

MOSLEY PLACE SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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: No comments.

MAWWS Comments: No comments.

The plat illustrates the proposed 0.5± acre, 1 lot subdivision, which is located on the Southwest corner of McGregor Court and South McGregor Avenue. The applicant states the site is served by city water and sanitary system.

The purpose of this application is to create one legal lot from an existing lot of record and a metes and bounds parcel. The metes and bounds parcel was recorded in McGregor Place Subdivision as additional right-of-way reserved for future purchase by the City for the widening of McGregor Avenue, a component of the Major Street Plan, and remained in the ownership of the subdivision developer. The subdivision was recorded in 1974 before dedication was required along substandard rights-of-way. The developer has now sold the parcel to the applicant who wishes to combine it with his lot to allow room for a garage to be constructed.

As mentioned, McGregor Avenue is a component of the Major Street Plan, and this section is planned for an 80' right-of-way. The current right-of-way width along the site is 60'; therefore, dedication would be required to provide 40' from the current right-of-way centerline. In addition, the dedication of a 25' radius curve at the intersection of McGregor Avenue and McGregor Court would be required. Since this subdivision would constitute an addition to a side and rear yard, and since no buildable site faces McGregor Avenue to the rear of the site, a 12' side street yard setback, and an 8' rear yard setback would be appropriate, as measured from any required dedication.

As a means of access management, a note should be placed on the final plat stating that the lot is limited to one curb cut onto McGregor Court with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be required stating that there shall be no access directly onto McGregor Avenue.

It should be noted that the proposed lot would not be in compliance with Section V.D.1. of the Subdivision Regulations in that it would be somewhat incompatible with existing lots in the vicinity. However, due to the nature of the parcel, a waiver of Section V.D.1. would be in order.

The lot should be labeled on the final plat with its size in square feet and acres, or a table provided furnishing the same information.

The plat illustrates a wood privacy fence on the site projecting into the current right-of-way. Staff review of the site has determined that the fence is approximately 8' high; therefore the fence should be relocated at least back to the minimum building setback lines after right-of-way dedication and the relocation illustrated on the final plat prior to signing the final plat.

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.D.1. of the Subdivision Regulations, this application is recommended for tentative approval subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 40' from the centerline of McGregor Avenue, in compliance with the Major Street Plan;
- 2) dedication of a 25' radius curve at the intersection of McGregor Avenue and McGregor Court;
- 3) illustration of a 12' side street yard minimum building setback line along the East side of the property, and an 8' rear yard minimum building setback line along the South side of the property, both as measured from any required right-of-way dedication;
- 4) placement of a note on the final plat stating that the lot is limited to one curb cut to McGregor Court, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that there is to be no direct access to McGregor Avenue;
- 6) labeling of the lot with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;
- 7) relocation of the existing wood privacy fence at least back to the building setback lines, after any required dedication, and illustration of the relocated fence on the final plat prior to signing the final plat;
- 8) 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; and
- 9) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

