

## **BLUFFS AT CYPRESS CREEK SUBDIVISION,** **PHASE TWO**

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. Show and label the recording data for the parcel shown as PARCEL C - COMMON AREA NOT INCLUDED.
- C. Provide the recording data for the vacated ROW.
- D. The City GIS indicates that that this parcel is adjacent to a ROW. Show and label Shipyard Rd. and the existing ROW width.
- E. Provide additional detail for the proposed front property lines at the south end of the LOTS near the intersection of Cypress Business Park Dr.
- F. 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 that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation or revise NOTES #8 to include the LOT numbers.
- H. Show and label each and every Right-Of-Way and easement.
- I. Provide and label the monument set or found at each subdivision corner.
- J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. 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.
- L. 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.
- M. 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.
- N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. 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: Lot 44, Lot 45 and Lot 46 are limited to one shared curb cut to be located at the further limits of the improved roadway as illustrated on the subdivision plat (100' beyond the end of the existing roadway). Access to the unimproved roadway from Lot 46

is denied until the roadway is improved to City standards. Driveway 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).

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).

MAWSS Comments: No comments.

The plat illustrates the proposed 3-lot, 9.5±-Acre subdivision located at the Northwest corner of Cypress Business Park Drive and Shipyard Road, in Council District 4. The applicant states the property is served by public water and sewer systems.

The site has been given a Parks and Open Space 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.

The Parks and Open Space designation applies to parkland maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. Parks may include squares, playgrounds, playfields, gardens, greens, greenways and blueways, and other recreational areas and facilities that are accessible to the public. Open space may include any open piece of land, publicly or privately held, that is undeveloped (has no buildings or other built structures). This designation is not intended to identify public land acquisition or to prohibit the development potential of individual properties.

The designation applies to all existing and future parks and open space within the City, including both active and passive uses. Open space, including public access to water bodies, is generally consistent with all other land use categories, i.e. a park can be located within any other land use category, either incidental to a development or as part of a publicly-owned or publicly-sponsored local, community or regional park. Therefore, a Parks and Open Space designation is deemed consistent with all land use categories in the Future Land Use Map.

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.

The site is depicted as the future development area of The Bluffs at Cypress Creek Subdivision, Phase One, which was originally approved at the March 1, 2001 meeting of the Planning Commission but was allowed to expire. The subdivision received additional approval at the November 30, 2003 Planning Commission meeting, followed by the approval of several extensions, though it, too, was allowed to expire. Most recently, at its May 21, 2009 meeting, the Planning Commission approved 43 lots and one (1) future development area. While the 43 lots were recorded in Mobile County Probate Court, it does not appear the parcels of the future development area were included as part of the final recorded plat. As such, the applicant now proposes to create three (3) legal lots of record from two (2) metes-and-bounds parcels.

It should be noted that the design of the subdivision excludes a portion of one of its parent parcels that is labeled as "Common Area Not Included" on the preliminary plat. As such, holdover of the request may be appropriate to allow the applicant to include the remainder of the parcel from which the subject site is proposed to be subdivided.

The proposed lots each have frontage along Shipyard Road, an unimproved minor street without curb and gutter requiring a 60' right-of-way. It appears that Shipyard Road has an existing right-of-way of 60, making dedication unnecessary.

No right-of-way is illustrated along Shipyard Road, thus the plat should be revised to provide dedication at least 30' from the centerline of Shipyard Road, if approved, and no dedication is necessary along the vacated railroad right-of-way.

Each of the Lots is irregularly shaped and may be regarded as "panhandle" lots, a design discouraged by Section V.D.1. of the Subdivision Regulations; the exception being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. Considering the site is located along a waterway, and in an area of heavy commercial zoning, this type of lot design is often used in industrial developments and is not uncommon with other residential lots in the vicinity of the subject site. Additionally, the Planning Commission approved similar lot designs in Phase One of the subdivision, thus approval of the request may be appropriate with a waiver of Section V.D.1. of the Subdivision Regulations. It should be noted, however, that the width of the "panhandle" should be revised to be a minimum of 25' for each lot.

