

## **HUFF PLACE SUBDIVISION, RESUBDIVISION OF LOT 1**

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 signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- C. Provide the Surveyor's Certificate.
- D. Provide the Surveyor's and Owner's (notarized) 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 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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.
- K. 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: Driveway number, 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-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).

The plat illustrates the proposed 1-lot, 0.3± acre subdivision which is located at the Northwest corner of Longview Lane and Dogwood Lane, 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 change the recorded side street side yard setback on a legal lot of record from 25-feet to 20-feet.

The site has been given a Low Density Residential (LDR) land use designation, per the 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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 has frontage on both Longview Lane and Dogwood Lane. Both are minor streets without curb and gutter typically requiring a 60-foot right-of-way per the Subdivision Regulations. The preliminary plat illustrates a 50-foot right-of-way for both streets. It is important to note that

the subject site was included in the Huff Place Subdivision, recorded in 1979, of which the Final Plat illustrates a right-of-way width of 33-feet for both Longview Lane and Dogwood Lane, with dedication to provide 25-feet from the centerline of both street frontages. As such, if approved, a waiver from Section V.B.14. of the Subdivision Regulations may be appropriate.

As illustrated, the preliminary plat depicts a compliant 25-foot minimum building setback fronting Longview Lane and a 20-foot minimum building setback fronting Dogwood Lane. Section V.D.9. of the Subdivision Regulations requires a 25-foot minimum front yard setback for all frontages. However, it is important to note that as the subject site is a corner lot, Section 64-4.D.3. of the Zoning Ordinance does allow for a minimum 20-foot side yard side street setback for corner building sites. If approved, a waiver from Section V.D.9. of the Subdivision Regulations would be in order.

Regarding the proposed reduced setback, the applicant states:

*THE OWNER PLANS TO CONSTRUCT A RESIDENCE ON THIS LOT AND NEEDS TO REDUCE THE BUILDING SETBACK FROM DOGWOOD LANE TO 20 FEET TO ACCOMMODATE THE HVAC UNITS SERVING THE DWELLING. THIS SHOULD NOT AFFECT A NEIGHBOR SINCE THE CLOSEST HOUSE IS APPROXIMATELY 100 FEET FROM THE UNITS. ALTHOUGH THE SUBDIVISION REGULATIONS REQUIRE A 25 FOOT MINIMUM BUILDING SETBACK, THE ZONING REGULATIONS ALLOW A 20 FOOT SIDE SETBACK.*

The proposed lot meets the minimum size requirements of the Subdivision Regulations and as such, the lot size label in both square feet and acres should be retained on the Final Plat or a table should be furnished on the Final Plat providing the same information.

As a means of access management, a note containing the Traffic Engineering comments should be placed on the Final Plat.

Based upon the preceding, and with waivers of Sections V.B.14. and V.D.9., 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 lot size label in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 2) 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 a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate. D. Provide the Surveyor's and Owner's (notarized) 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 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. 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. K. 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.);*

- 3) *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.);*
- 4) *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 (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*
- 5) *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 (2012 International Fire Code).).*

