

HISTORIC MOBILE LLC CONGRESS 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 and label the monument set or found at each subdivision corner.
- C. Show and label the MFFE on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11.
- D. Clarify the status of the ROW at the NE corner of LOT D. The plan view indicates that there is ROW that is to be vacated and the written description mentions "...former road right-f-way...". If necessary provide additional details showing the existing and proposed ROW.
- E. Provide the recording information for any vacated Rights-Of-Way and easements.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOTS A, B, C, and D will share the 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 A – NONE, LOT B – 1,100 sf, LOT 3 – NONE, AND LOT 4 – 1,300 sf.
- G. Add a note 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.
- H. Add a note 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.
- I. 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.
- J. Add a note that all existing and 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. 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 prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments: Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The plat illustrates the proposed 4-lot, 0.1± acre subdivision which is located at the Southwest corner of Congress Street and North Cedar Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create four (4) legal lots of record from three (3) existing legal lots of record, and a portion of a public right-of-way to be vacated.

The site has been given a Downtown (DT) 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.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

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.

The proposed lot is located within a T-4 Mixed-Use Sub-district of Low Intensity of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, thus this review will be based primarily upon the DDD requirements.

The subject site consists of Lots 1, 2 and 3, Raye McKinley Subdivision, approved by the Commission in 2010. A condition of that approval was the dedication of a ten-foot (10') radius curve at the intersection of Congress Street and North Cedar Street. The preliminary plat indicates that dedication is to be vacated and incorporated within the current subdivision. Therefore, if determined by the City and Traffic Engineering that this right-of-way is no longer required, the Vacation process should be completed prior to signing the Final Plat, if approved.

The proposed lot fronts Congress Street and North Cedar Street which are minor streets with curb and gutter each requiring a 50-foot right-of-way width. Congress Street is labeled on the plat with a compliant 80-foot right-of-way, and North Cedar Street is labeled with a compliant 50-foot right-of-way. Therefore, no frontage dedication would be required. The right-of-way widths of both streets should be retained on the Final Plat, if approved. The primary street frontage should be designated on the Final Plat, as per Section 64-3.I.8(a) of the Zoning Ordinance.

The DDD requires an 18-foot minimum property width and allows a 120-foot maximum property width for newly platted properties in a T-4 Sub-district. The proposed lots all fall within the allowable lot width range.

Per Section 64-3.I.8.(d), in a T-4 Sub-district, the DDD allows a twelve-foot maximum setback along the primary street frontage. Proposed Lots B and C contain dwellings within the allowable setback range which are proposed to be removed from the site, and proposed Lot A is currently vacant. Proposed Lot D currently has a commercial building situated beyond the allowable 12-foot maximum setback and would be considered legal nonconforming. A note should be required on the Final Plat stating that the site is subject to compliance with the setback requirements of the DDD. As this differs from the standard 25-foot minimum setback required by Section V.D.9. of the Subdivision Regulations, this section will need to be waived, if approved.

As on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. While generally in keeping with smaller lots in the area, the proposed lots are less than the 7,200 square feet required by Section V.D.2. of the Subdivision Regulations, thus a waiver of that section will be required, if approved.

As the subject site is within the DDD, future development of the site will require Consolidated Review Committee (CRC) approval. The site is not within a historic district.

Section 64-3.I.11.(c)(3) of the DDD limits the driveway width to 10 feet in width within the front setback in a T-4 Sub-district, and a note should be required on the Final Plat stating such. Moreover, as per Section 64-3.I.11.(c)(5), a maximum of one curb cut per street frontage is allowed per lot, thus a note should be required on the Final Plat stating such, if approved.