Lots 44 and 45, as proposed, exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. Revision to the design of these lots may resolve this issue, but if approved, a waiver of Section V.D.3. will be required.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, but are only labeled with their sizes in acres on the preliminary plat. As such, revision of the plat to provide the sizes of each lot in both square feet and acres should be required, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

Regarding access management, per Traffic Engineering comments, a note should be placed on the Final Plat stating Lots 44, 45, and 46 are limited to one (1) shared curb cut to be located at the farther limits of the improved portion of Shipyard Road, as illustrated on the preliminary plat

(100' beyond the end of the existing roadway), with any changes to its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards. An additional note should be placed on the Final Plat stating access to the unimproved portions of Shipyard Road from Lot 46 is denied until the roadway is improved to City standards.

Dedication of the corner radius at the intersection of Cypress Business Park Drive and Shipyard Road is illustrated, in compliance with Section V.D.6. of the Subdivision Regulations, and should be maintained on the Final Plat, if approved.

The 25' minimum setback line is not illustrated on the plat for any of the proposed lots, as required by Section V.D.9. of the Subdivision Regulations. As such, revision of the plat to illustrate the 25' minimum building setback line where each lot is at least 60' in width should be required, if approved.

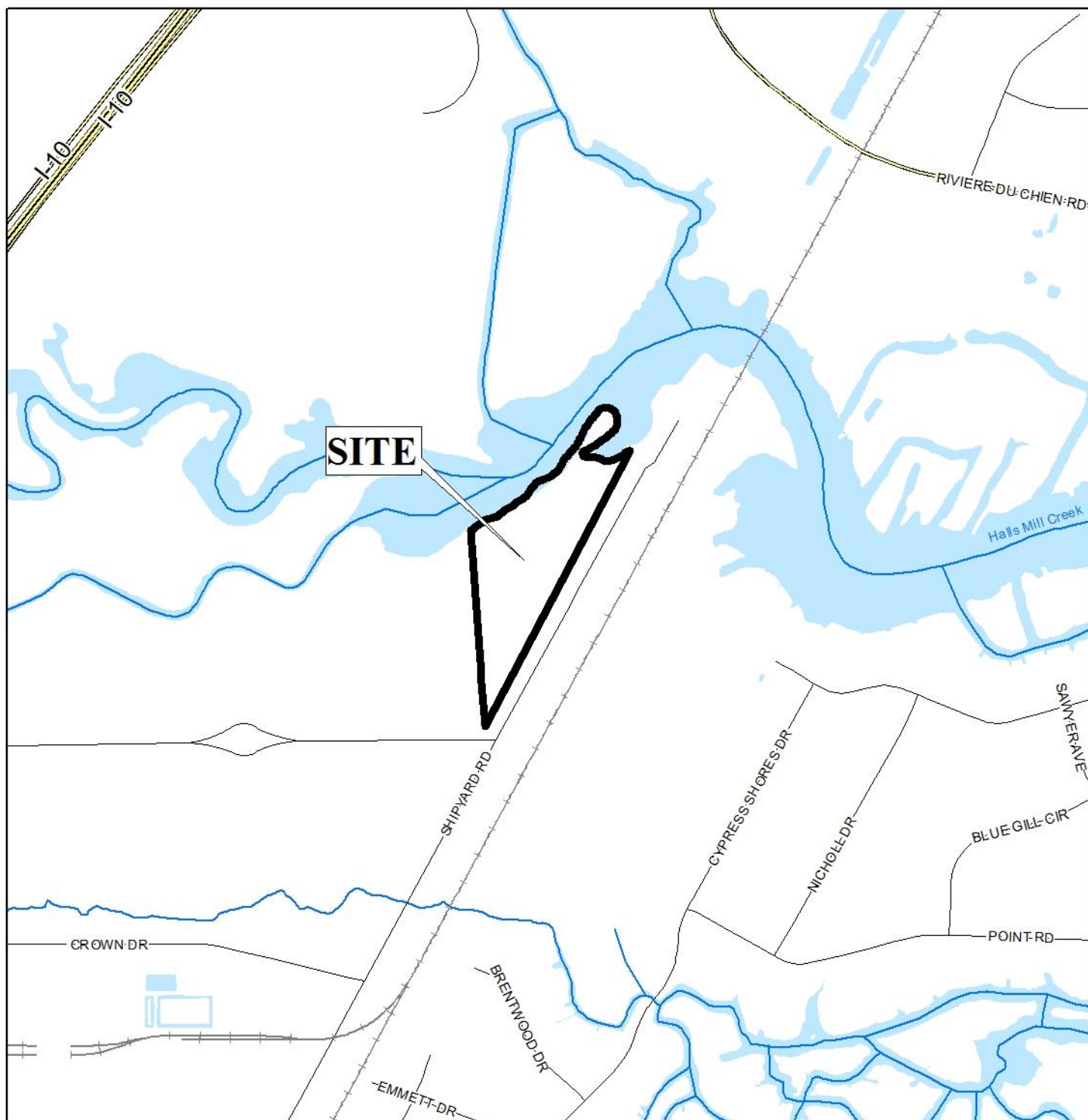
A 50' Alabama Power Company easement is illustrated running from the Southwest to the North of the proposed subdivision. As such, if approved, a note should be placed on the Final Plat stating no structures shall be constructed in any easement.

