

PARKWAY PLACE SUBDIVISION

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. A signature for the Traffic Engineering Department shall be placed on the Final Plat.
3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
4. Add a note to the plat any development, including any land disturbing activity will be required to obtain a Land Disturbance Permit; and any work within the Parkway Drive ROW will require a ROW Permit.
5. Dedication of additional ROW along Parkway Drive as may be required by the Planning Commission and/or the Traffic Engineer.

Revised for the January 3, 2013 meeting:

The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).*
2. *A signature for the Traffic Engineering Department shall be placed on the Final Plat.*
3. *Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).*
4. *Add a note to the plat any development, including any land disturbing activity will be required to obtain a Land Disturbance Permit; and any work within the Parkway Drive ROW will require a ROW Permit.*
5. *Show any dedication of additional ROW along Parkway Drive as may be required by the Planning Commission and/or the Traffic Engineer.*

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 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water service at this location. Sewer would have to be extended to serve the site.

The plat illustrates the proposed 1.8 acre \pm , 3 lot subdivision which is located at the East terminus of Parkway Drive, 455' \pm South of Old Shell Road, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer, however, MAWSS states that only water service is immediately available at this location.

The purpose of this application is to subdivide two legal lots and a portion of a legal lot, all comprising one tax parcel, into three legal lots.

The site fronts onto Parkway Drive, a minor street with a 35-foot wide right-of-way. Parkway Drive is paved along most of the frontage of the subject site, but is unpaved and perhaps even unimproved for the last 80 feet of frontage, where it then terminates in a barricade which blocks entrance into a private road associated with the Cedar Bend development to the South. As a paved and unpaved street lacking curb and gutter, the right-of-way should be a minimum of 60 feet, thus dedication sufficient to provide 30-feet from centerline should be provided. Furthermore, as the site is at the terminus of Parkway Drive, which has no provisions for a turn around of any sort and traffic is blockaded from continuing South onto the private streets associated with the Cedar Bend development. As such, it is recommended that the lot layout be revised to include the provision of a cul-de-sac, as specified by Sections V.B.14. and V.B.15. of the Subdivision Regulations, or some other turn-around that complies with the 2009 International Fire Code, as locally adopted.

It should additionally be pointed out that the property is zoned R-3, Multi-Family Residential. This property was designated as future expansion area for the Cedar Bend development (developed in the late 1970s, early 1980s) to the South, however, it was never developed. While the zoning of the site should not directly impact the subdivision of the site, staff would like to point out that the zoning would allow each lot to be developed with a mutli-family residence. If the applicant intends to develop the site with single-family residences on each lot, a rezoning application may be appropriate to ensure no future mutli-family development of the site.

Each lot will have a frontage of approximately 100 feet on Parkway Drive, thus each lot should be limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not identified on the preliminary plat. Lines on the plat appear to depict a 25-foot front setback, 10-foot side yard setbacks, and a 25-foot minimum rear yard setback. The lines also enclose an area, implying a maximum building footprint. The Subdivision Regulations only regulate the front yard setback. The Zoning Ordinance would minimally require a 25-foot front setback and an 8-foot side and rear yard setback for an R-3 site, and would limit the maximum building footprint for the site to be 45%.

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 Holdover until the January 3rd meeting, with revisions due by December 17th, so that the following revisions can be made:

- 1) Dedication of right-of-way sufficient to provide 30-feet from the centerline of Parkway Drive;
- 2) Dedication of right-of-way sufficient to provide half of a turn-around complying with Sections V.B.14. and V.B.15. of the Subdivision Regulations, or at minimum meeting the requirements of the 2009 International Fire Code, as locally adopted;
- 3) Revision of the plat to label the 25-foot setback line, after any required dedication;
- 4) Revision of the plat to depict a common detention area, if one will be provided;
- 5) Revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information; and
- 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.

Revised for the January 3, 2013 meeting:

A revised plat was submitted, reflecting all requested revisions.

The revised plat additionally shows a 20-foot wide drainage easement which cuts across the rear one-third of the proposed lots. A note should be placed on the final plat, if approved, stating that no permanent structures shall be placed in the drainage easement.

