

RALPH A. AND KIMBERLY S. HARGROVE KRESS
BUILDING SUBDIVISION

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. 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. 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. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval of 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: No comments.

The plat illustrates the proposed 4 lot, 0.6 acre± acre subdivision which is located in the center of the block bounded by Royal Street, St. Emanuel Street, Dauphin Street, and Conti Street, extending to the approximate middle of each street frontage, in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide two metes-and-bounds parcels into four lots of record. The applicant intends to convert an existing vacant commercial building into four separate buildings with a central common area and common street access alley. As per telephone conversation with the project architect, staff has been informed that the area designated as the common area is proposed to be an open-air courtyard with no floor or roof above. This information is not provided on the plat; therefore the plat should be revised to reflect such. The courtyard would have shared access from all four lots. The existing street access alley is proposed to become a common area also with shared access. A note would be required on the final plat stating that the maintenance of the common areas, including the street access alley, is the responsibility of the property owners and not the City of Mobile.

The site fronts onto Royal Street, St. Emanuel Street, Dauphin Street, and Conti Street, all minor streets. No right-of-way widths were provided for any of the streets; therefore, no determination can be made as to whether or not dedication is required. The plat should be revised to indicate the right-of-way widths of all four streets. As the proposed common street access alley opens onto Conti Street, a note should be placed on the final plat stating that the alley is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, however, the site is located in downtown Mobile in a B-4, General Business District, which has no minimum building setback requirements. The setback requirements of the Subdivision Regulations should be waived in favor of those required by the Zoning Ordinance. A note should be placed on the plat stating that there are no minimum building setbacks.

Each lot is labeled with its size in square feet and this should also be done on the final plat, or a table should be provided furnishing the same information.

As previously mentioned, the proposed subdivision contains common areas with shared access; therefore, a Planned Unit Development application would be required to address the shared access to such.

Based on the preceding, the application is recommended for holdover to the meeting of July 24th to allow the applicant to provide the following:

- 1) revision of the plat to indicate that the central courtyard common area is open-air with no floor or roof above;
- 2) revision of the plat to indicate the right-of-way widths of all four fronting streets; and
- 3) submission of a Planned Unit Development application to address the shared access to the common areas.

A revised plat and a Planned Unit Development application should be submitted no later than July 3rd.

Revised for the July 24th meeting:

The application was heldover from the June 19th meeting to allow the applicant to: 1) revise the plat to indicate that the central courtyard common area is open-air with no floor or roof above; 2) revise the plat to indicate the right-of-way widths or all four fronting streets; and 3) submit a Planned Unit Development application to address the shared access to the common areas. A revised plat has been submitted with a note stating that the central courtyard common area is open-air with no floor or roof above, and the right-of-way widths for all streets have been indicated. The plat has also been revised to remove any shared access; therefore, no Planned Unit Development application is required.

All street right-of-way widths are indicated to be compliant, with the exception of St. Emanuel Street, which is indicated to have a 36' right-of-way. However, since the site is located within the downtown core area with the existing building façade located on the right-of-way line, which is allowed by the Zoning Ordinance in a B-4, General Business District, dedication would be impractical.

With a waiver of Section V.D.9. of the Subdivision Regulations (Minimum Front Yard Setback), the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the maintenance of the common areas, including the Conti Street access alley, is the responsibility of the property owners and not the City of Mobile;
- 2) placement of a note on the final plat stating that the Conti Street access alley is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
- 3) placement of a note on the final plat stating that there are no minimum building setbacks;
- 4) labeling of each lot with its size in square feet, or the provision of a table on the final plat furnishing the same information; and
- 5) subject to the Engineering Comments: *(Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. 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. 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. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property).*

LOCATOR MAP



APPLICATION NUMBER 3 DATE July 24, 2008
APPLICANT Ralph A. and Kimberly S. Hargrove Kress Building Subdivision
REQUEST Subdivision