Finally, portions of the lots are located within the flood plain of Halls Mill Creek. As such, wetlands may occur on the site and may therefore be environmentally sensitive. Approval of applicable federal, state and local agencies may be required prior to development of the site

Based on the preceding the plat is recommended for Holdover to the August 16<sup>th</sup> meeting, with revisions and any additional labels and fees submitted by August 3, 2018, to allow the applicant to address the following:

- 1) revision of the "panhandle" for all lots to be a minimum of 25'-wide;
- 2) revision of the plat to illustrate the 25' minimum building setback line where each lot is at least 60' wide; and,
- 3) submission of a revised preliminary plat to include the remainder of the parcel from which the site is proposed to be subdivided, including additional fees and mailing labels, if necessary.

# LOCATOR MAP



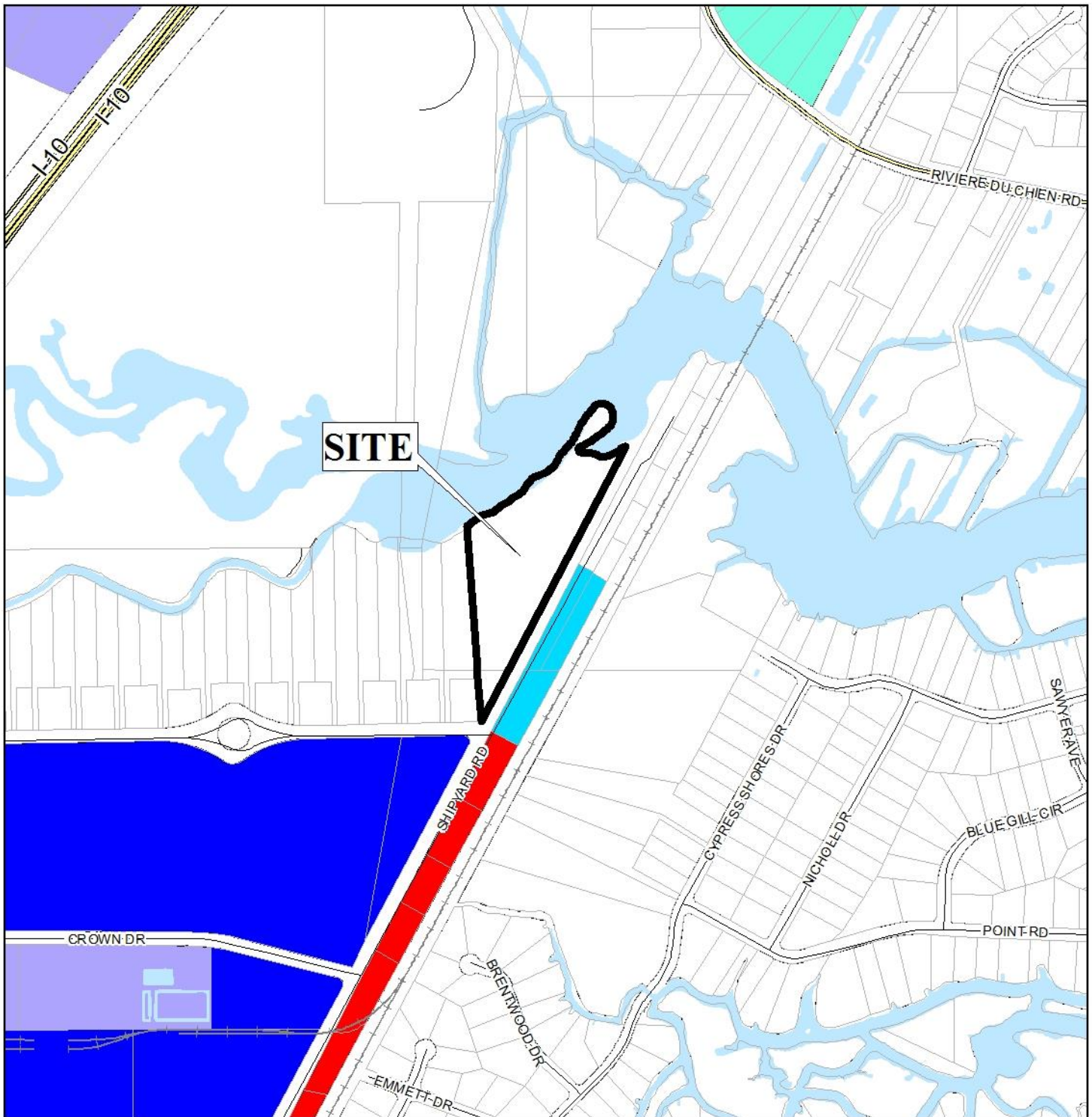
APPLICATION NUMBER 12 DATE July 19, 2018