As revised, the Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retaining of the lot size, setback, easement, endangered species note, and dedication information depicted on the preliminary plat;
- 3) placement of a note on the final plat stating that no permanent structures may be placed within the drainage easement;
- 4) Compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance*

#65-007 & #65-045). 4. Add a note to the plat any development, including any land disturbing activity will be required to obtain a Land Disturbance Permit; and any work within the Parkway Drive ROW will require a ROW Permit. 5. Show any dedication of additional ROW along Parkway Drive as may be required by the Planning Commission and/or the Traffic Engineer.); and

- 5) Compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*).

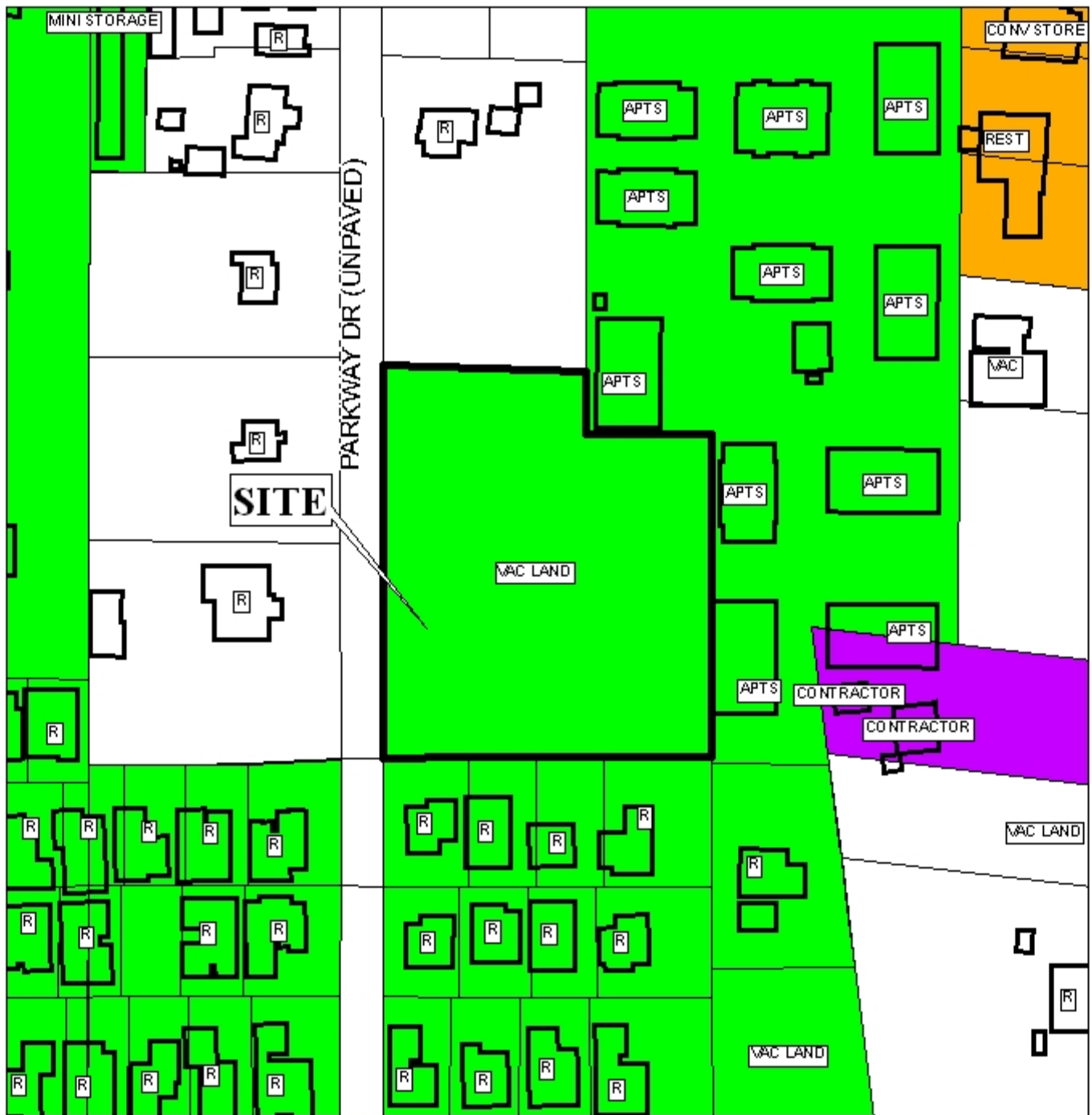
LOCATOR MAP



APPLICATION NUMBER 2 DATE January 3, 2013
APPLICANT Parkway Place Subdivision
REQUEST Subdivision

