

## **COVENANT ANNEX 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 the Surveyor's and Owner's (notarized) signatures.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE.
- D. 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.
- E. 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: Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should 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). 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 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, 0.4± acre subdivision which is located on the Southeast corner of Hyland Avenue and Spring Hill Avenue, in Council District 1. The purpose of this application is to combine two (2) existing legal lots of record into one (1) legal lot of record. The applicant states the site is served by public water and sanitary sewer services.

The site has been given a Traditional Corridor (TC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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 generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), TC designations incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures ranging in density from 4 to 10 du/ac; and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas, special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

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.

It should be noted that on August 3, 2020 the Board of Adjustment approved a Use Variance to allow off-site parking at the subject site for the abutting church facilities. In its conditions the Board required that the applicant receive Planning Commission approval of a one-lot subdivision, hence this application.

As illustrated on the preliminary plat the proposed lot has frontage along Hyland Avenue and Springhill Avenue. Both Hyland Avenue, a minor street with curb and gutter, and Springhill Avenue, a major street included in the major street plan, are illustrated on the preliminary plat showing compliant rights-of-way. However, the applicant should coordinate with the City Engineer to determine if a corner radius dedication is required, per Section V.D.6. of the Subdivision Regulations. Additionally, a compliant 25-foot minimum building setback is illustrated along both frontages and should be retained on the Final Plat.

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, adjusted for dedication if necessary, 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.

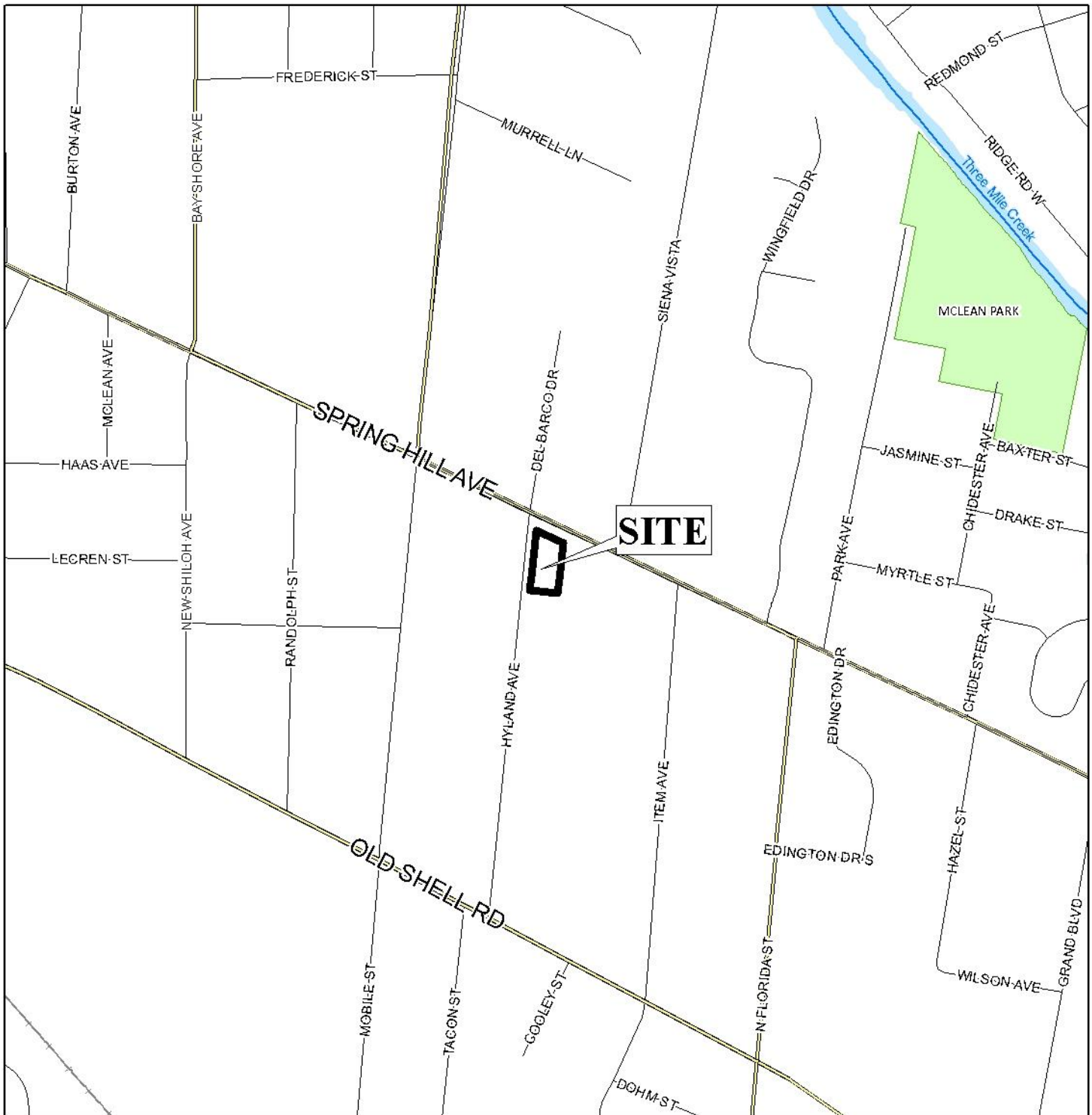
No easements are indicated on the preliminary plat. If any easements are recorded on the site they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement without permission of the easement holder.

