

REGENCY EXECUTIVE PARK SUBDIVISION,
UNIT THREE RESUBDIVISION OF LOT 2

Engineering Comments: Drainage easement will be required for the storm water discharge from the Mobile Library site. 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. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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 2 lot, 14.7 acre \pm subdivision which is located on the South side of Grelot Road, 225' \pm West of University Boulevard, and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide a legal lot of record that was originally approved by the Planning Commission on February 3, 2000, into 2 legal lots of record.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat and should be retained on the final plat. The proposed lots also have adequate frontage along a public right-of-way.

The proposed Lot 2A is illustrated as a flag lot. The proposed lot has approximately 457 feet of frontage along Grelot Road. The plat also illustrates a 35-foot wide "flagpole" from the lot to University Boulevard, presumably for access to University Boulevard. This "flagpole" seems uncharacteristic of lots in the area.

The proposed Lot 2B is L-shaped. It has approximately 306 feet of frontage along University, and approximately 266 feet of frontage along Grelot Road.

Both University Boulevard and Grelot Road are planned major streets on the Major Street Plan Component of the Comprehensive Plan. The plan requires a 100-foot right-of-way for each major street. Adequate right-of-way exists for both streets, and, as such, no further dedication should be required. The plat is depicting a 40-foot Service Road along the University Boulevard frontage. No service roads currently exist in this area of University Boulevard, and, further, both of the parcels immediately to the north and south of this site are already developed. That being stated, there would seem to be no reason to construct a service road that will only be 341 feet

long and has little, if any, possibility of ever being extended. It is recommended that the service road that is depicted be deleted.

Regarding access, the public right-of-way frontages for both lots are on major streets, with University Boulevard recording 30,000 daily trips in 2007, and Grelot Road recording 29,000 daily trips in 2007. As such, access management is a concern.

For the proposed Lot 2A, access should be limited to one curb cut to Grelot Road with the size, location, and design of the curb cut to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards. A precedent has been set for a lot of this size being limited to one curb cut as the West Regional Library adjacent to this site is a larger lot, has more frontage, and has only one curb cut. Access to University Boulevard from this lot is another matter. Presumably, the reason for the “flagpole” from the bulk of the proposed lot to University Boulevard is for access. It is likely that the applicant intended to use the proposed service road for access instead of having both lots access University Boulevard directly. As stated earlier, there is no reason to build a public street of such minimal proportions, and this report has already recommended deletion of the service road from the plat.

The recommended deletion of the service road would require the proposed Lot 2A to access University Boulevard directly. The Chevron station at the corner of University and Grelot has a driveway egress onto University Boulevard approximately 20 feet from the proposed property line. Additionally, the proposed Lot 2B of this subdivision has adequate frontage along University Boulevard to warrant a curb cut. Considering the daily traffic counts for University, as well as the proximity of the existing curb cut from the Chevron, it would seem that direct access to University from this proposed lot would be unsafe and improper. Therefore, the proposed Lot 2A should be denied access to University Boulevard. Denying access to University Boulevard would eliminate the need for the “flagpole” portion of the lot, and the plat should be revised to reflect the deletion of the “flagpole” for the proposed Lot 2A.

It should be noted that if access to University Boulevard for the proposed Lot 2A is required by the applicant, this can be accomplished by a Planned Unit Development application during development of the site.

For the proposed Lot 2B, the site has adequate frontage to warrant one curb cut to Grelot Road and one curb cut to University Boulevard, with the size, location, and design of the curb cut to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards. Additionally, in order to eliminate the possibility of “cut-thru” traffic from Grelot Road to University Boulevard, a note should be placed on final plat stating that there be no direct connection between University Boulevard and Grelot Road via Lot 2B.

The 25-foot minimum building setback line is depicted correctly for both lots along Grelot Road. Because the “flagpole” portion of the lot is recommended for deletion, the setback line should be revised to reflect the new lot orientation.

The original subdivision approval in 2000 required the provision of a 20-foot buffer, to remain in its natural vegetative state, to be provided where the site abuts residential property. A similar

buffer was required at the West Regional Library site directly adjacent to this site. This condition should be maintained with this application.

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.

