

PINEVIEW HEIGHTS SUBDIVISION,
RESUBDIVISION OF LOTS 1 & 34

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide larger, legible street names to the vicinity map.
- 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. 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.
- D. 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.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Revised Engineering Comments:

The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
- C. *Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.*
- D. *Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking,

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 61-929 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)

The plat illustrates the proposed 0.4 acre ±, 2 lot subdivision which is located on Northeast corner of North McGregor Avenue and Sheips Lane, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide two existing lots to adjust a common internal lot line, to accommodate the slab of a building under construction that was inadvertently placed across the existing lot line. The applicant owns both properties.

The site has frontage onto North McGregor Avenue, which is a proposed Major Street according to the Major Street Plan component of the Comprehensive Plan. The site also has frontage onto Sheips Lane, a minor street with a 50-foot wide right of way. Section VIII.G.5., Traditional Center District, Street Standards, of the Subdivision Regulations supersedes the right-of-way requirements of the other sections of the Subdivision Regulations. Thus, North McGregor Avenue’s right of way width as well as the Sheips Lane right of way width should be determined by using the following table taken from the Subdivision Regulations:

Streetscape Standards	Sub-districts		
	<i>Village Center</i>	<i>Neighborhood Center</i>	<i>Neighborhood General</i>
Lane Width:			
<i>Travel Lane</i>	9’ to 11’ ¹	9’ to 11’ ¹	8’ to 10’
<i>Turning Lane</i>	9’ to 11’	9’ to 11’	no turning lanes
<i>Parking Lane</i>	parallel – 7’ to 8’ angle – 15’ to 18’	parallel – 7’ to 8’ angle – 15’ to 18’	parallel – 7’ to 8’ angle – 15’ to 18’
Street Edge:			
<i>Type</i>	raised curb	raised curb	raised curb or open swale
<i>Corner radius²</i>	10’ to 15’	10’ to 20’	10’ to 25’
<i>Corner radius³</i>	5’ max.	5’ max.	5’ max.
Street trees:			
<i>Type</i>	tree wells	tree wells or planting strip	planting strip

<i>Width</i>	4' min. wells	4' min. wells; 6' to 12' strips	6' min. strips
<i>Tree spacing</i>	Approx. 30' on center	Approx. 30' on center	Approx. 30' on center
<i>Tree diversity</i>	single species per block	single species per block	alternating species allowed
Sidewalk:			
<i>Type</i>	sidewalk required	sidewalk required	sidewalk required
<i>Width</i>	12' min.	12' min.	6' min.

North McGregor Avenue has two travel lanes, will have parallel parking on the East side, and must have a sidewalk. Sheips Lane has two travel lanes, there appear to be no provisions for on-street parking, and a sidewalk is also required. However as previously mentioned, the northern-most lot is in a different district than the southern-most lot. The plat should be revised to illustrate the application of Section VIII.G.5., Traditional Center District, Street Standards, of the Subdivision Regulations for both streets.

The applicant has voluntarily chosen to develop the northern-most lot under Section 64-3.H. Traditional Center District of the Zoning Ordinance, commonly known as the Village of Spring Hill regulations. As such, the R-1, Single Family Residential property, due to its location within a "Neighborhood Center" sub-district, can be developed commercially and can have a building built up to the front and side property lines. These reduced setbacks supersede those contained within the Subdivision Regulations, thus the front setback requirement of Section V.D.9. should be waived.

The adjacent lot that is also part of this subdivision request is located in a "Neighborhood General" sub-district, and the adjustment of the common lot line will result in a split-zoning condition for the proposed Lot A (the lot that is being developed commercially). Thus a rezoning application is also necessary in order to fully resolve the issues created by the encroachment of the concrete slab across the property line.

As proposed, the adjusted property line will provide a sideyard setback of from 8 ¾ inches to 1 foot 11 ¾ inches for the existing slab. No side yard setbacks are required in the Neighborhood Center sub-district.

Based upon the preceding, this request is recommended for Holdover until the August 6 meeting, with the following due by July 17:

- 1) Submission of a zoning application to amend the Regulating Plan to adjust the boundaries of the Neighborhood Center and Neighborhood General subdistricts to correspond with the proposed lot line adjustments, including the appropriate postage, labels, site plans and application fees (to be heard at the August 20, 2015 meeting); and
- 2) Revision of the preliminary plat to reflect the minimum required right-of-way widths according to subdistrict type and associated required street components, per Section VIII.G.5., Traditional Center District, Street Standards, of the Subdivision Regulations for both streets, and to illustrate anticipated street improvements associated with the new construction.

Revised for the August 6th meeting:

The request was heldover from the July 9th meeting to allow the application to revise the preliminary plat, and to allow the applicant to submit a separate request to amend the Regulating Plan: the request to amend the Regulating Plan will be heard at the August 20th meeting.