Based on the preceding this application is recommended for Tentative Approval subject to the following conditions:

- 1) Coordination with the City Engineer to determine if a corner radius dedication is required, per Section V.D.6. of the Subdivision Regulations;
- 2) Retention of the 25-foot minimum building setbacks along both Hyland Avenue and Springhill Avenue on the Final Plat, adjusted for dedication if necessary;
- 3) Retention of the lot sizes in both square feet and acres, adjusted for dedication if necessary, or the furnishing of a table on the Final Plat providing the same information;
- 4) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 5) 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. Provide the Surveyor's and Owner's (notarized) signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. D. 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. E. 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.*);
- 6) Placement of a note on the Final Plat stating the Traffic Engineering comments: (*Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) 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

- 8) 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 13 DATE October 1, 2020

APPLICANT Covenant Annex Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE October 1, 2020

APPLICANT Covenant Annex Subdivision

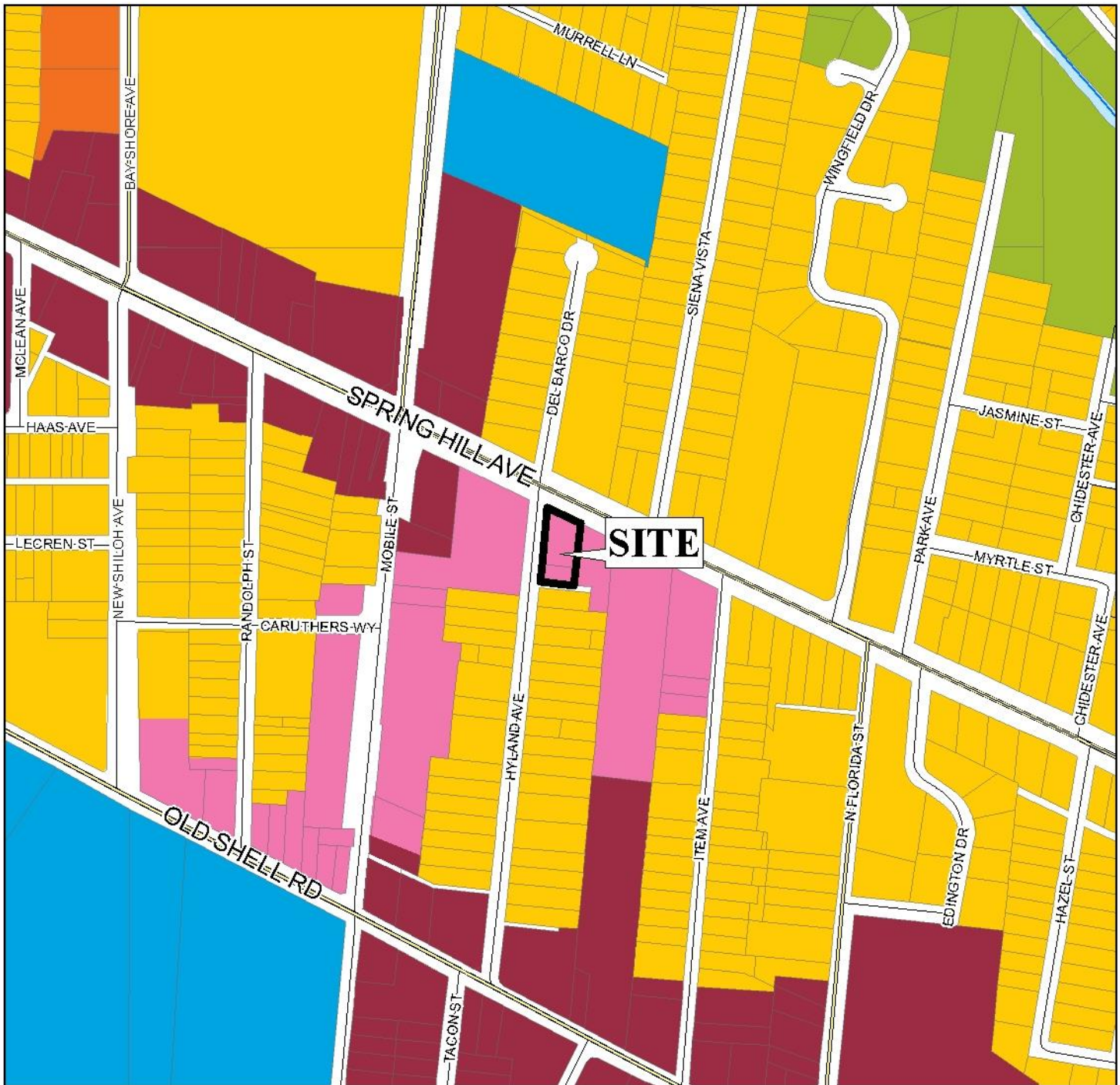
REQUEST Subdivision



NTS



# FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE October 1, 2020

APPLICANT Covenant Annex Subdivision

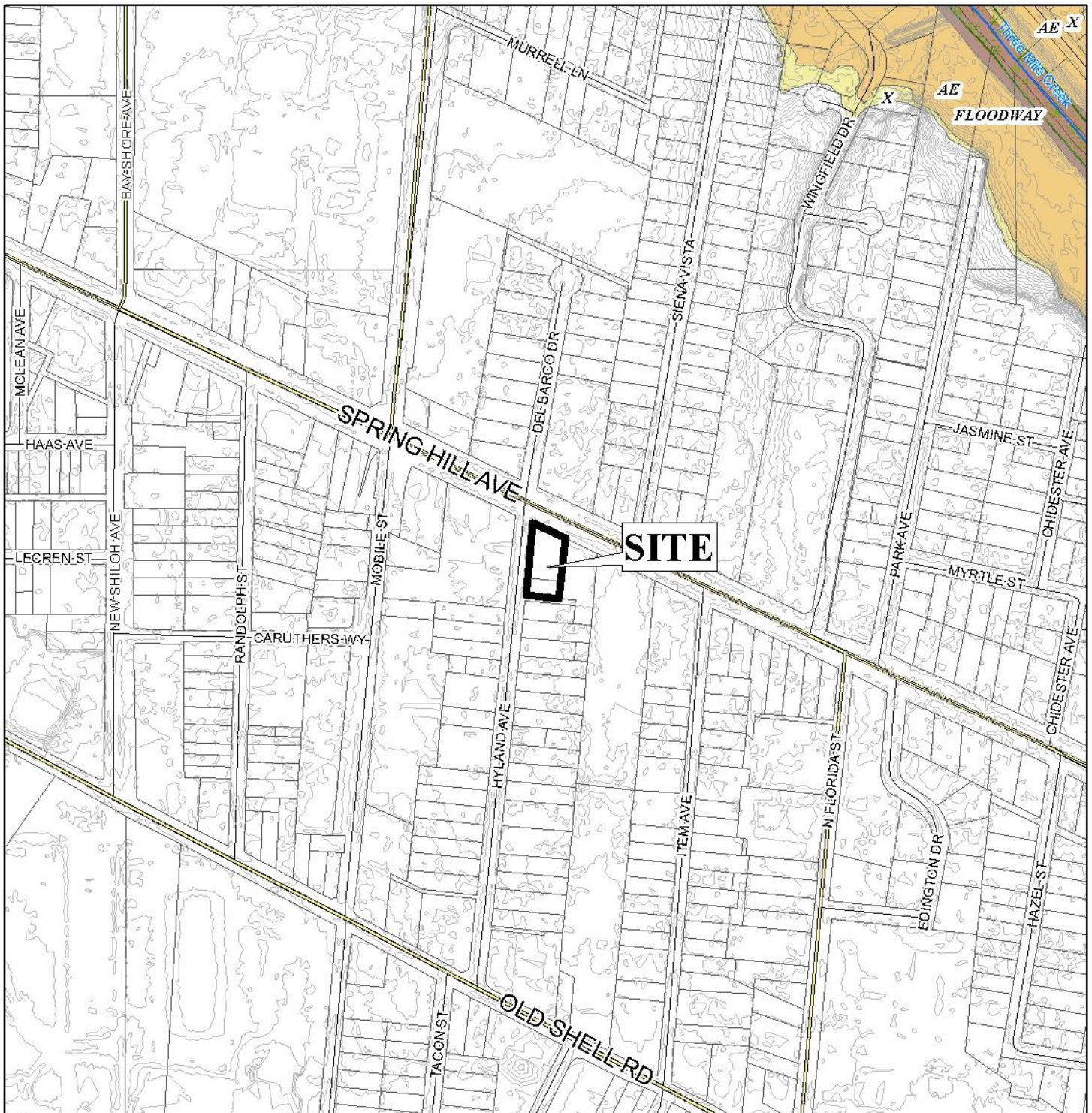
REQUEST Subdivision

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 13 DATE October 1, 2020  
APPLICANT Covenant Annex Subdivision  
REQUEST Subdivision





