

CEDAR & SAINT 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 legible street names to the vicinity map.
- C. Label the LOTS 1, 2, and 3 on the Vicinity Map.
- D. Show and label all flood zones – X(shaded) and X(unshaded).
- E. Revise SURVEY NOTE #3 to reference the current FEMA maps. New maps went into effect on June 5, 2020.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Current BFE = 11.0
- G. Provide a thicker line weight for the proposed boundary of each LOT.
- H. Provide and label the monument set or found at the northwest subdivision corner of LOT 3.
- I. The VICINITY MAP, LEGEND, SURVEY NOTES, SURVEYOR'S CERTIFICATE, ZONING INFORMATION, OWNER INFORMATION, OWNER'S SIGNATURE BLOCK AND NOTARY are duplicated on SHEET 2 OF 3. It is recommended that the duplicate information be deleted.
- J. The VICINITY MAP, LEGEND, SURVEY NOTES, SURVEYOR'S CERTIFICATE, ZONING INFORMATION, OWNER INFORMATION, SITE DATA, OWNER'S SIGNATURE BLOCK AND NOTARY are duplicated on SHEET 3 OF 3. It is recommended that the duplicate information be deleted.
- K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOTS 1, 2, and 3 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 – 45,000 sf, LOT 2 – 2,200 sf, and LOT 3 – 16,000 sf.
- L. 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 prior to obtaining any signatures. No signatures are required on the drawing.
- M. 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 per street frontage with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should 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 plat illustrates the proposed 3-lot, 2.0± acre subdivision which is located on the Northwest corner of St. Louis Street and North Cedar Street, and Southeast corner of St. Louis Street and North Cedar Street, extending to the Northeast corner of St. Michael Street and North Cedar Street, and the Southeast corner of St. Michael Street and North Warren 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 create three (3) legal lot of record from ten (10) metes-and-bounds parcels. The proposed Lots 1 and 2 were previously submitted as the Cedar & Saint Subdivision that was approved by the Planning Commission at its December 5, 2019 meeting, and the proposed Lot 3 was previously submitted as the Cedar & Saint Subdivision, Phase 2 that was approved by the Planning Commission at its March 19, 2020 meeting; both approvals have since expired.

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 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 du/ac); 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 Lots 1 and 3 are located within the SD-WH, Special District - Warehousing Sub-district, and proposed Lot 2 is located within a T-5.1, Mixed-Use District of Medium 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, this review will be based primarily upon the DDD requirements.

The proposed lots have frontage along St. Louis Street, St. Michael Street, Cedar Street, and North Lawrence Street, all minor streets with curb and gutter. St. Louis Street and St. Michael Street both have existing compliant rights-of-way, making no dedications necessary. Cedar Street and North Lawrence Street are depicted as having sub-standard rights-of-way, however, no dedications were required by the previous Planning Commission approvals, therefore a waiver of Section V.B.14. of the Subdivision Regulations may be appropriate.

Per Section 64-3.1.Plate B of the Zoning Ordinance, St. Louis Street is designated as an “A street” with St. Michael Street, Cedar Street, and North Lawrence Street as “B Streets”. Section 64-3.I.8.(a).(1). states, “Properties abutting more than one (1) street shall designate a primary frontage. The primary frontage shall be an A street if one (1) is abutted.” As such, a note should be added to the Final Plat designating St. Louis Street as the primary frontage for Lots 1 and 3.

Section 64-3.I.11.(c)(1) of the Zoning Ordinance states that parking shall be accessed from the secondary street where available. As previously noted, the DDD requires that St. Louis Street as an “A street”, be designated the primary frontage. The Board of Zoning Adjustments approved access to parking from St. Louis Street at its March 2, 2020 meeting, with a subsequent extensions approved.

Typically, where compliant curb radii are not present at an intersection, Section V.B.16. of the Subdivision Regulations would require dedication sufficient to allow such. However, waivers from Section V.B.16. have been approved for previous subdivisions within the DDD and, as such, may be appropriate for the proposed subdivision.

All three of the proposed lots have widths which fall within the acceptable range of the DDD regulations.

Per Section 64-3.I.8.(d) of the Zoning Ordinance, within an SD-WH sub-district, the minimum setback from the primary frontage is 0 feet, and the maximum setback from the primary frontage is 10 feet. In a T-5.1 sub-district, the minimum setback from the primary frontage is 0 feet, and the maximum setback from the primary frontage is 12 feet. There are no setback restrictions or requirements along secondary frontages, as long as all fire rating requirements are met. Notes are on the preliminary plat regarding these setbacks, and should be maintained of the Final Plat, if approved.