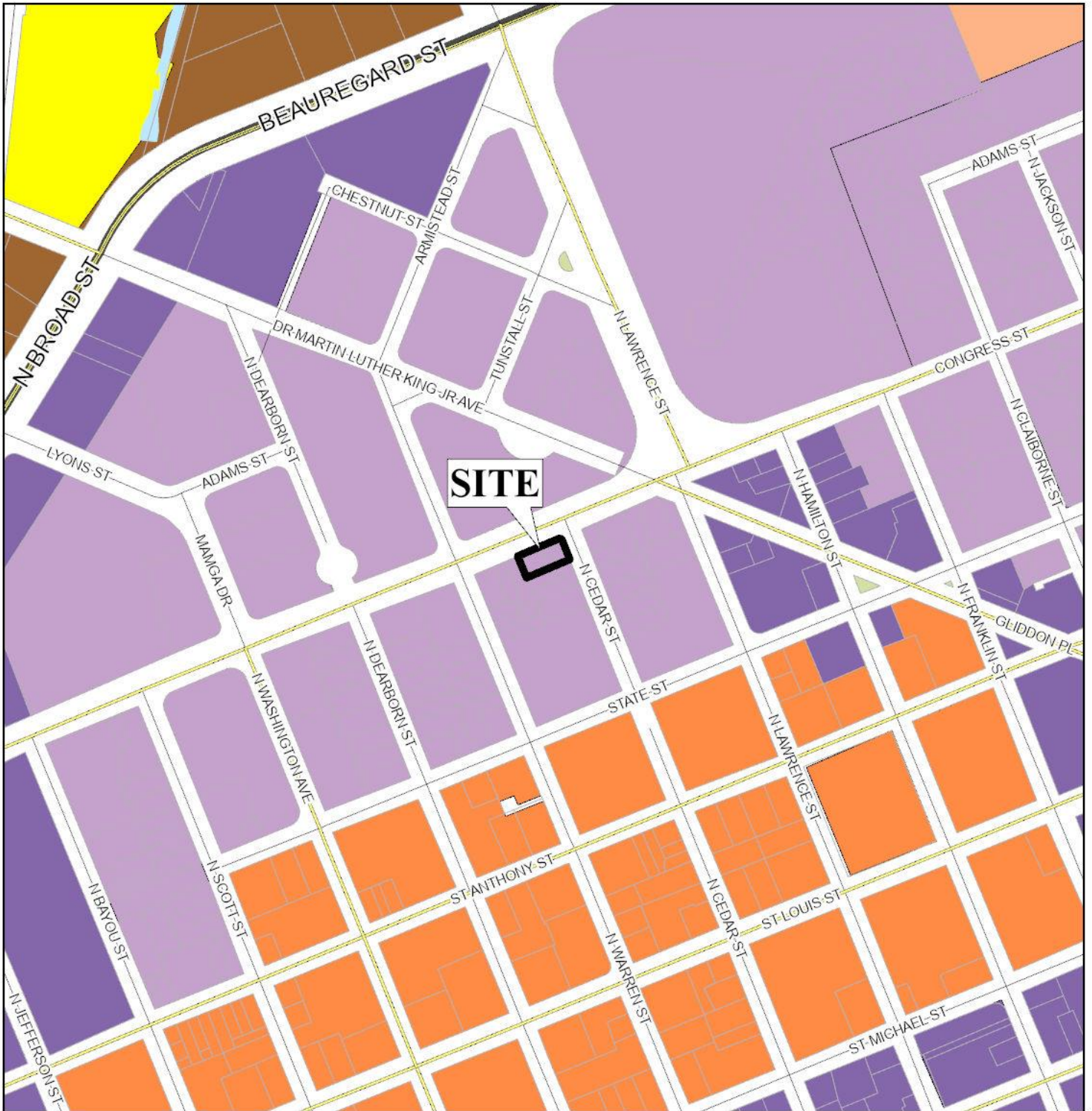
Based upon the preceding, with a waiver of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way widths of Congress Street and North Cedar Street on the Final Plat;
- 2) if approved by both City Engineering and Traffic Engineering, completion of the Vacation process for the previously dedicated portion of public right-of-way at the Southwest corner of Congress Street and North Cedar Street to be incorporated into the subdivision prior to signing the Final Plat;
- 3) placement of a note on the Final Plat stating that the site is subject to compliance with the setback requirements of the DDD;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) designation of the primary frontage on the Final Plat;
- 6) placement of a note on the Final Plat stating that the driveway width is limited to 10 feet within the front setback;
- 7) placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage;
- 8) 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 and label the monument set or found at each subdivision corner. C. Show and label the MFFE on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11. D. Clarify the status of the ROW at the NE corner of LOT D. The plan view indicates that there is ROW that is to be vacated and the written description mentions "...former road right-f-way...". If necessary provide additional details showing the existing and proposed ROW. E. Provide the recording information for any vacated Rights-Of-Way and easements. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) LOTS A, B, C, and D will share the*

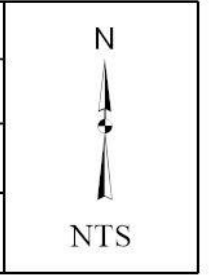
historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE, LOT B – 1,100 sf, LOT 3 – NONE, AND LOT 4 – 1,300 sf. G. Add a note that a Land Disturbance permit will be 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. H. Add a note 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. I. 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. J. Add a note that all existing and 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. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. 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 prior to obtaining any signatures. No signatures are required on the drawing.);

- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: (Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 10) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 11) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings).

