

**SUBDIVISION, PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL****Date: March 9, 2017**

<u>NAME</u>	I.M.S. Subdivision, Resubdivision of Lot 2
<u>SUBDIVISION NAME</u>	I.M.S. Subdivision, Resubdivision of Lot 2
<u>LOCATION</u>	4548 Halls Mill Road & 4410 Birchwood Drive East (North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive East).
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	R-1, Single Family District
<u>AREA OF PROPERTY</u>	2 Lots/6.7± Acre
<u>CONTEMPLATED USE</u>	Subdivision approval to create two legal lots of record from one legal lot; Planned Unit Development to allow shared access between two building sites; and, Planning Approval to allow a church in an R-1, Single Family Residential District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not Specified
<u>ENGINEERING COMMENTS</u>	<p>FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):</p> <p>A. REMOVE THE MOBILE COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.</p> <p>B. 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.</p> <p>C. Provide a graphic scale.</p> <p>D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.</p> <p>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</p>

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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. 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.

Revised for the April 6, 2017 meeting:

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 and Signature.*
- 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. *Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.*
- I. *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.*

Planned Unit Development:

- 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, paving, and all above ground structures, 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.

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, paving, and all above ground structures, 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**

Lot 2-A and Lot 2-B are limited to one shared curb cut to Birchwood Drive. Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The access easement should extend to the east of the new property line and the building setback line adjusted as needed based on the existing configuration of the driveway and the required shared access. New on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

Revised for the April 6, 2017 meeting:

Lot 2-A and Lot 2-B are limited to one shared curb cut to Birchwood Drive. Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. New on-site parking on Lot 2-B, 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 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

REMARKS

The plat illustrates the proposed 2-lot, 6.67± acre subdivision which is located on the North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive East within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two legal lots of record from one legal lot of record.

Currently, there are two building structures on the subject site. The proposed Lot 2-A consists of an existing house, and the proposed Lot 2-B consists of an existing church. The applicants state that they are submitting for a 2-lot subdivision in order to separate the residence in the rear from the remaining property, which contains the church. There is no indication if the residence will continue to be associated with the church, or if it will be sold.

The subject lots have frontage on two streets, which consist of Halls Mill Road and Birchwood Drive East. Halls Mill Road is a collector street, and as such requires a 70' wide right-of-way width. The preliminary plat illustrates the right-of-way width as "Varies," however, the Final Plat, if approved, should be revised to reflect dedication sufficient to provide 35' from the centerline of Halls Mill Road. Birchwood Drive East is a minor street with ribbon curb and

gutter, and as such, requires a 50' right-of-way width. The right-of-way width is depicted as 50' on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat along both Halls Mill Road and Birchwood Drive East and as such, should be retained on the Final Plat, if approved.

There is a proposed 20' access easement for ingress and egress sited along Birchwood Drive East, as well as a proposed 35' access easement for ingress and egress located at the Southeast corner of the proposed Lot 2 –A. The Final Plat, if approved, should retain both the proposed 20' and 35' access easements for ingress and egress to the proposed Lot 2-A, as well as a note stating that no structures are allowed in any easements.

The proposed Lots 2-A and 2-B exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The lot size information is indicated in both acres and in square feet, and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that Lot 2-A and Lot 2-B are limited to one shared curb-cut to Birchwood Drive East, and Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The access easement should extend to the east of the new property line and the building setback line adjusted as needed based on the existing configuration of the driveway and the required shared access.

It should be noted that the operation of a religious facility in an R-1, Single Family Residential District, requires Planning Approval. Furthermore, as it appears that the two proposed lots will have shared access, a Planned Unit Development (PUD) is also required. Thus the application should be heldover until the April 6th meeting so that Planning Approval and PUD applications can be submitted by March 13th for the April 6th meeting.

