

## **MCCORD-HAMILTON SUBDIVISION,** **RESUBDIVISION OF LOT 2**

Engineering Comments: Show Minimum Finished Floor Elevation (FFE) on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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. Shall comply with Section 508.5.1 of the 2003 IFC.

The plat illustrates the proposed 1.2 ± acre, 2-lot subdivision which is located on the North side of Park Place, 390'± West of Riverside Drive. The applicant states that the subdivision is served by public water and sanitary facilities. The site is located in Council District 4.

The site was created as part of a two lot subdivision approved by the Planning Commission at its July 6, 2007 meeting. The application at hand will create two lots from one existing lot: proposed lot 2 will be a flag lot with approximately 50-feet of frontage onto Park Place, will exceed the width to depth ratio recommended by Section V.D.3. of the Subdivision Regulations, but will meet the minimum lot size requirements. It should be noted that lots and parcels exceeding the width to depth ratio are common along Dog River, but that flag lots are not common along this section of Dog River. Proposed lot 2 A will meet minimum lot size and street frontage requirements.

It should be pointed out that a new home is near completion on proposed Lot 2 (permit issued November 2007), and that a permit was also issued in October 2007 to construct a 24 X 40 foot metal garage on the property, however, it is not depicted on the survey plat provided with the application. Therefore staff is unsure if the plat provided with the application in fact shows all existing structures, thus staff is not sure if the proposed subdivision will cause setback violations for existing structures based upon the Zoning Ordinance.

Park Place is a minor street with a 50-foot right-of-way. As Park Place lacks curb-and-gutter, the minimum right-of-way width should be 60-feet, however, dedication was provided as part of the approved 2007 subdivision, thus no additional dedication for this site is required. Each lot

should be limited to one curb-cut each onto Park Place, with the size, design and location of any curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line is depicted on the preliminary plat, however the setback line should be adjusted for the proposed flag lot, if approved, to depict the setback line at least 25-feet from where the “pole” meets the “flag” portion of the lot. It appears that an existing accessory structure will fall within the flag-lot minimum building setback line, thus the accessory structure should be modified, moved or demolished (with appropriate permits) so that it is not within the required building setback line, prior to the signing of the final plat.

Lot 2, as proposed, would exceed the width to depth ratio; therefore, a waiver of Section V.D.3. would be required as would a waiver of Section V.D.1. for the proposed flag-lot. A waiver may be appropriate given the site’s proximity to Dog River, a highly desirable amenity, however a waiver and the corresponding approval of a flag lot would set the precedent for this segment of Dog River. If approved, a note should be placed on the final plat stating that no additional subdivision of Lot 2 is allowed until additional frontage on a public street is provided.

An accessory structure exists on proposed Lot 2 A. As accessory structures are not allowed without a primary residence on the same lot within the City of Mobile, the accessory structure should be removed (with appropriate permits) prior to the signing of the final plat.

With the proposed subdivision being adjacent to Dog River, this site may be considered environmentally sensitive. Therefore, the developer should obtain any necessary federal, state and local approvals prior to the issuance of any permits.

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, it is recommended that the application be Heldover until the July 10<sup>th</sup> meeting of the Planning Commission, with revised information provided by June 23<sup>rd</sup>, so that the following can take place:

- 1) Revision of the plat to depict all existing structures, including the metal garage that was permitted in October 2007, or provision of a statement indicating that the garage was not built; and
- 2) Provision of justification for a flag-lot, via evidence of other legal flag-lots in the vicinity, or other flag-parcels predating the applicability of the Subdivision Regulations.