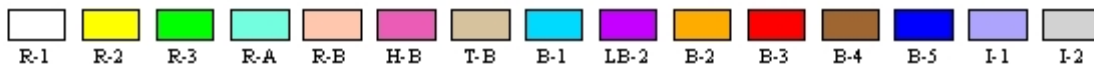


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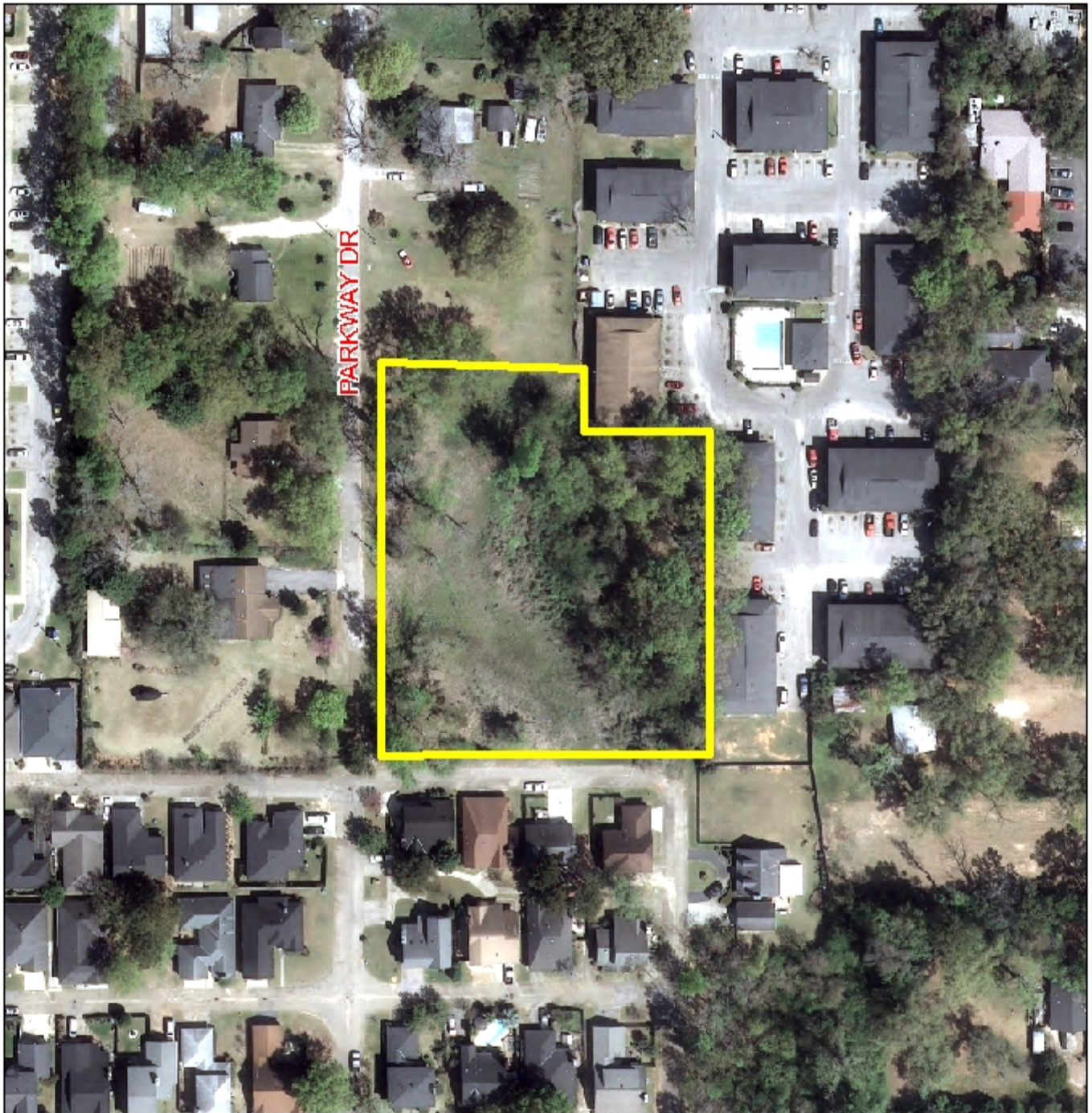


