

## **FRANKLIN PRIMARY HEALTH CENTER**

### **CODY ROAD 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. Review and revise the written legal description to include a written description for the Subdivision boundary.
- C. Provide the recording information for the vacated ROW.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. 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.
- H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- J. 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 A and Lot B are limited to two curb cuts each. Lot C is limited to one curb cut to Cody Road and denied access to Portsmouth Drive. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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-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).

MAWSS Comments: No Comments.

The preliminary plat illustrates the proposed 3-lot, 5.1± acre subdivision which is located on the East side of Cody Road North, 350'± North of Zeigler Boulevard, within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create three (3) legal lots of record from three (3) metes-and-bounds parcels.

The site has been given a Mixed Commercial Corridor 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 mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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 proposed lots front Cody Road, a major street on the Major Street Plan. As a major street, Cody Road requires a 100' right-of-way width. The preliminary plat illustrates an 80' right-of-way width. Parcels 2B, 3B, and 4B, located between Cody Road and lots A, B and C, include a note stating "hereby dedicated to the City of Mobile as additional road right-of-way". The parcels would add an additional 10' of right-of-way and would result in sufficient dedication from the centerline of Cody Road. If approved, right-of-way width should be retained on the Final Plat. The preliminary plat also illustrates a service road to be vacated with a 40' right-of-way width.

A 25-foot minimum building setback line is depicted on the preliminary plat along Cody Road for the proposed Lots A, B, and C. If approved, the 25' setback along Cody Road should be retained on the Final Plat. The setback should also be depicted where Portsmouth Drive stubs into Lot C.

The preliminary plat illustrates a 15' private drainage easement on Lot C and a 10' sidewalk easement on Lot A.

The proposed Lots A, B, and C all exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in both square feet and acres and if approved, the lot size information should be retained in both square feet and acres on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot A and Lot B are limited to two curb cuts each. Lot C is limited to one curb cut to Cody Road and denied access to Portsmouth Drive. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

