

CORNELL COMMERCIAL 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. Provide a legible vicinity map.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. The proposed subdivision will need to include a 5' drainage easement along the frontage of LOT 1.
- G. The proposed subdivision will need to include a 15' drainage easement along the frontage of LOT 2.
- 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 easements shall remain in effect until vacated through the proper Vacation process.
- L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.

Traffic Engineering Comments: East I-65 Service Road North is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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).

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 2-lot, 2.0± acre subdivision which is located on the East side of East I-65 Service Road North Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

The site has been given a Mixed Commercial Corridor (MCC) 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 case the designation of 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 the 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.

A portion of the site was last before the Planning Commission at its September 4, 2003 meeting, where a one lot subdivision request (for the southern half of the site) was approved. The subdivision application was required as a condition of approval associated with an Administrative Planned Unit Development review of the site in July 2003. The subdivision approval has since expired, as the plat was never recorded.

The proposed lot fronts East Interstate 65 Service Road North. The preliminary plat illustrates a 150' right-of-way width from the centerline of Interstate 65, if approved, should be retained on the Final Plat.

A 25-foot minimum building setback line is not depicted on the preliminary plat along the Interstate 65 Service Road. It should also be noted that the preliminary plat illustrates buildings

that encroach in the required setbacks. If approved, the 25' building setback line should be illustrated along Interstate 65 Service Road.

The proposed lots 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 size in both square feet and acres. If approved, the lot size information should be retained on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating East I-65 Service Road North is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

It should be noted that there is existing cross-access between the two proposed lots, both in the front and in the rear of the existing buildings. Additionally, there is access to the rear of properties that front Furr Street. The cross-access is typically only allowed as part of a Planned Unit Development, thus a PUD application should also be submitted for consideration by the Planning Commission.

RECOMMENDATION

Based upon the preceding, this application is recommended for Holdover until the May 17, 2018 meeting so that an application for Planned Unit Development review can be submitted by April 27, 2018 (*to be heard at the May 17, 2018 meeting*).

LOCATOR MAP



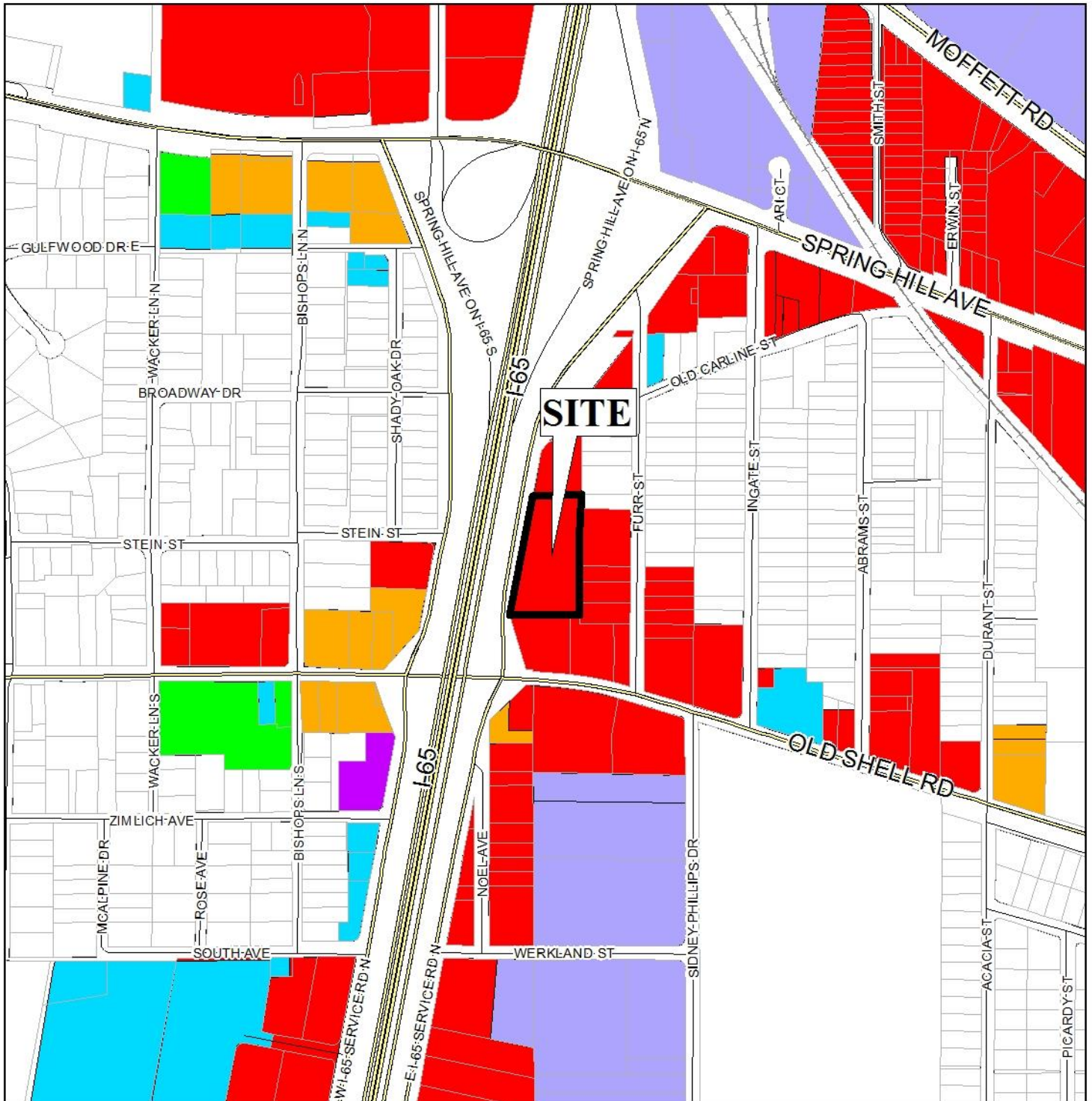
APPLICATION NUMBER 11 DATE April 19, 2018