# LOCATOR MAP



APPLICATION NUMBER 10 DATE October 1, 2020

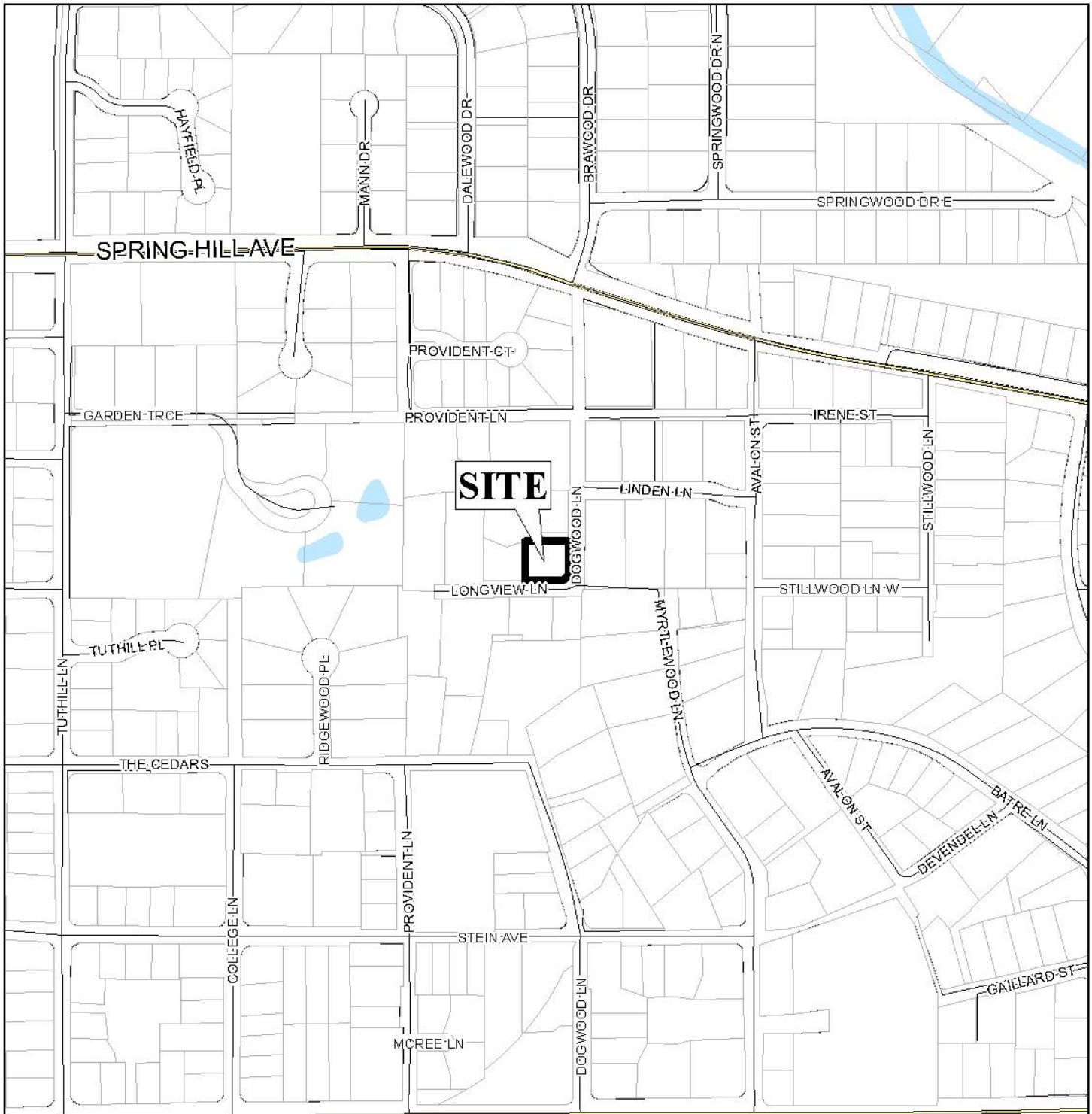
APPLICANT Huff Place Subdivision

REQUEST Subdivision



NTS

# LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE October 1, 2020

APPLICANT Huff Place Subdivision

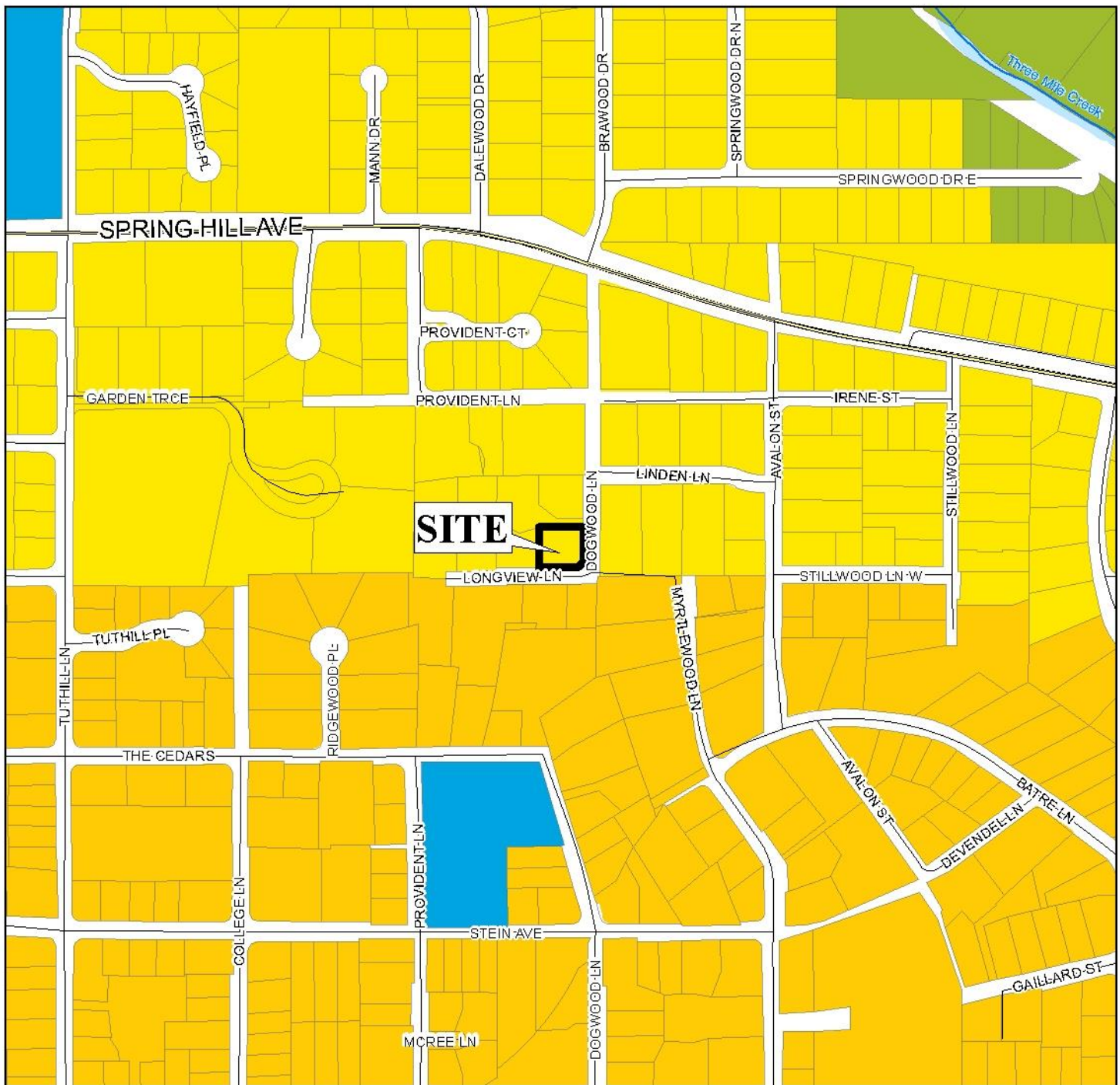
REQUEST Subdivision



NTS



# FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE October 1, 2020

APPLICANT Huff Place Subdivision