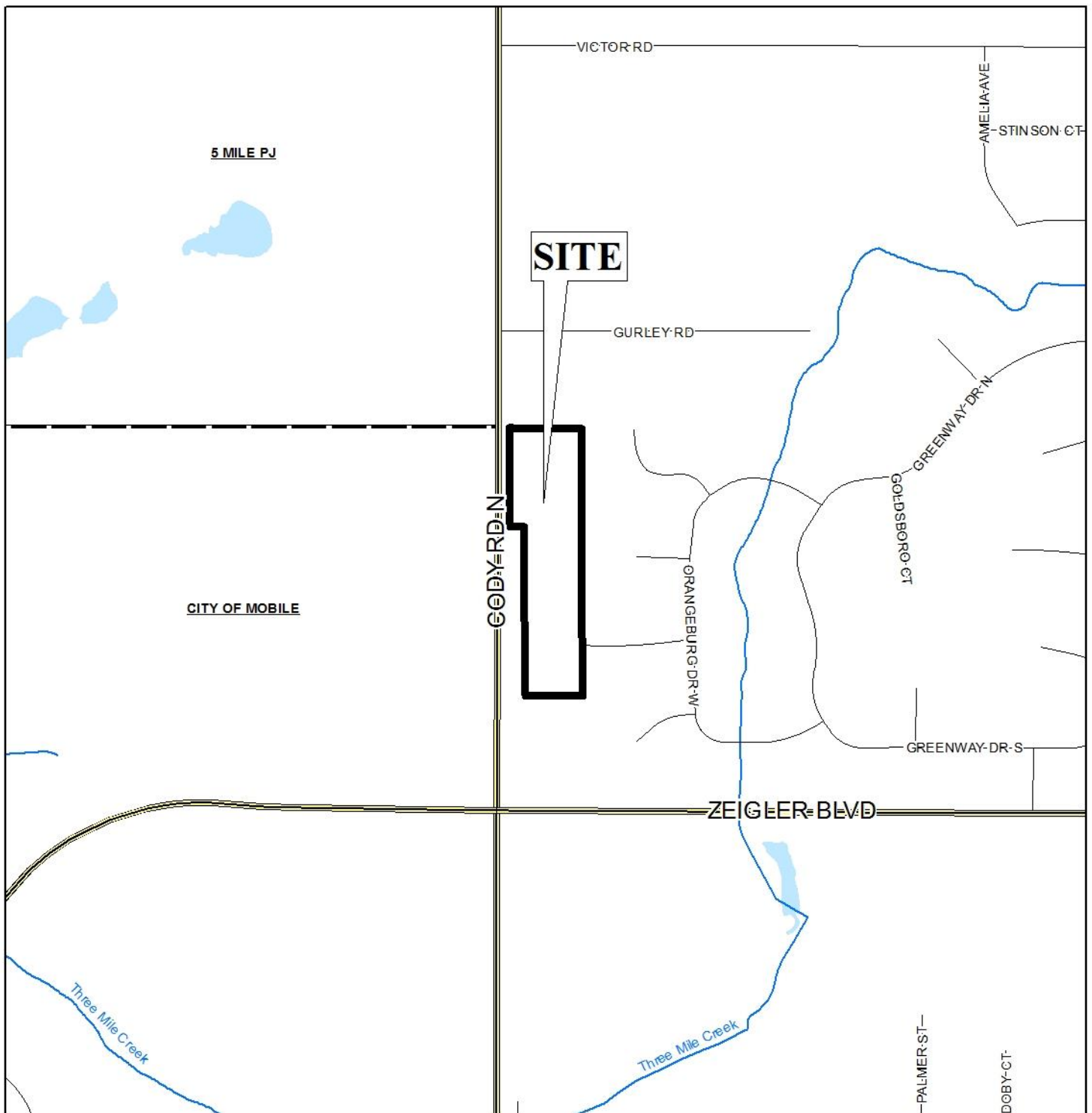
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 25' minimum building setback line along Cody Road and where Portsmouth Drive stubs into Lot C;
- 2) Retention of the right-of-way width for Cody Road, including the depiction of right-of-way dedication;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note on the Final Plat stating that Lot A and Lot B are limited to two curb cuts each. Lot C is limited to one curb cut to Cody Road and denied access to Portsmouth Drive. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.
- 5) 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 to include a written description for the Subdivision boundary. C. Provide the recording information for the vacated ROW. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper

*Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. 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.);*

- 6) Compliance with Traffic Engineering comments: (Lot A and Lot B are limited to two curb cuts each. Lot C is limited to one curb cut to Cody Road and denied access to Portsmouth Drive. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).); and*
- 8) Compliance with Fire Department comments and placement of a note (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*

