

RESUBDIVISION OF **SALVATION ARMY SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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 2.1 acres \pm , 2-lot subdivision which is located at 3300 Moffett Road (North side of Moffett Road, 1040' \pm West of Western Drive). This location is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide a lot that was created by a subdivision that was heard and approved by the Planning Commission on February 2, 1989.

The entire site fronts Moffett Road, a proposed major street as shown on the Major Street Plan Component of the Comprehensive Plan. A 100-foot right-of-way width is required, and the plat depicts an adequate existing right-of-way of 100 feet.

The proposed Lot "A" is depicted with 25 feet of public right-of-way frontage along Moffett Road and 50 feet of public right-of-way frontage along the unimproved, unopened Crichton Street right-of-way. Additionally, the 25-foot frontage along Moffett is separated from the remainder of the proposed lot by a 35-foot wide drainage easement and open ditch. The proposed Lot A is approximately 42 feet wide at the 25-foot setback line. Applying the maximum depth rule in Section V.D.3 of the Subdivision Regulations, the maximum depth allowed for this lot would be approximately 147 feet. As depicted, the lot's depth is approximately 380 feet. Additionally, a drainage easement is depicted that encompasses 25 to 35 feet of the lot in places, leaving, at times, only about 19 feet of buildable width. The narrowness of the lot, combined with inadequate right-of-way frontage, and the presence of a substantial drainage easement on a large section of the site calls into serious question the suitability of the lot as a building site.

The proposed Lot "B" is depicted with over 365 feet of public right-of-way frontage along Moffett Road. Lot "B" is depicted as being mildly impacted by the existing drainage easement

mentioned earlier, with an approximately 10-foot wide strip of the easement running along the northern boundary of the proposed lot. The proposed Lot "B" is of sufficient size and has sufficient frontage to meet the minimum standards of the Subdivision Regulations.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) The proposed Lot "A" exceeds the maximum depth allowed per Section V.D.3 of the Subdivision Regulations; and
- 2) The proposed Lot "A" does not have an adequate buildable site due to the existing drainage easement.

Revised for the March 19, 2009 meeting

The applicant has submitted a revised application and preliminary plat incorporating the adjacent parcel to the northwest of the parcel in the original application.

The plat illustrates the proposed 14.2 acres \pm , 2-lot subdivision which is located at 3300, 3374, and 3378 Moffett Road (North side of Moffett Road, 1040' \pm West of Western Drive). This location is in Council District 1. The entire site is zoned I-1, Light Industry. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from a lot that was created by a subdivision that was heard and approved by the Planning Commission on February 2, 1989, and three metes and bounds parcels.

The entire site fronts Moffett Road, a proposed major street as shown on the Major Street Plan Component of the Comprehensive Plan. A 100-foot right-of-way width is required, and the plat depicts an adequate existing right-of-way of 100 feet. The proposed Lot A also fronts the 50-foot wide unopened right-of-way of Creighton Street. Because the roadway itself is not yet constructed, and because City of Mobile-standard street must be provided with curb and gutter, no additional right-of-way dedication for the unopened Creighton Street right-of-way should be required except at the terminus of the right of way, where dedication sufficient to provide right-of-way for a turnaround diameter of 120 feet should be required. The applicant could also petition for vacation of the right-of-way and incorporate the vacated right-of-way into the site, thus eliminating the need for the turnaround dedication. Additionally, Creighton Street should be labeled as unopened on the final plat, if approved.

Because Moffett Road is a planned major street, access management is a concern. As both of the proposed lots are already developed, they should both be limited to existing number of curb cuts with the size, design and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards. As Creighton Street is not yet opened, access from the proposed Lot A should be denied until such time that Creighton Street is constructed to city standards. Should construction of Creighton Street occur, the proposed Lot A should be limited to two curb cuts to Creighton Street with the size, design and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed Lot A and Lot B meet the minimum size and frontage requirements of the Subdivision Regulations. The lots should be labeled with their size in square feet, or a table provided with the same information on the final plat, if approved.