APPLICANT Cornell Commercial Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



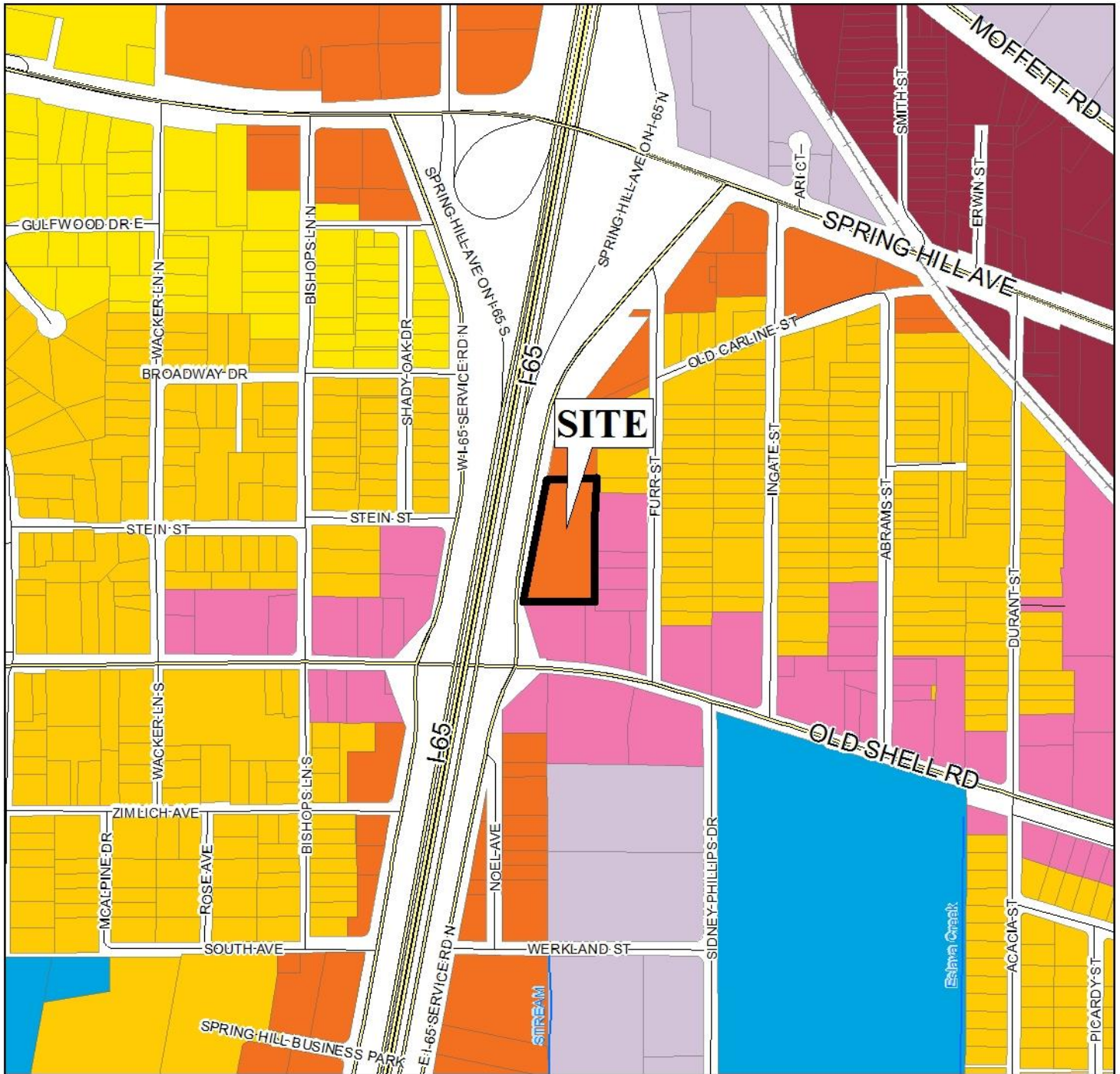
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REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE April 19, 2018