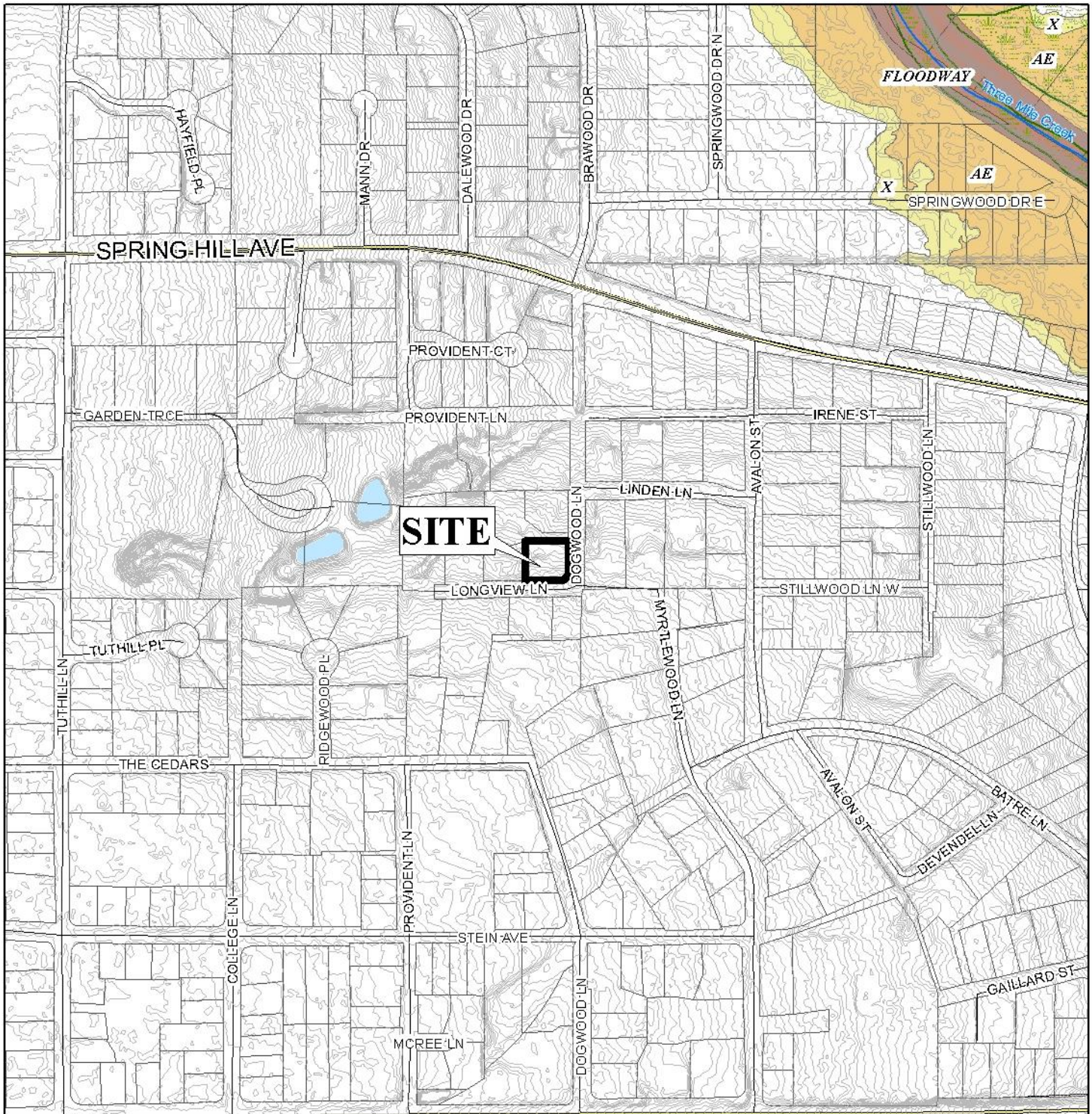
REQUEST Subdivision

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 October 1, 2020  
APPLICANT Huff Place Subdivision  
REQUEST Subdivision