LOCATOR ZONING MAP



APPLICATION NUMBER	2	DATE	December 1, 2022
APPLICANT	Historic Mobile LLC Congress Subdivision		
REQUEST	Subdivision		



FLUM LOCATOR MAP



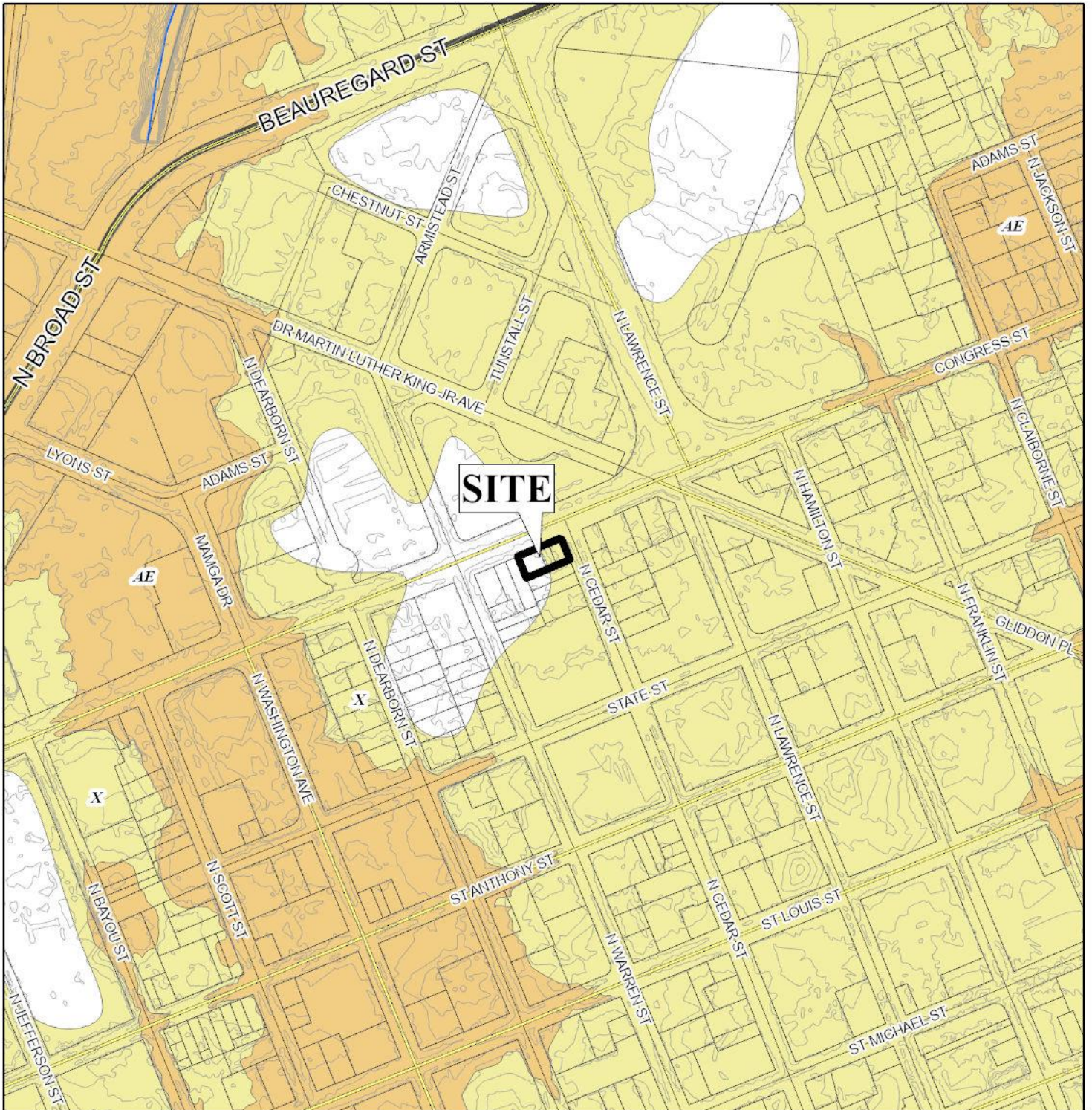
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Layer2