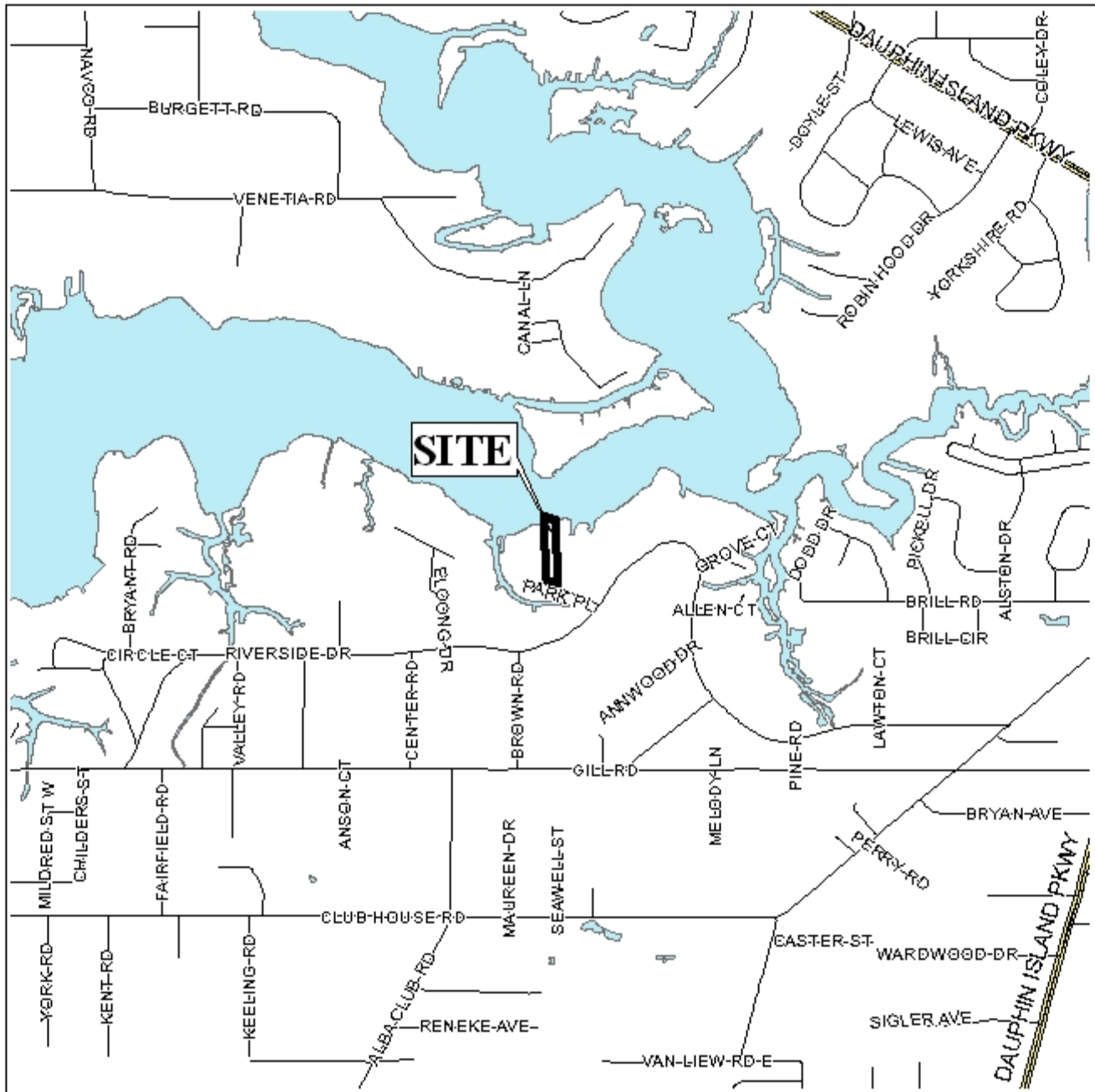
**Revised for the July 10<sup>th</sup> meeting:**

*A revised plat was provided indicating all existing structures, including the 24 X 40 foot metal garage. The applicant also provided evidence of nearby subdivisions approved by the Planning Commission which include “flag” lots.*

*Based upon the revised plat and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:*

- 1) Revision of the plat to depict the 25-foot minimum building setback line for proposed Lot 2 from where the "pole" meets the "flag" portion of the lot;*
- 2) The removal, modification or demolition of any existing accessory structures that fall within the minimum building setback line required by condition # 1, with appropriate permits, prior to the signing of the final plat;*
- 3) Placement of a note on the final plat stating that no future subdivision of Lot 2 shall be permitted until additional frontage on a public street is provided;*
- 4) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;*
- 5) Labeling of each lot with its size in square feet, as depicted on the preliminary plat;*
- 6) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;*
- 7) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;*
- 8) Removal of the existing accessory structure on Lot 2 A (with appropriate permits) prior to the signing of the final plat; and*
- 9) Full compliance with Engineering comments, and placement of those comments as a note on the final plat (Show Minimum Finished Floor Elevation (FFE) on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Any work performed in the right of way will require a right of way permit.).*

