

**SUBDIVISION &  
PLANNING APPROVAL STAFF REPORT****Date: November 21, 2019**

**NAME** Fulton Ridge Estates Subdivision, First Addition,  
Resubdivision of Lots 1 & 2

**SUBDIVISION NAME** Fulton Ridge Estates Subdivision, First Addition,  
Resubdivision of Lots 1 & 2

**LOCATION** West side of Bucker Road West, 130'± North of Bucker  
Road South

**CITY COUNCIL  
DISTRICT** District 3

**PRESENT ZONING** R-1, Single-Family Residential District

**AREA OF PROPERTY** 1 Lot / 1.1± Acres

**PRESENT ZONING** Subdivision approval to create one legal lot of record from  
two legal lots of record and Planning Approval to allow the  
construction and operation of a lift station in an R-1,  
Single-Family Residential District.

**TIME SCHEDULE  
FOR DEVELOPMENT** Immediate

**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. Provide legible street names in the Vicinity Map.
- C. Revise NOTE #1 to list the BFE as 10.5' instead of 10.1'. Also, the FIRM does not list the  
100 year elevation for the AE flood zone in this area.
- D. Provide and label the monument set or found at each subdivision corner.
- 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 stating that the wetlands  
shown on this plat are scaled from the NWI data and have not been delineated.

- F. Provide 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.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note to the plat stating that all 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.
- L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

**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. 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.
- 4. 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.

5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

Site is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

**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).

**REMARKS**

The applicant is requesting Subdivision approval to create one legal lot of record from two legal lots of record, and Planning Approval to allow the construction and operation of a lift station in an R-1, Single-Family Residential District.

The site has been given a Mixed Density Residential (MxDR) 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.

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 sizes are provided in square feet and acres, and exceed the minimum standards. As such, if approved, this information should be retained on the Final Plat.

The lot fronts Bucker Road West, a minor road without curb and gutter, which typically requires a 60' right-of-way. However, given that the subject site is in a largely developed subdivision, a waiver of Section V.B.14. of the Subdivision Regulations may be appropriate.

The 25' minimum building setback is depicted along Bucker Road West, and should be maintained on the Final Plat, if approved. There are also several sanitary sewer, drainage and utility easements on the property. Therefore, if approved, a note should be required on the Final Plat stating that no structure may be constructed or placed within any easement, which is not associated with the purpose/function of the easement.

Per Traffic Engineering, the site should be limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note stating this should be placed on the Final Plat.

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 hazard, 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 overall site plan must be submitted for review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant states the following:

*THE OWNER HAS SUBMITTED A SUBDIVISION APPLICATION TO MAKE THE CURRENT TWO LOTS INTO ONE LOT. THIS PROPERTY IS CURRENTLY ZONED R-1 AND THE OWNER IS REQUESTING PLANNING APPROVAL TO CONSTRUCT AND OPERATE A LIFT STATION ON THIS LOT.*

*THE PUMPING STATION WILL PROVIDE THE RESIDENTS OF MOBILE A NECESSARY SERVICE. IT WILL NOT DISRUPT TRAFFIC OR THE CURRENT RESIDENTS.*

The site plan depicts a small access road as well as a diversion box, lift station, valve vault, generator, and an electrical building. As none of these structures is habitable, a Planned Unit Development is not required to allow the multiple structures on a single site; furthermore, there are no parking requirements. A portion of the proposed diversion box is within a sanitary sewer easement, however as it is associated with the purpose/function of the easement, it will be allowed to remain.

It should be noted that both lots abut R-1, Single-Family Residential properties to the North and South. If approved, a compliant residential buffer should be provided where the site abuts residentially developed properties.

As this will be a new development, the site will be required to comply with tree planting and landscape area requirements, surfacing, and sidewalk requirements.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, with a waiver of Section V.B.14. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following:

- 1) retention of the lot sizes in square feet and acre;
- 2) retention of the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, which is not associated with the purpose/function of the easement;
- 4) 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. Provide legible street names in the Vicinity Map. C. Revise NOTE #1 to list the BFE as 10.5' instead of 10.1'. Also, the FIRM does not list the 100 year elevation for the AE flood zone in this area. D. Provide and label the monument set or found at each subdivision corner. 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 stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Provide 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. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

- 5) placement of a note on the plat stating the following Traffic Engineering comments: (*Site is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 6) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*); and
- 7) compliance with Fire 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).*).