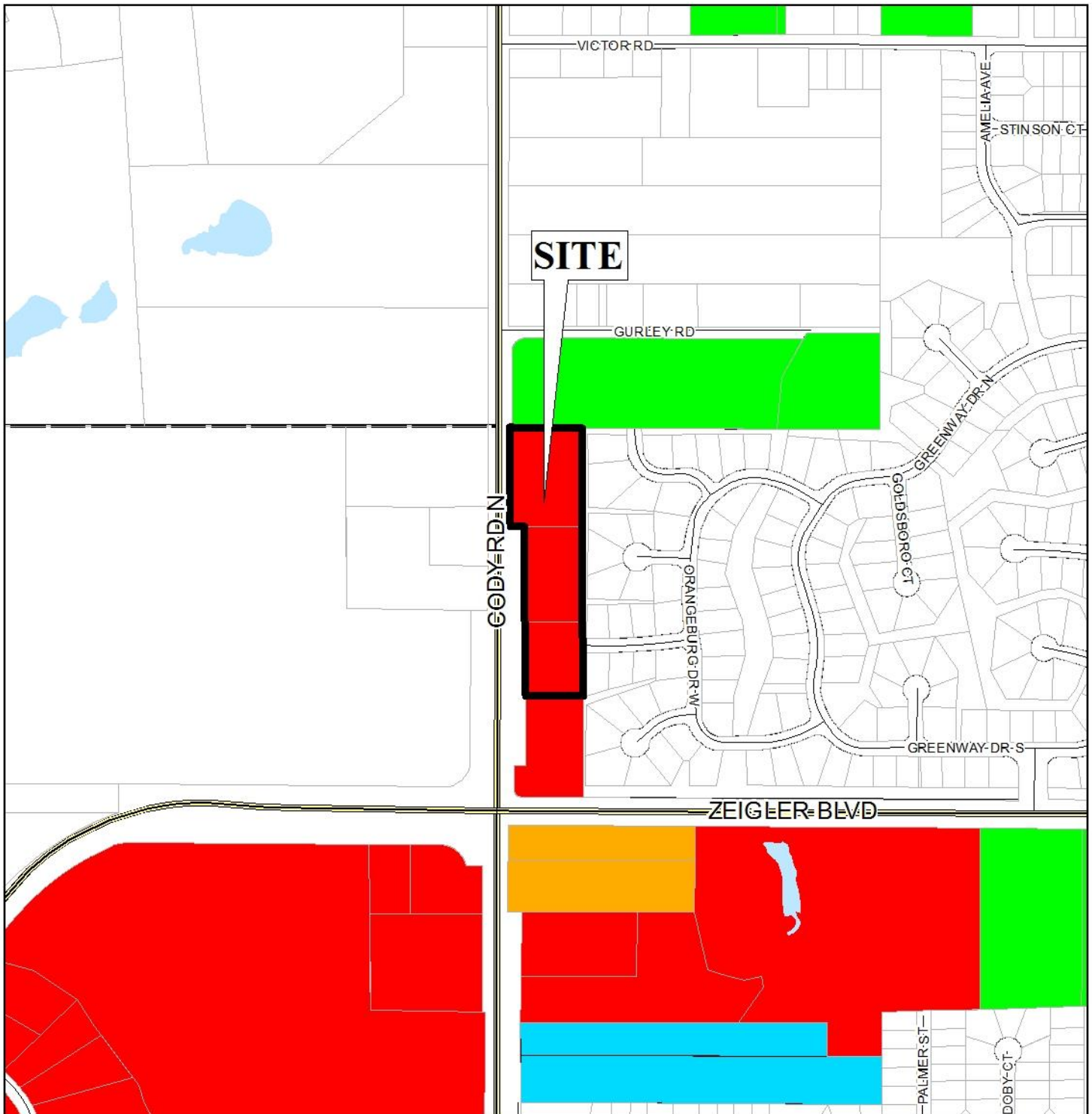
# LOCATOR MAP



APPLICATION NUMBER 8 DATE October 19, 2017  
 APPLICANT Franklin Primary Health Center Cody Road Subdivision  
 REQUEST Subdivision