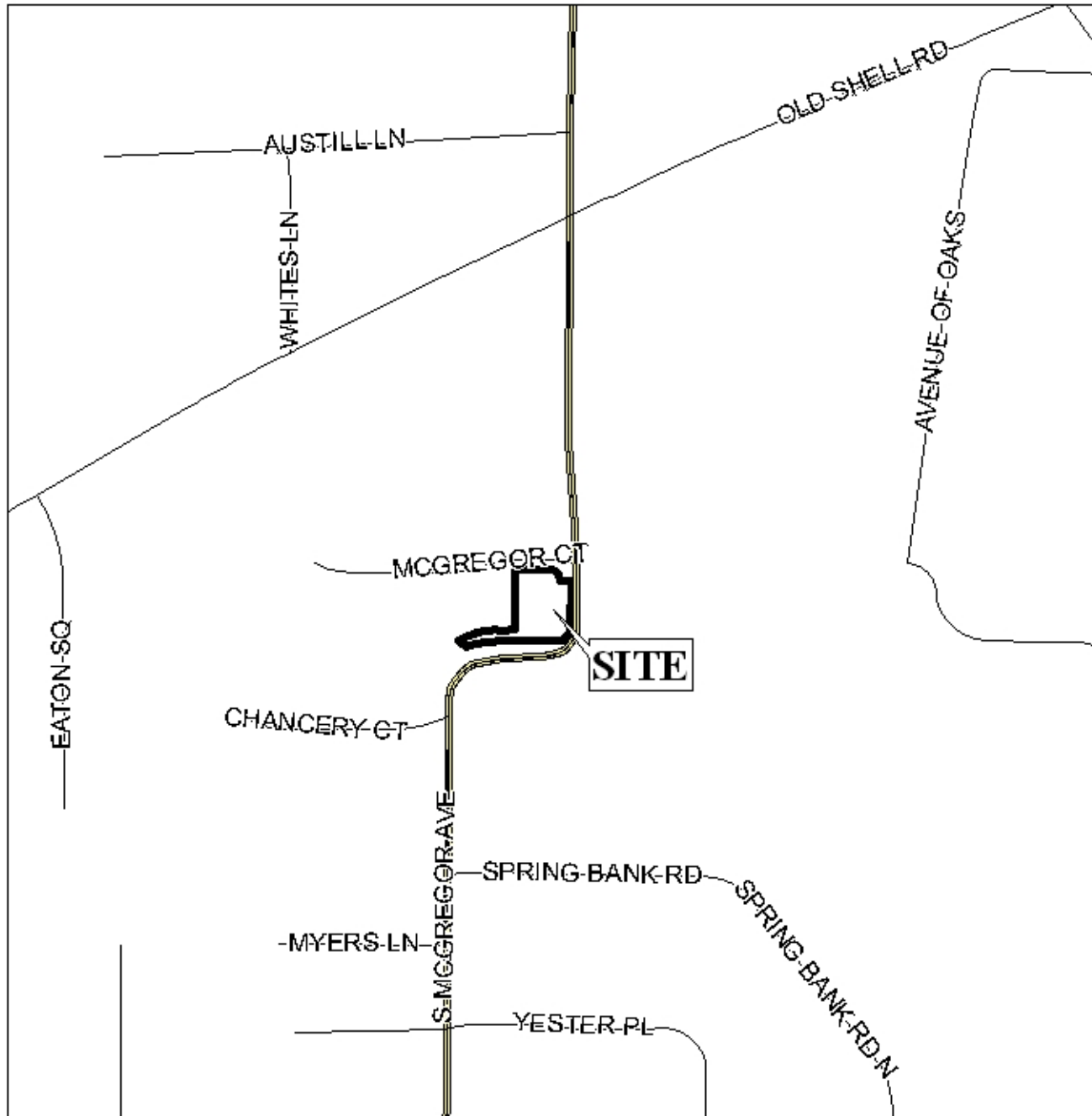
Revised for the January 8th, 2009 meeting:

This application was heldover from the December 18th, 2008 meeting to allow the applicant to provide information illustrating tree line and proposed fence locations. The necessary information was submitted via a revised plat and the fence is indicated to be relocated to the building setback line prior to the signing of the final plat. The revision has no impact on the previous review and recommendation.

With a waiver of Section V.D.1. of the Subdivision Regulations, this application is recommended for tentative approval subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 40' from the centerline of McGregor Avenue, in compliance with the Major Street Plan;
- 2) dedication of a 25' radius curve at the intersection of McGregor Avenue and McGregor Court;
- 3) illustration of a 12' side street yard minimum building setback line along the East side of the property, and an 8' rear yard minimum building setback line along the South side of the property, both as measured from any required right-of-way dedication;
- 4) placement of a note on the final plat stating that the lot is limited to one curb cut to McGregor Court, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that there is to be no direct access to McGregor Avenue;
- 6) labeling of the lot with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;
- 7) relocation of the existing wood privacy fence at least back to the building setback lines, after any required dedication, and illustration of the relocated fence on the final plat prior to signing the final plat;
- 8) 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; and
- 9) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