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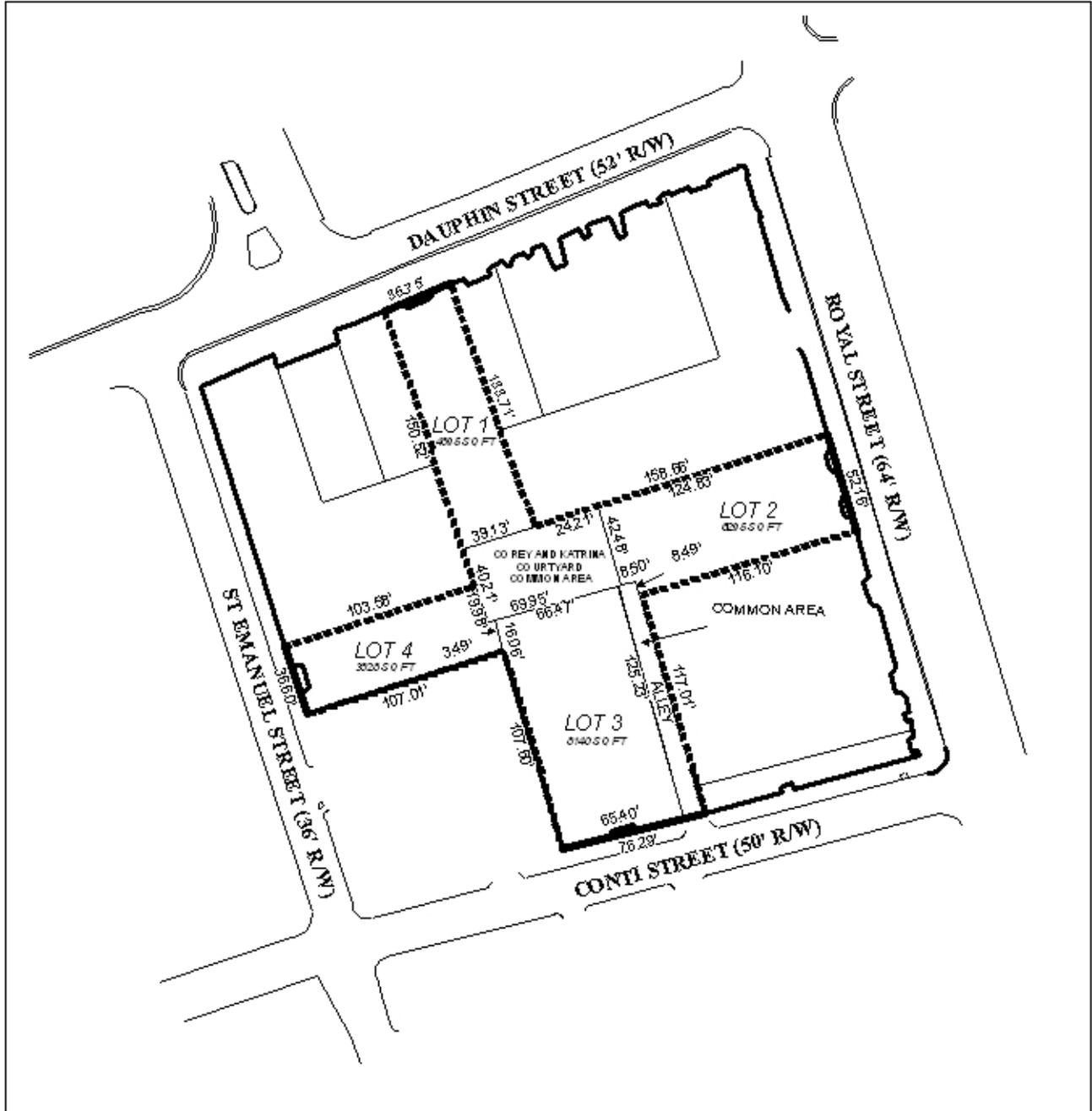
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LEGEND

