

## **TUTTLE ADDITION SUBDIVISION, RESUBDIVISION OF LOT 20 SQUARE 6**

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Survey Data – boundary lines with length and bearings, 2' contours, existing drainage conditions and features;
- C. Show the existing building on the Preliminary Plan.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 20B.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- H. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- J. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot 20B is limited to one curb cut, with 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

The plat illustrates the proposed 0.2± acre, 2-lot subdivision which is located on the Southwest corner of Monroe Street and Stocking Street, and is 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 create two legal lots of record from a single legal lot of record.

The site has frontages onto Monroe Street and Stocking Street, both minor streets with curb and gutter. Both roads are illustrated as having existing compliant 50' rights-of-way, making no dedications necessary. However, dedication of the corner radii at Monroe Street and Stocking Street per Section V.D.6. of the Subdivision Regulations should be required.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown on the preliminary plat. The setback should be illustrated on the Final Plat, if approved.

It should be noted that the existing lot is currently developed with two buildings, and currently enjoys non-conforming status as a commercial development located in an R-1, Single-Family Residential District. As proposed, each of the proposed lots would have one building, which appear to occupy nearly the entire sites. A variance was granted for 1455 Monroe Street (the proposed Lot 20A) at the Board of Zoning Adjustment's July 22, 1996 meeting to allow the expansion of a restaurant into the entire existing structure with insufficient off-street parking. A condition of that approval was that there be no additional uses or building expansions until adequate parking is provided. It should be noted that variances are site plan specific and therefore any future commercial uses on either lot would require a new variance.

The proposed lot sizes are provided in square feet, and would not meet the minimum required lot size of 7,200 square feet in Section V.D.2. of the Subdivision Regulations. Despite the fact that the site is in an older part of the City of Mobile, and there are several sub-standard lots in the area, around 6,300 square feet at the smallest, the proposed subdivision would result in lots that would be 3,948 and 3,726 square feet each, which is substantially smaller than any other lots in the vicinity. The applicant did not provide any justification for the creation of these two sub-standard lots.

Based upon the preceding, the application is recommended for Denial, due to the following:

- 1) the proposed lots do not meet the minimum size requirement of Section V.D.2. of the Subdivision Regulations.

***Revised for the December 3, 2015 meeting:***

*The application was heldover from the November 19<sup>th</sup> meeting to allow staff to prepare conditions of approval for the consideration of the Planning Commission.*

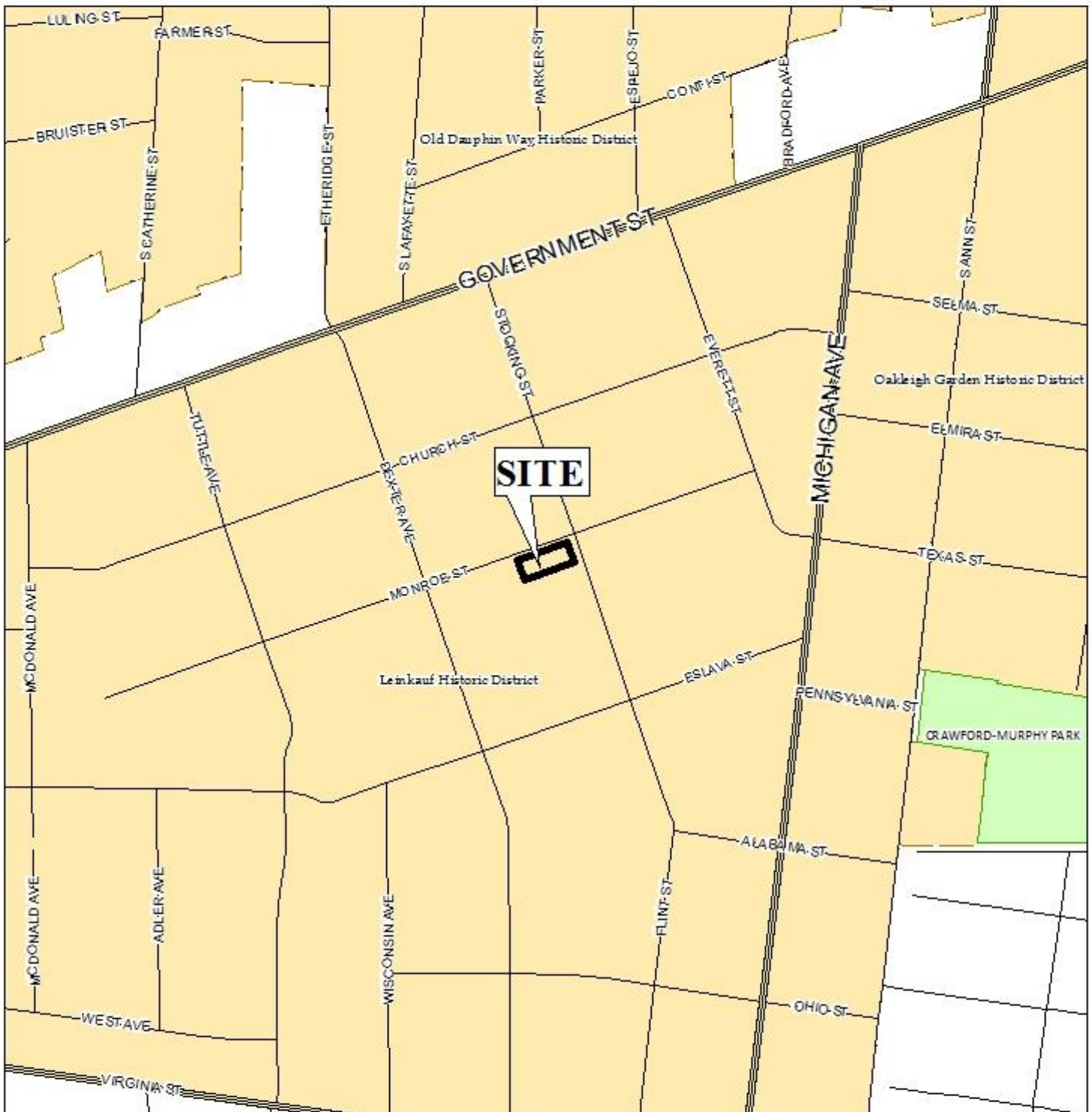
*Since the site is within the Leinkauf Historic District, it is recommended that the standard 25-foot minimum building setback required by Section V.D.9. of the Subdivision Regulations be waived, to allow for the application of setbacks allowed by the Zoning Ordinance, more specifically, the Historic District Overlay.*