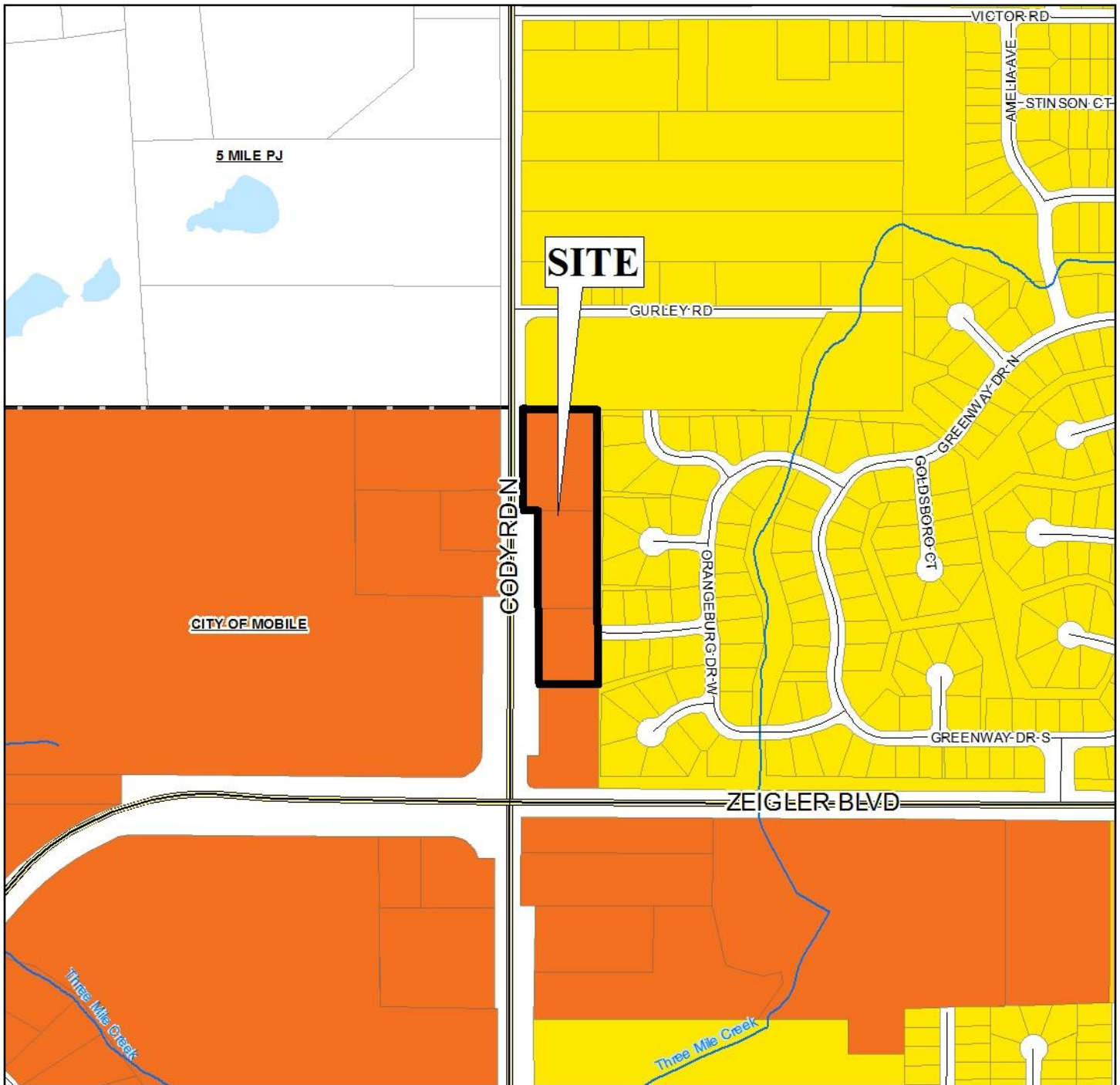
# LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE October 19, 2017  
 APPLICANT Franklin Primary Health Center Cody Road Subdivision  
 REQUEST Subdivision