APPLICANT Bluff's at Cypress Creek Subdivision, Phase Two

REQUEST Subdivision



# LOCATOR ZONING MAP

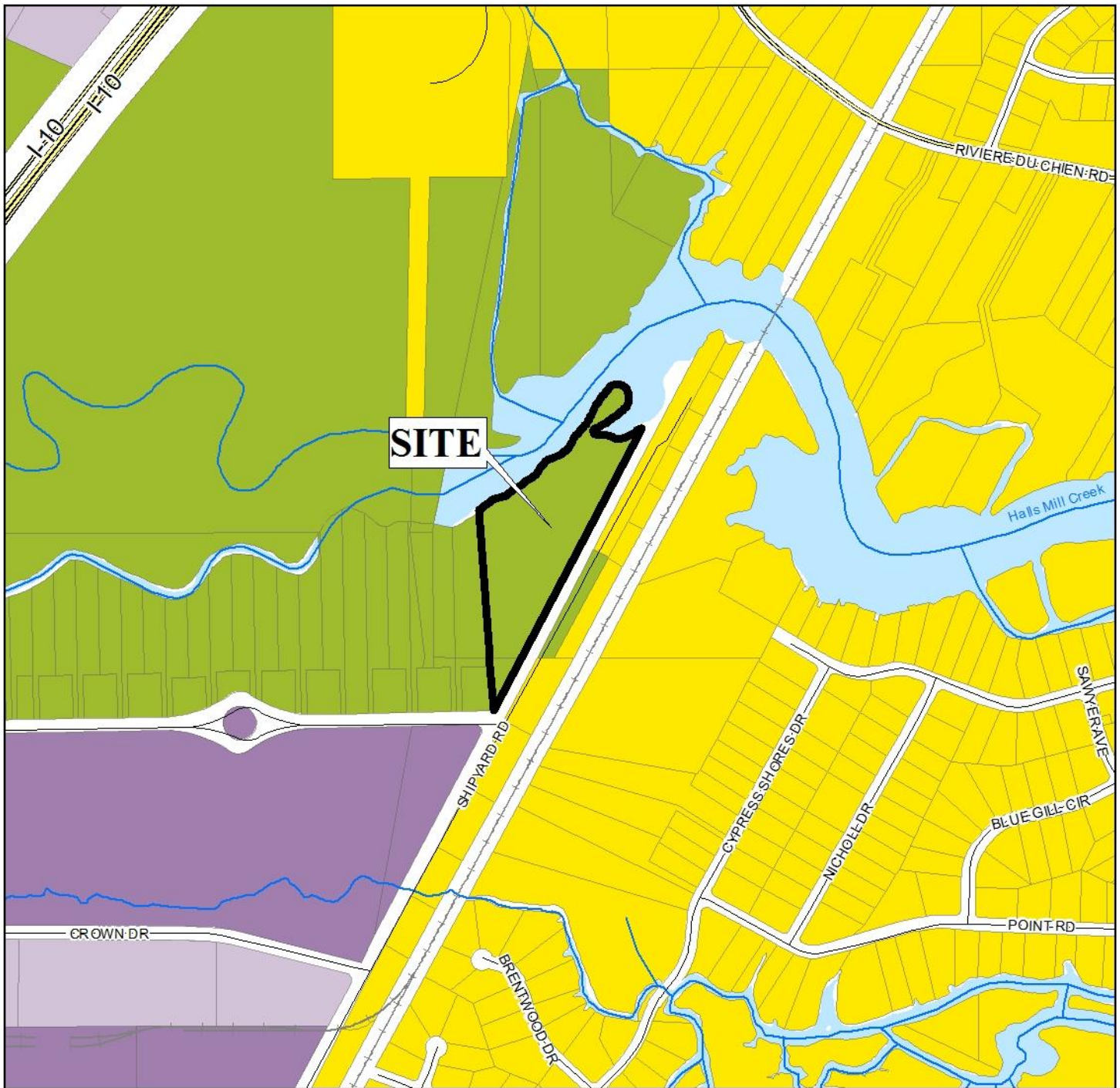


