

RESUBDIVISION OF LHRP COMMERCIAL PARK **SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 3-lot, 8.3± acre subdivision located at the West side of Schillinger Road North, 35'± South of Tara Drive, within the Planning Jurisdiction. The applicant states the site is served by public water and sanitary sewerage. The purpose of this application is to adjust an interior lot line between three (3) legal lots of record.

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 site was originally the subject of a 3-lot subdivision approved at the April 4, 2013 meeting of the Planning Commission, which was subsequently recorded in Mobile County Probate Court on May 23, 2013 as LHRP Commercial Park Subdivision.

At its November 7, 2013 meeting the Planning Commission approved revision of the plat as a 2-lot subdivision, and recommended for approval the vacation of several drainage, drainage and utility, ingress/egress, and detention/common area easements. The revised plat was not recorded and the vacation process was not completed.

At its October 2, 2014 meeting the Planning Commission again approved the revised 2-lot subdivision along with their recommendation to approve vacating the aforementioned easements; however, this plat was also not recorded, and the vacation process again remained incomplete.

At the December 1, 2016 meeting of the Planning Commission, the site again received approval of a 2-lot subdivision, but no information was submitted regarding the completion of the vacation process of the various easements and the approval was allowed to expire.

Most recently, at its April 19th meeting, the Planning Commission approved vacation of eight (8) easements, subject to completion of the subdivision process to remove the vacated easements from the subdivision plat: an ingress and egress easement; two (2) 15' utility easements; a 15'

drainage easement; two (2) 20' drainage and utility easements; a 258± square-foot drainage easement; and a 2,609± square-foot drainage easement.

The proposed lots have frontage on Schillinger Road North, a major street with curb and gutter requiring a 100' right-of-way width. The plat depicts a previous acquisition of right-of-way along the site's frontage to provide 70' from the centerline of Schillinger Road North, thus no dedication should be required.

Proposed Lot 3 is a flag lot with a 28'-wide pole. The Planning Commission has approved various iterations of the LHRP Commercial Park Subdivision that also included flag lots; therefore, approving the request may be appropriate with a waiver of Section V.D.1. of the Subdivision Regulations.

The lots each meet the minimum size requirements for lots served by public water and sanitary sewer systems and are appropriately labeled with their sizes in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved; or, provision of a table providing the same information may suffice.

A 50' minimum building setback line is illustrated along Schillinger Road North, though 25' is the minimum should the applicant choose to revise the plat to reduce the building setback line. It should be noted that, while a building setback is indicated along the frontage of the proposed Lot 3, revision of the plat should be required to illustrate the 25' minimum building setback where Lot 3 is at least 60' in width. Nevertheless, the minimum building setback line should be retained on the Final Plat, if approved, adjusted for Lot 3.

Regarding access management, Lots 1 and 3 would share access to Schillinger Road North via a proposed ingress/egress/parking easement. Lot 2 will not share access with Lots 1 and 3. As such, a note should be placed on the Final Plat stating that Lots 1 and 3 are limited to one (1) shared curb cut to Schillinger Road North, and Lot 2 is limited to one (1) curb cut to Schillinger Road North, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

As mentioned, the vacation of eight (8) easements was approved by the Planning Commission at its April 19th meeting, but a 20' X 440'± drainage and utility easement remains along the South property lines of all three (3) lots, along with the aforementioned ingress/egress/parking easement. A note on the plat states no structures are to be constructed in any easement, which should be retained on the Final Plat, if approved.

It should also be noted that easement deeds were recorded in Mobile County Probate Court on August 25, 2014 and May 18, 2015 by the property owner granting Alabama Power an easement to the entirety of Lots 1, 2, and 3 of the previously recorded LHRP Commercial Park Subdivision. The easement deeds grant Alabama Power authority to establish an easement anywhere, and at any time deemed necessary and appropriate on the subject site. Alabama Power does not yet appear to have made use of this provision since no Alabama Power easement is illustrated or mentioned on the submitted drawing; however, revision of the plat to provide a note acknowledging the Alabama Power easement deeds should be required, if approved.

