

D. PETWAY SUBDIVISION

Engineering Comments: 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 1 lot, 0.3± acre subdivision which is located at 429 Lincoln Boulevard (Southwest corner of Lincoln Boulevard and Twelfth Street), 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 combine five existing legal lots of record into a single legal lot of record. Each of the existing lots are 25 feet in width.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat, and this information should be retained on the final plat, if approved.

The 25-foot minimum building setback line is not depicted on the preliminary plat. The Final Plat should be revised to depict the 25-foot minimum building setback line along all rights-of-way, if approved.

The site fronts Lincoln Boulevard to the East and Twelfth Street to the North. Both streets are minor streets and are not provided with curb and gutter. Lincoln Boulevard is depicted with a right-of-way of 40 feet and Twelfth Street is depicted with a right-of-way of 30 feet. Section V.B.14 of the Subdivision Regulations requires minor streets not provided with curb and gutter to have a right-of-way of at least 60 feet. As such, dedication sufficient to provide 30 feet from the centerline of both Lincoln Boulevard and Twelfth Street should be required. Additionally, as this is a corner lot, compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii should also be required. It should be noted that the 25-foot minimum building setback line should be depicted behind any required dedication.

The proposed lot is currently depicted as having two curb cuts to Lincoln Boulevard and no curb cuts to Twelfth Street. As such, the lot should be limited to the existing number of curb cuts,

with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

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 upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) dedication sufficient to provide 30 feet from the centerline of Lincoln Boulevard and Twelfth Street;
- 2) compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii;
- 3) placement of a note on the Final Plat stating that the site is limited to two curb cuts, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) depiction of the 25-foot minimum building setback line along all street frontages;
- 5) retention of the lot size labeling, in square feet; and
- 6) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

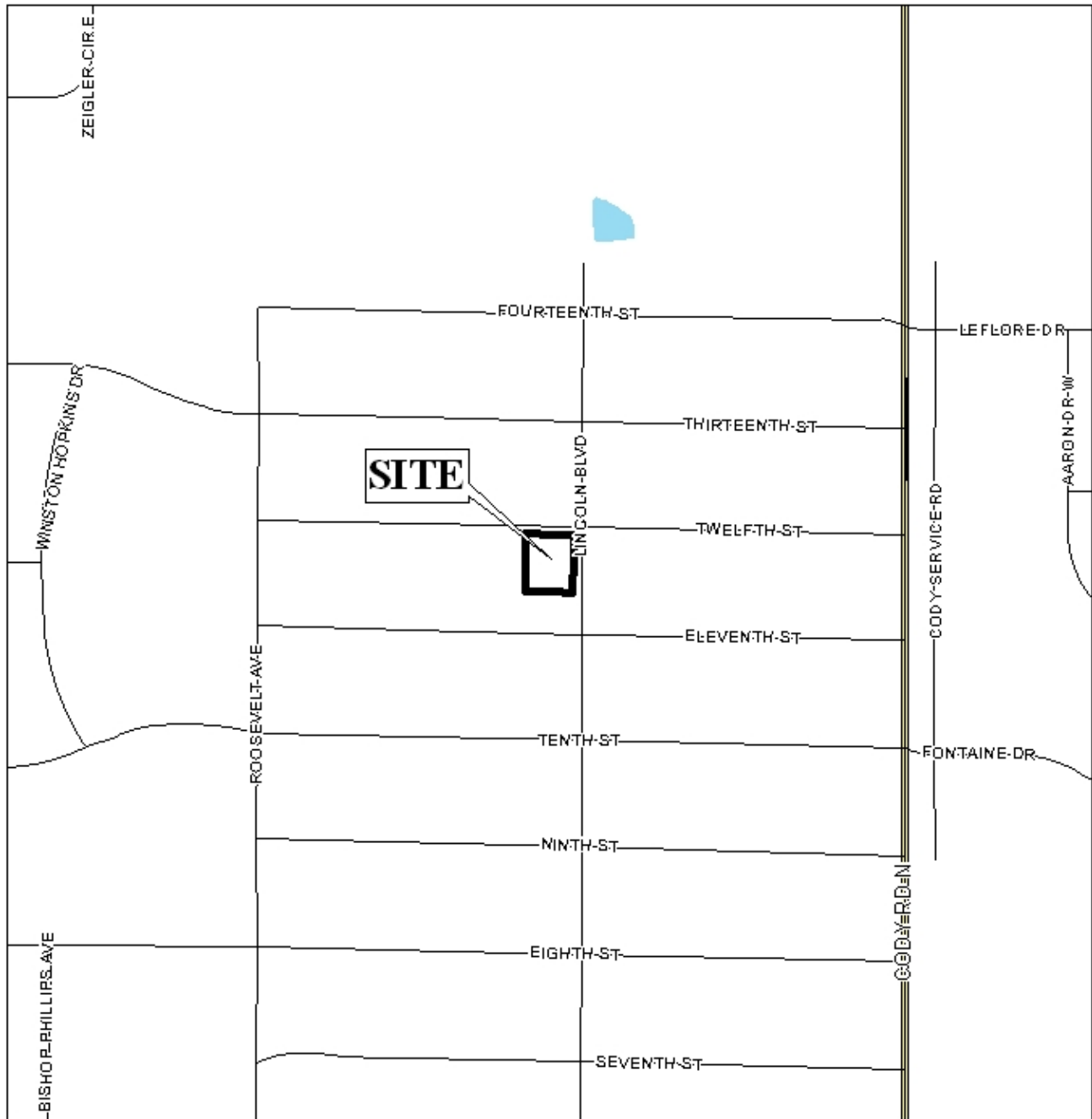
Revised for the April 1, 2010 meeting

The Planning Commission heldover the application to allow the applicant time to consider the feasibility of proceeding with the application or not, as was suggested by staff at the meeting. No new information was received from the applicant, and, as such, the original recommendation stands.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) dedication sufficient to provide 30 feet from the centerline of Lincoln Boulevard and Twelfth Street;*
- 2) compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii;*
- 3) placement of a note on the Final Plat stating that the site is limited to two curb cuts, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) depiction of the 25-foot minimum building setback line along all street frontages;*
- 5) retention of the lot size labeling, in square feet; and*
- 6) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*

LOCATOR



APPLICATION NUMBER 1 DATE April 1, 2010

APPLICANT D. Petway Subdivision

REQUEST Subdivision


















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APPLICATION NUMBER 1 DATE April 1, 2010

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

N
NTS

D. PETWAY SUBDIVISION



APPLICATION NUMBER 1 DATE April 1, 2010