The lot size information is provided in square feet and acres, and should be retained on the Final Plat, if approved.

As the site is within the SD-WH and T-5.1 Sub-Districts, the Zoning Ordinance limits driveways to 25 feet in width within the frontage. A maximum of one (1) curb cut per property frontage is permitted, per 64-3.I.11.(c).(5). Curb cuts shall meet specifications established in Chapter 57 Article IV, Driveways. As a means of access management, a note containing the Traffic Engineering Comments should be placed on the Final Plat, if approved.

It is important to note that on March 2, 2020 the Board of Zoning Adjustment approved a Use Variance for the subject property to allow a freestanding parking lot in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District, subject to the completion of the subdivision process. Extension have been granted on these variances as recently as May 3, 2021.

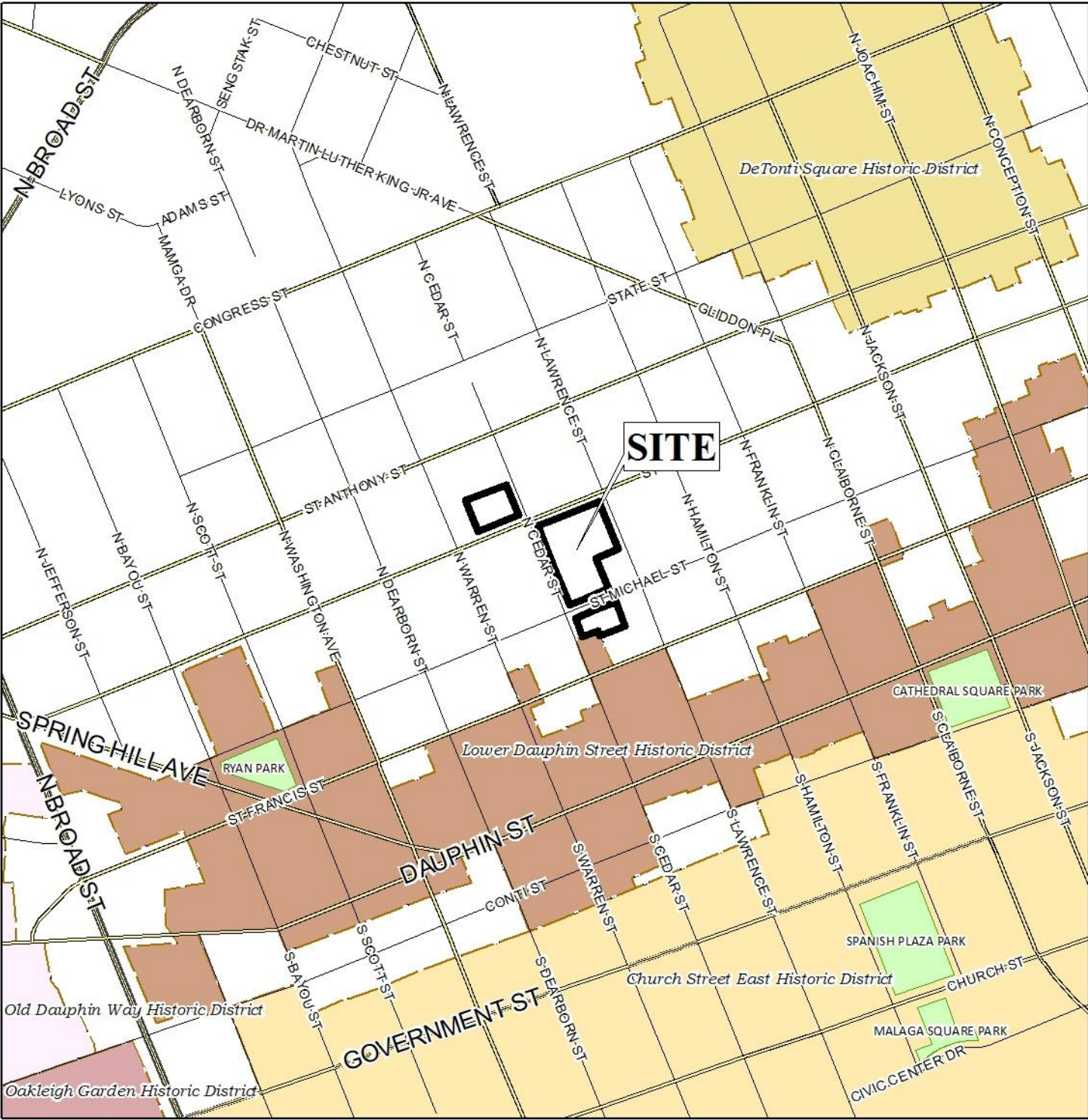
Based upon the preceding, and with a waiver of Sections V.B.14 and V.B.16. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the notes stating the minimum and maximum setbacks for all lots;;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 3) addition of a note to the Final Plat designating St. Louis Street as the primary frontage for Lots 1 and 3;
- 4) compliance with the 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 legible street names to the vicinity map. C. Label the LOTS 1, 2, and 3 on the Vicinity Map. D. Show and label all flood zones – X(shaded) and X(unshaded). E. Revise SURVEY NOTE #3 to reference the current FEMA maps. New maps went into effect on June 5, 2020. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Current BFE = 11.0 G. Provide a thicker line weight for the proposed boundary of each LOT. H. Provide and label the*

