

RESUBDIVISION OF GULF FEDERAL CREDIT UNION **COMMERCIAL SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Show/label the MFFE on Lot 1.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1.1± acre, 1 lot subdivision which is located on South side of Springhill Avenue, 150 mile± East of North Pine Street extending to East terminus of Oak 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 resubmit a subdivision application that was previously approved by the Planning Commission at its September 16, 2011 meeting. The application has expired and the applicant is resubmitting a new application to receive approval by the Planning Commission.

The site fronts Springhill Avenue, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan, to the North and Oak Street, a minor street located to the South. Springhill Avenue is depicted with an adequate 100-foot right-of-way, and no further dedication would be required. Oak Street is depicted on the plat with a 40-foot right-of-way. Section V.B.14. of the Subdivision Regulations requires a minimum right-of-way width of 50 feet, furthermore, Oak Street is a closed-end street, and, as such, the Subdivision Regulations also require a 120-foot diameter turnaround to be dedicated and constructed. There is not

enough area on the applicant's property to construct the required turnaround and any turnaround construction would negatively impact the existing building on the site. Additionally, as the site is located at the end of Oak Street, dedication would not provide any useful additional area, since any dedication would be in the area where the turnaround should be constructed. As such, a waiver of Section V.B.14. regarding right-of-way widths for Oak Street may be appropriate.

Currently, the proposed lot is developed with one curb cut to Oak Street and two curb cuts to Springhill Avenue. Because Springhill Avenue is a major street and a State Highway, access management is a concern. As such, the lot should be limited to the existing two curb cuts, with the size, design, and exact location of the curb cut to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.

Section V.D.9. of the Subdivision Regulations regarding the 25-foot front setback can be waived due to the fact the lot is zoned B-4, however, a note should be placed on the Final Plat that if the lot is ever rezoned to a classification other than B-4, General Business District, then the required front yard for that zoning district shall be the required front yard.

The southern portion of the site is located within the flood zone. It appears to be partially located in the "500-year" frequency flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

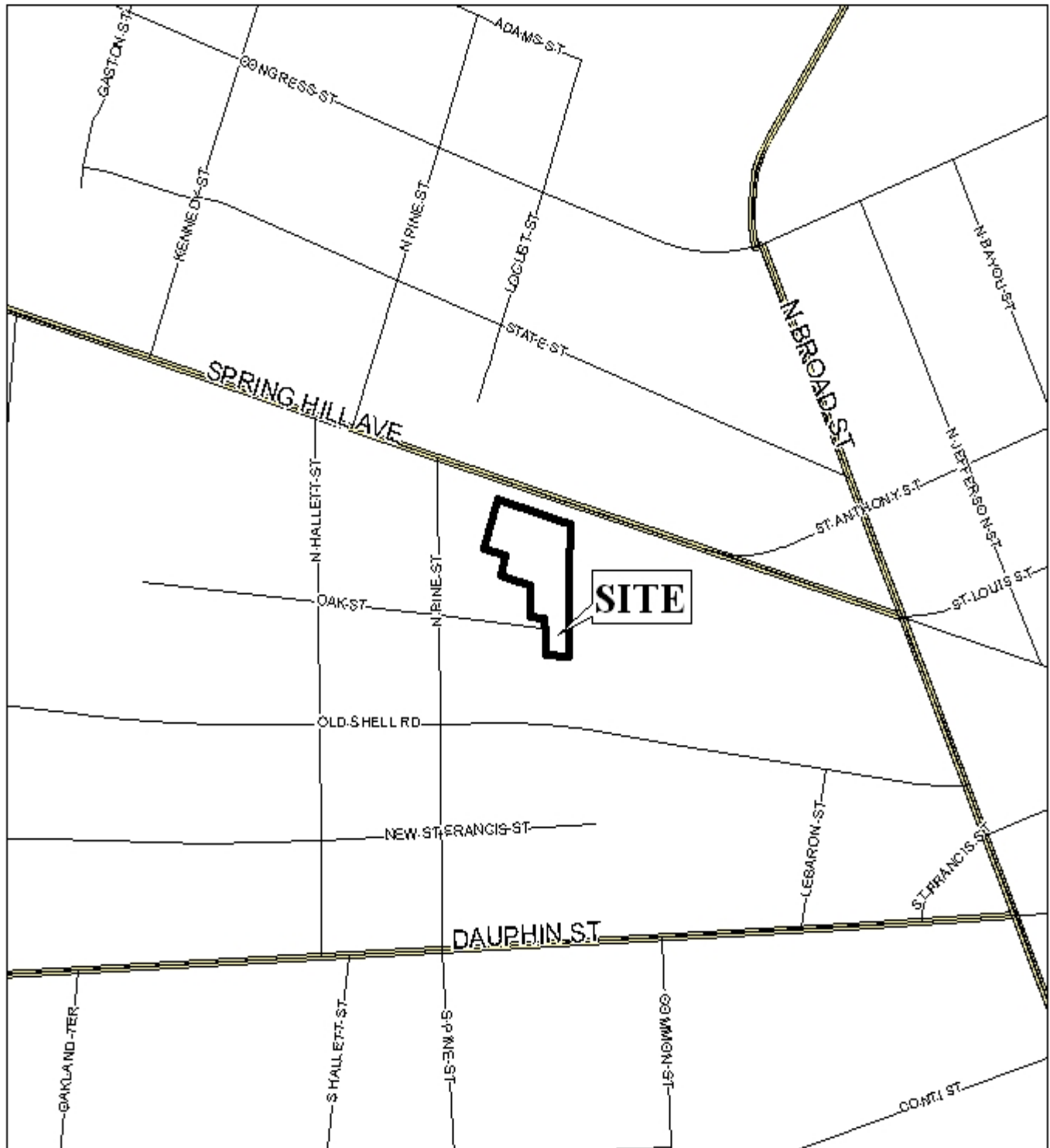
With a waiver of Section V.B.14. of the Subdivision Regulations regarding right-of-way widths for Oak Street and Section V.D.9. of the Subdivision Regulations regarding the 25-foot front setback, the Subdivision request is recommended for tentative approval for one lot subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to the two existing curb cuts to Springhill Avenue and one curb cut to Oak Street, with the size, design, and exact location of the curb cut to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that if the lot is ever rezoned to a classification other than B-4, General Business District, then the required front yard for that zoning district shall be the required front yard;
- 3) compliance with Engineering comments: (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm*