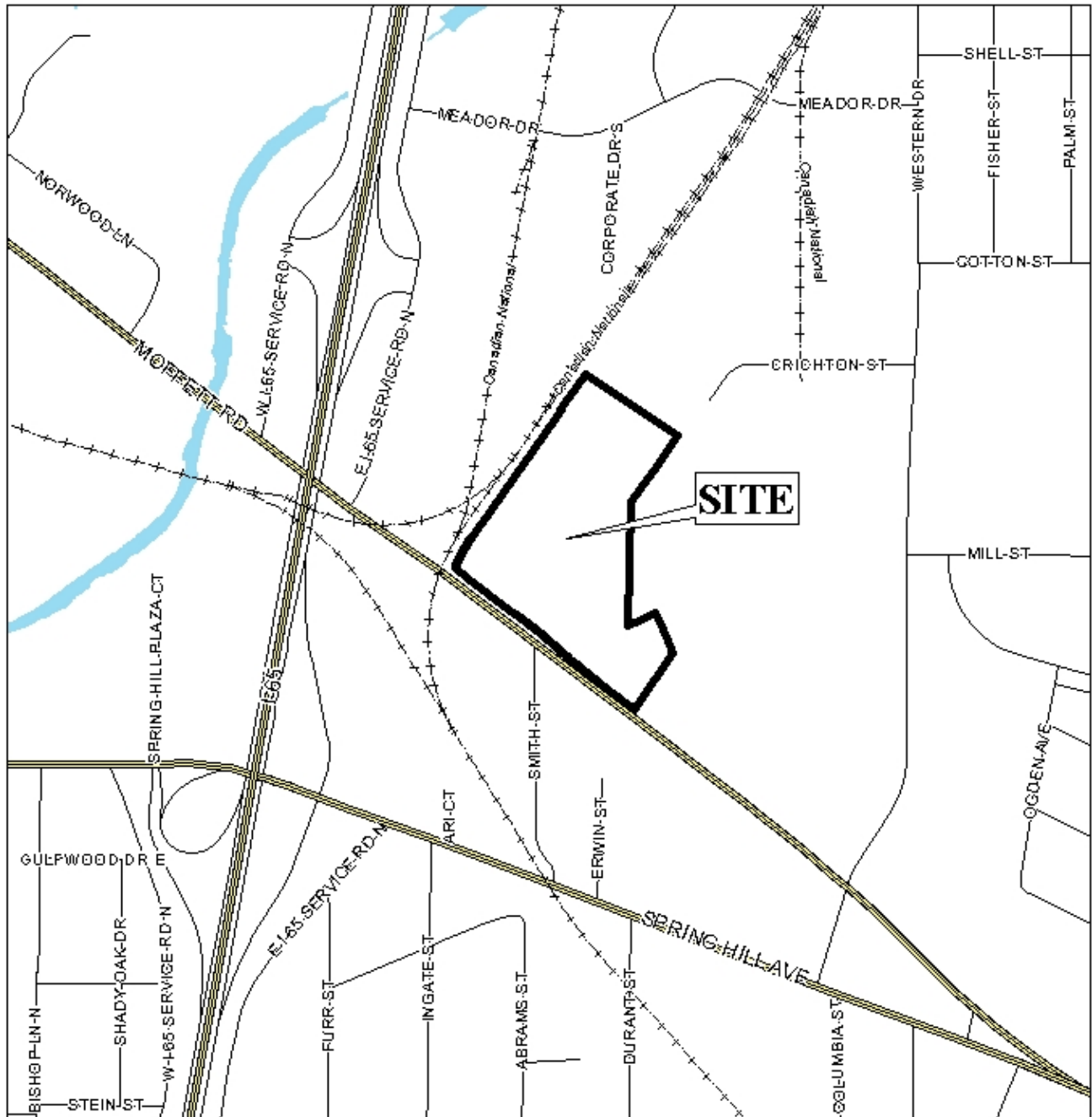
The 25-foot minimum building line is not fully depicted. The 25-foot minimum building line should be shown along all street frontages, including Creighton Street.

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.

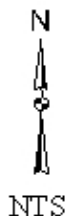
Based on the preceding, this application is recommended for approval subject to the following conditions:

- 1) Revision of the 25-foot minimum building line to show the minimum building line along all street frontages, including Creighton Street;*
- 2) Revision of the Creighton Street label to include "unopened";*
- 3) Dedication sufficient to provide right-of-way for a turnaround diameter of 120 feet at the terminus of the Creighton Street right-of-way or vacation of the Creighton Street right-of-way;*
- 4) Placement of a note on the final plat stating that both lots are limited to their existing number of curb cuts to Moffett Road, with the size, design and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 5) Placement of a note on the final plat denying Lot A access to Creighton Street until such time that the right-of-way is improved with a City of Mobile-standard street;*
- 6) Placement of a note on the final plat stating that should Creighton Street ever be improved to City of Mobile standards, Lot A will be limited to two curb cuts to Creighton Street with the size, design and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 7) Labeling of each lot with size (in square feet), or provision of a table with the same information;*
- 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; and*
- 9) Full compliance with all municipal codes and ordinances.*

