, 2018

APPLICANT Eslava Creek Subdivision

REQUEST Subdivision, Planning Approval



SITE PLAN



The site plan illustrates the easements, setbacks, proposed lots, proposed drive, and proposed tower location.

APPLICATION NUMBER 8 DATE February 1, 2018
 APPLICANT Eslava Creek Subdivision
 REQUEST Subdivision, Planning Approval