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# FLUM LOCATOR MAP



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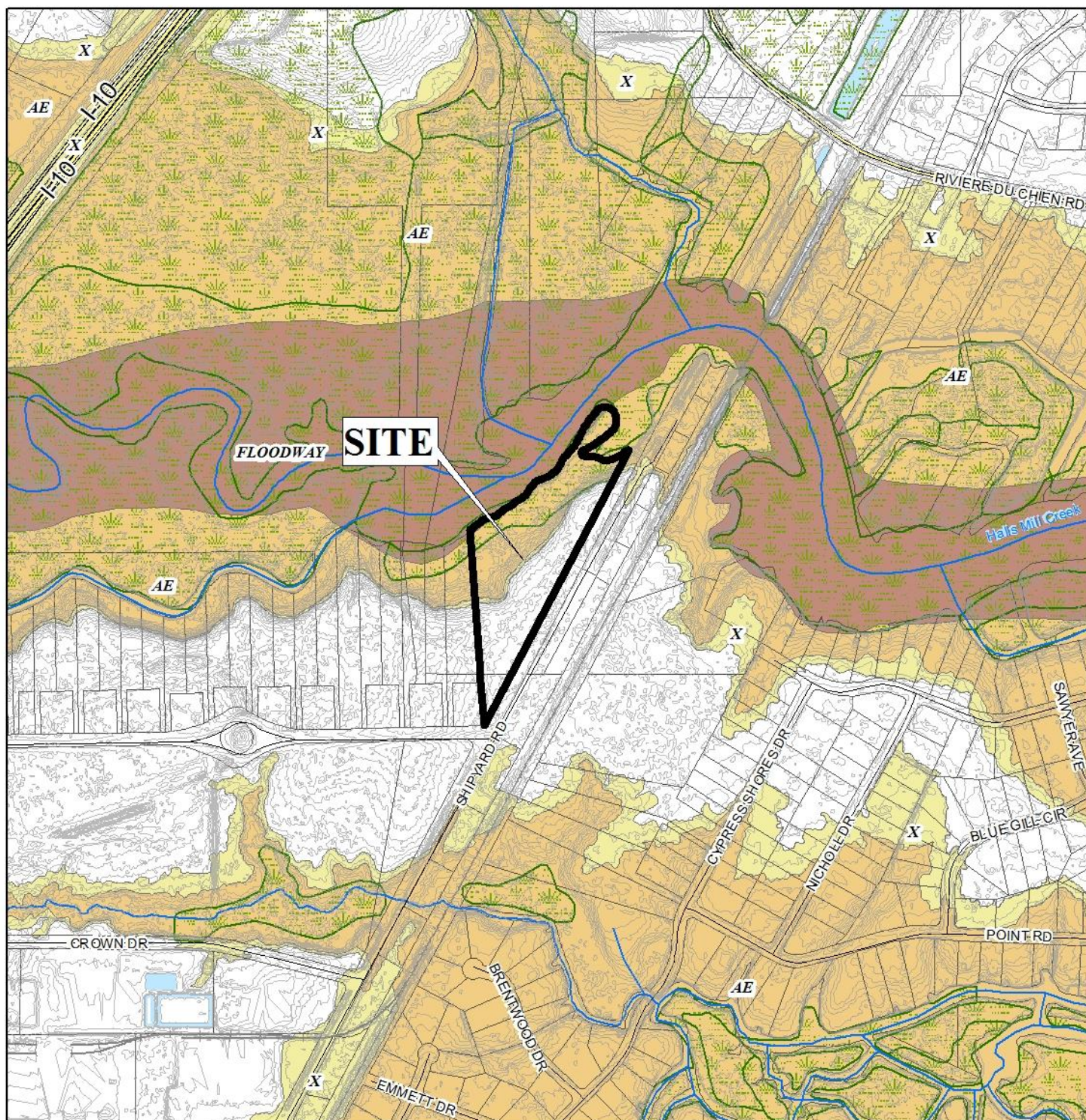
REQUEST Subdivision