**Planning Approval:** Staff recommends the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the site will not have workers at the site for the majority of the time; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is needed by a utility service that provides service to the area.

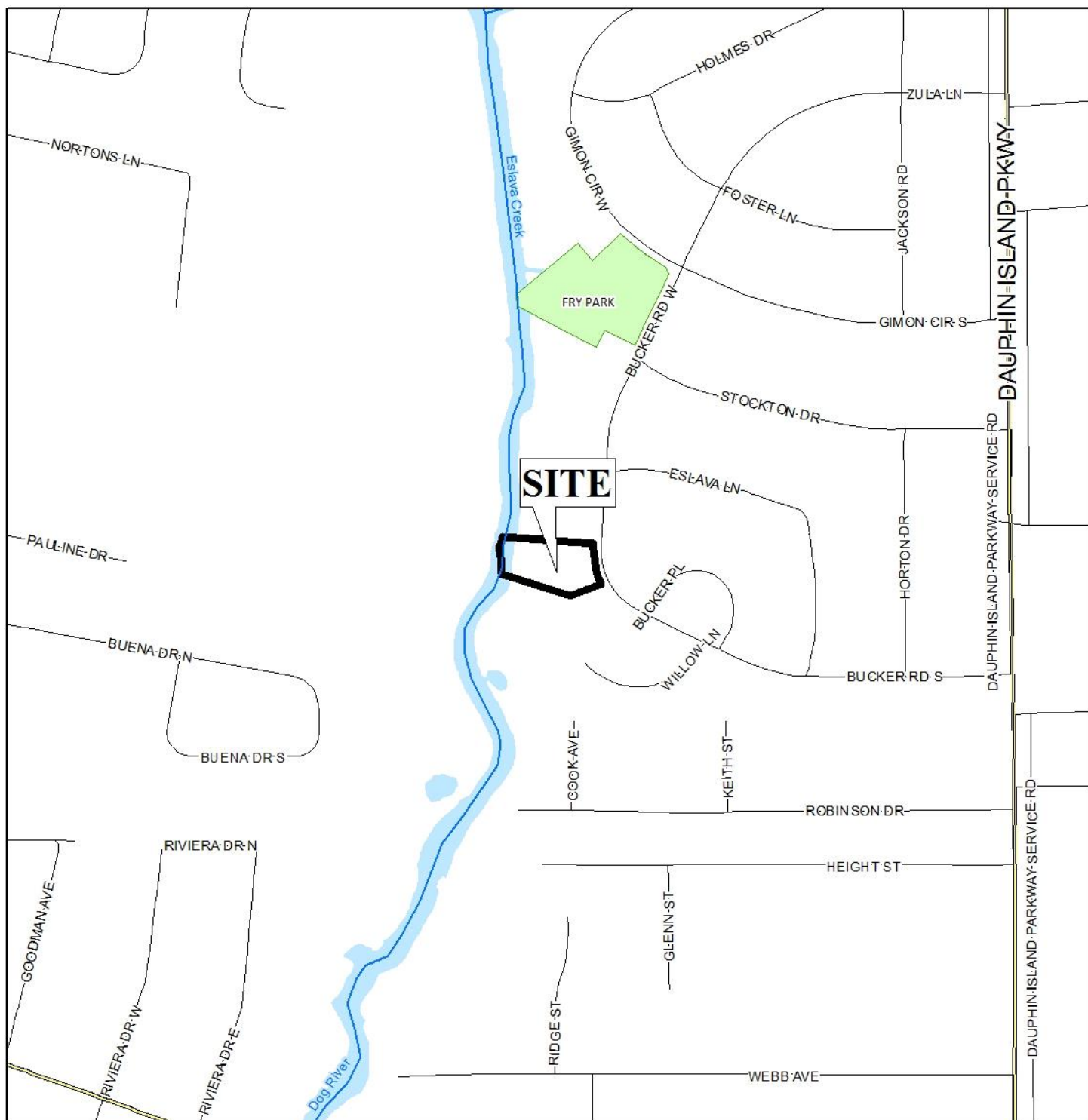
Recommended for Approval, subject to the following conditions:

- 1) provision of a compliant residential buffer for abutting residentially developed properties;
- 2) 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. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

- 3) *placement of a note on the plat stating the following Traffic Engineering comments: (Site is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 4) *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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 5) *compliance with Fire 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)); and,*
- 6) *full compliance with all municipal codes and ordinances.*

# LOCATOR MAP



APPLICATION NUMBER 10 DATE November 21, 2019

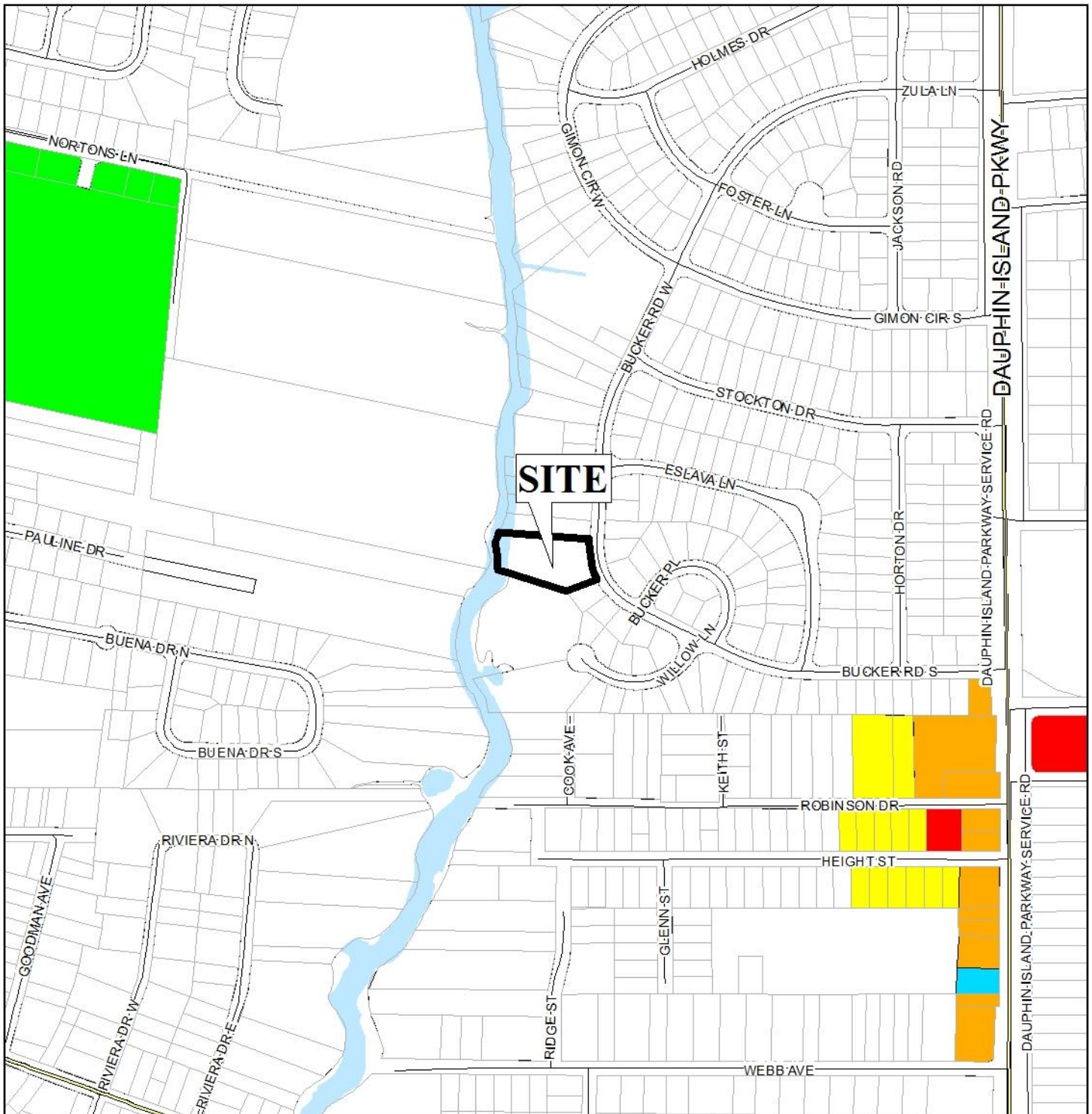
APPLICANT Fulton Ridge Estates Subdivision, First Addition, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planning Approval