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|---------------------------|-----------------------------------|---------------------------|--------------------|
| Low Density Residential | Downtown | Traditional Corridor | Heavy Industry |
| Mixed Density Residential | District Center | Mixed Commercial Corridor | Institutional |
| | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| | Neighborhood Center - Suburban | Light Industry | Water Dependent |



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE December 1, 2022
APPLICANT Historic Mobile LLC Congress Subdivision
REQUEST Subdivision



HISTORIC MOBILE LLC CONGRESS SUBDIVISION



APPLICATION NUMBER 2 DATE December 1, 2022

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



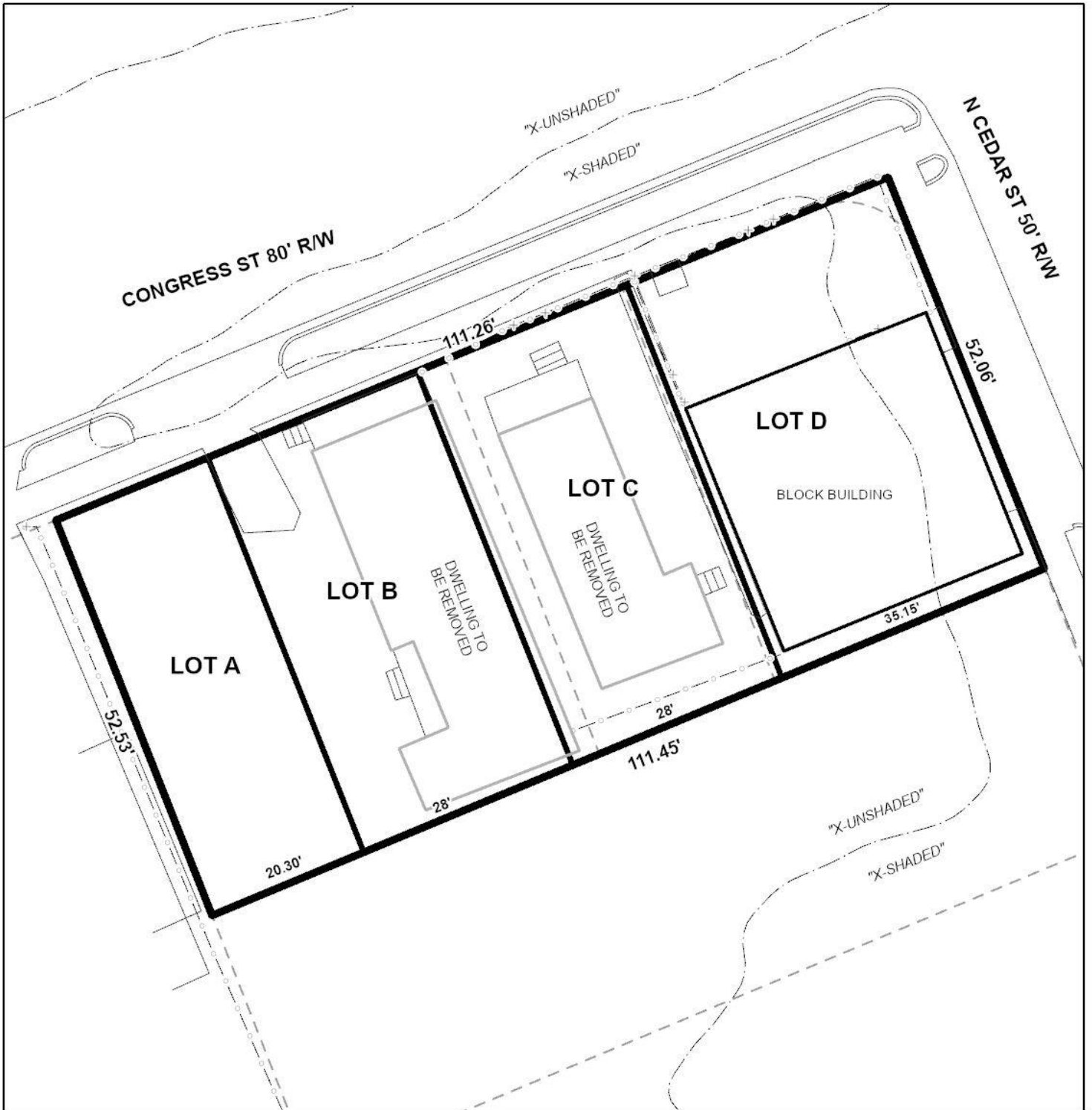
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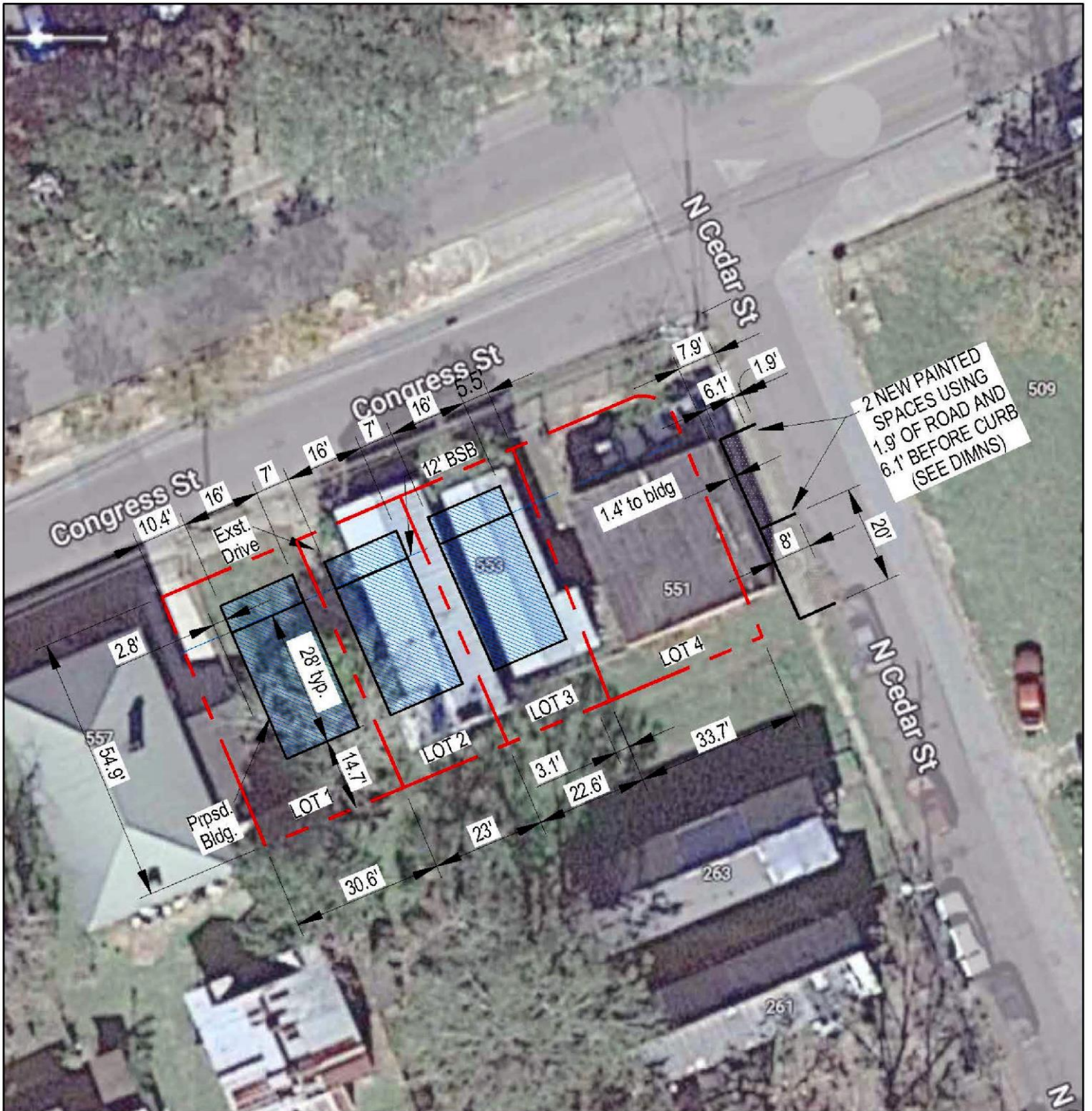
DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE December 1, 2022
 APPLICANT Historic Mobile LLC Congress Subdivision
 REQUEST Subdivision



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE December 1, 2022
 APPLICANT Historic Mobile LLC Congress Subdivision
 REQUEST Subdivision