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



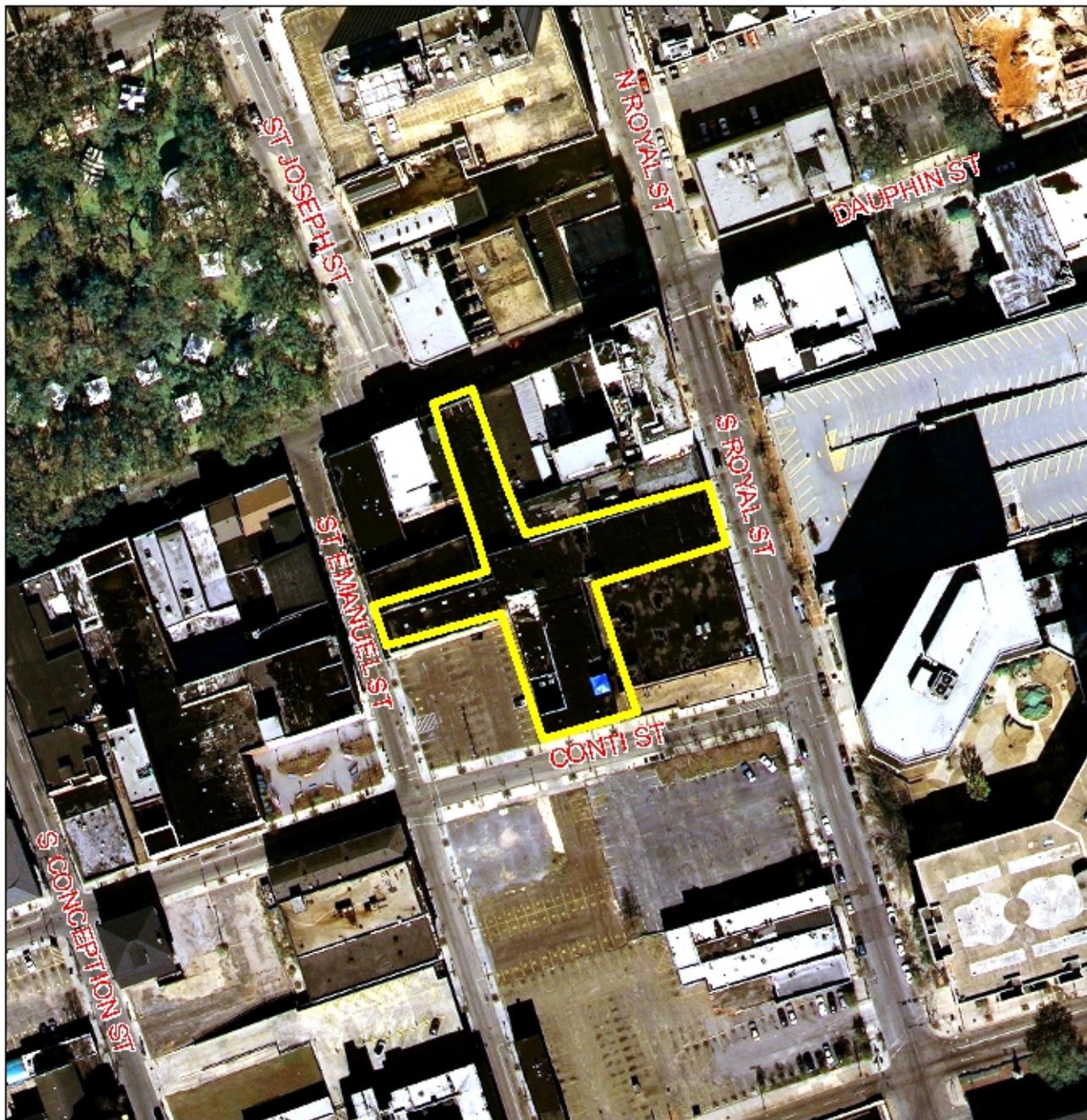
DETAIL SITE PLAN



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