Based upon the proceeding, this application is recommended for Holdover to the April 6th meeting with revisions due by March 13th to address the following:

- 1) Submittal of a Planning Approval application;
- 2) Submittal of a Planned Unit Development application;
- 3) Dedication sufficient to provide 35' from the centerline of Halls Mill Road;
- 4) Retention of the 50' wide right-of-way width along Birchwood Drive East;
- 5) Retention of the 25-foot minimum setback line along both frontages;
- 6) Retention of the 20' and 35' access easements for ingress and egress to the proposed Lot 2-A;
- 7) Placement of a note stating that no structures are allowed in any easements;
- 8) Retention of the lot size information in both the square feet and acres for each lot;
- 9) Placement of a note on the Final Plat stating that Lot 2-A and Lot 2-B are limited to one shared curb-cut to Birchwood Drive East, and Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;

- 10) 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. REMOVE THE MOBILE COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. B. 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. C. Provide a graphic scale. 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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.);
- 11) Compliance with Traffic Engineering comments (*Lot 2-A and Lot 2-B are limited to one shared curb cut to Birchwood Drive. Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The access easement should extend to the east of the new property line and the building setback line adjusted as needed based on the existing configuration of the driveway and the required shared access. New on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 12) 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
- 13) 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).*

Revised for the April 6th meeting:

The subject site last appeared before the Planning Commission at its March 9, 2017 meeting in which the Planning Commission heldover the applicant's request until the April 6, 2017 meeting to allow the applicant an opportunity to submit both Planned Unit Development and Planning Approval applications to address shared access between two building sites and to allow the continued operation of a religious facility in an R-1, Single Family Residential District. The

applicant is now requesting subdivision approval to create two legal lots of record from one legal lot; Planned Unit Development to allow shared access between two building sites; and, Planning Approval to allow a church in an R-1, Single Family Residential District. It should be noted that the applicant did not submit a revised preliminary plat.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the PUD reviews are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for PUD application will be required.

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 entire site appears to be depicted as both Suburban Neighborhood and Industrial, per the recently adopted Map for Mobile Plan. The intent of a Suburban Neighborhood area is to allow for:

- Emphasize connectivity to surrounding neighborhoods and close service and retail*
- Accommodation of pedestrian and bicycle traffic in addition to automobiles*
- Appropriate scaled infill development to complement existing character of neighborhoods*

The intent of an Industrial area is to allow for the following:

- Minimize impacts to adjacent properties*
- Connect to major infrastructure for ease of major industry*
- Better streetscaping and aesthetic improvements*
- Connect to nearby areas through transit accommodation for ease of workers' access*

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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, zoning classification.

As stated, the subject site currently consists of a one-story brick residence located at the Northwestern corner of the property and an existing church on the remainder of the site. The applicant wishes to subdivide the property into two lots in order to sell the home to lessen the maintenance and cost of the main facility, as the church is down to approximately 30-40 members.

The applicant is seeking Planned Unit Development approval to allow shared access between the proposed Lots 2-A and Lot 2-B at the Northern entrance along Birchwood Drive East. The applicant is requesting this shared access between the two building sites so that future home owners may be able to access the carport on the South side of the proposed Lot 2-A once the residence is sold.

The subject property currently contains 102 parking spaces which are indicated on the site plan, and existing trees and landscaping. It appears that the existing development, in its current state, is compliant as it relates to site coverage as well. The applicant indicated that the church is not proposing any design or layout changes to the subject site, and that they are merely going through the formal process of properly subdividing the property and providing access to future tenants of the residence. Since the subject site is not being increased or decreased by 50% or more, the property does not have to meet full commercial landscaping and tree planting compliance at this time.

The subject site is currently zoned R-1, Single Family Residential, but the use of the site as a church or religious facility, which is inclusive of a parish house, community house, and educational buildings, requires Planning Approval in R-1 zoned districts. The subject site has no prior Planning Commission approvals; however, if the site will continue to be used as a church, planning approval must be sought in order to continue its current use. It is not uncommon to find churches or religious facilities located in R-1, Single Family Residential Districts; however, Planning Approval is required.