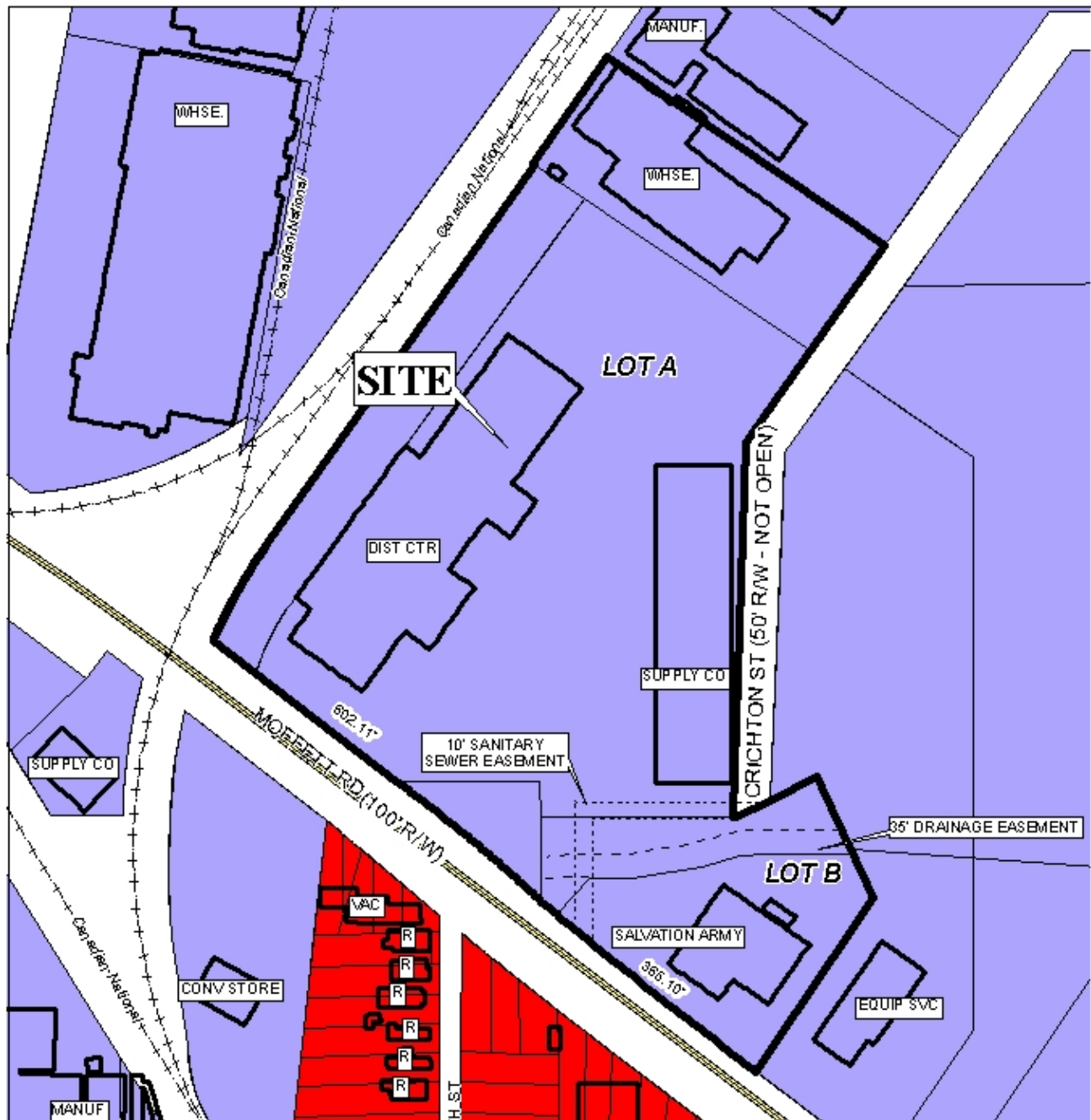
LOCATOR MAP



APPLICATION NUMBER 1 DATE March 19, 2009
 APPLICANT Salvation Army Subdivision, Resubdivision of
 REQUEST Subdivision



SALVATION ARMY SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 1 DATE March 19, 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

NTS



SALVATION ARMY SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 1 DATE March 19, 2009



NTS