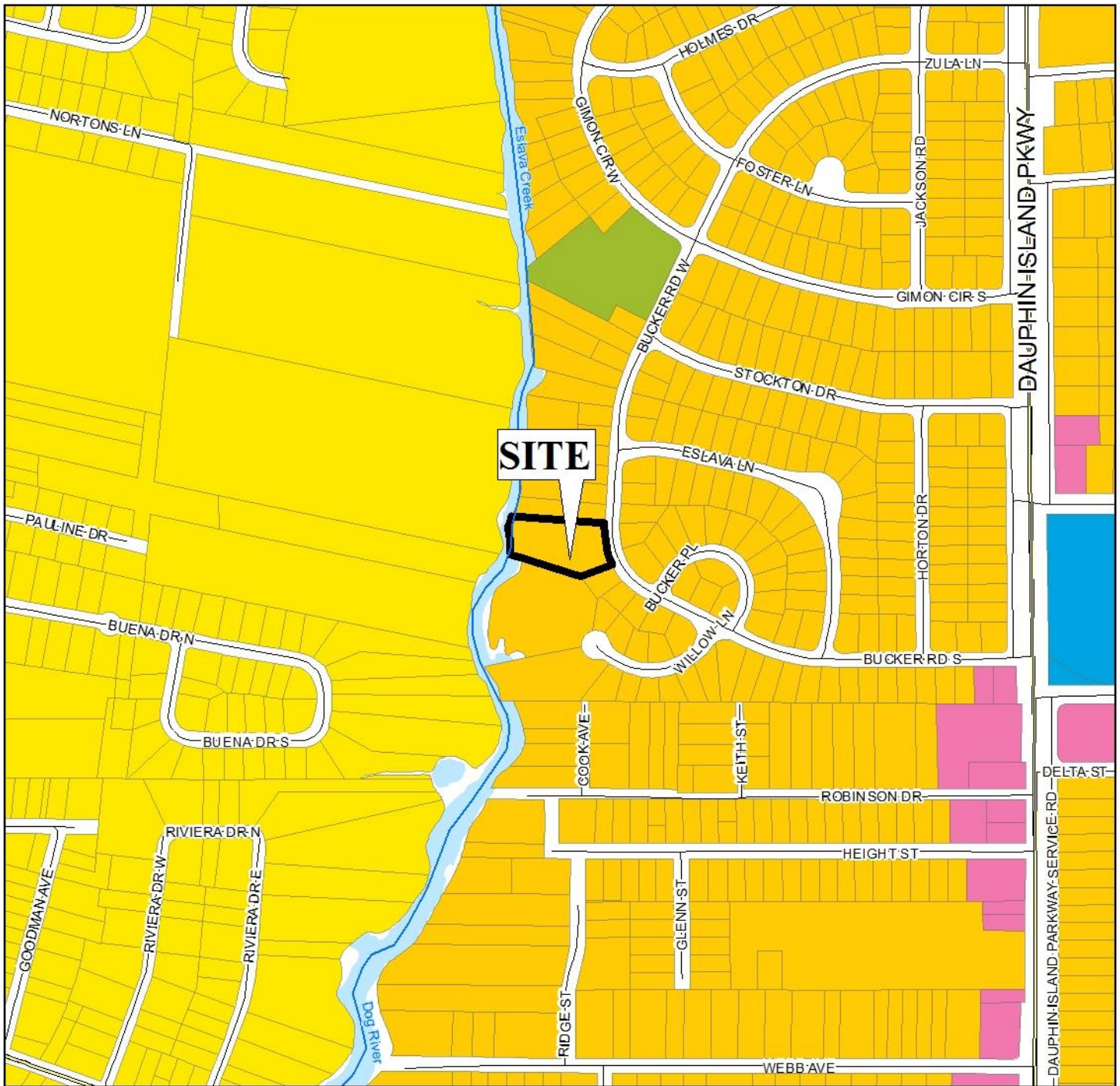
# LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE November 21, 2019  
APPLICANT Fulton Ridge Estates Subdivision, First Addition, Resubdivision of Lots 1 & 2  
REQUEST Subdivision, Planning Approval



# FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE November 21, 2019

APPLICANT Fulton Ridge Estates Subdivision, First Addition, Resubdivision of Lots 1 & 2

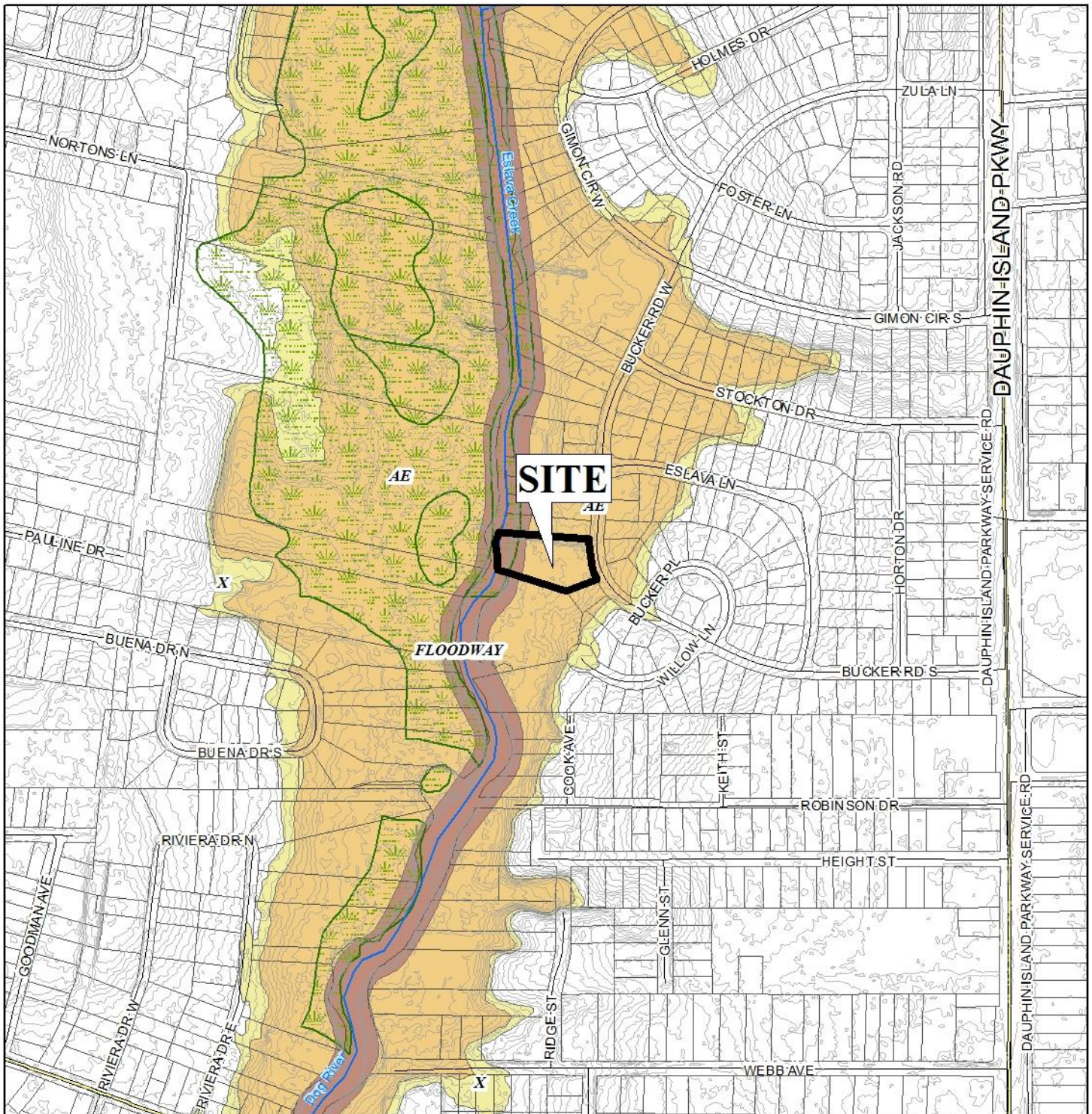
REQUEST Subdivision, Planning Approval

