

MADDEN-COCHRAN SUBDIVISION, **RESUBDIVISION OF LOT 1**

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

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition.
- B. 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.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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.

MAWSS Comments: No comments received.

The preliminary plat illustrates the proposed 4-lot, 0.6 ± acre subdivision which is located on the northeast corner of State Street and North Joachim Street, and is in Council District 2. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 4 legal lots of record from one existing lot within the Downtown Development District (DDD). It should be noted that this site most recently appeared before the Planning Commission at its February 18, 2010 meeting where the Commission granted Planning Approval to allow the expansion of an existing domiciliary facility and to also allow the expansion of a gravel parking surface, in addition to Planned Unit Development (PUD) Approval to allow multiple buildings on a single building site.

As the site is within the DDD, PUDs are no longer allowed within this district and as such, the previous PUD approval is no longer applicable. In regards to the previous Planning Approval, the applicant should keep in mind that certain uses are allowed by-right; however, any proposed use not specified within the Use Table in Section 64-3.I. of the Zoning Ordinance may require Planning Approval or a variance for the proposed use. The applicant should also be aware that

any proposed site development or improvements within the Downtown Development District, to include parking areas, must comply with Section 64-3.I. of the Zoning Ordinance.

The proposed lots range from 5,437 to 6,550 sf; however, as the site is within a T-4 Sub-District, this transect sub-district has no minimum lot size requirement but does require a setback of 0'-12' along a designated primary frontage for buildings and 20' for parking. Additionally, there is no required setback along a secondary frontage or rear and side yards and, as such, it would seem appropriate to waive Sections V.D.2. and V.D.9. of the Subdivision Regulations regarding lot size and the minimum building setback requirements.

In lieu of the minimum lot size requirement, subdivided properties are limited to a minimum width of 18' and maximum width of 120' along a designated primary frontage. As proposed, the frontage along State Street for the proposed Lots A-D will range from a minimum of 43'± and a maximum of 65'±. Although the applicant did not specify a primary frontage for the proposed Lot A, as it is a corner lot, the proposed frontage of all 4 proposed lots appear to comply with Section 64-3.I.8.(b). of the Zoning Ordinance.

The site has frontage along 2 minor, "B Streets," with curb and gutter and a compliant 50' right-of-way and, as such, no dedication should be required. Given the street layout, character of the neighborhood, and location of the existing structure on the proposed Lot A, a waiver of the corner radius requirement of Sections V.B.16. and V.D.6. of the Subdivision Regulations may be appropriate at the intersection of State and North Joachim Streets.

As a means of access management, the site should be limited to the existing curb-cuts with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

It should be pointed out that the site is located within the DeTonti Square Historic District and, as such, any proposed exterior renovations or site improvements should be submitted to the Architectural Review Board for review prior to the issuance of exterior building permits such as for windows, exterior doors, and other façade improvements, in addition to compliance with Section 64-3.I. of the Zoning Ordinance, as previously mentioned in this report.

The preliminary plat illustrates 2 easements on the site and, if approved, a note should be placed on the Final Plat stating that no structures can be placed or erected within any easement.