APPLICANT Cornell Commercial Subdivision

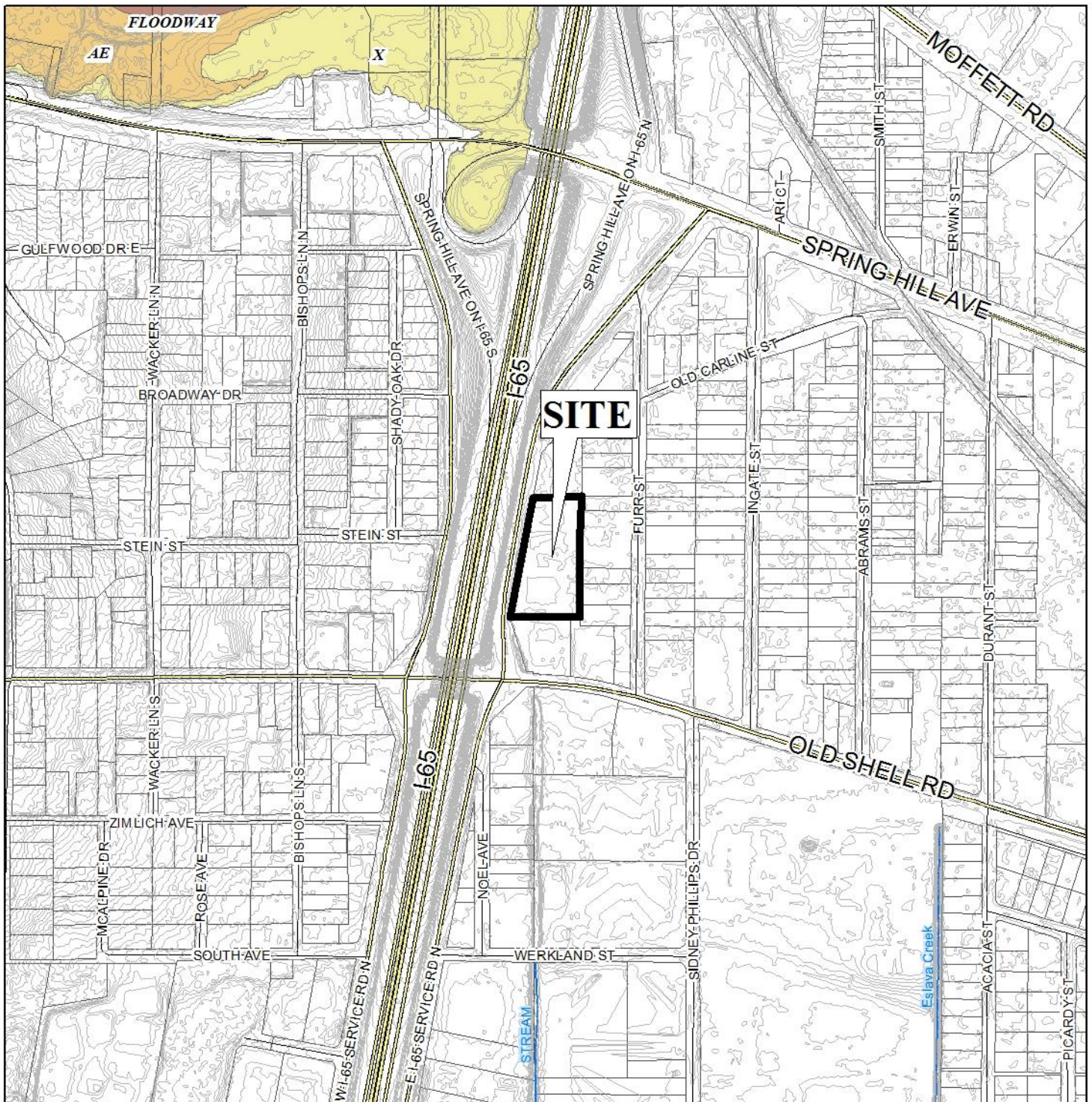
REQUEST Subdivision

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	