The site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding this requirement is provided on the preliminary plat and should remain on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.”* is provided on the preliminary plat and should remain on the Final Plat, if approved.

Finally, the geographic area defined by the City of Mobile and is planning jurisdiction, including this site, may contain federally-listed threatened or endangered species as well as protected non-game species. As such, development of the site must be undertaken in compliance with all local, state and federal regulations regarding endangered, threatened or otherwise protected species. A note stating as much has been provided on the preliminary plat and should be retained on the Final Plat, if approved.

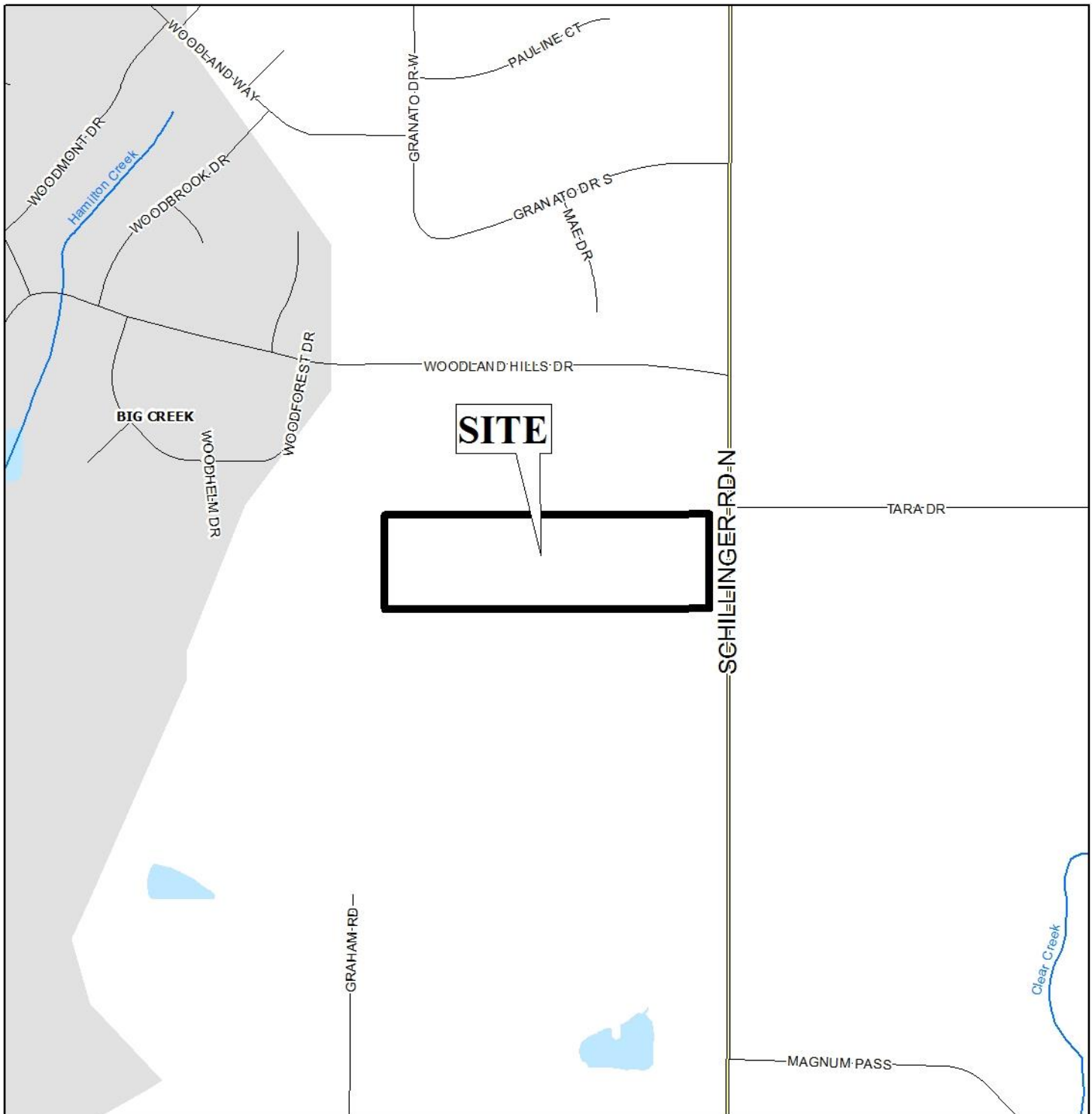
With a waiver of Section V.D.1. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 2) retention of at least a 25' minimum building setback line along Schillinger Road North for Lots 1 and 2;
- 3) revision of the plat to illustrate the 25' minimum building setback line where Lot 3 is at least 60' in width;
- 4) placement of a note on the Final Plat stating that Lots 1 and 3 are limited to one (1) shared curb cut to Schillinger Road North, and Lot 2 is limited to one (1) curb cut to Schillinger Road North, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) retention of a note on the Final Plat stating no structures shall be constructed in any easement;
- 6) revision of the plat to provide a note acknowledging the Alabama Power easement deeds;
- 7) retention of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) retention of a note on the Final Plat iterating compliance with the Mobile County storm water and flood control ordinances: *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage*

facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.”; and,

- 9) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

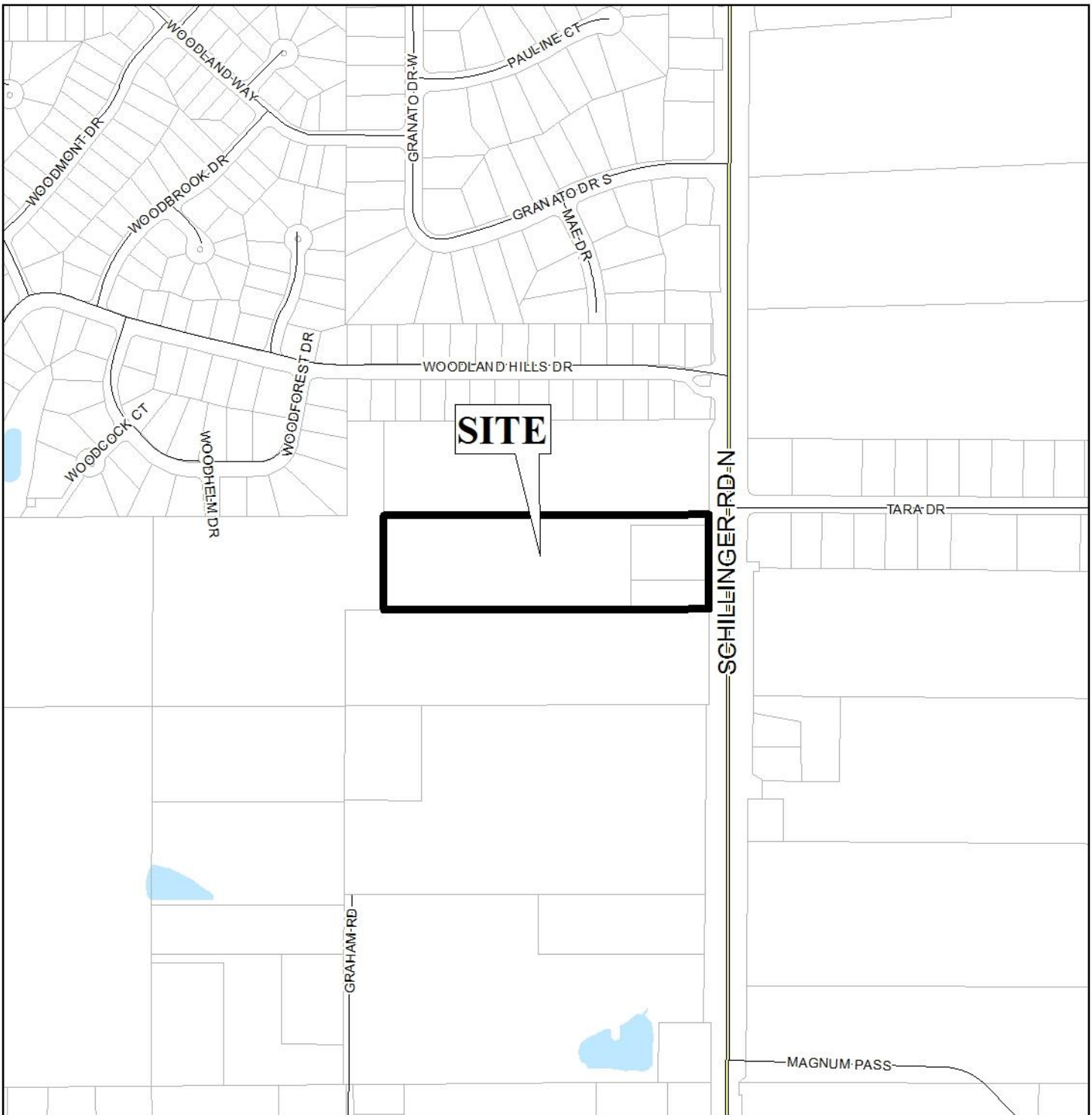
LOCATOR MAP



APPLICATION NUMBER 11 DATE May 17, 2018
APPLICANT LHRP Commercial Park Subdivision, Resubdivision of
REQUEST Subdivision