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 12 DATE July 19, 2018

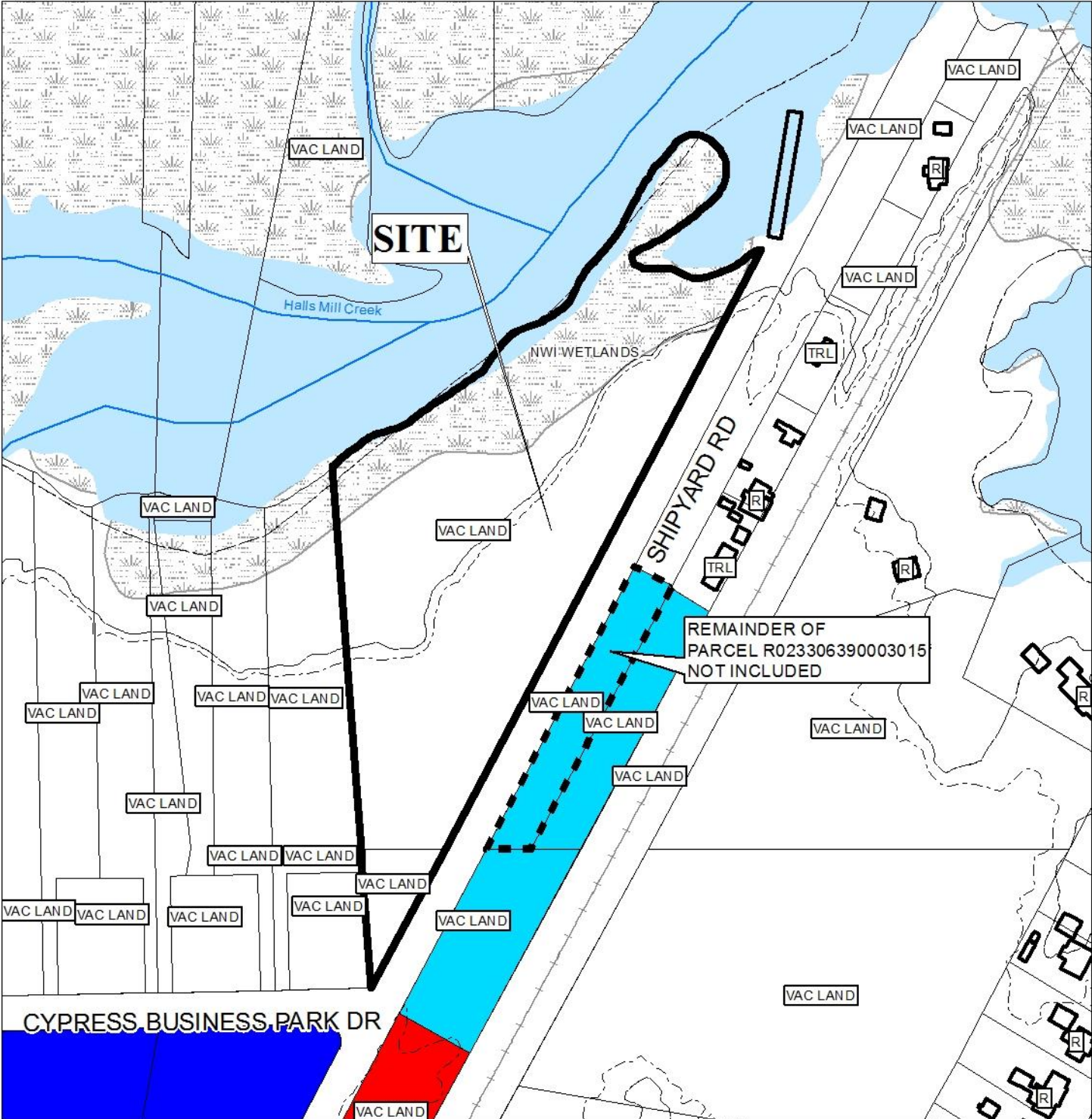
APPLICANT Bluff's at Cypress Creek Subdivision, Phase Two