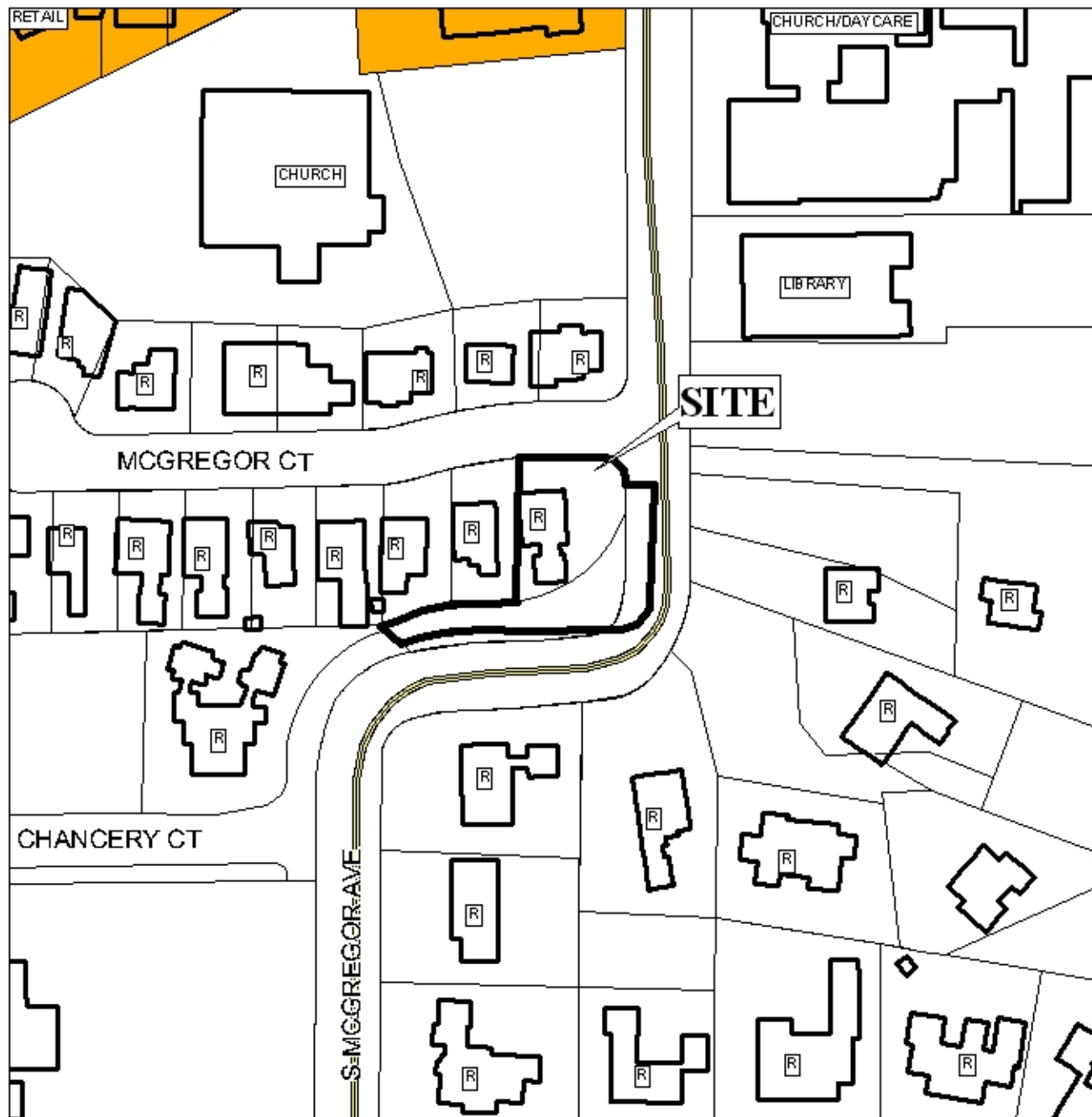
APPLICATION NUMBER 4 DATE January 8, 2009

