

CITY/COUNTY OFFICES SUBDIVISION

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. Also show the FFE on the plat for the existing buildings. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, 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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments: No comments.

The plat illustrates the proposed 3.3± acre, 2-lot subdivision, which is located on the Northeast corner of St. Anthony Street and North Broad Street, extending to the Southeast corner of North Broad and Congress Street. The applicant states that the site is served by city water and sanitary facilities.

The purpose of this application is to create two legal lots from four existing metes and bounds parcels. It appears that the property was originally Lot B of The Broad Street Beauregard Street Connection.

Proposed Lots 1 and 2 have frontage onto Broad Street, a major street with adequate 100-feet of right-of-way and Jefferson Street, a minor street with adequate 50-feet of right-of-way. In addition, proposed Lot 1 will have frontage along Congress Street, a minor street that has more than adequate right-of-way of 80-feet and proposed Lot 2 will have frontage along St. Anthony, a minor street that has adequate right-of-way of 50-feet.

As a means of access management, a note should be placed on the Final Plat stating Lot 1 is limited to the existing curb cuts (one curb cut onto North Broad Street, two curb cuts onto Jefferson Street) and Lot 2 is limited to the existing curb cuts (one curb cut onto North Broad Street and one curb cut to Jefferson Street), if any of the sites are redeveloped the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

It should be noted that after review of aerial photographs and the submitted preliminary plat of the property, there appear to be structures located very close to the side and front property lines.

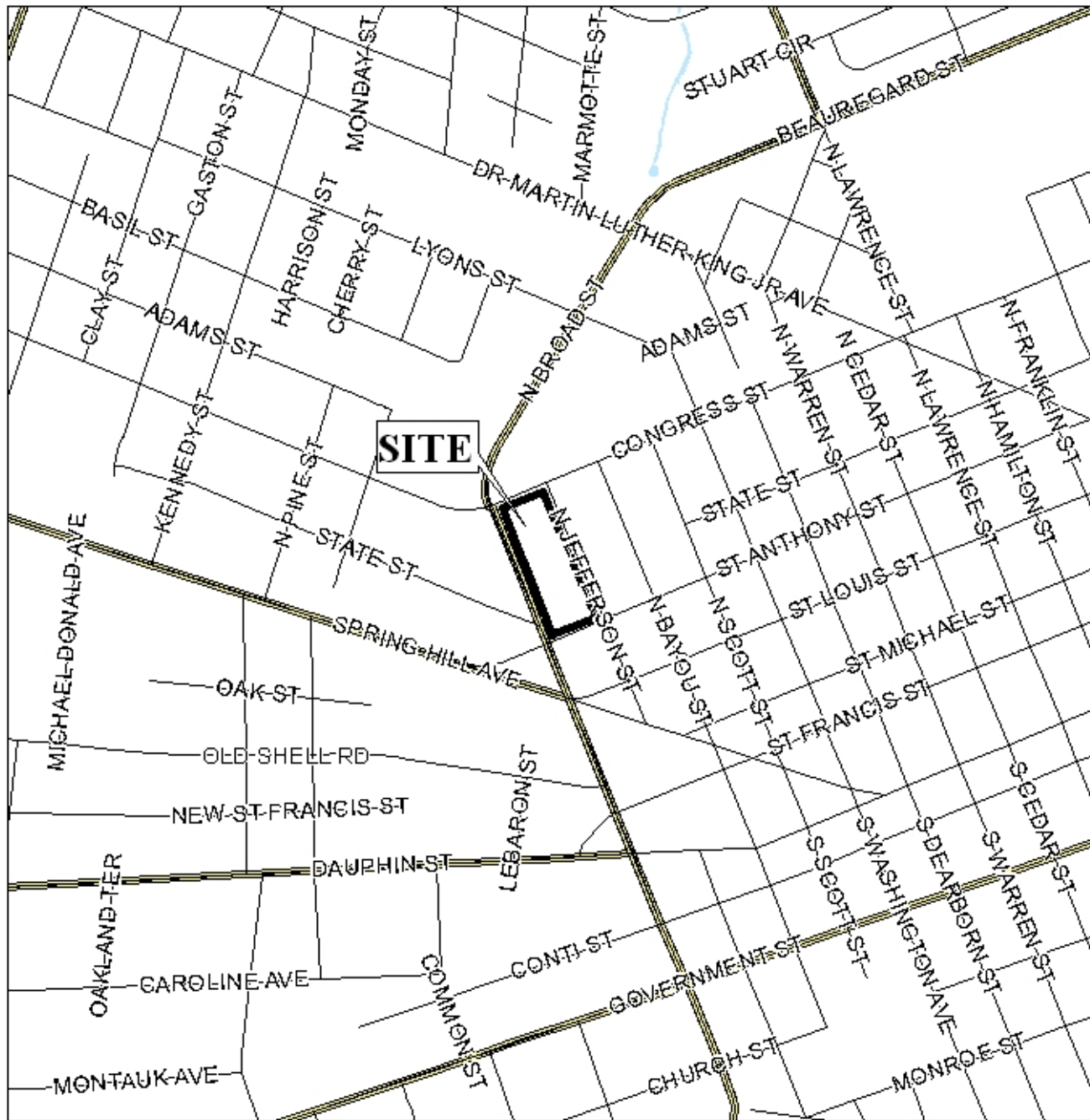
Since the site is currently developed and zoned R-3, Multi-Family Residential, the site is required to provide a minimum building setback of 25-feet along Congress Street and St. Anthony Street; and a minimum building setback of 20-feet along North Broad Street and Jefferson Street. Additionally, both lots share parking, access, and act as one parking lot servicing both structures (lots); therefore, the submission of a Planned Unit Development application would be required to allow the shared parking and access between two building sites and will accomplish the front yard and side yard setback issues of both lots.

Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for a holdover until the October 7th meeting, with the submission of the Planned Unit Development (PUD) application due by September 7th, to allow the applicant to address the following:

- 1) submission of a Planned Unit Development (PUD) application to allow front and side yard reduction, shared access and parking.

LOCATOR MAP



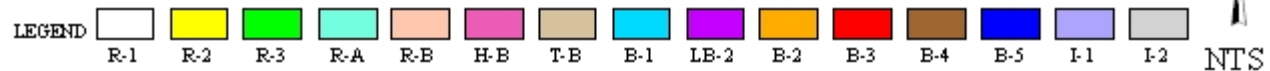
APPLICATION NUMBER 11 DATE September 2, 2010
 APPLICANT City/County Offices Subdivision
 REQUEST Subdivision



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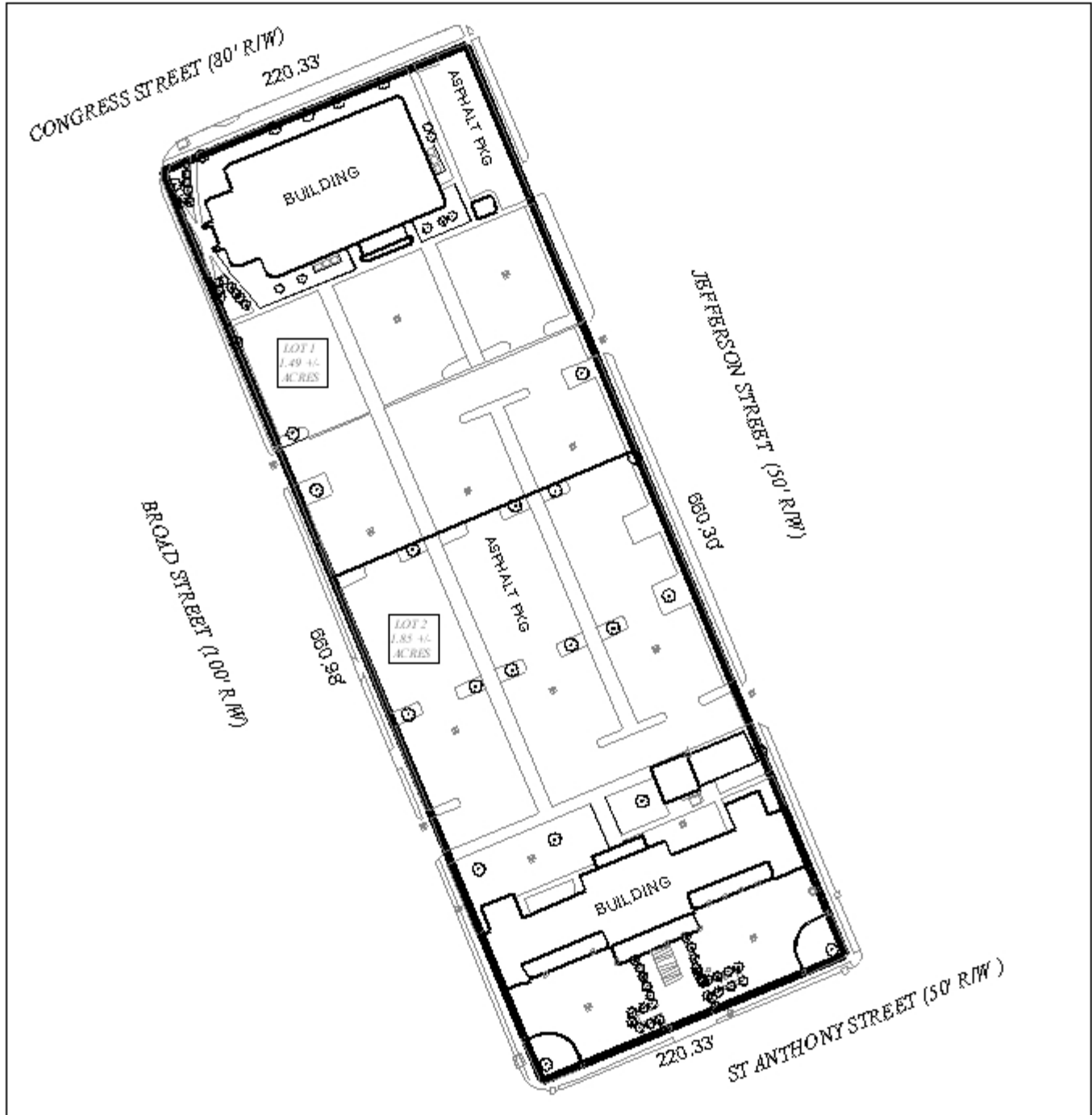
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APPLICATION NUMBER 11 DATE September 2, 2010



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE September 2, 2010

APPLICANT City/County Offices Subdivision

REQUEST Subdivision



NTS