The revised plat reflects the Subdivision Regulation requirements for the Traditional Center District.

It should be noted that the preliminary plat includes labels on each lot with zoning districts: proposed Lot A is not within a B-1 district, but is also within an R-1, Single Family Residential district. The presence of the Neighborhood Center overlay is what allows the residentially-zoned property to be used for commercial development under the Traditional Center District zoning regulations. Therefore it is recommended that the zoning information be removed.

No setbacks are shown on the preliminary plat. Setbacks within the Traditional Center District are defined in the Zoning Ordinance, not the Subdivision Regulations. Given that development within the Traditional Center District is optional, a note should be placed on the plat stating that setbacks for Lots A and B shall be per Zoning Ordinance requirements.

Regarding street access, each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards.

Finally, the Subdivision process, including the recording of the final plat and the submission of seven (7) copies to the Planning Division, should be completed prior to any request for final inspections for the proposed building on Lot A.

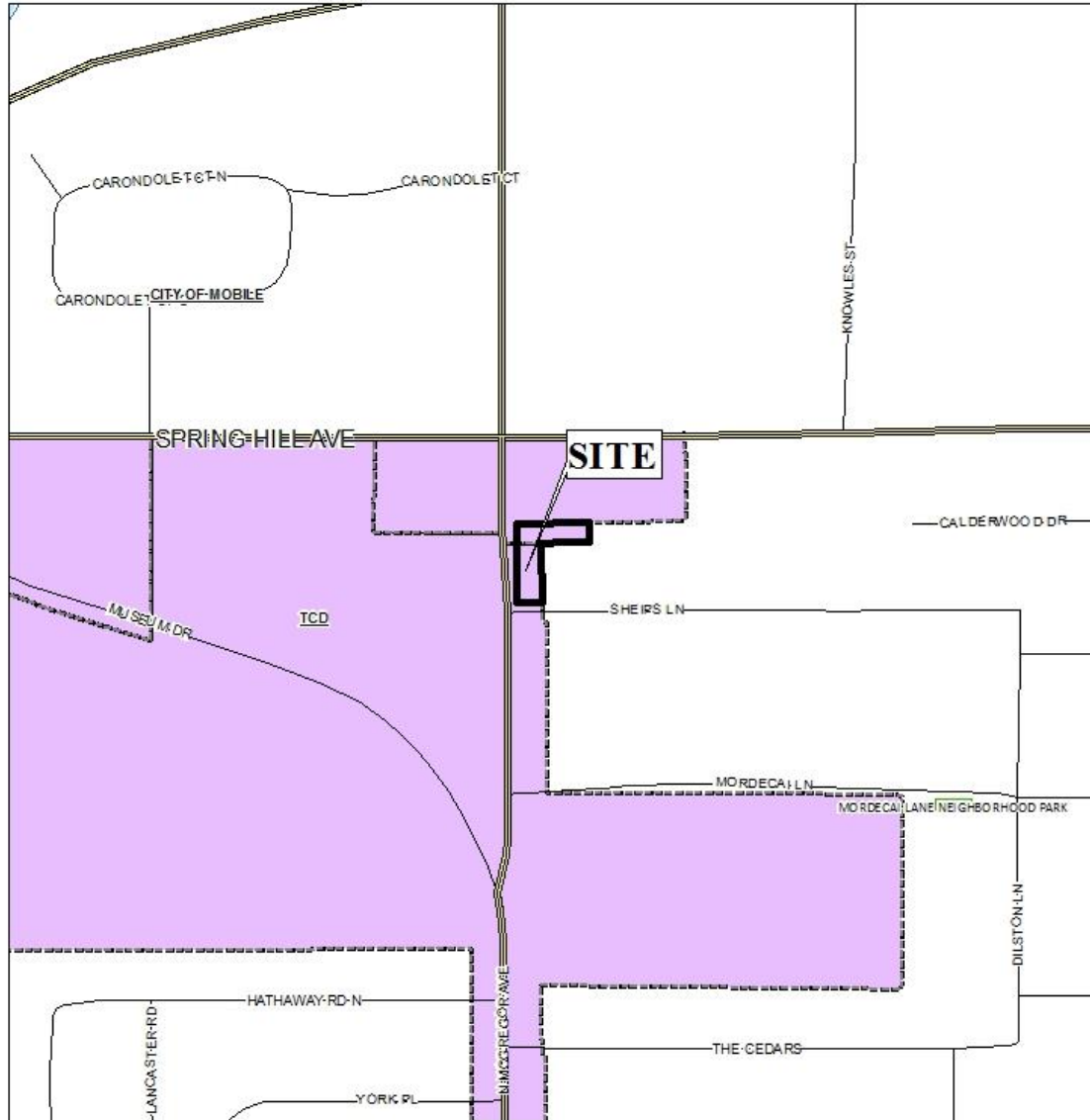
Based upon the preceding, this request is recommended for Tentative Approval, subject to the following conditions:

- 1) Removal of the zoning district information for Lot A and Lot B from the plat;
- 2) Placement of a note on the plat stating: “Setbacks for Lots A and B shall be per Zoning Ordinance requirements”;
- 3) Placement of a note on the plat stating: “Each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards”;
- 4) Compliance with the revised Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide an updated Plat to Engineering Dept. for review prior to*

submittal for City Engineer's signature. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) *Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) *Compliance with 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 61-929 and City Code Chapters 57 and 64).);*
- 7) *Compliance with Fire 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)); and*
- 8) *Completion of the Subdivision process prior to any request for final inspections for the proposed building on Lot A.*

LOCATOR MAP



APPLICATION NUMBER 4 DATE August 6, 2015
APPLICANT Pineview Heights Subdivision, Resubdivision of Lots 1 & 34
REQUEST Subdivision



PINEVIEW HEIGHTS SUBDIVISION, RESUBDIVISION OF LOTS 1 & 34

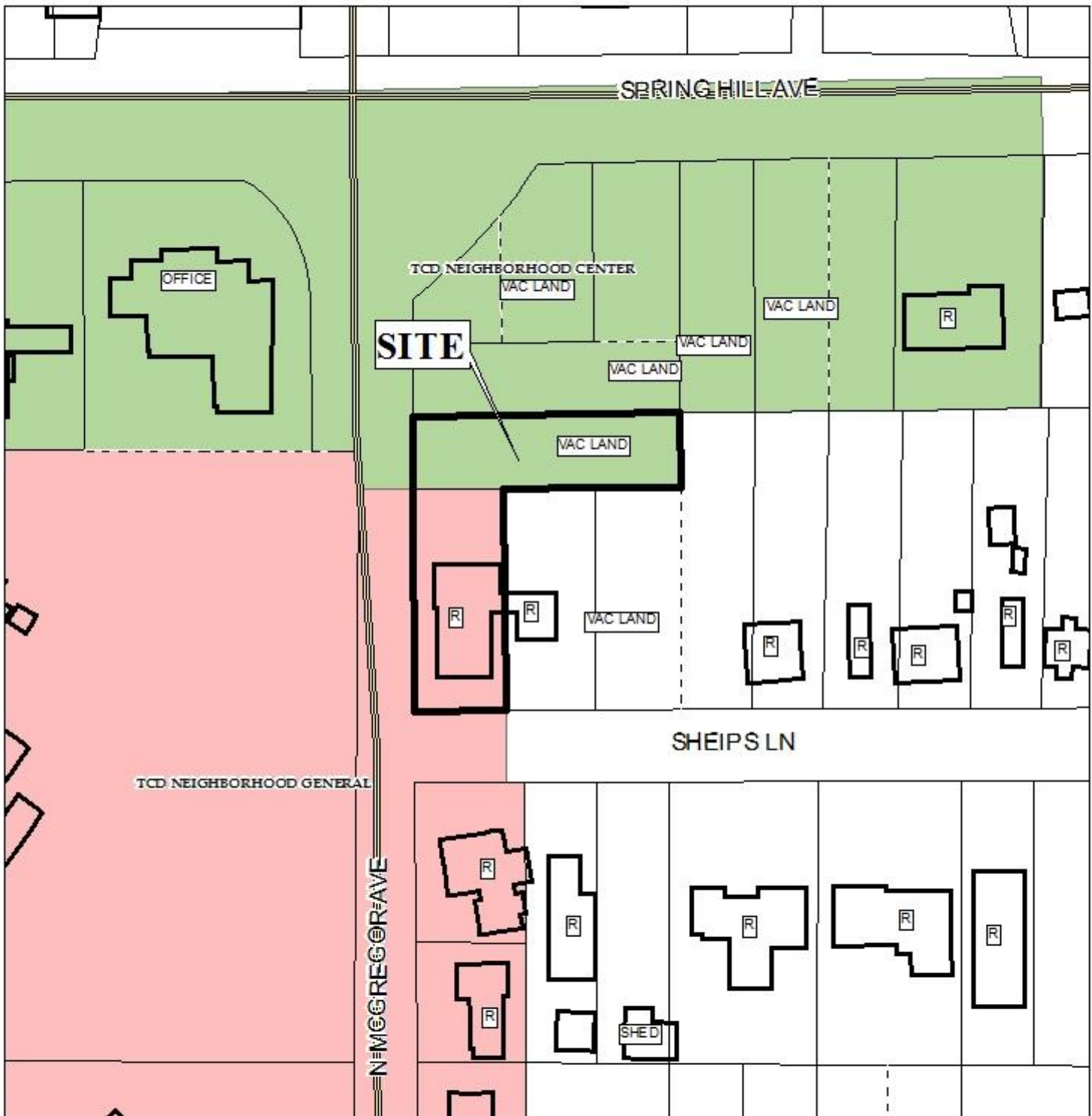


APPLICATION NUMBER 4 DATE August 6, 2015

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 4 DATE August 6, 2015



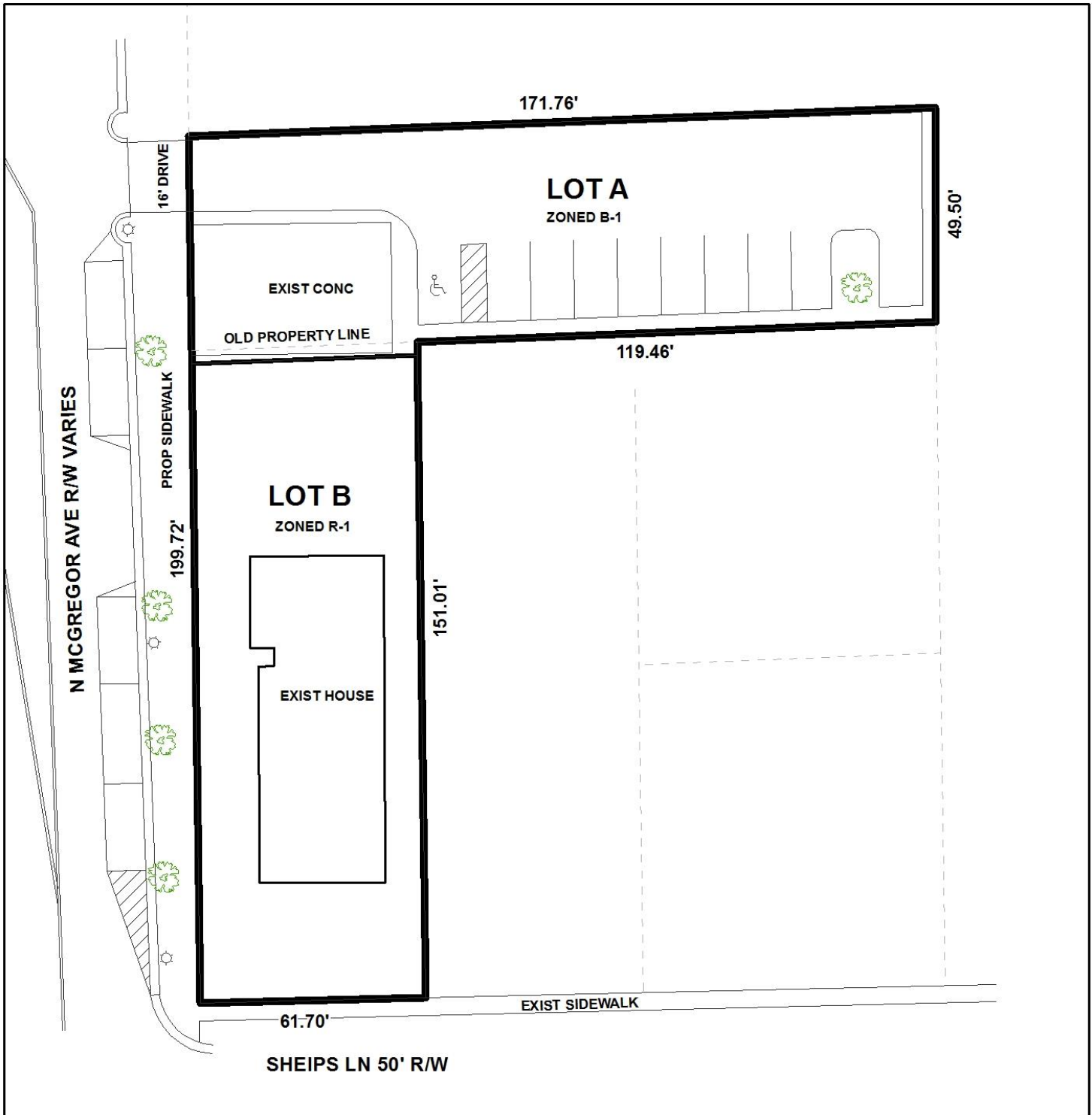
**PINEVIEW HEIGHTS SUBDIVISION, RESUBDIVISION
OF LOTS 1 & 34**



APPLICATION NUMBER 4 DATE August 6, 2015



DETAIL SITE PLAN



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 APPLICANT Pineview Heights Subdivision, Resubdivision of Lots 1 & 34
 REQUEST Subdivision