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 10 DATE November 21, 2019

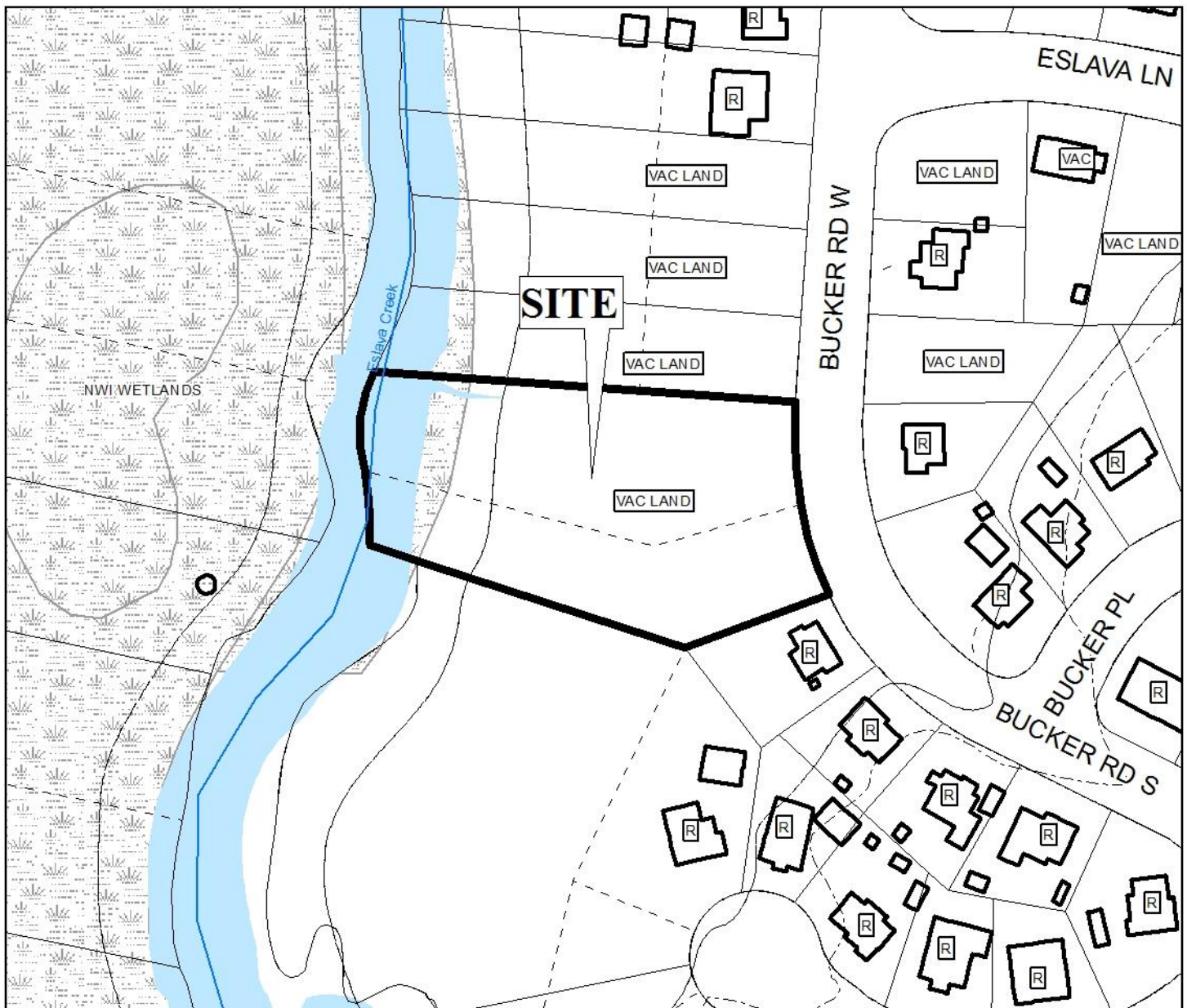
APPLICANT Fulton Ridge Estates Subdivision, First Addition, Resubdivision of Lots 1 & 2