# FLUM LOCATOR MAP



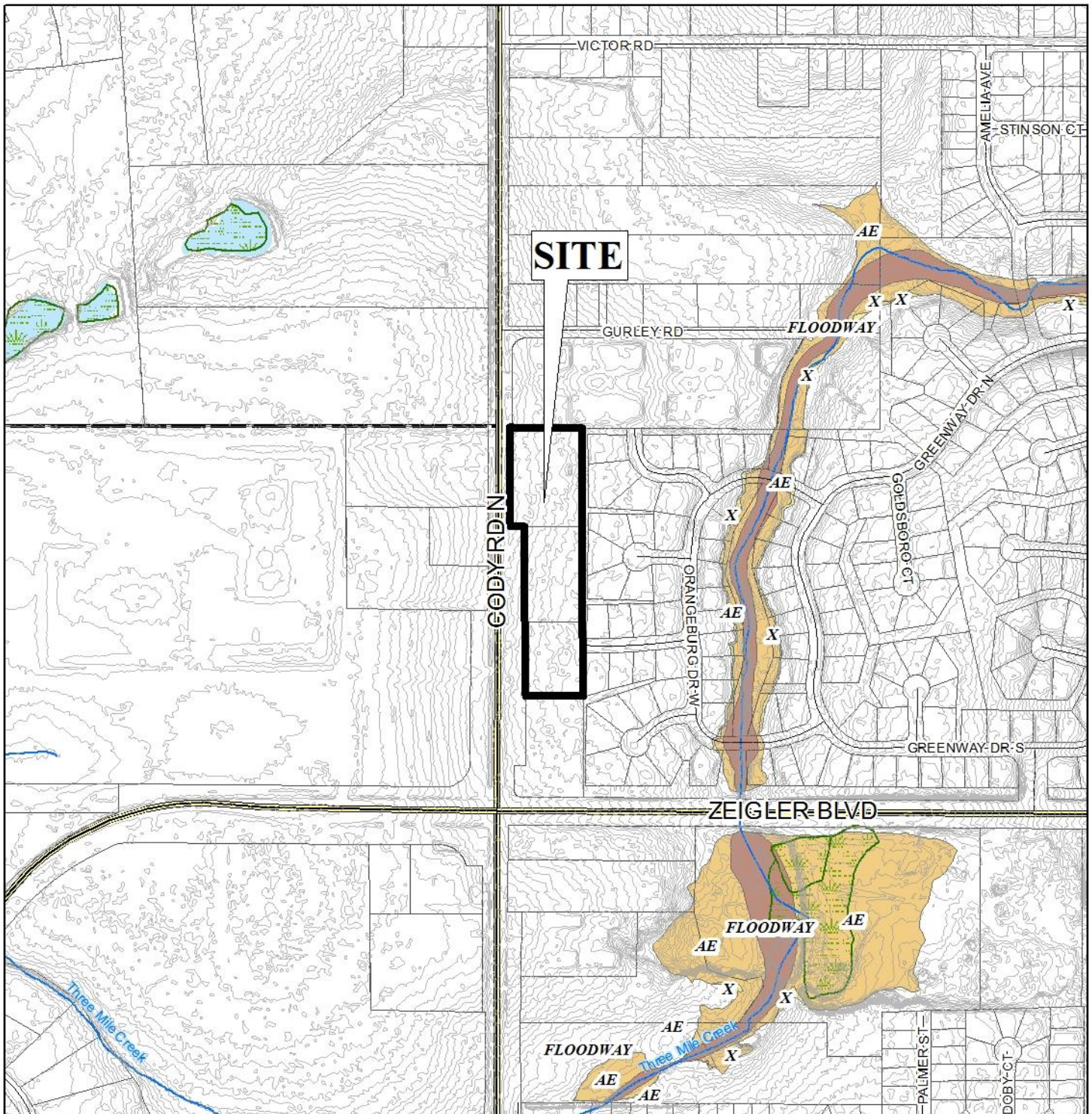
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|---|---|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low Density Residential   | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Neighborhood Center- Traditional | <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Downtown Waterfront | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Water Dependent          |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Density Residential | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Traditional Corridor                | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Light Industry  | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks & Open Space |
| <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> Downtown                 | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Neighborhood Center- Suburban       | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Heavy Industry     |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> District Center              | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Commercial Corridor         | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Institutional   |  |