APPLICATION NUMBER 2 DATE January 3, 2013

LEGEND



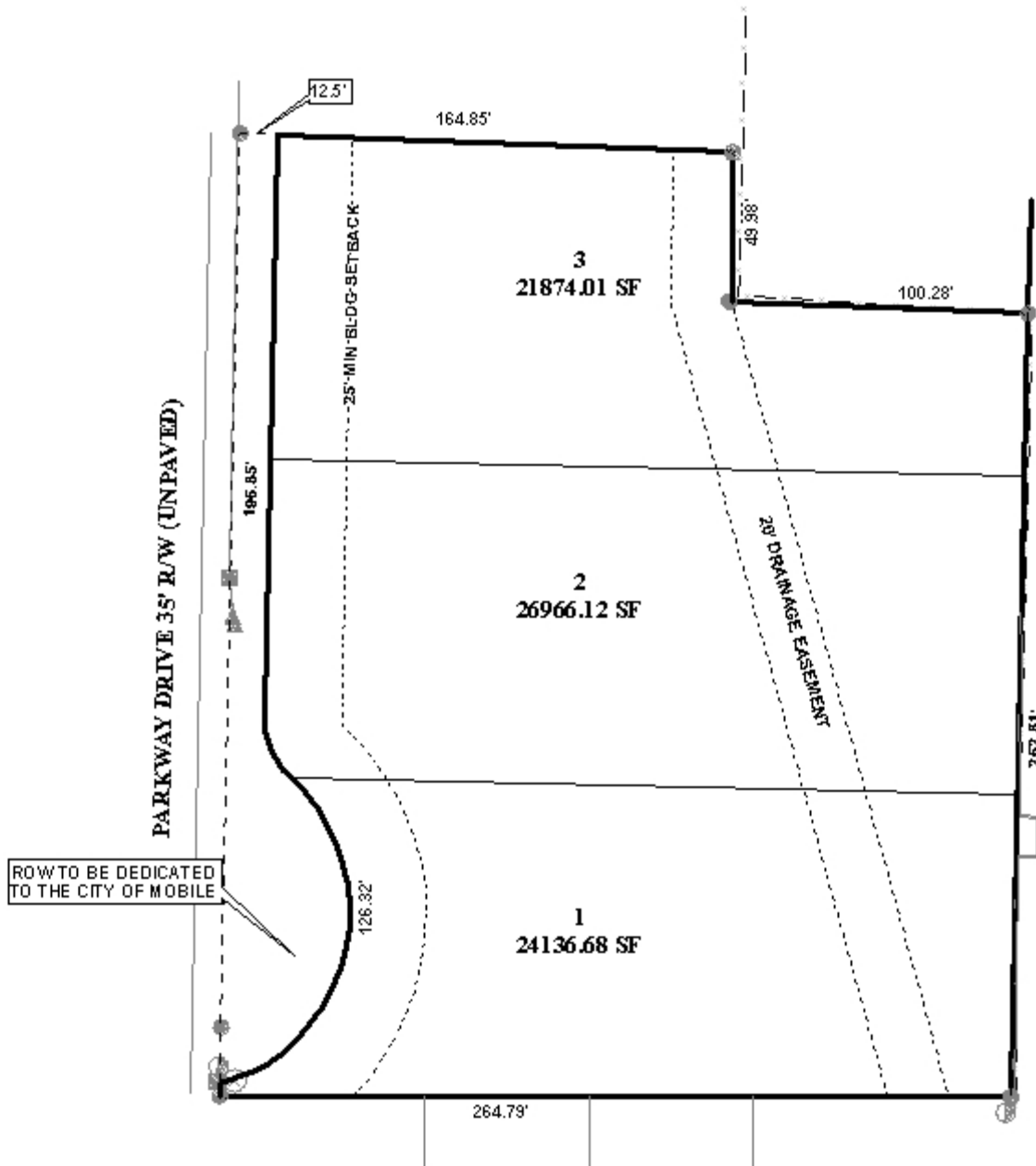
PARKWAY PLACE SUBDIVISION



APPLICATION NUMBER 2 DATE January 3, 2013

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DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE January 3, 2013
APPLICANT Parkway Place Subdivision
REQUEST Subdivision

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