*Also, the corner radius requirement of Section V.D.6. of the Subdivision Regulations, since it may impact the existing building, should be made subject to a determination by the City Engineer of the need for the radius.*

*Proposed conditions for Tentative Approval, with a waiver of Sections V.D.2. and V.D.9. of the Subdivision Regulations:*

- 1) Placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 2) Placement of a note on the Final Plat stating that all setbacks shall be per the requirements of the Zoning Ordinance;
- 3) Provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations, if determined necessary by the City Engineer;
- 4) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*  
*A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Survey Data – boundary lines with length and bearings, 2' contours, existing drainage conditions and features; C. Show the existing building on the Preliminary Plan. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 20B. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 5) Compliance with Traffic Engineering comments (*Lot 20B is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 6) Compliance with 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).*); and
- 7) Compliance with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).*).

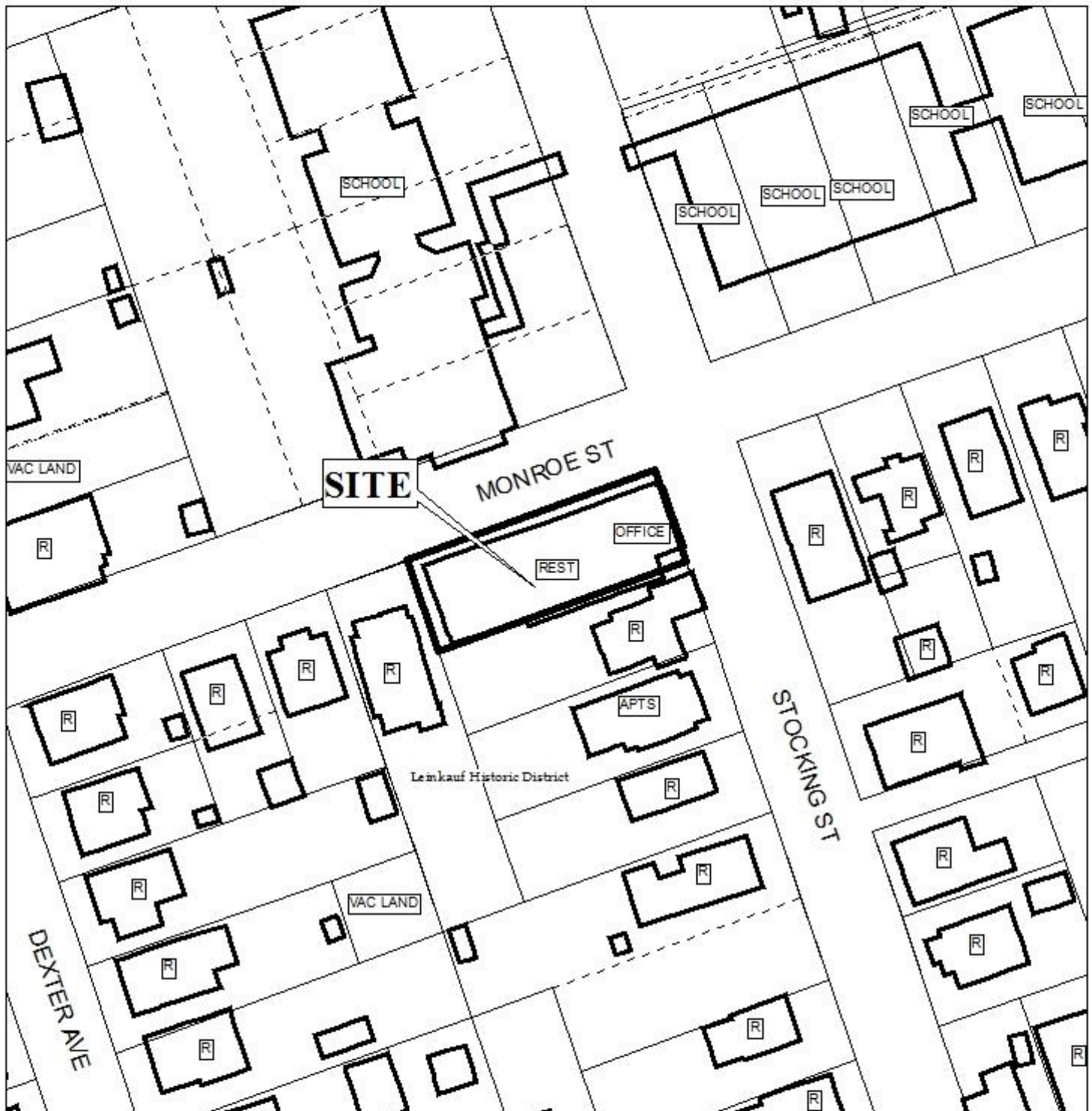
# LOCATOR MAP



APPLICATION NUMBER 3 DATE November 19, 2015  
APPLICANT Tuttle Addition Subdivision, Resubdivision of Lot 20 Square 6  
REQUEST Subdivision



# TUTTLE ADDITION SUDIVISION, RESUBDIVISION OF LOT 20 SQUARE 6



APPLICATION NUMBER 3 DATE November 19, 2015

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





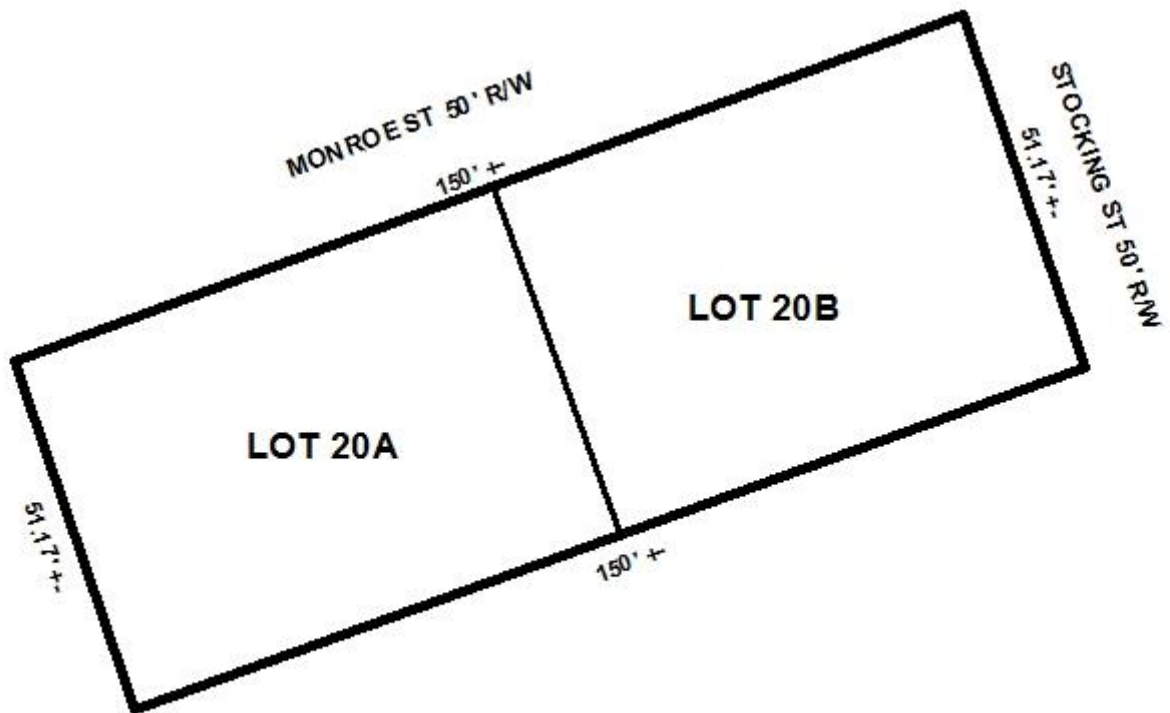
# TUTTLE ADDITION SUDIVISION, RESUBDIVISION OF LOT 20 SQUARE 6



APPLICATION NUMBER 3 DATE November 19, 2015



## DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE November 19, 2015

APPLICANT Tuttle Addition Sudivision, Resubdivision of Lot 20 Square 6

REQUEST Sudivision