# ENVIRONMENTAL LOCATOR MAP

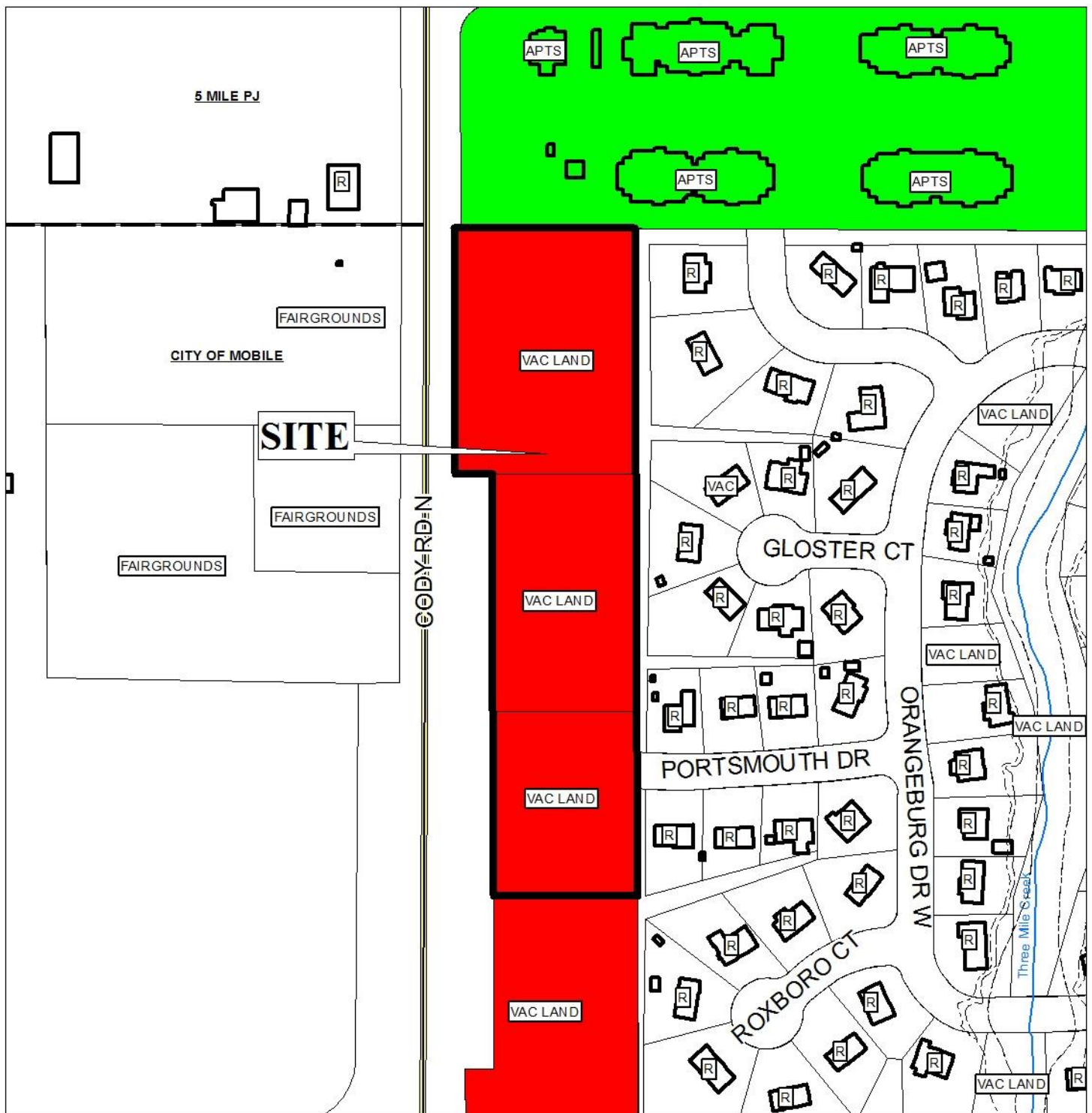


APPLICATION NUMBER 8 DATE October 19, 2017  
 APPLICANT Franklin Primary Health Center Cody Road Subdivision  
 REQUEST Subdivision