The 25' minimum building set back line is depicted on the site plan along Halls Mill Road and Birchwood Drive East and should be retained on the revised site plan, adjusted for dedication.

As a means of access management, a note should be required on the revised site plan stating that Lot 2-A is limited to one curb-cut to Birchwood Drive East, and Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Since the house will no longer be used for the church, access by the church to Birchwood Drive East should be eliminated, and the Lot 2-A should be sized to take up all access to Birchwood Drive East, with a 6' high wooden privacy fence to be constructed between Lots 2-A and 2-B. With the shared access between the lots, the Planned Unit Development application is moot.

RECOMMENDATION

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

- 1) Dedication sufficient to provide 35' from the centerline of Halls Mill Road;
- 2) Revision of Lot 2-A to take up all access to Birchwood Drive East, with a 6' high privacy fence between the lots;
- 3) Retention of the 25-foot minimum building setback line along both Halls Mill Road and Birchwood Drive East, adjusted for dedication and relocation of the property line;
- 4) Retention of the lot size in both square feet and in acres, adjusted for dedication and relocation of the property line;
- 5) Placement of a note on the Final Plat stating that Lot 2-A is limited to one curb-cut to Birchwood Drive East, and Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Removal of the access easements from the Final Plat;
- 7) Subject to 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 and Signature. 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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.);
- 8) Subject to the Traffic Engineering comments: (Lot 2-A and Lot 2-B are limited to one shared curb cut to Birchwood Drive. Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. New on-site parking on Lot 2-B, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);

- 9) *Subject to 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).];*
- 10) *Subject to 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).]; and*
- 11) *provision of two revised Planning Approval site plans to Planning & Zoning Staff prior to the signing of the Final Plat.*

Planned Unit Development: *Based upon the proceeding, the Planned Unit Development application is moot, as access to Birchwood Drive East by the church through the residential lot is recommended to be removed.*

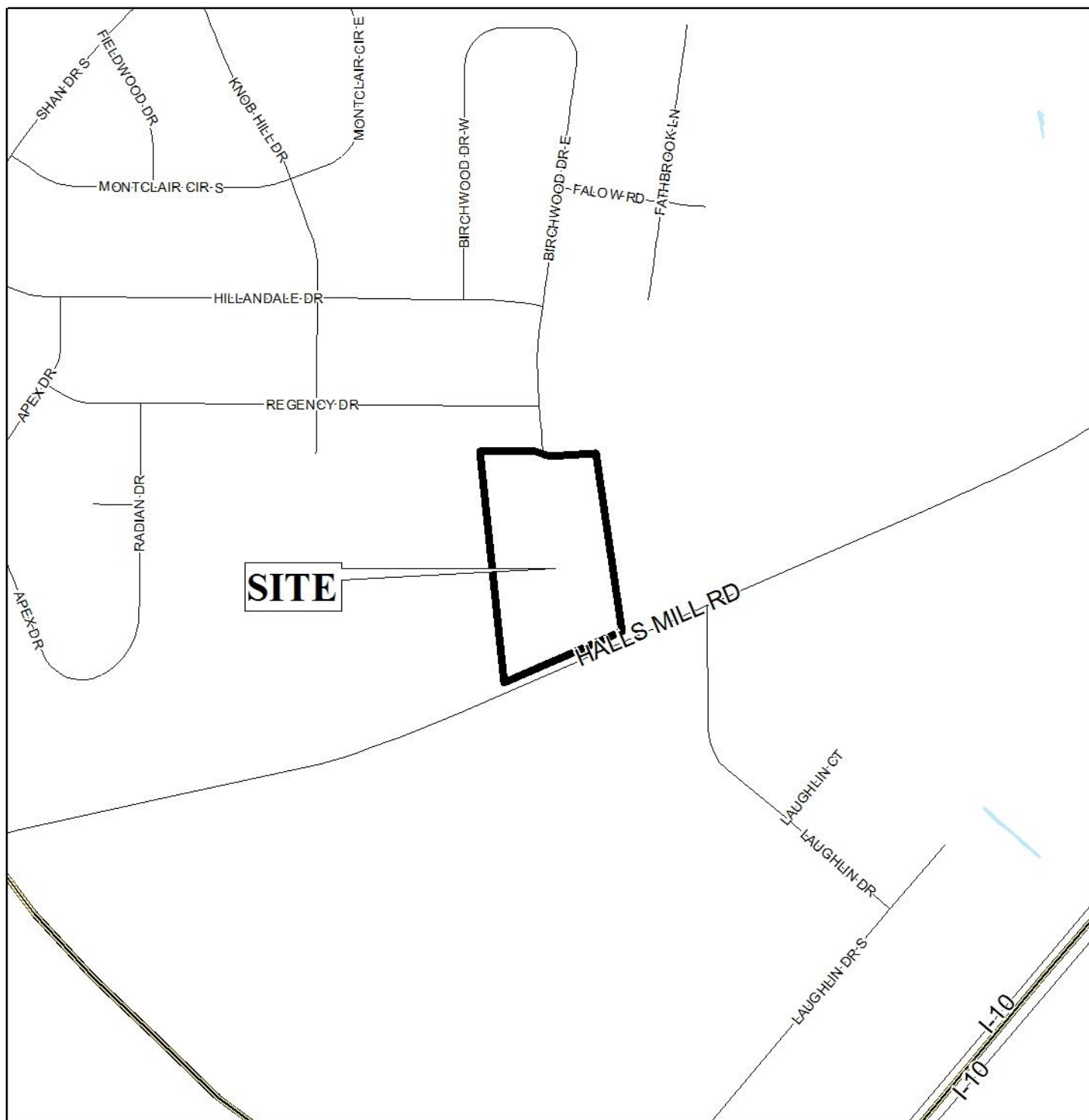
Planning Approval: *Based upon the proceeding, this application is recommended for Approval, subject to the following conditions:*