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ENVIRONMENTAL LOCATOR MAP



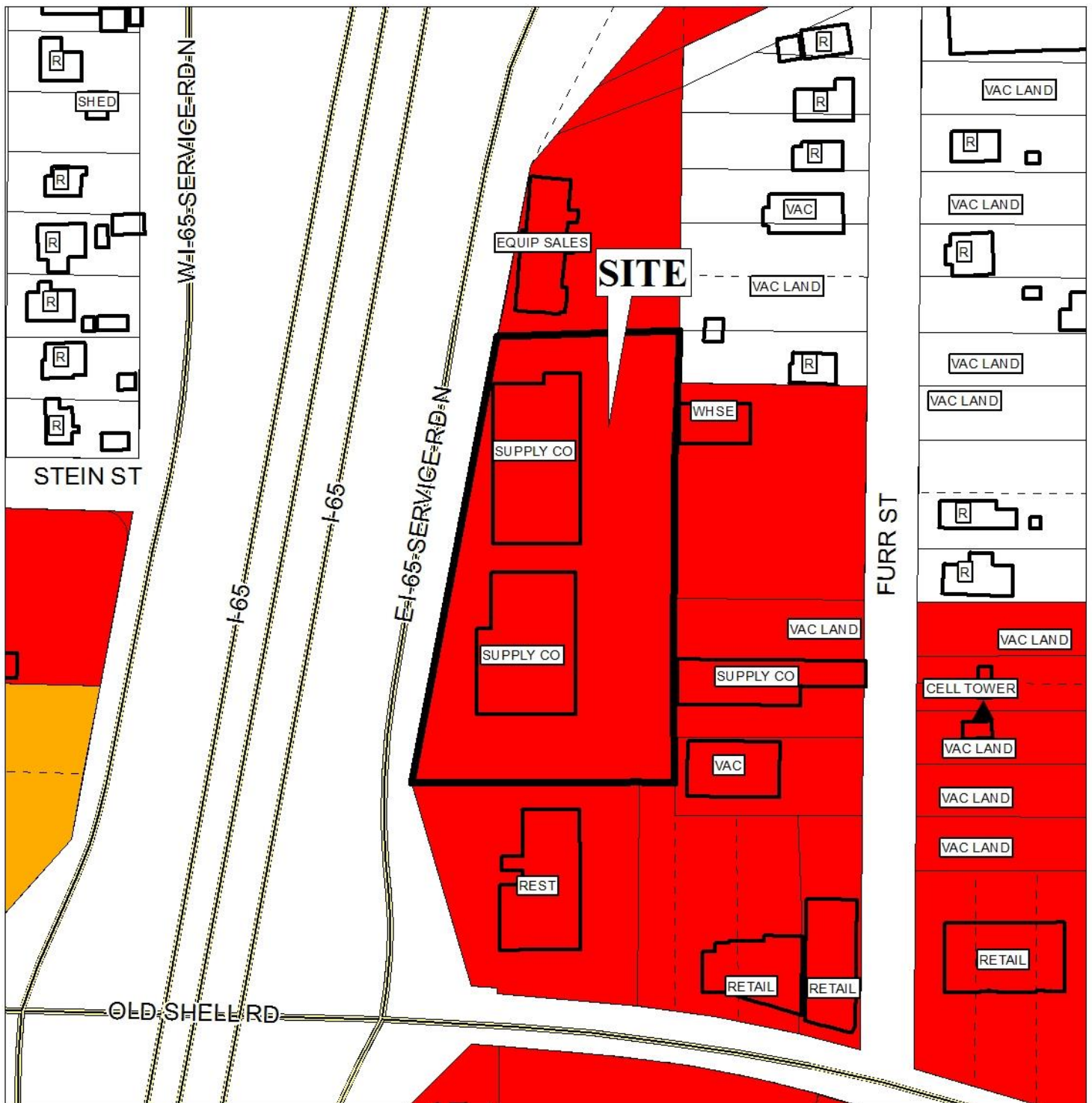
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APPLICANT Cornell Commercial Subdivision