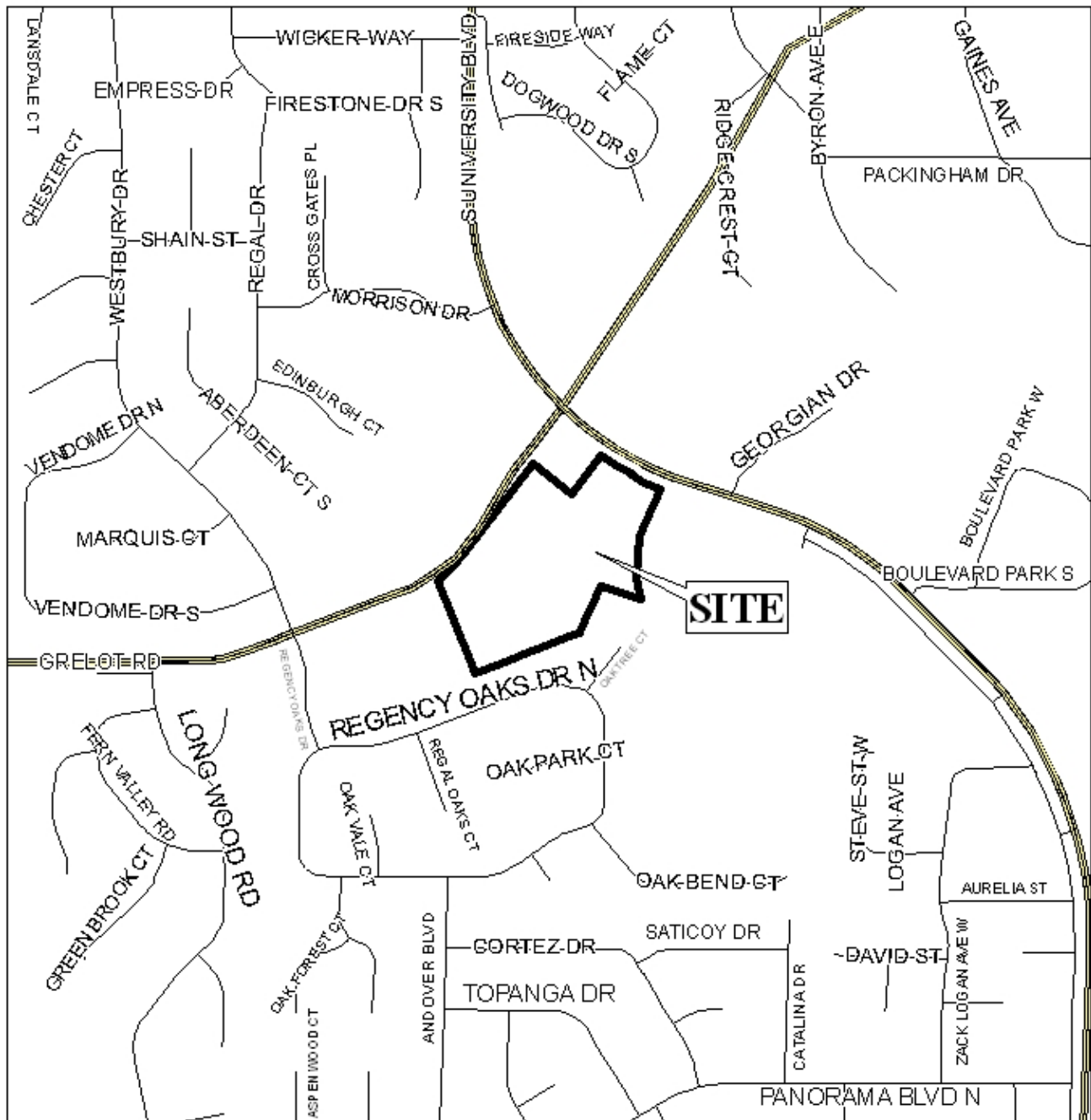
Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 2) Deletion of the proposed 40-foot service road right-of-way;
- 3) Elimination of the “flagpole” portion of Lot 2A;
- 4) Retention of the 25-foot minimum building setback along Grelot Road and revision of the 25-foot minimum building setback along University Boulevard to reflect the new lot orientations;
- 5) Placement of a note on the final plat limiting Lot 2A to one curb cut to Grelot Road and limiting Lot 2B to one curb cut to Grelot Road and one curb cut to University Boulevard, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;
- 6) Placement of a note on the final plat stating that there be no direct connection between University Boulevard and Grelot Road via Lot 2B;
- 7) Provision of a 20-foot buffer to remain in its natural vegetative state where the site abuts residentially zoned property;
- 8) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) Compliance with Engineering comments “*Drainage easement will be required for the storm water discharge from the Mobile Library site. 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. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*”; and
- 10) Full compliance with all municipal codes and ordinances.

