

NAPOLEON SUBDIVISION

Engineering Comments: 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. Revised plat to include a minimum 25 foot radius to be dedicated to the City of Mobile at the intersection of St. Stephens Rd and Lafayette St. for both Lots. Drainage from 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. Minimum parking aisle width is twenty-four feet. Changes should be made to accommodate this standard. There are also numerous conflict points in the parking lots that need to be remedied. Sufficient information is not provided for the driveway cuts and they appear substandard. Changes should be made to accommodate city 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-Rescue Department Comments: No comments.

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located at the Southeast and Northeast corners of North Lafayette Street and St. Stephens Road in Council District 2. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to subdivide four metes-and-bounds parcels into two lots of record.

This is basically the same application as heard by the Commission in November, 2008, in conjunction with a Planned Unit Development application and a Rezoning application. Although recommended for approval by staff, the subdivision was denied due to the denial of the Planned Unit Development and Rezoning applications making the subdivision unnecessary. City Council subsequently took no action on the Rezoning application in March, 2009; therefore the request was nullified. The applicant has also submitted Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variance requests scheduled for the May 4, 2009 Board of Zoning Adjustment meeting.

As this application is not to be heard in conjunction with a new Rezoning application, there is no possibility of eliminating the current split zoning (R-1 and B-2) within the site area. Since there is a six-month waiting period before a new Rezoning application can be submitted, it would be October, 2009, at the earliest before one could be considered by the Commission. Policy is to not recommend approval for any subdivision containing split zoning unless an accompanying Rezoning is heard to eliminate such. As that is not the case in this instance, denial of this

application is the only possible recommendation, or holdover until the Board of Zoning Adjustment has heard and considered the variance requests.

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

- 1) as proposed, the plat would create a split-zoned subdivision; and
- 2) no Rezoning application accompanied this application, and none can be considered by the Commission until October, 2009, at the earliest.

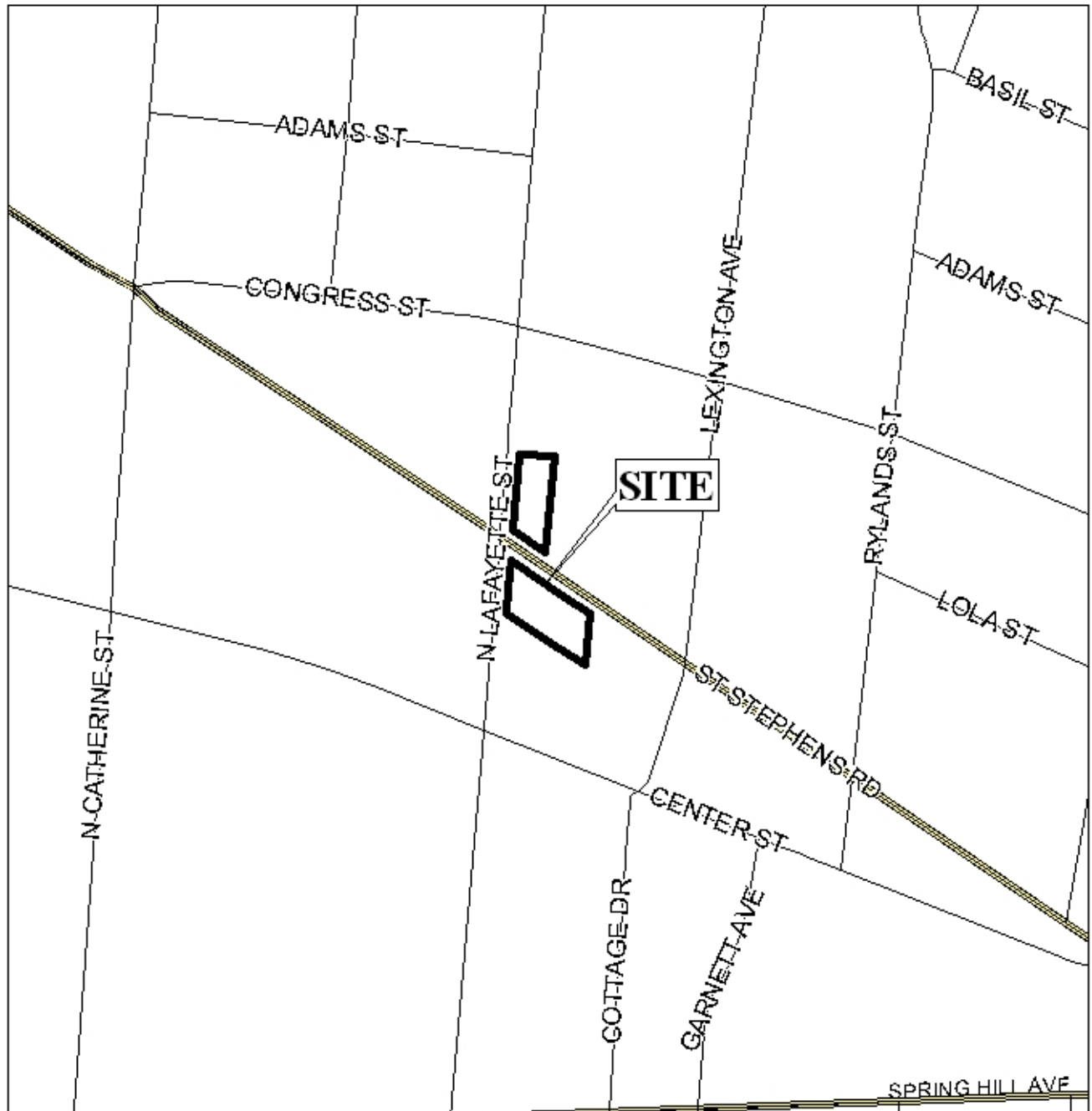
Revised for the May 21st meeting:

This application was heldover from the May 7th meeting at the applicant's request. No revised information or plat was submitted to staff since. However, with regard to the split zoning issue which the approval of this subdivision would create, the pending Use Variance request before the Board of Zoning Adjustment would, in essence, alleviate this, if approved. Therefore, this application could be considered for Tentative Approval, subject to the approval of the Use Variance and other conditions.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) *the approval of a Use Variance by the Board of Zoning Adjustment prior to the recording of the final plat;*
- 2) *the dedication of sufficient right-of-way along Lot 1 to provide 50' right-of-way from the centerline of St. Stephens Road;*
- 3) *dedication of a minimum 25' radius at the intersection of St. Stephens Road and North Lafayette Street for both lots, as per the Engineering Comments;*
- 4) *the addition of sufficient setback for Lot 2 (75' from the centerline) along St. Stephens road to compensate for the lack of dedicated right-of-way;*
- 5) *placement of the 25' setback line along the North Lafayette Street frontages of both Lots 1 & 2;*
- 6) *placement of a note on the final plat stating that Lot 1 is denied access to St. Stephens Road and limited to one curb cut onto North Lafayette Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 7) *placement of a note on the final plat stating that Lot 2 is limited to the existing number of curb cuts onto North Lafayette Street and St. Stephens Road (one each), with the exact location, size and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 8) *revision of the plat to label each lot with its size in square feet; and*
- 9) *subject to the Engineering Comments: (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. Revised plat to include a minimum 25 foot radius to be dedicated to the City of Mobile at the intersection of St. Stephens Rd and Lafayette St. for both Lots. Drainage from dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).*