# HUFF PLACE SUBDIVISION

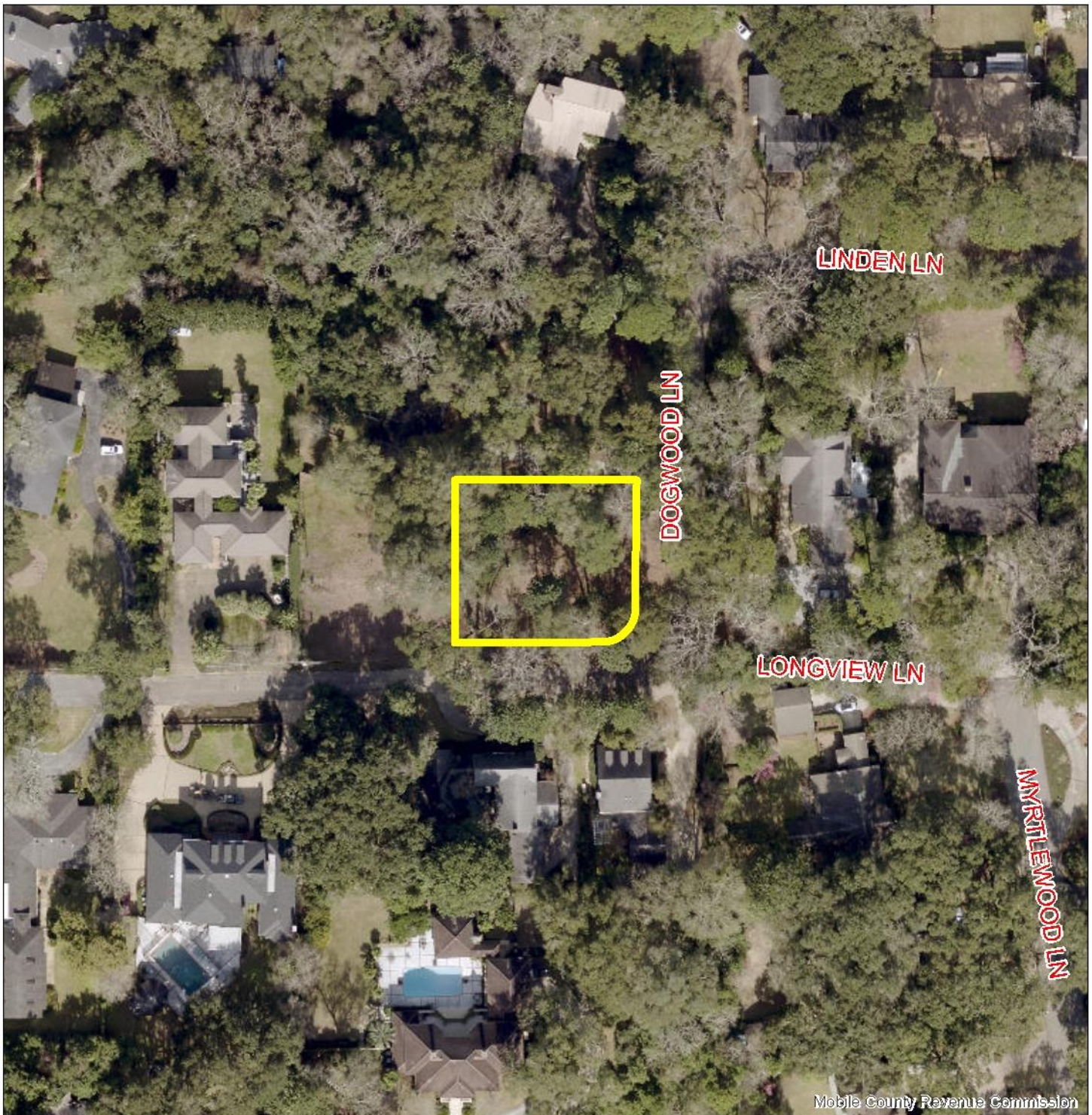


APPLICATION NUMBER 10 DATE October 1, 2020

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



# HUFF PLACE SUBDIVISION

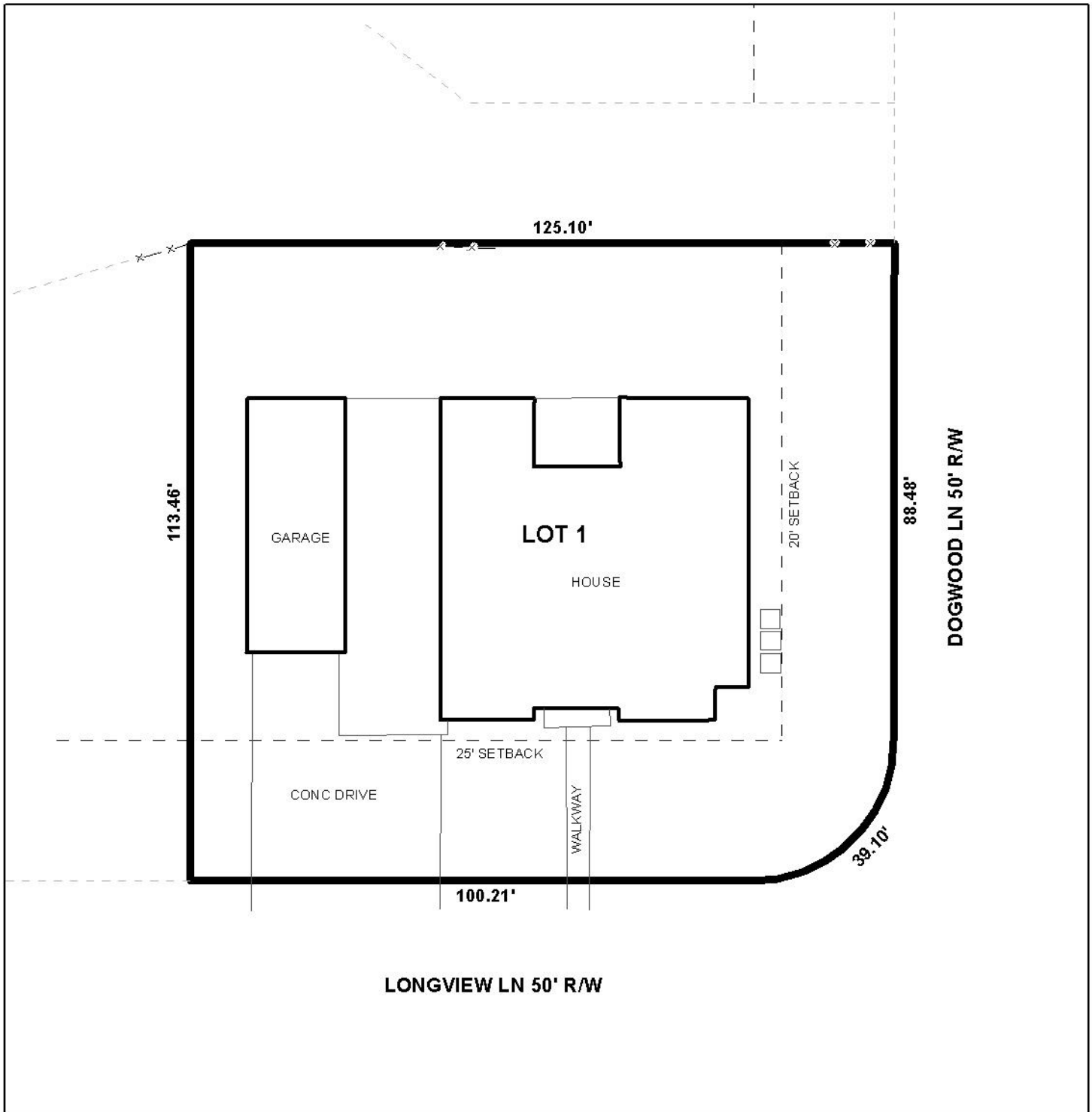


APPLICATION NUMBER 10 DATE October 1, 2020





# DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE October 1, 2020  
APPLICANT Huff Place Subdivision  
REQUEST Subdivision