REQUEST 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





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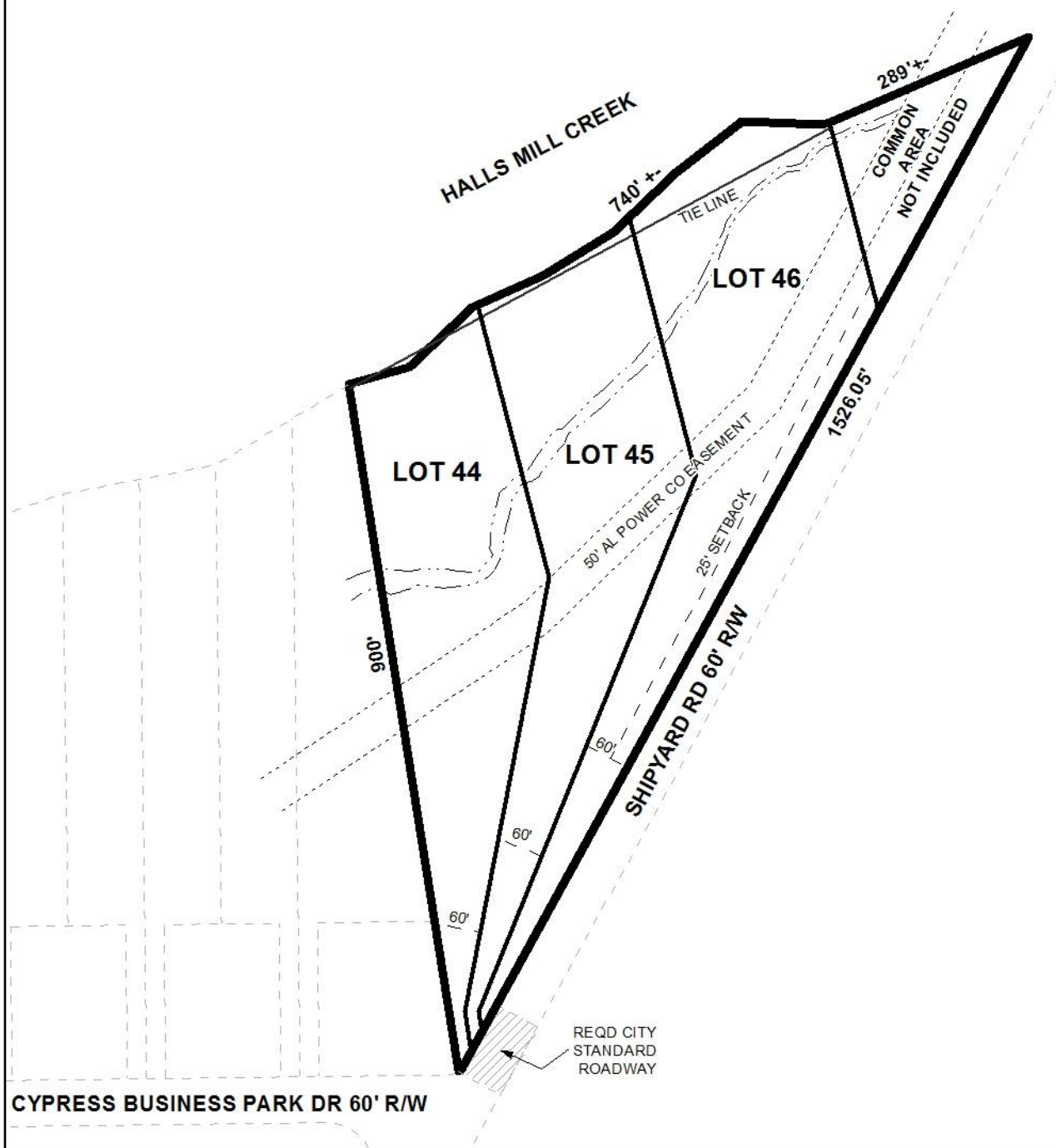


APPLICATION NUMBER 12 DATE July 19, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE July 19, 2018

APPLICANT Bluff's at Cypress Creek Subdivision, Phase Two

REQUEST Subdivision