REQUEST Subdivision



CORNELL COMMERCIAL SUBDIVISION



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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



CORNELL COMMERCIAL SUBDIVISION

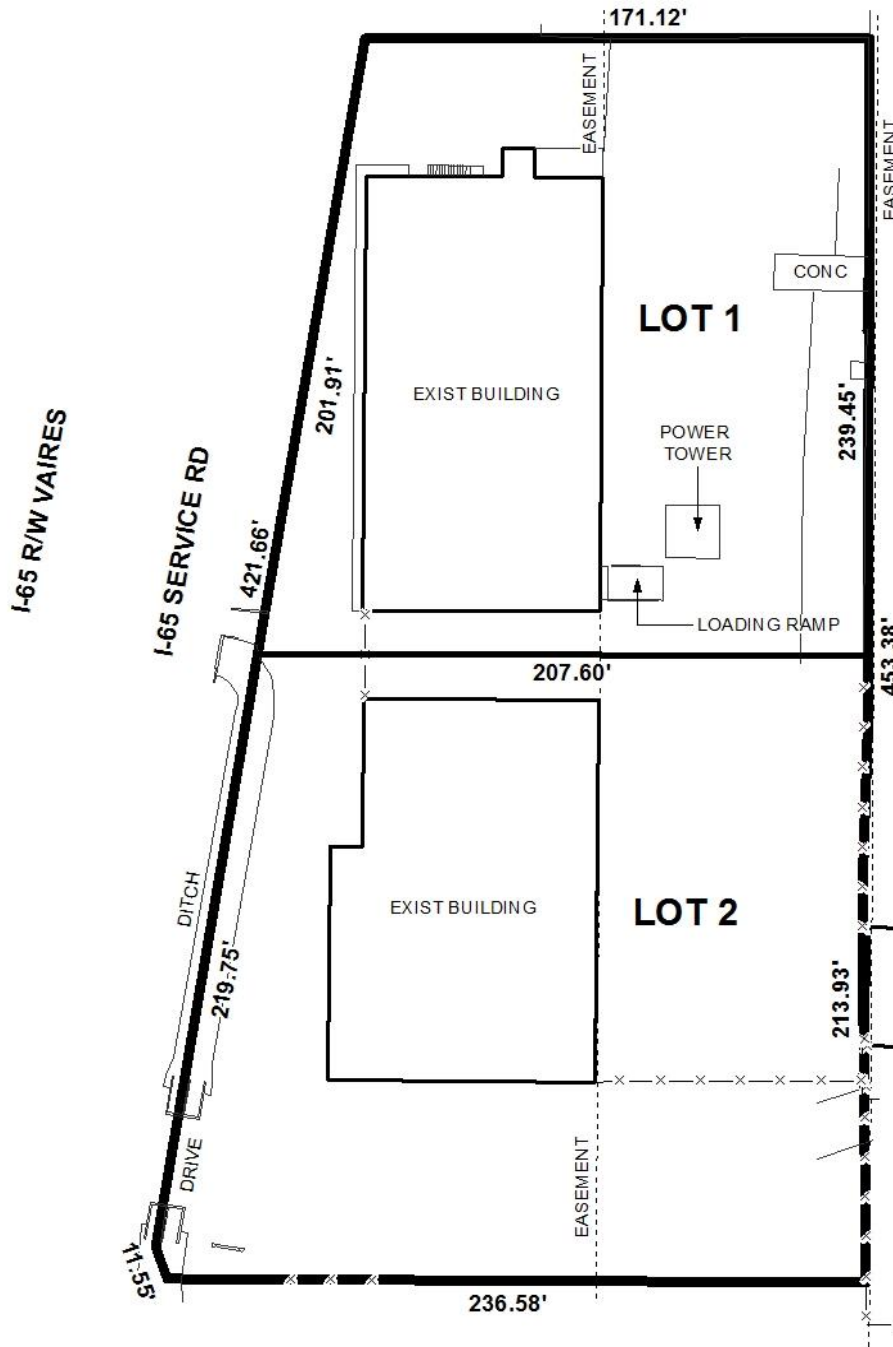


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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE April 19, 2018
APPLICANT Cornell Commercial Subdivision
REQUEST Subdivision