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- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to one curb cut per street frontage with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) 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
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LOCATOR MAP



APPLICATION NUMBER 10 DATE June 17, 2021

APPLICANT Cedar & Saint Subdivision

REQUEST _____ Subdivision _____



NTS















[illegible]

REQUEST _____ Subdivision _____



NTS

[illegible]

 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	



NTS

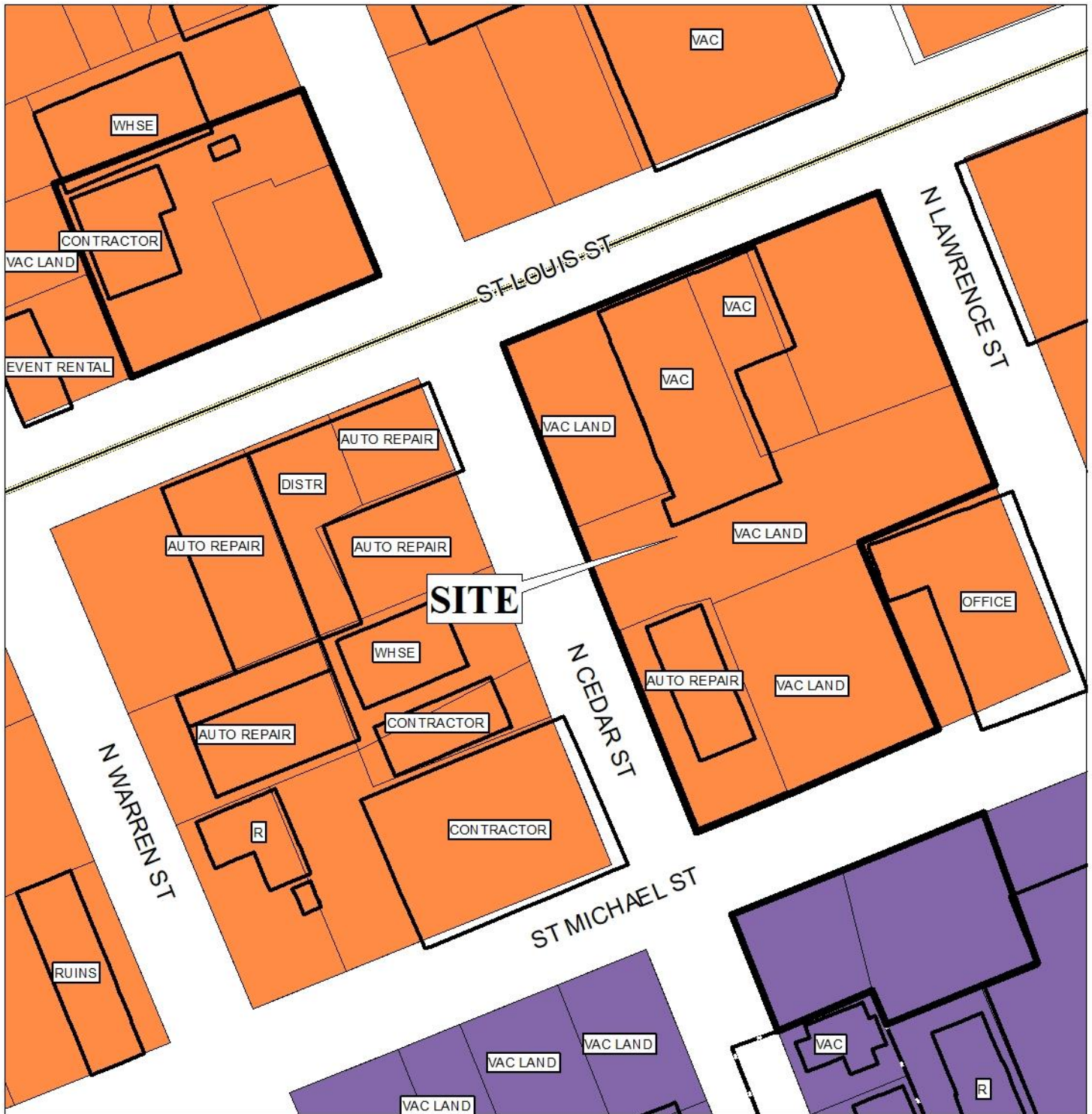
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REQUEST _____ Subdivision _____