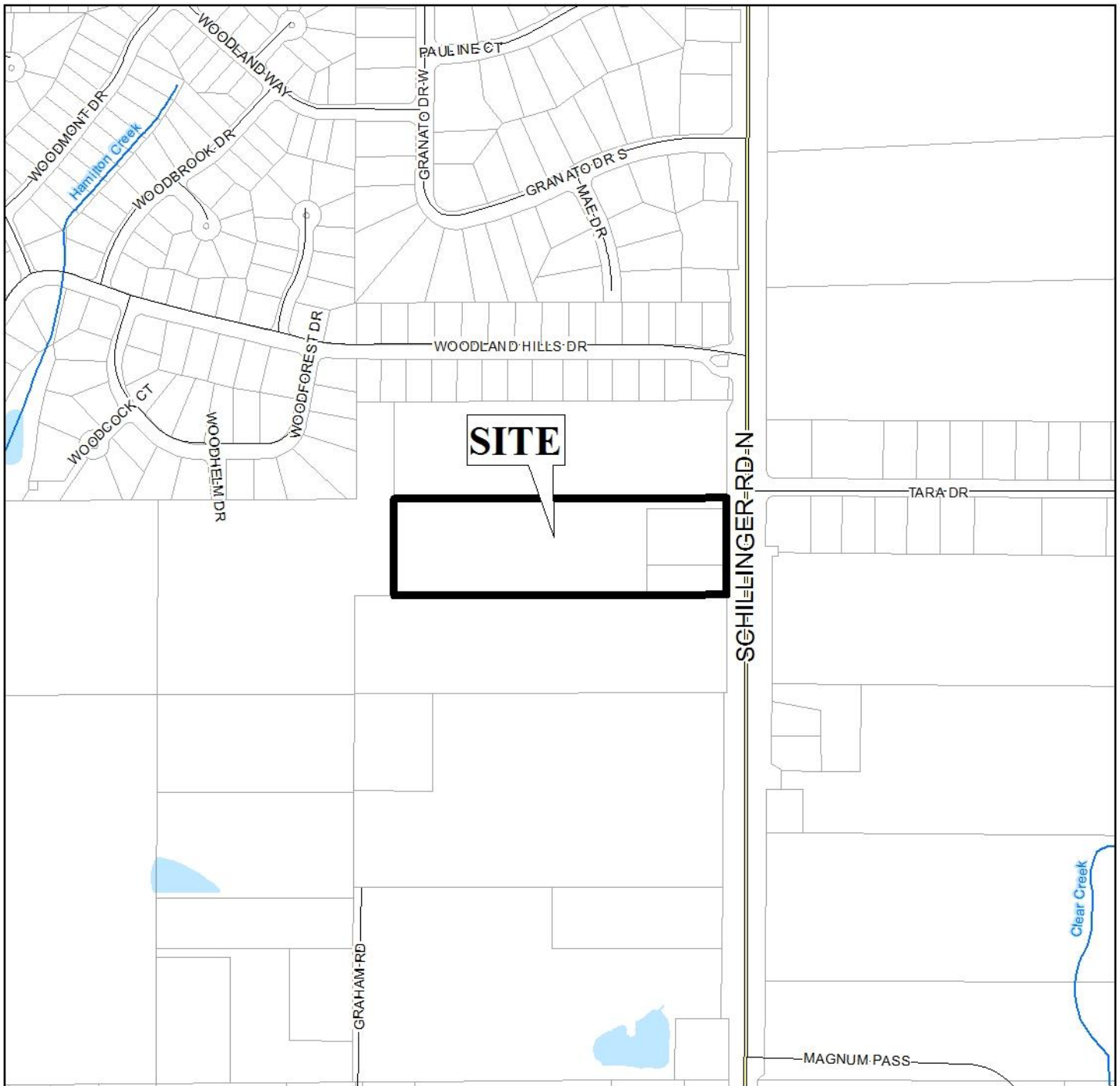
LOCATOR ZONING MAP



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FLUM LOCATOR MAP

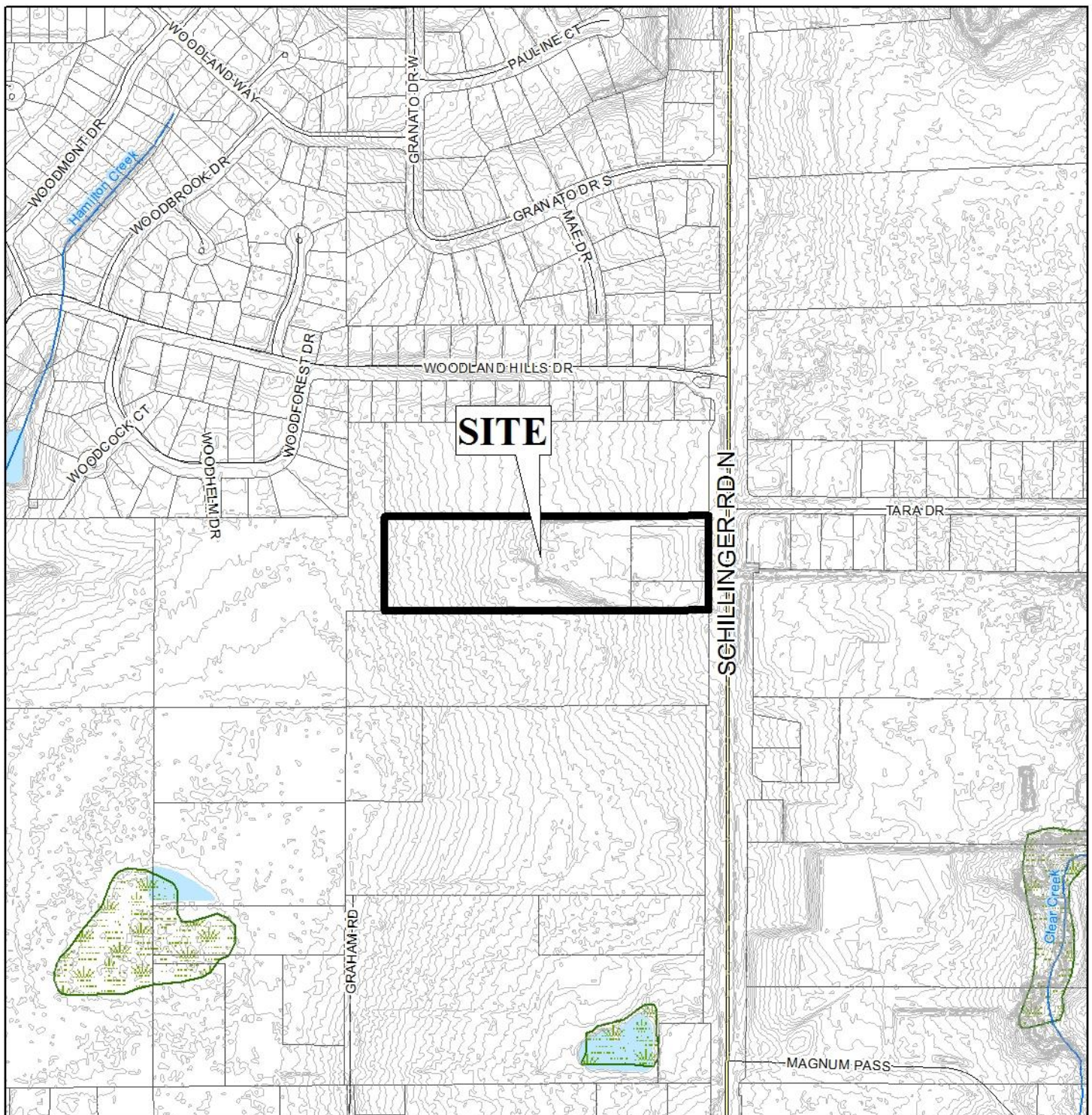


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 REQUEST Subdivision