# LOCATOR MAP



APPLICATION NUMBER 1 DATE July 10, 2008

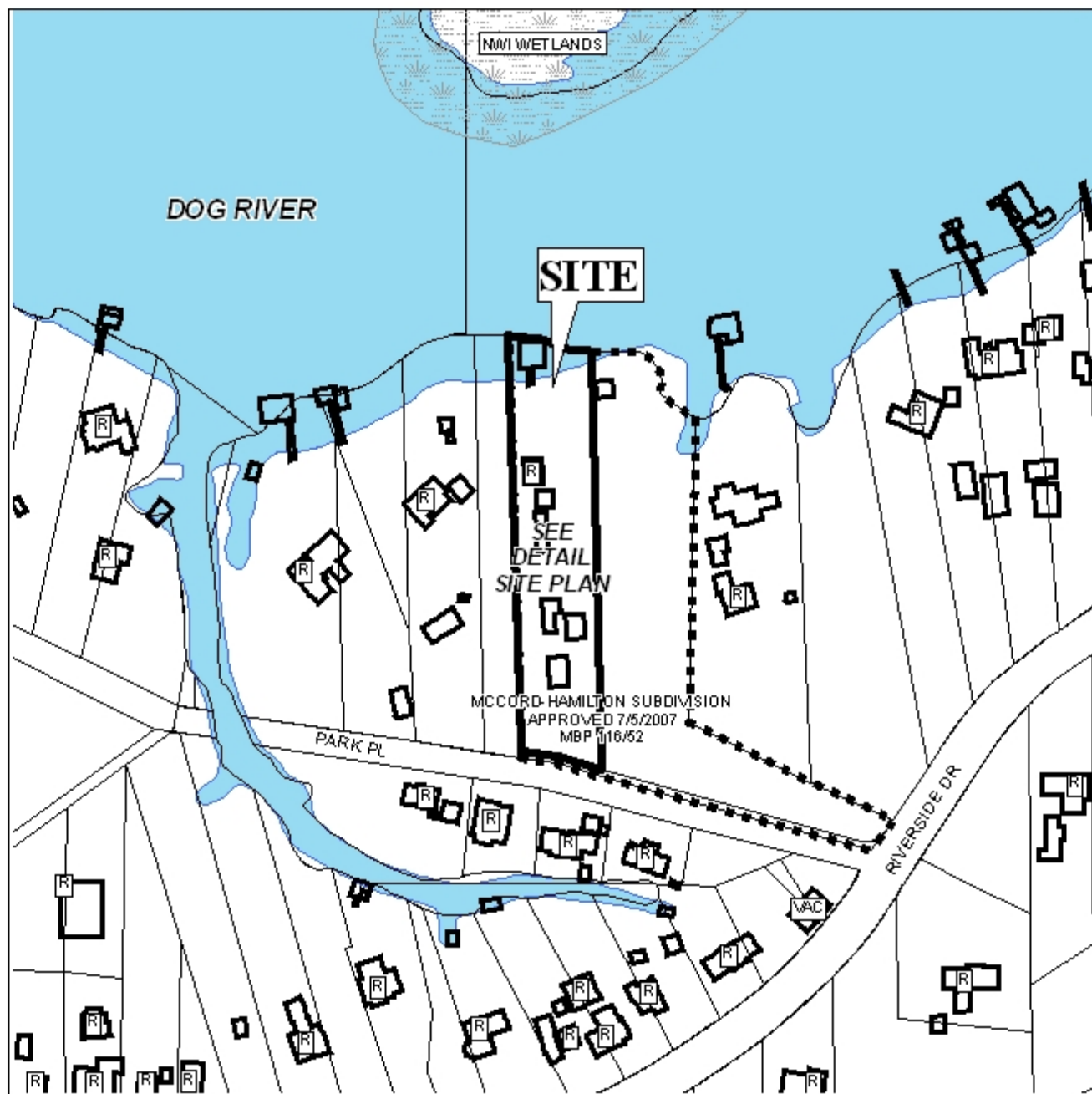
APPLICANT McCord-Hamilton Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