REQUEST Subdivision, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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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



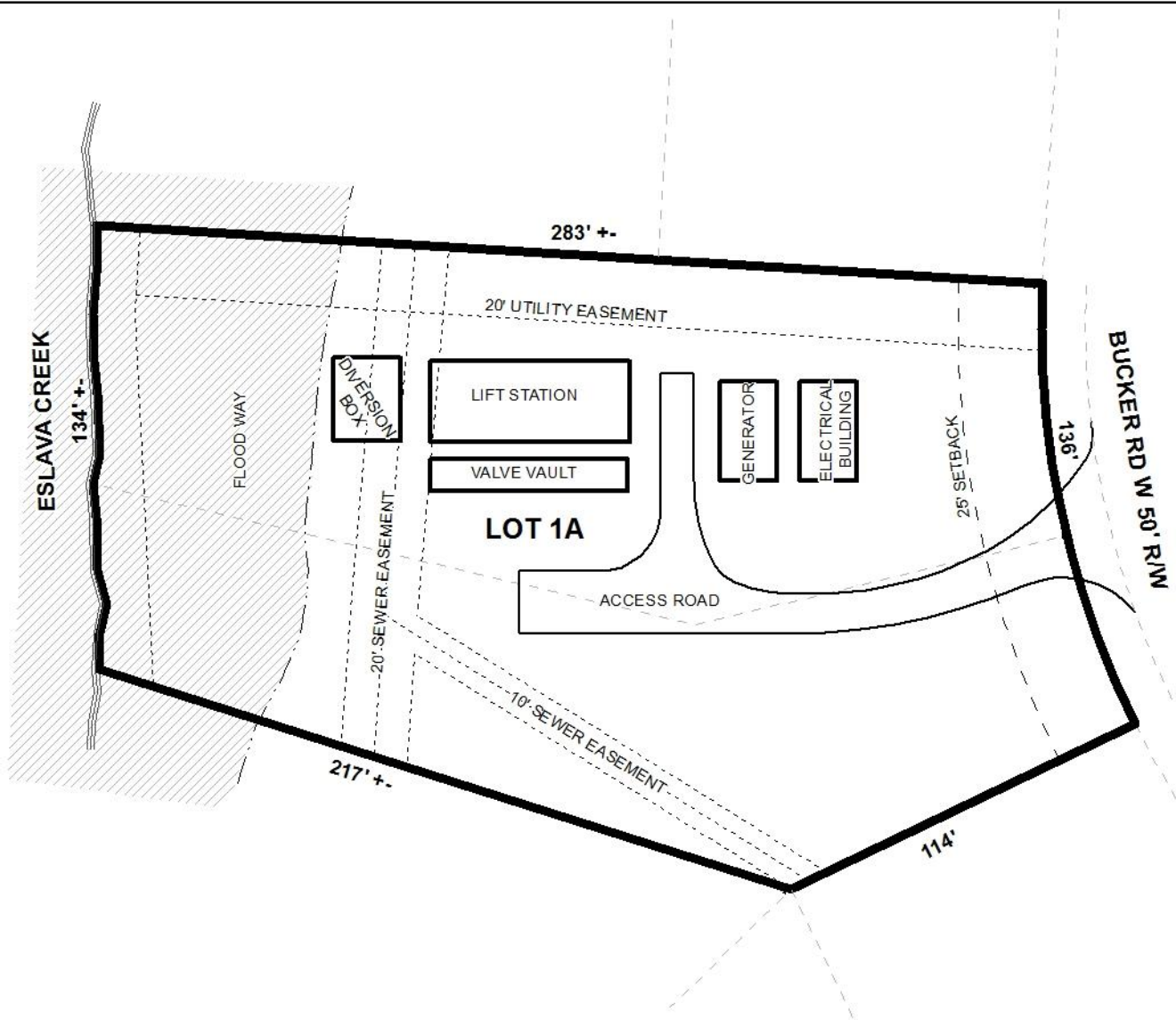
The site is surrounded by single family residential units.

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 REQUEST Subdivision, Planning Approval





# SITE PLAN



The site plan illustrates the proposed buildings, setback, and easements.

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REQUEST Subdivision, Planning Approval



NTS