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	



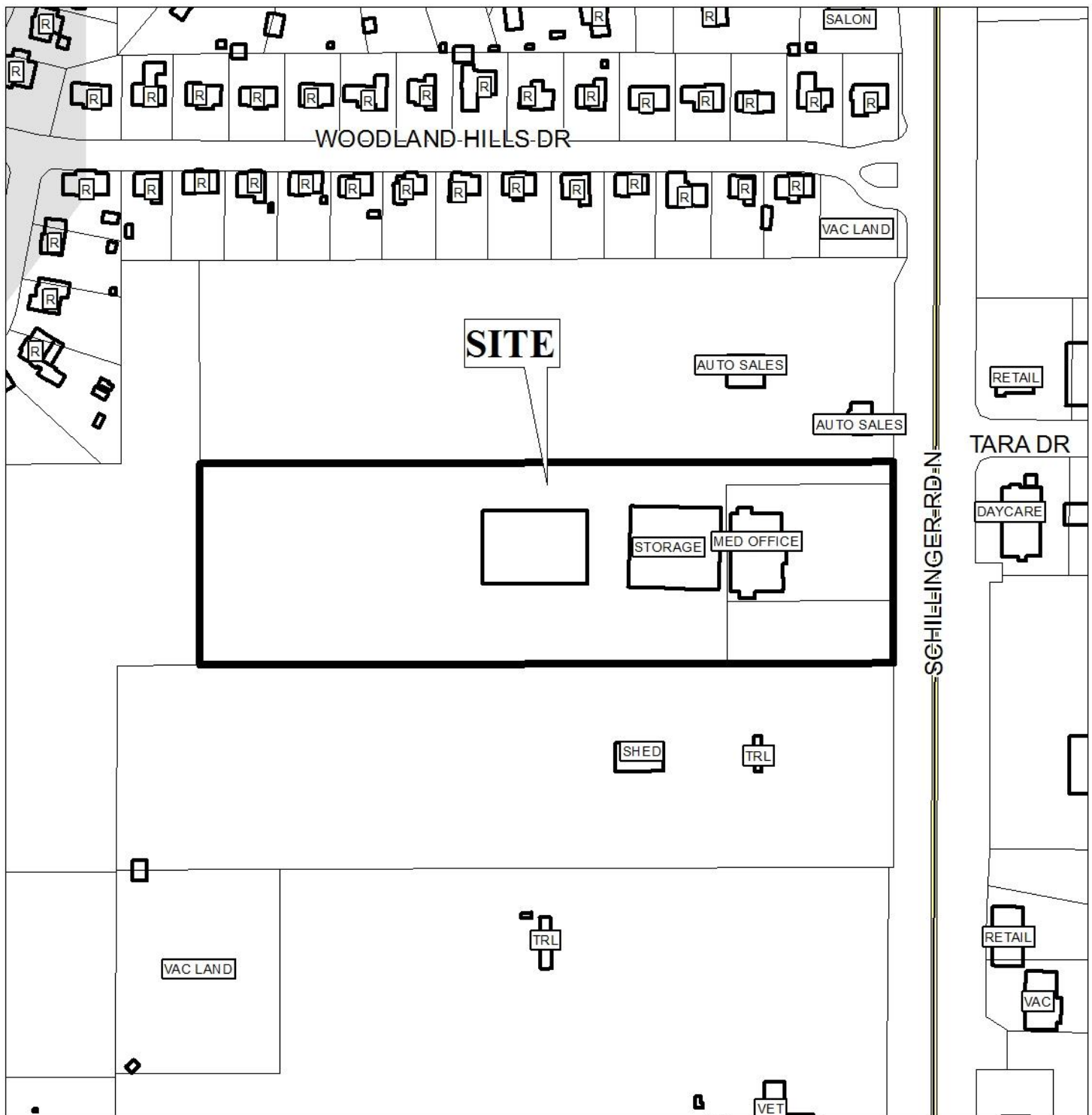
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 11 DATE May 17, 2018
APPLICANT LHRP Commercial Park Subdivision, Resubdivision of
REQUEST Subdivision