# FRANKLIN PRIMARY HEALTH CODY ROAD SUBDIVISION



APPLICATION NUMBER 8 DATE October 19, 2017

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# FRANKLIN PRIMARY HEALTH CODY ROAD SUBDIVISION

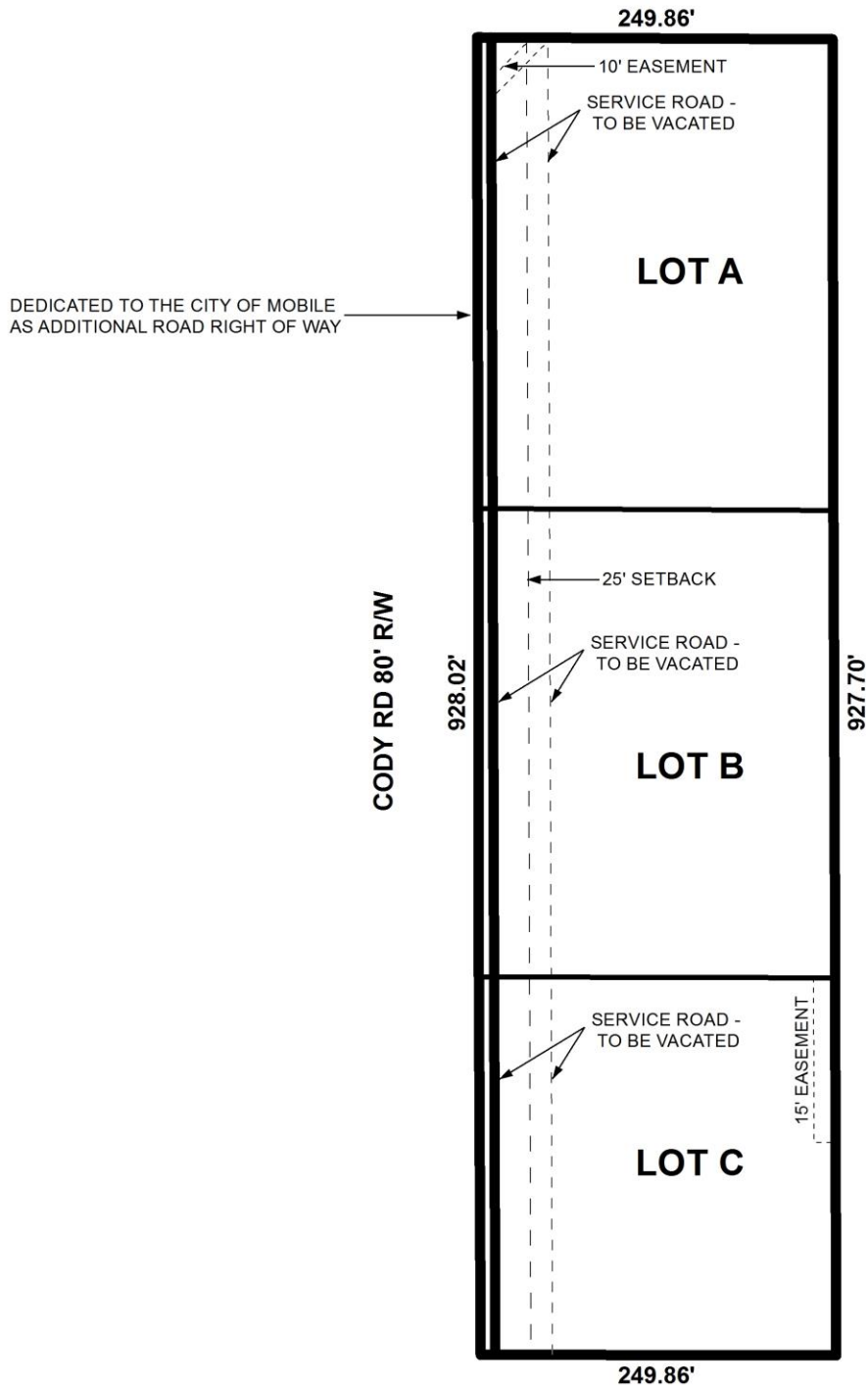


APPLICATION NUMBER 8 DATE October 19, 2017





# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE October 19, 2017  
APPLICANT Franklin Primary Health Center Cody Road Subdivision  
REQUEST Subdivision



