

PAMELA SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Add note to plat stating that if any proposed development for any lot will result in an increase in impervious area (i.e., driveway, building, patio, sidewalk, etc.) in excess of 4000 square feet since 1984, then detention must be provided and a Land Disturbance Permit from the City of Mobile will be required. Plat needs to include a minimum 25' radius for the property line at the intersection of Osage St & Sweeney's Ln. 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 0.5 acre \pm , 3 lot subdivision which is located at the Northeast corner of Osage Street and Sweeneys Lane, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The submitted plat is not drawn to a standard engineering scale, per the requirements of Section IV.A.1. of the Subdivision Regulations.

Based upon the preceding, the application is recommended for Holdover until the February 4th meeting, with seven (7) copies of the revised plat due by January 15, so that the following can be undertaken:

- 1) Revision of the plat to provide "to scale" copies, using a standard Engineering scale.

Revised for the February 4th meeting:

The applicant submitted revised plats, as requested.

The purpose of this application is to create 3 lots from 2 existing legal lots. Aerial photos show that the site has a house and accessory building on it, but the plat provided with the application does not indicate any of the existing structures. The width of the 2 existing lots will not be changed, but the depth will be reduced from 180 feet to 120 feet, to allow for the proposed third lot: the existing accessory structure may cross the proposed lot line, thus the structure should be removed (with the appropriate demolition permit) prior to the recording of the final plat. The existing house, on proposed Lot 2, does not appear to meet any required front or sideyard

setbacks (Subdivision Regulations or Zoning Ordinance), however, the structure may be considered a non-conforming structure, and the proposed subdivision will not alter the setback issues; the existing house should be depicted on the final plat, if the house will remain. All lots, as proposed, will comply with the minimum lot size requirements of the Subdivision Regulations.

The site fronts onto Osage Street and Sweeney's Lane, both minor streets with 50-foot wide rights-of-way. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards.

The Engineering comments include a request to dedicate a 25-foot radius at the corner of Osage Street and Sweeney's Lane. The radius requested is greater than the minimum 10-foot radius in Section V.D.5. of the Subdivision Regulations, however, Engineering's request is not uncommon. In this instance, the dedication of any radius at the corner will result in proposed Lot 2 falling below the minimum 7,200 square foot lot size required by Section V.D.2. As the site is located at the intersection of two minor streets, in an older neighborhood, Planning staff believes that a waiver of Section V.D.5., and Engineering's radius request may be worth consideration by the Planning Commission.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision. As the site is a corner lot, and as the site is also located in the city, staff recommends that the street-abutting setbacks required by the Zoning Ordinance be depicted on the plat, in lieu of those required by the Subdivision Regulations: Lots 1 and 3 should be depicted with a 25-foot front yard setback, while Lot 2, the corner lot, should be depicted with a 25-foot setback along Osage Street, and a 20-foot setback along Sweeney's Lane.

The plat does not indicate the size of each lot in square feet. The plat should be revised to show the size of each lot.

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, and with a waiver of Sections V.D.5. and V.D.9. of the Subdivision Regulations, the application 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 (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.*
- 2) Depiction and labeling of the street-abutting setback lines as follows: Lots 1 and 3 depicted with a 25-foot front yard setback, while Lot 2, the corner lot, depicted with a 25-foot setback along Osage Street, and a 20-foot setback along Sweeney's Lane;*
- 3) Depiction of the existing residence, if it shall remain, or the obtaining of a demolition permit for the residence prior to the signing of the final plat;*
- 4) Obtaining of a demolition permit for the accessory building, prior to the signing of the final plat;*

- 5) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 6) compliance with Engineering comments, eliminating the radius requirement (*Must comply with all storm water and flood control ordinances. Add note to plat stating that if any proposed development for any lot will result in an increase in impervious area (i.e., driveway, building, patio, sidewalk, etc.) in excess of 4000 square feet since 1984, then detention must be provided and a Land Disturbance Permit from the City of Mobile will be required. Any work performed in the right of way will require a right of way permit.*);
- 7) 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 prior to the issuance of any permits or land disturbance activities; and
- 8) full compliance with all other municipal codes and ordinances.