LHRP COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 11 DATE May 17, 2018

 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

N
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NTS

LHRP COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF

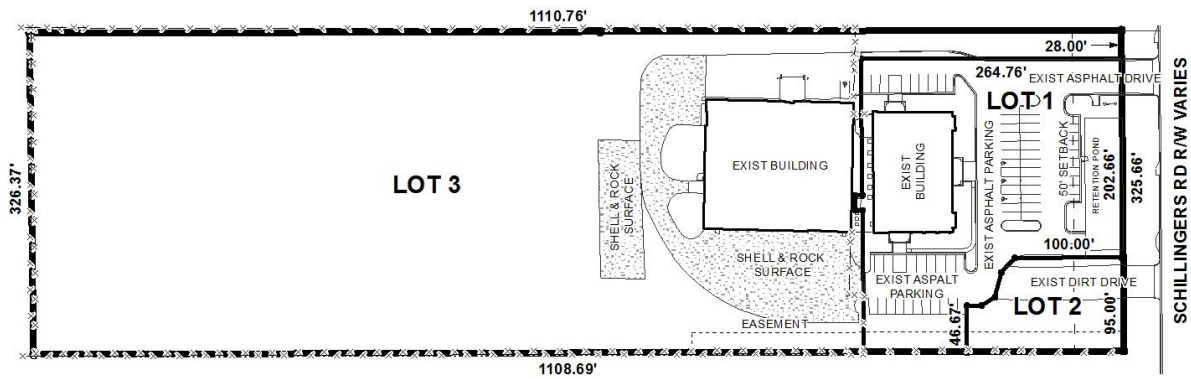


City of Mobile GIS Department

APPLICATION NUMBER 11 DATE May 17, 2018



DETAIL SITE PLAN



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 REQUEST Subdivision



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