APPLICANT Mosley Place Subdivision

REQUEST Subdivision



MOSLEY PLACE SUBDIVISION



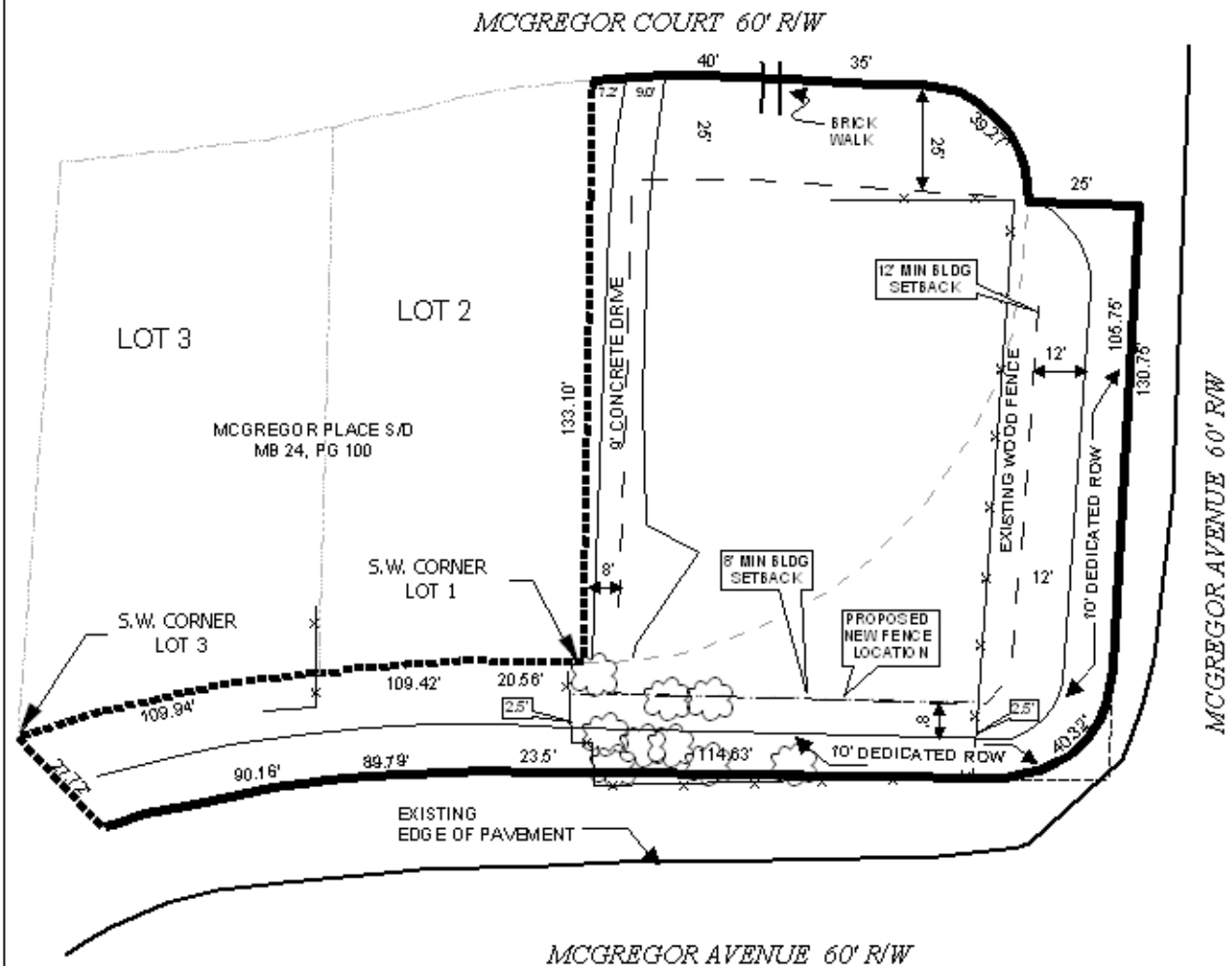
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LEGEND

R-1	R-2	R-3	R-4	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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DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE January 8, 2009

APPLICANT Mosley Place Subdivision

REQUEST Subdivision

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MOSLEY PLACE SUBDIVISION



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