water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Show/label the MFFE on Lot 1);

- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for flooding issues, if any, prior to the issuance of any permits or land disturbance activities; and
- 5) 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 4 DATE June 6, 2013

APPLICANT Gulf Coast Federal Credit Union Commercial Subdivision, Resubdivision of

REQUEST Subdivision



GULF COAST FEDERAL CREDIT UNION COMMERCIAL SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 4 DATE June 6, 2013

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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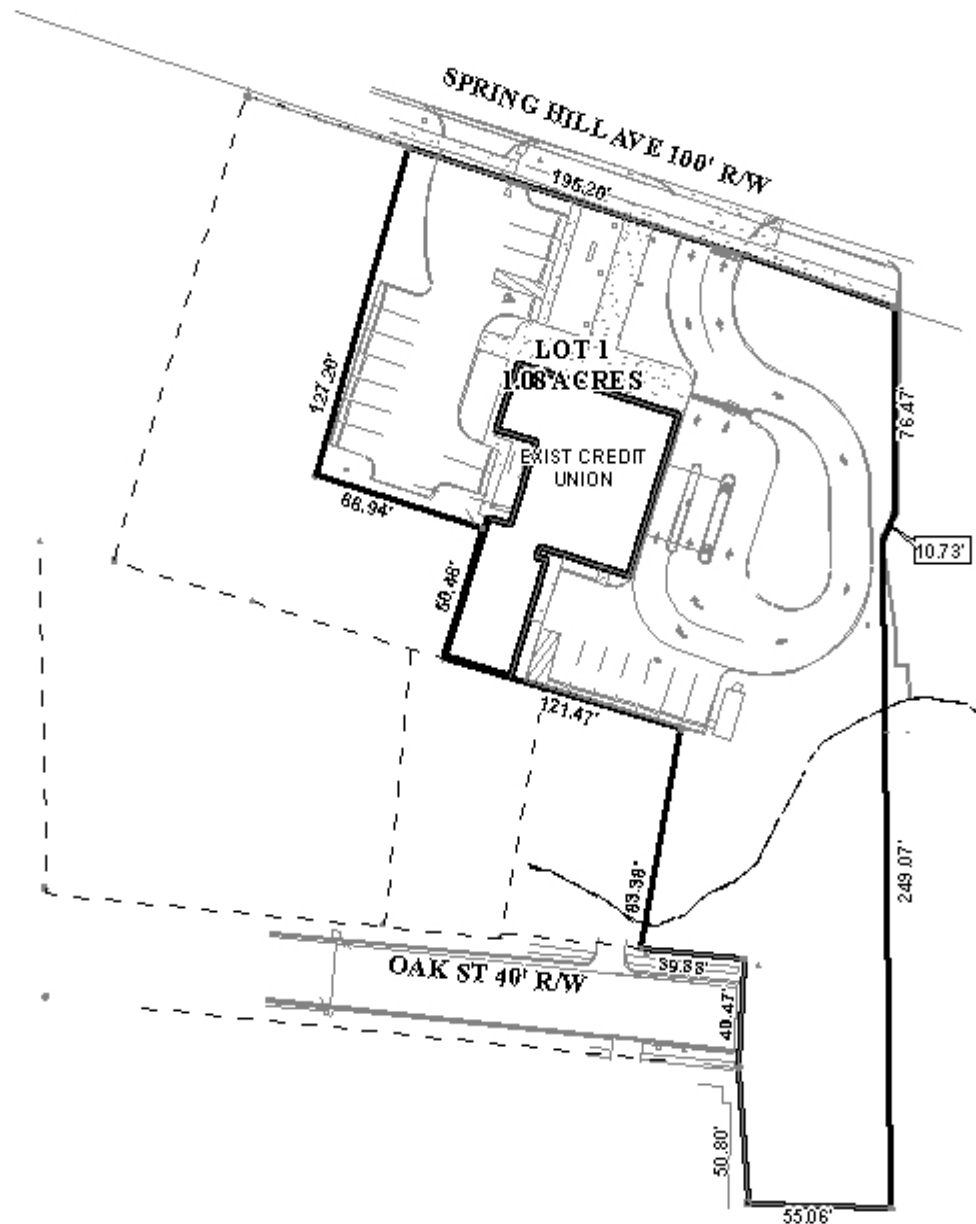
**GULF COAST FEDERAL CREDIT UNION
COMMERCIAL SUBDIVISION, RESUBDIVISION OF**



APPLICATION NUMBER 4 DATE June 6, 2013



DETAIL SITE PLAN



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