# COVENANT ANNEX SUBDIVISION



APPLICATION NUMBER		13		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



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# COVENANT ANNEX SUBDIVISION

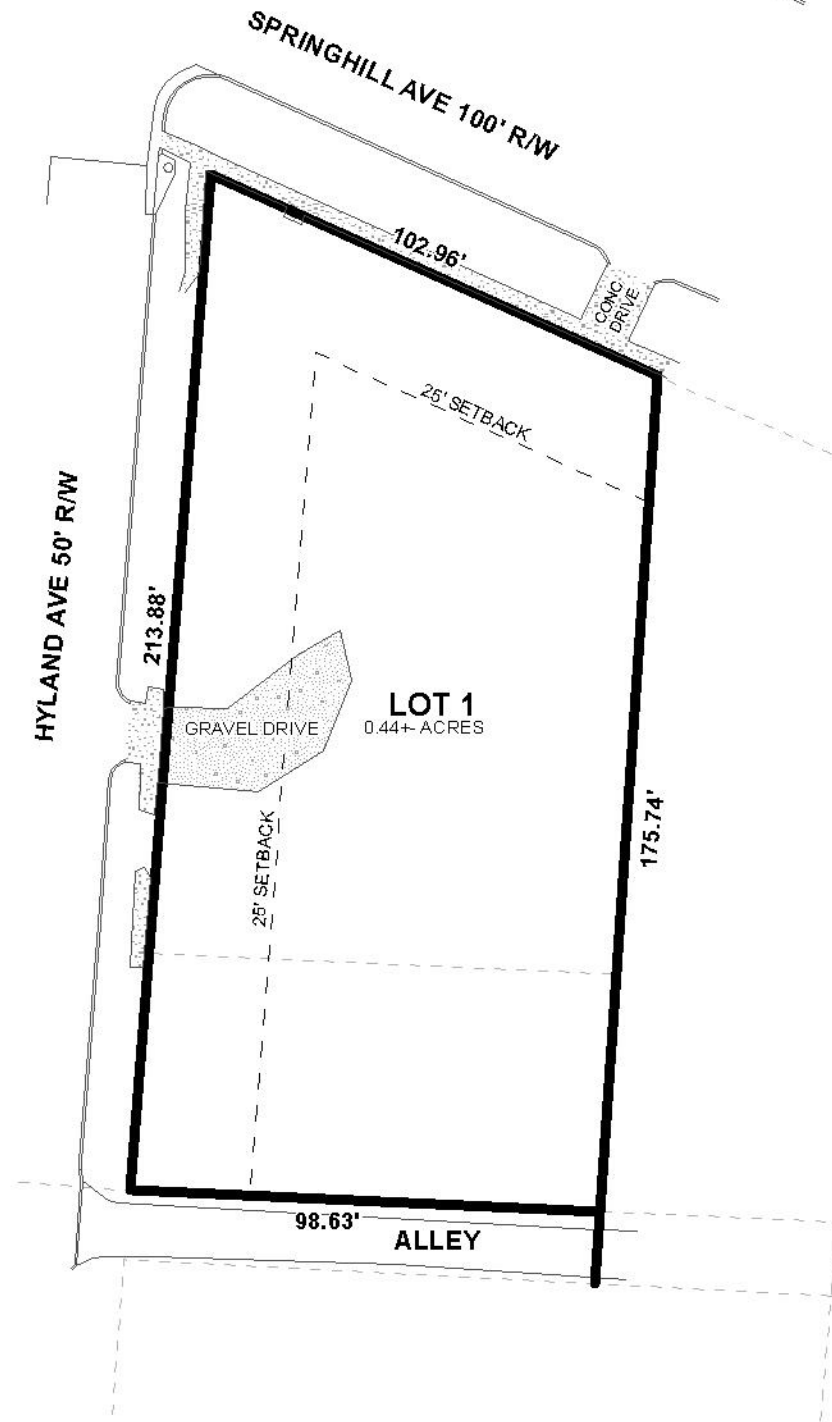


APPLICATION NUMBER 13 DATE October 1, 2020



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# DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE October 1, 2020  
 APPLICANT Covenant Annex Subdivision  
 REQUEST Subdivision