NTS

CEDAR & SAINT SUBDIVISION

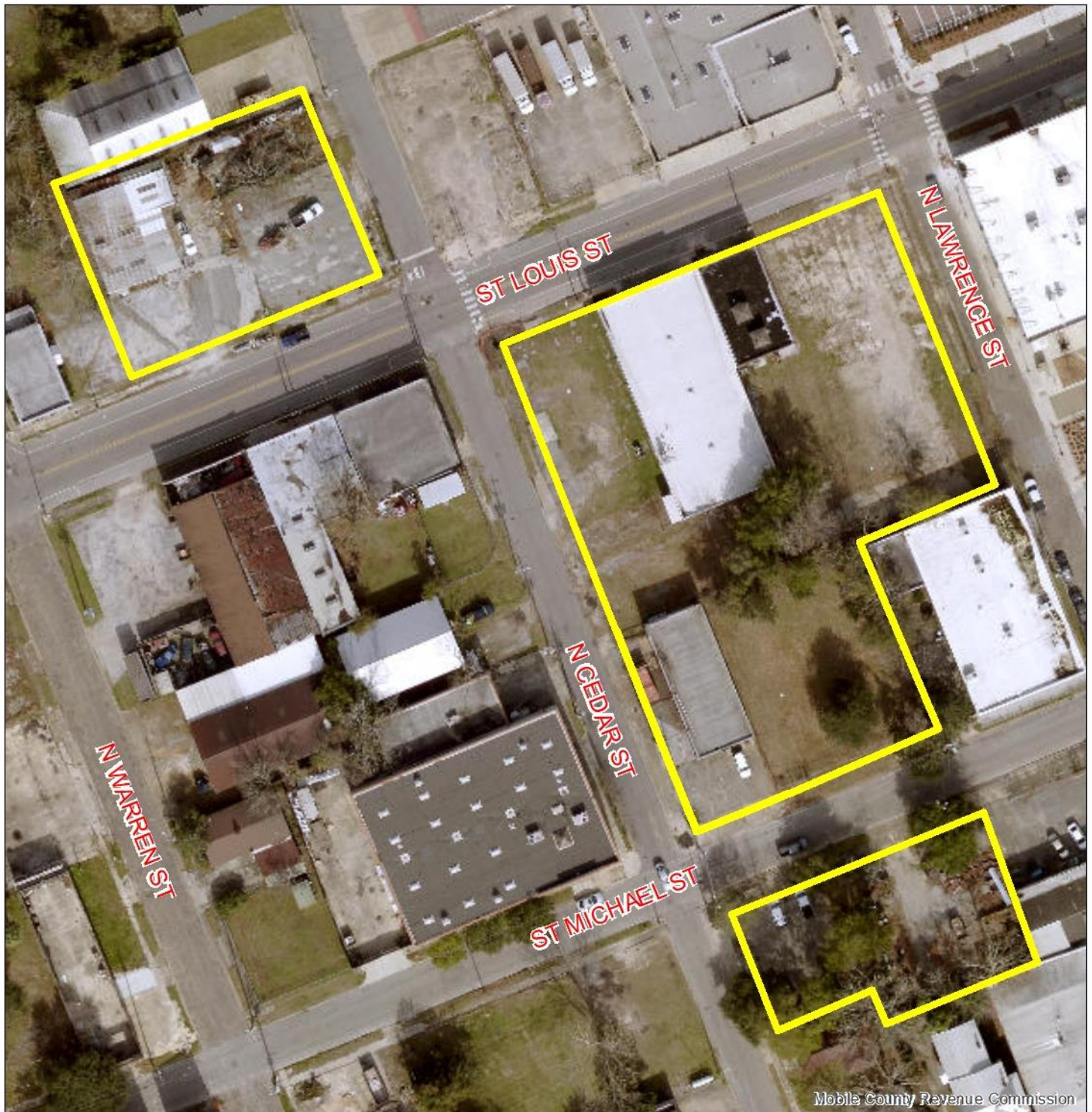


APPLICATION NUMBER 10 DATE June 17, 2021

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



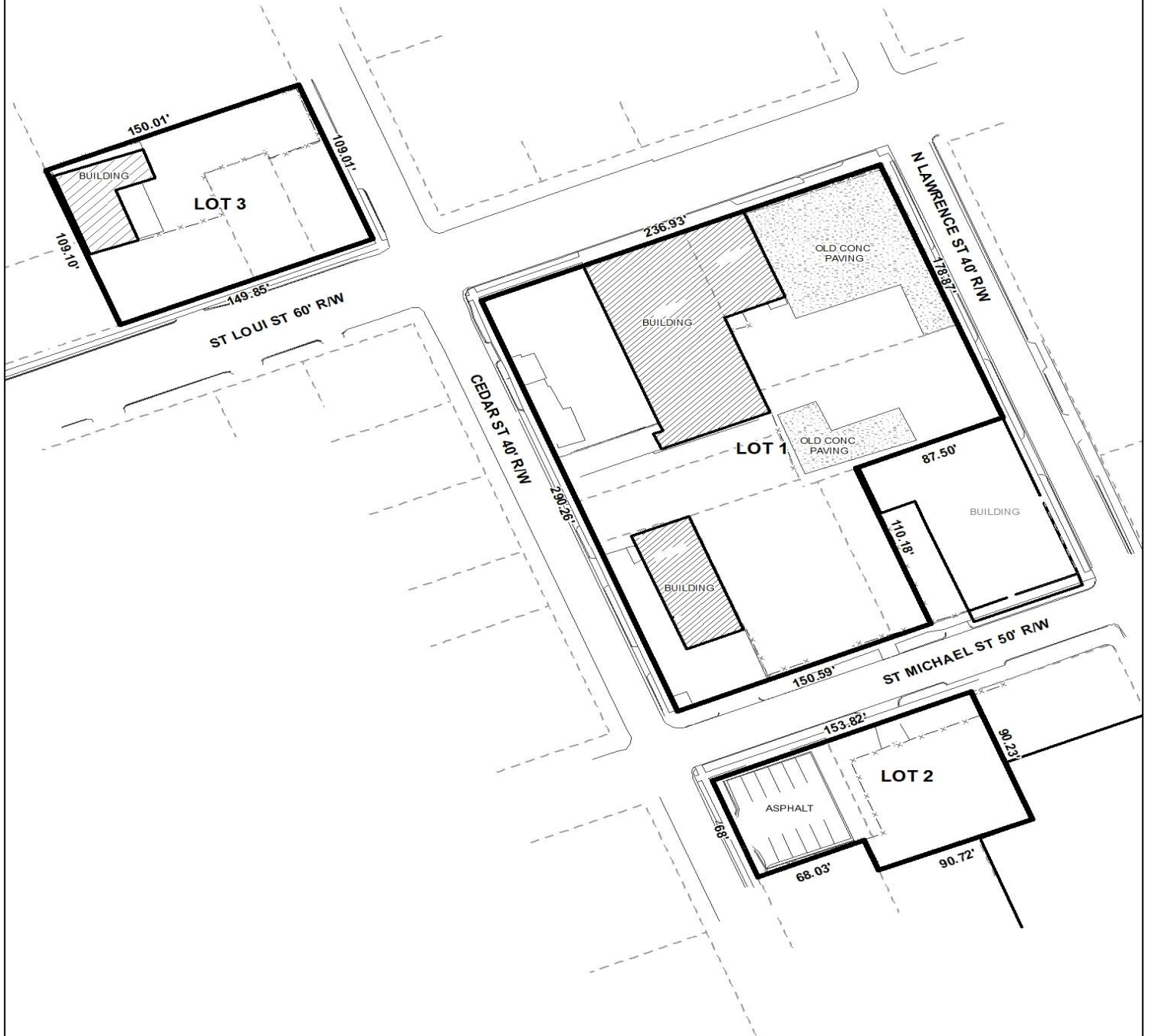
CEDAR & SAINT SUBDIVISION



APPLICATION NUMBER 10 DATE June 17, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE June 17, 2021

APPLICANT Cedar & Saint Subdivision

REQUEST Subdivision



NTS