- 1) *Dedication sufficient to provide 35' from the centerline of Halls Mill Road;*
- 2) *Revision of Lot 2-A to take up all access to Birchwood Drive East, with a 6' high privacy fence between the lots;*
- 3) *Retention of the 25-foot minimum building setback line along both Halls Mill Road and Birchwood Drive East, adjusted for dedication and relocation of the property line;*
- 4) *Retention of the lot size in both square feet and in acres, adjusted for dedication and relocation of the property line;*
- 5) *Placement of a note on the PUD stating that Lot 2-A is limited to one curb-cut to Birchwood Drive East, and Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 6) *Removal of the access easement from the site plan;*
- 7) *Subject to the 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, paving, and all above ground structures, 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);

- 8) Subject to the Traffic Engineering comments: (Lot 2-A and Lot 2-B are limited to one shared curb cut to Birchwood Drive. Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. New on-site parking on Lot 2-B, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
- 9) Subject to 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).;*
- 10) Subject to 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and*
- 11) provision of two revised Planning Approval site plans to Planning & Zoning Staff prior to the signing of the Final Plat.*

LOCATOR MAP



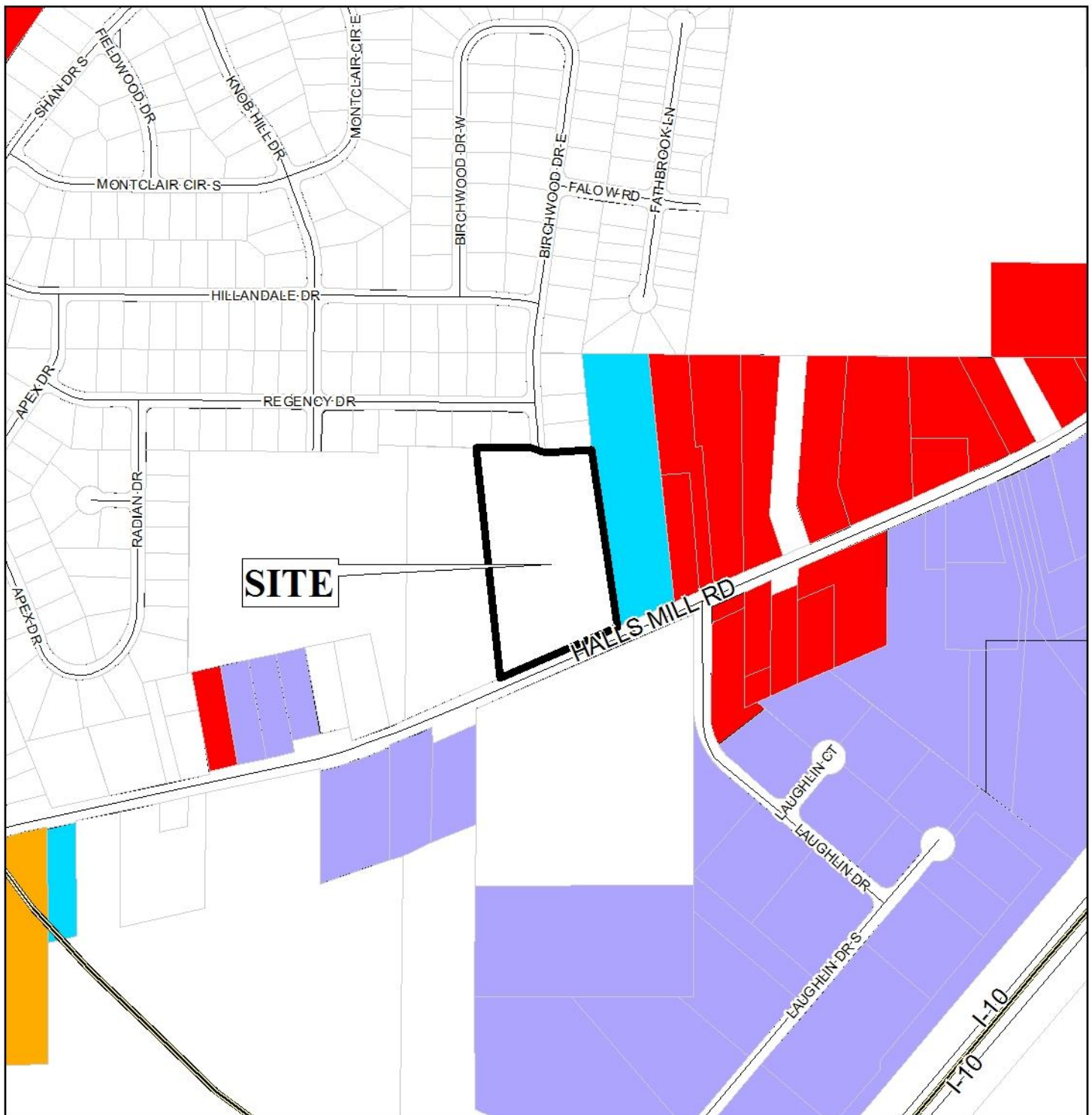
APPLICATION NUMBER 11 DATE April 6, 2017

APPLICANT I.M.S. Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, PUD, Planning Approval



LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE April 6, 2017

APPLICANT I.M.S. Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, PUD, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the east and residential units to the north and west.

APPLICATION NUMBER 11 DATE April 6, 2017

APPLICANT I.M.S. Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, PUD, 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 commercial units to the east and residential units to the north and west.

APPLICATION NUMBER 11 DATE April 6, 2017
 APPLICANT I.M.S. Subdivision, Resubdivision of Lot 2
 REQUEST Subdivision, PUD, Planning Approval



SITE PLAN



The site plan illustrates the existing buildings, existing parking, drives, easements, and setbacks.

APPLICATION NUMBER 11 DATE April 6, 2017

APPLICANT I.M.S. Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, Planned Unit Development, Planning Approval



NTS