

## **WAFFLE HOUSE SUBDIVISION**

Engineering Comments: Need to provide a minimum radius of 25', or as otherwise approved by City Engineering, at the intersection of Government St and Ellis Ave. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits. Any existing damaged sidewalk panels will need to be replaced. Drainage from any new 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.

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 1 lot, 0.56 acre  $\pm$  subdivision which is located at 1851 Government Street (Southwest corner of Government Street and Ellis Avenue), and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a single legal lot-of-record from an existing metes and bounds parcel.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat in square feet, and this information should be retained on the final plat, if approved.

The 25-foot minimum building setback line is depicted along Government Street on the preliminary plat. A 20-foot minimum building line is depicted along Ellis Avenue. Section 64-4.D.3. of the Zoning Ordinance allows corner building sites to have a lesser setback of 20 feet. As such, a waiver of Section V.D.9. of the Subdivision Regulations may be appropriate along the Ellis Avenue frontage only.

The site fronts Government Street to the North and Ellis Avenue to the East. Government Street is a planned major street as depicted on the Major Street Plan component of the Comprehensive Plan. The Major Street Plan requires a right-of-way of 100 feet, and an adequate 100-foot right-of-way is depicted on the Preliminary Plat. Regarding Ellis Avenue, Ellis Avenue is a minor street which is provided with curb and gutter. Section V.B.14. of the Subdivision Regulations requires a right-of-way of 50 feet for this type of street, and an adequate right-of-way of 50 feet

is depicted. As such, no further dedication along Government Street or Ellis Avenue should be required.

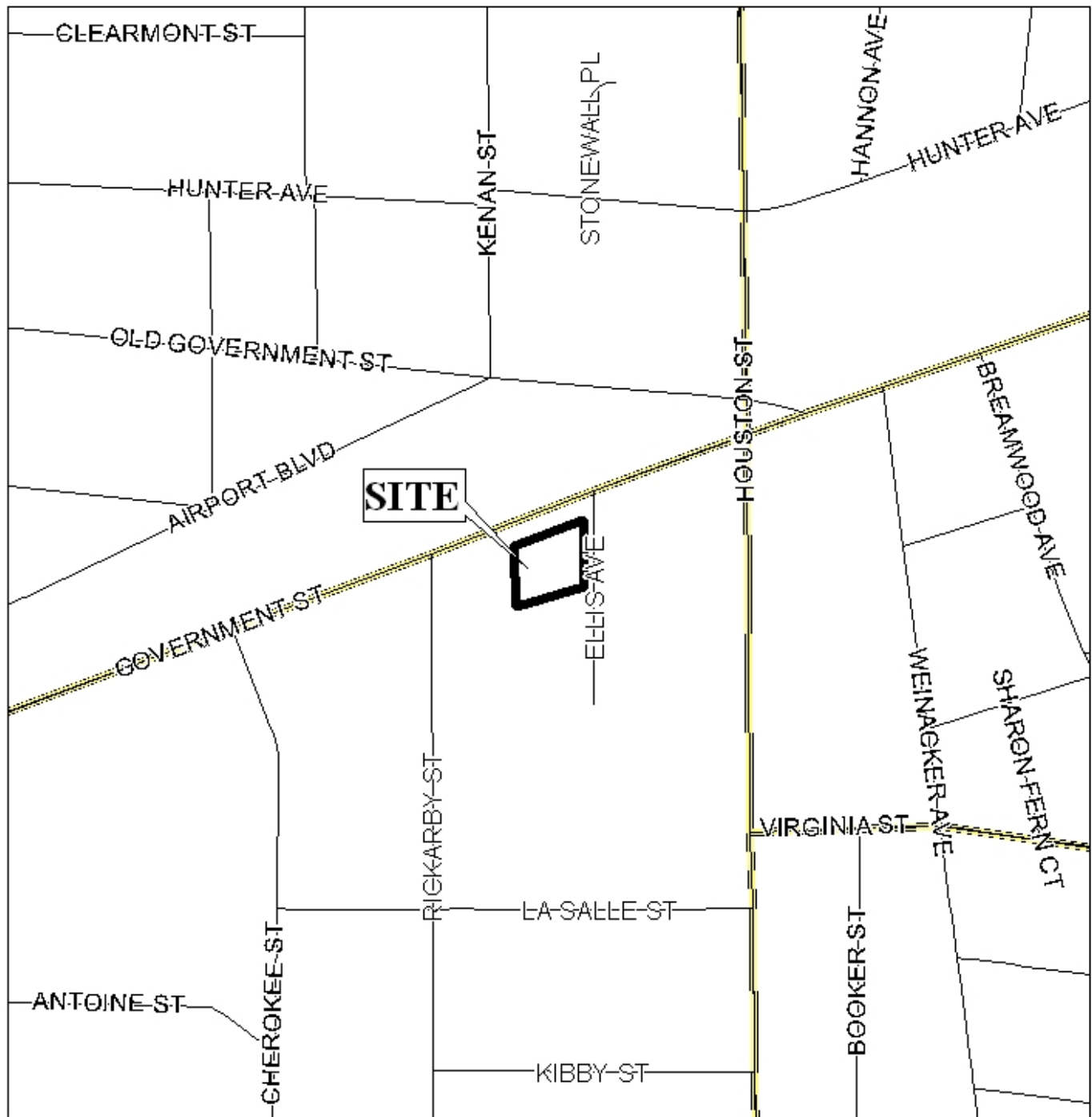
The site is currently developed with an abandoned drive-in restaurant. Currently there are two curb cuts to Government Street and one curb cut to Ellis Avenue. The proposed redevelopment will retain the two existing curb cuts to Government Street and close the curb cut to Ellis Avenue. A note should be placed on the final plat limiting the site to two curb cuts to Government Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. The existing Ellis Avenue curb cut should be removed and the area grassed.