Revised for the August 20, 2009 meeting.

No new information was received, therefore the original recommendation stands.

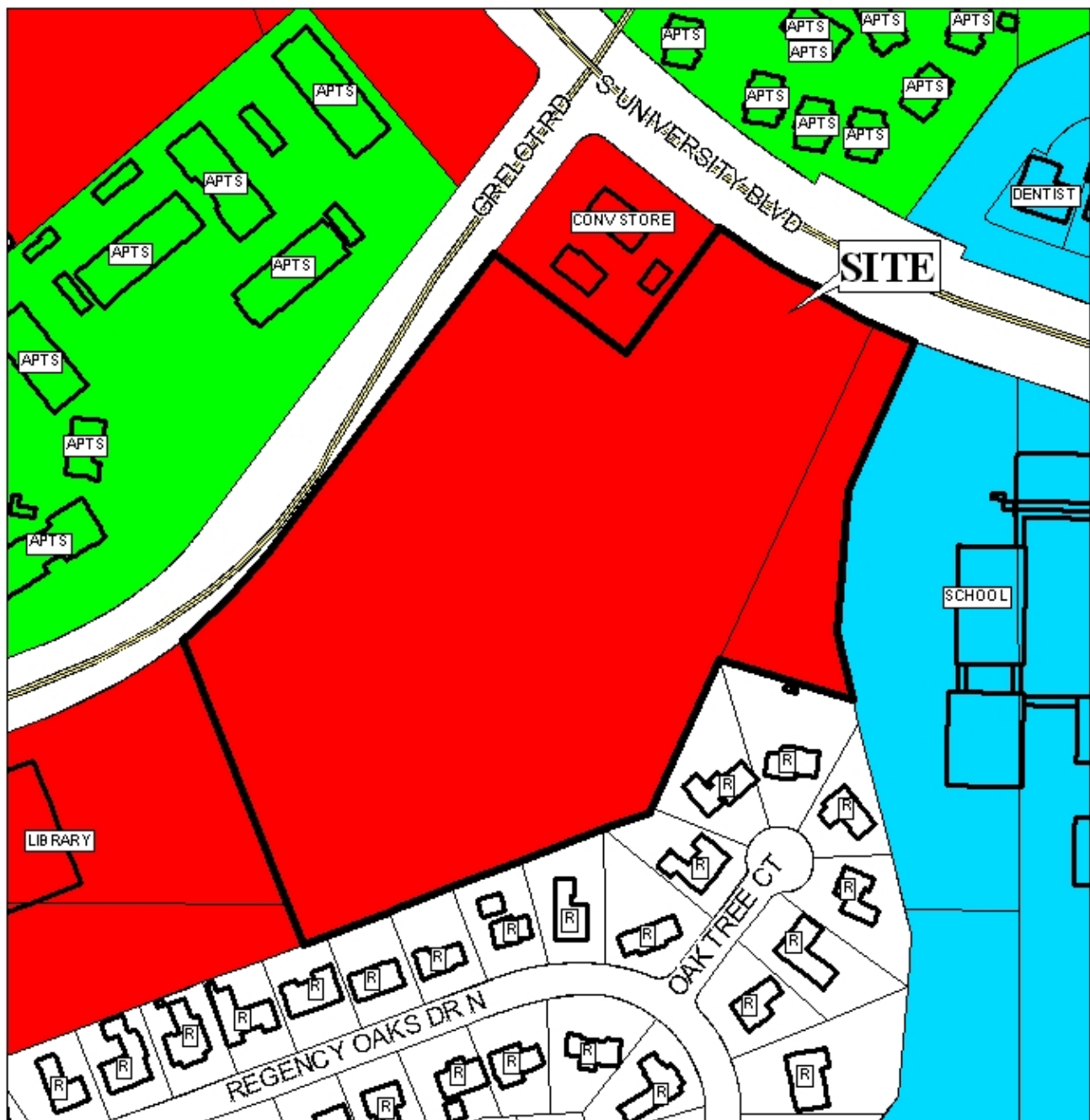
LOCATOR MAP



APPLICATION NUMBER 1 DATE August 20, 2009
 APPLICANT Regency Executive Park Subdivision, Unit Three, Resubdivision of Lot 2
 REQUEST Subdivision


















