

## **CODY GRELOT SUBDIVISION, REVISION TO LOT 2**

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 1.1 ± acre, 1-lot subdivision which is located at the Northeast corner of Cody Road South and Grelot Road. The applicant states that the subdivision is served by public water and sewer facilities. The site is located in Council District 6.

The purpose of this subdivision is to remove a condition placed upon the original Cody Grelot Subdivision that was approved by the Planning Commission at its December 2, 1999 meeting. The Cody Grelot Subdivision consists of two-lots, and in 1999 was being considered with associated Zoning and Planned Unit Development applications to allow a multi-building, multi-unit gated apartment complex on Lot 1, and create Lot 2 as an out parcel. A site plan was provided for the development proposed on Lot 1 and, unfortunately, it appears that the two following conditions have encumbered, unintentionally, Lot 2:

1. *Placement of a note on the final plat stating that each lot be limited to one curb cut to Grelot Road and one curb cut to Cody Road, size and location to be approved by the Traffic Engineering Department;*
2. *Cody Road curb cut to be designated as "exit only" as shown on the site plan;*

As Lot 2 was not specifically part of the Zoning and Planned Unit Development applications, there was no site plan. However, as the note (specifically note 2) is on the record plat, this application is required to correct the restriction.

Cody Road and Grelot Road are major streets, thus the number of curb-cuts should be limited in quantity per the original approval (one curb-cut to each road). It should also be pointed out that there may be turning movement conflicts on Cody Road due to an entrance/exit for the site near

the Cody/Grelot intersection, the lack of a median on Cody Road, and a dedicated southbound turn-lane on Cody Road.

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

- 1) placement of a note on the final plat stating that the lot is limited to one curb-cut to Grelot Road and one curb-cut to Cody Road, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards; and
- 2) labeling of the lot with its size in square feet, or placement of a table on the plat with the same information.

# LOCATOR MAP



APPLICATION NUMBER 16 DATE August 16, 2007

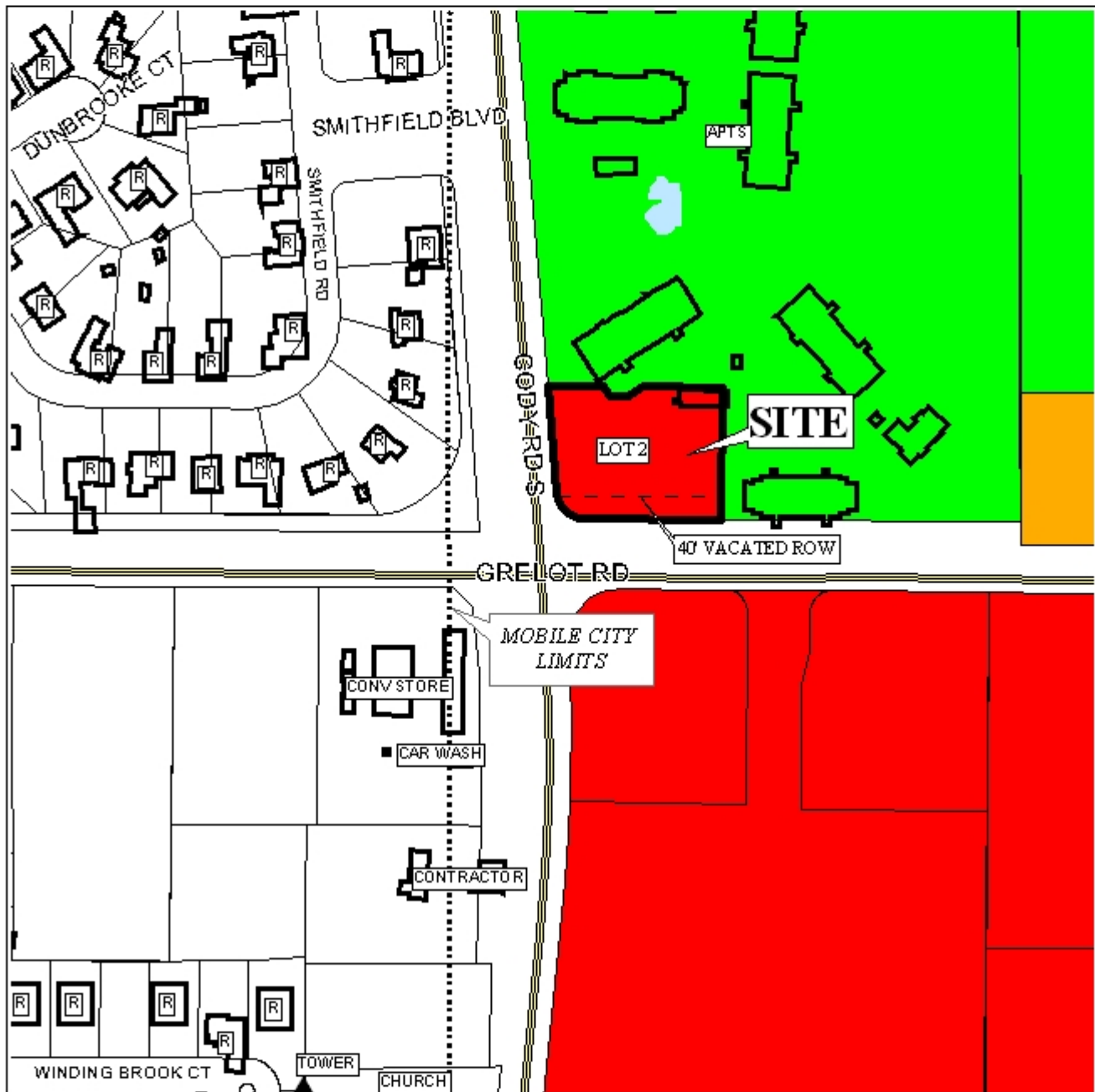
APPLICANT Cody Grelot Subdivision, Revision to Lot 2

REQUEST Subdivision



NTS

# CODY GRELOT SUBDIVISION, REVISION TO LOT 2



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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