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# MCCORD-HAMILTON SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 1 DATE July 10, 2008

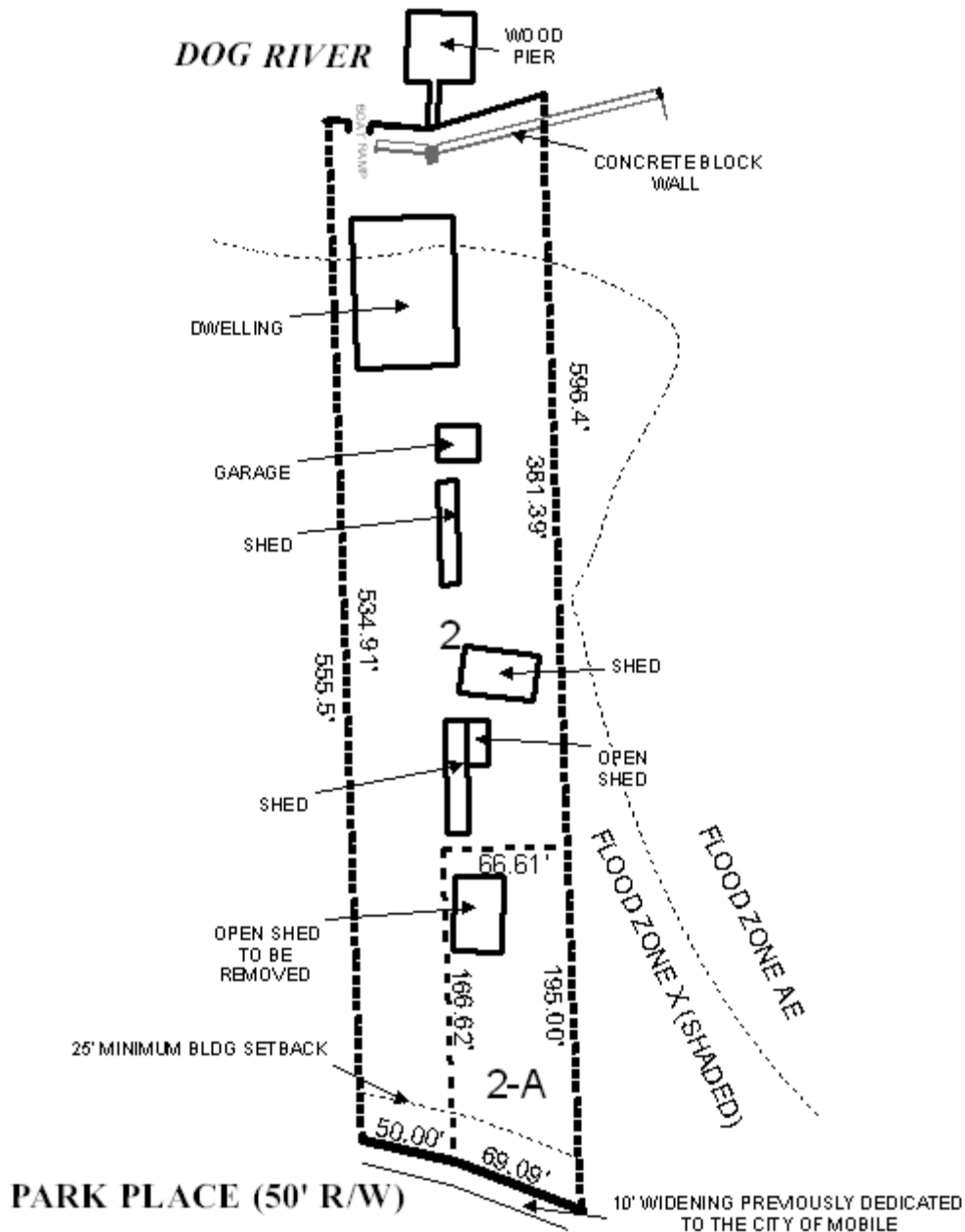
LEGEND

R-1	R-2	R-3	R-4	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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# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE July 10, 2008  
 APPLICANT McCord-Hamilton Subdivision, Resubdivision of Lot 2  
 REQUEST Subdivision



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