REGENCY EXECUTIVE PARK SUBDIVISION, UNIT THREE, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 1 DATE August 20, 2009

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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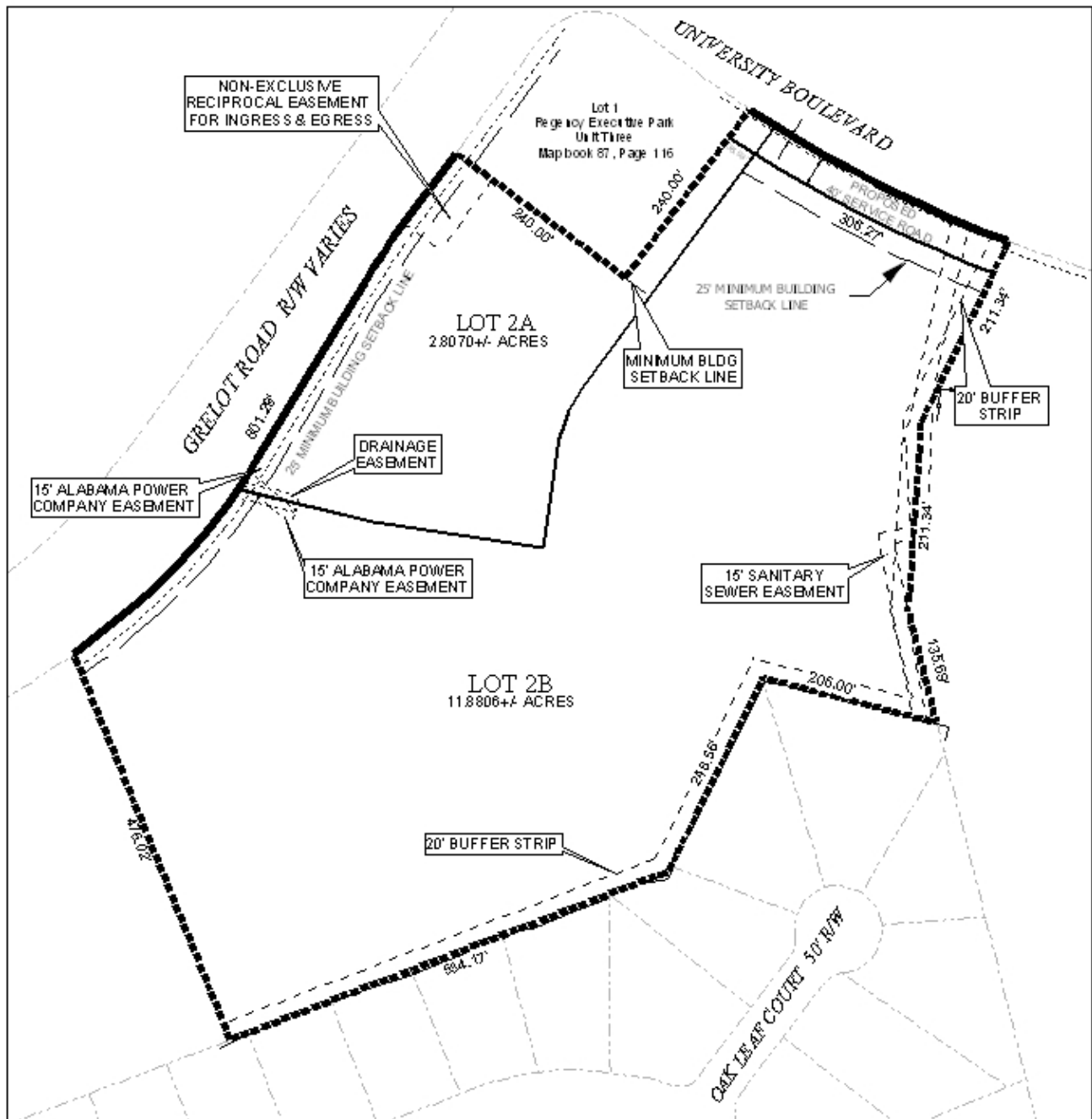
REGENCY EXECUTIVE PARK SUBDIVISION, UNIT THREE,
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APPLICATION NUMBER 1 DATE August 20, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE August 20, 2009
 APPLICANT Regency Executive Park Subdivision, Unit Three, Resubdivision of Lot 2
 REQUEST Subdivision

