

## **RPM SUBDIVISION**

Engineering Comments: No Comments.

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.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.7± acre, 1 lot subdivision, which is located on the Southwest corner of Dauphin Island Parkway and Levene Road, in City Council District 3. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to amend a previously approved subdivision to allow a curb cut to Levene Drive.

To the North, the site fronts Levene Drive, a minor street with sufficient right-of-way. To the East, the site fronts Dauphin Island Parkway with an unspecified right-of-way. It should be noted that this portion of Dauphin Island Parkway is part of the *Cross-Town Loop 3* thoroughfare and, as such, is required to have a minimum 100' right-of-way. While dedication may have been addressed in 2003, if approved, the applicant should revise the plat to label the right-of-way width accordingly and dedicate where needed.

The site has approximately 236' of frontage along Levene Drive. In 2003, the Planning Commission denied direct access to Levene Drive, which the applicant wishes to have amended. A list was submitted of several commercial sites along Dauphin Island Parkway that already have access to residential streets. It should be noted, however, that all sites referenced by the applicant have either been in existence for many years or are at sharp intersections where access to Dauphin Island Parkway is impossible. The logic behind denying access of commercial development to residential streets (as in this case in 2003) is so as to limit traffic congestion in single-family neighborhoods. Thus, applicant's request for access to Levene Drive should be denied, with the lot remaining limited to one curb cut to Dauphin Island Parkway.

In 2003, a sufficient a radius was provided at the intersection of Levene Drive and Dauphin Island Parkway. However, while the plat illustrates the dedication, it is not labeled as such. If approved, and to avoid any confusion, it is requested that the applicant should revise the plat accordingly.

While the site is an existing legal lot of record, if approved, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

Wetlands exist near the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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, it is recommended that this application be denied because the applicant did not provide sufficient evidence supporting the request.

***Revised for the June 18<sup>th</sup> meeting:***

*This application was heldover at the May 21<sup>st</sup> meeting at the applicant's request.*

*As mentioned previously, the purpose of this application is to amend a previously recorded subdivision to allow a curb cut onto Levene Drive. The applicant did not provide sufficient information justifying the request and the application was recommended for denial. The applicant has now submitted a site plan illustrating a proposed retail development on the site, with access to both Levene Drive and Dauphin Island Parkway. The proposed curb cut on Levene Drive is approximately 300'± from Dauphin Island Parkway.*

*However, development and curb cut location are not the issues of concern. Levene Drive is a residential street, from which commercial developments are strongly discouraged access for a number of reasons, most importantly being traffic congestion. Additional noise, lighting and pollution are other potentially negative impacts on the residential neighborhood. Furthermore, the Commission denied access to Levene Drive in 2003 for the same reasons.*

*Based on the preceding, the original recommendation stands.*

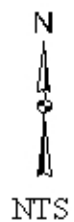
## LOCATOR MAP



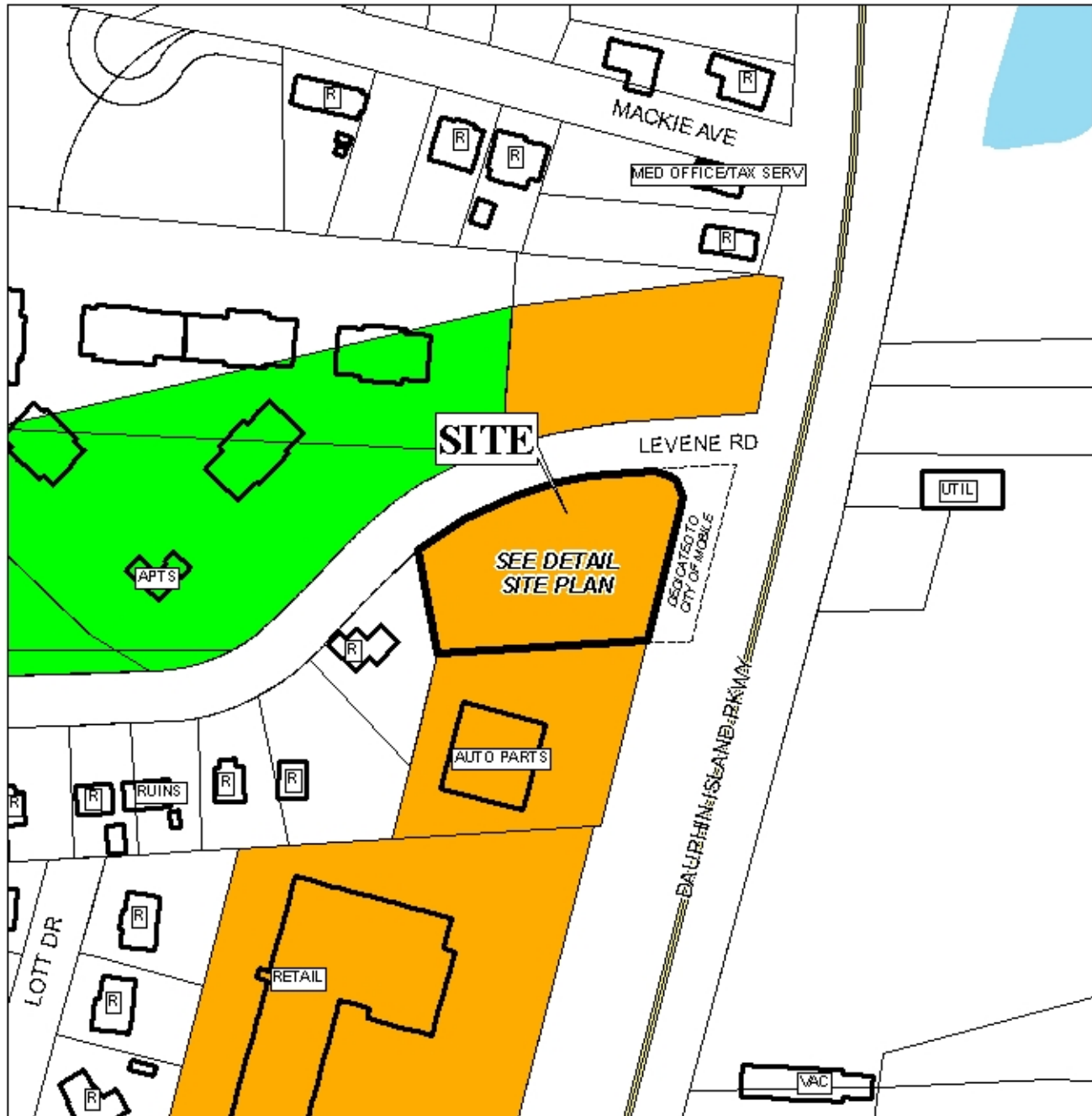
APPLICATION NUMBER 2 DATE June 18, 2009

APPLICANT RPM Subdivision

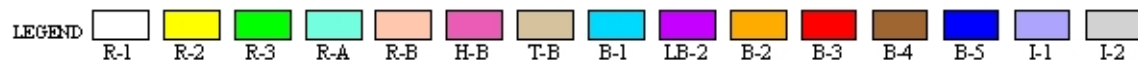
REQUEST Subdivision



# RPM SUBDIVISION



APPLICATION NUMBER 2 DATE June 18, 2009



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## RPM SUBDIVISION



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