Finally, 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 Section V.D.9. of the Subdivision Regulations along the Ellis Avenue frontage only, the application is recommended for tentative approval, subject to the following conditions:

- 1) retention of the 25-foot minimum building setback line along Government Street and the 20-foot minimum building line along Ellis Avenue on the Final Plat;
- 2) retention of the lot area size labeling, in square feet, on the Final Plat;
- 3) placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Government Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 4) compliance with City Engineering comments: *"Need to provide a minimum radius of 25', or as otherwise approved by City Engineering, at the intersection of Government St and Ellis Ave;"*
- 5) placement of a note on the Final Plat stating that the lot is denied access to Ellis Avenue; and
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

## LOCATOR MAP



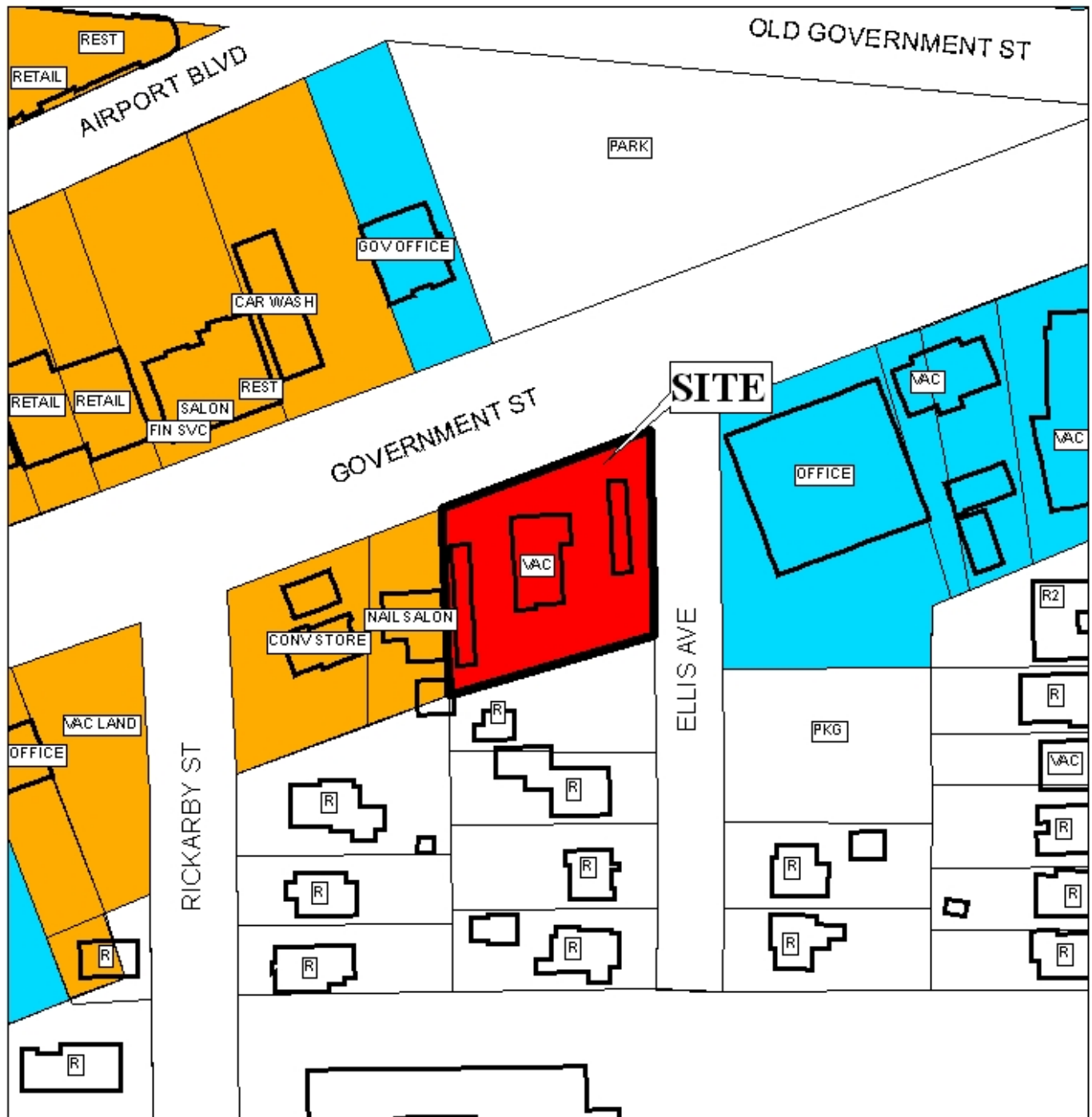
APPLICATION NUMBER 3 DATE August 5, 2010

APPLICANT Waffle House Subdivision

REQUEST Subdivision



# WAFFLE HOUSE SUBDIVISION



APPLICATION NUMBER 3 DATE August 5, 2010

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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