LOCATOR MAP



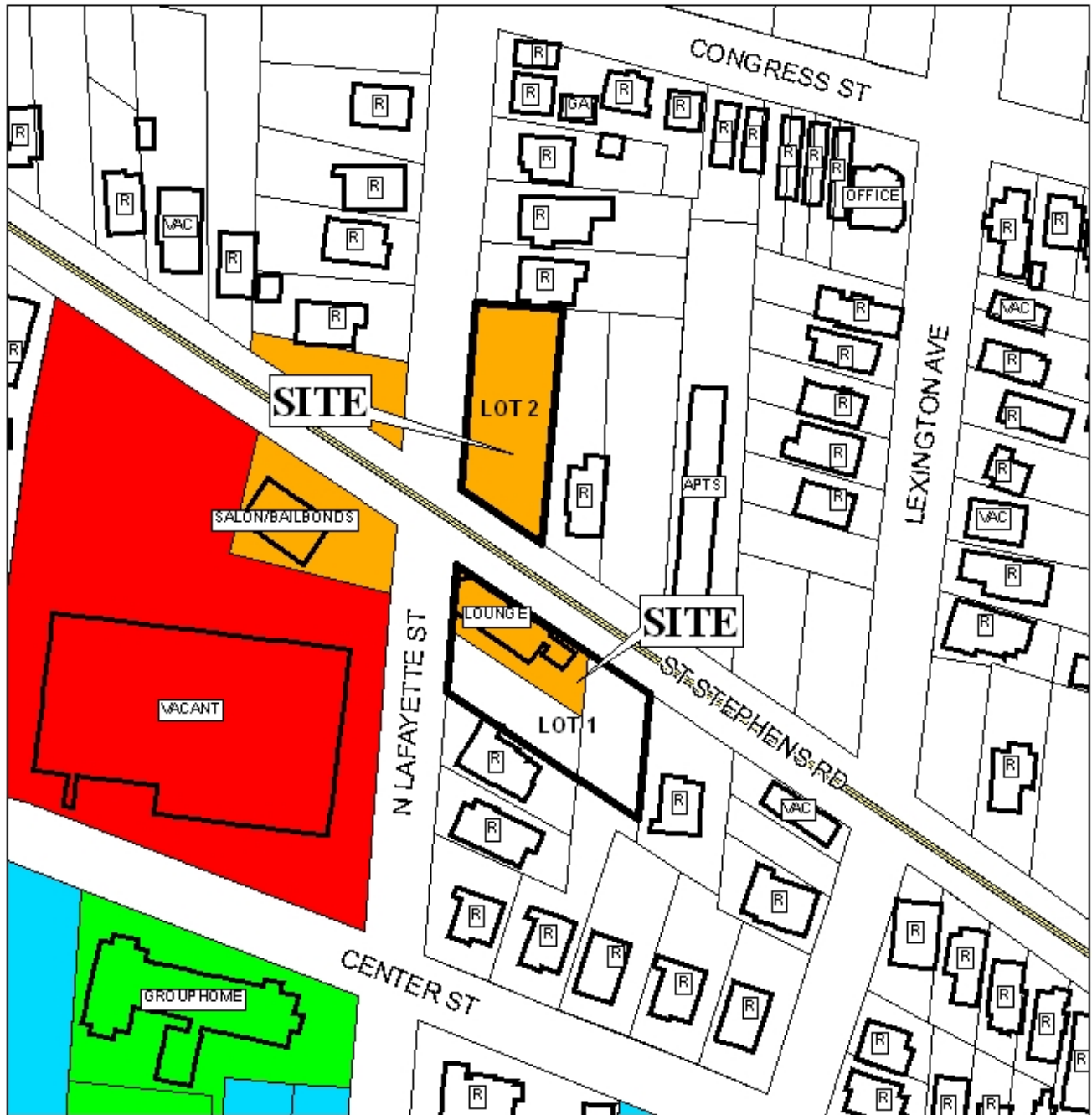
APPLICATION NUMBER 3 DATE May 21, 2009

APPLICANT Napoleon Subdivision

REQUEST Subdivision


















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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
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NAPOLEON SUBDIVISION



APPLICATION NUMBER 3 DATE May 21, 2009