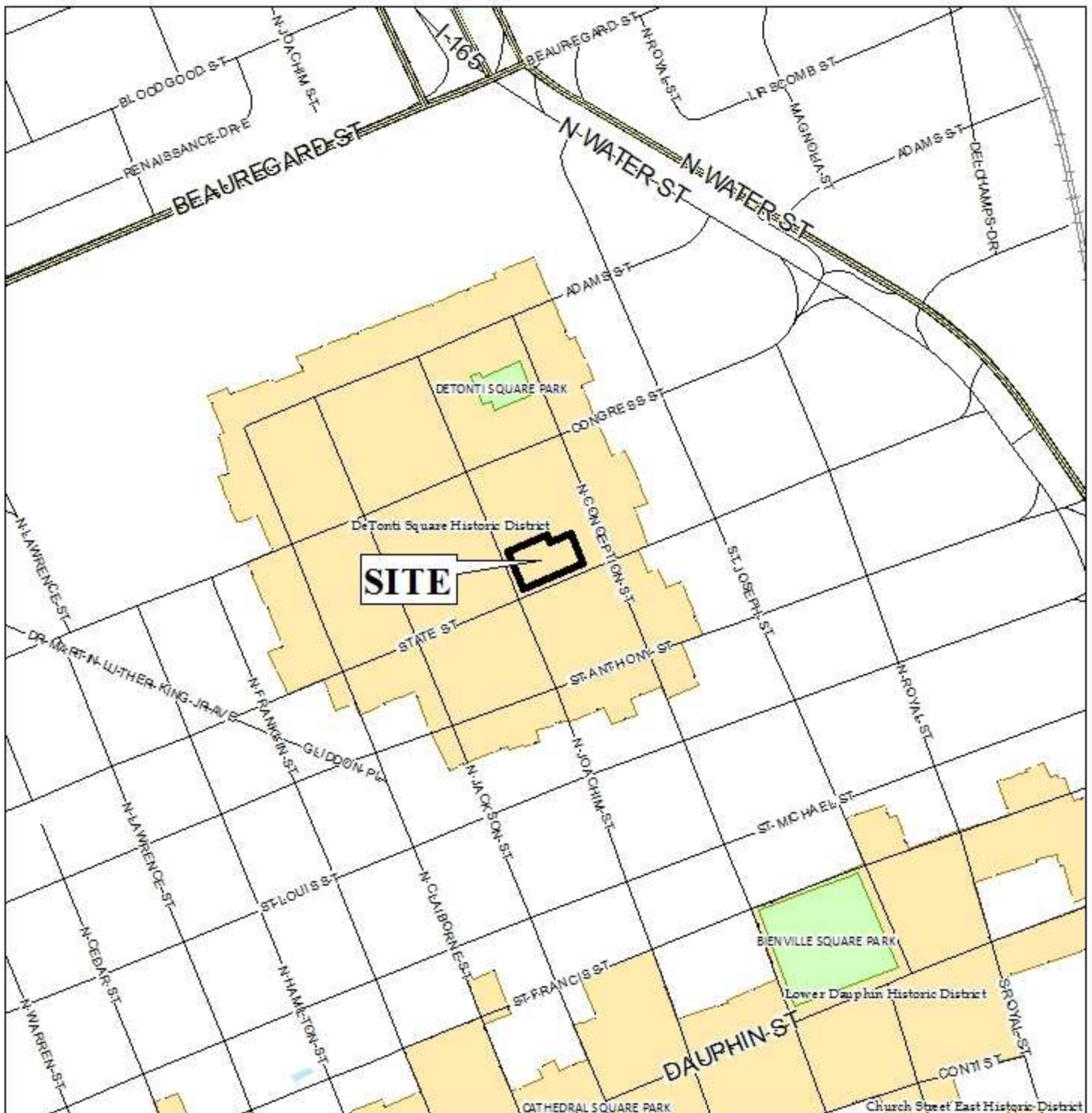
GIS data indicates the entire site to be within the AE Flood Zone associated with the Mobile River. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for floodplain issues may be required prior to development.

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 Sections V.B.16., V.D.2., V.D.6. and V.D.9. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Illustration of all setbacks (or notes) on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;
- 2) Placement of a note on the Final Plat stating: *(No structures can be placed or erected within any easement.);*
- 3) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);*
- 4) Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 5) Placement of a note on the Final Plat and compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition. B. 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. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) 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*
- 8) Compliance with 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.).*

LOCATOR MAP



APPLICATION NUMBER 4 DATE October 16, 2014
APPLICANT Madden-Cochran Subdivision, Resubdivision of Lot 1
REQUEST Subdivision



MADDEN-COCHRAN SUBDIVISION, RESUBDIVISION OF LOT 1

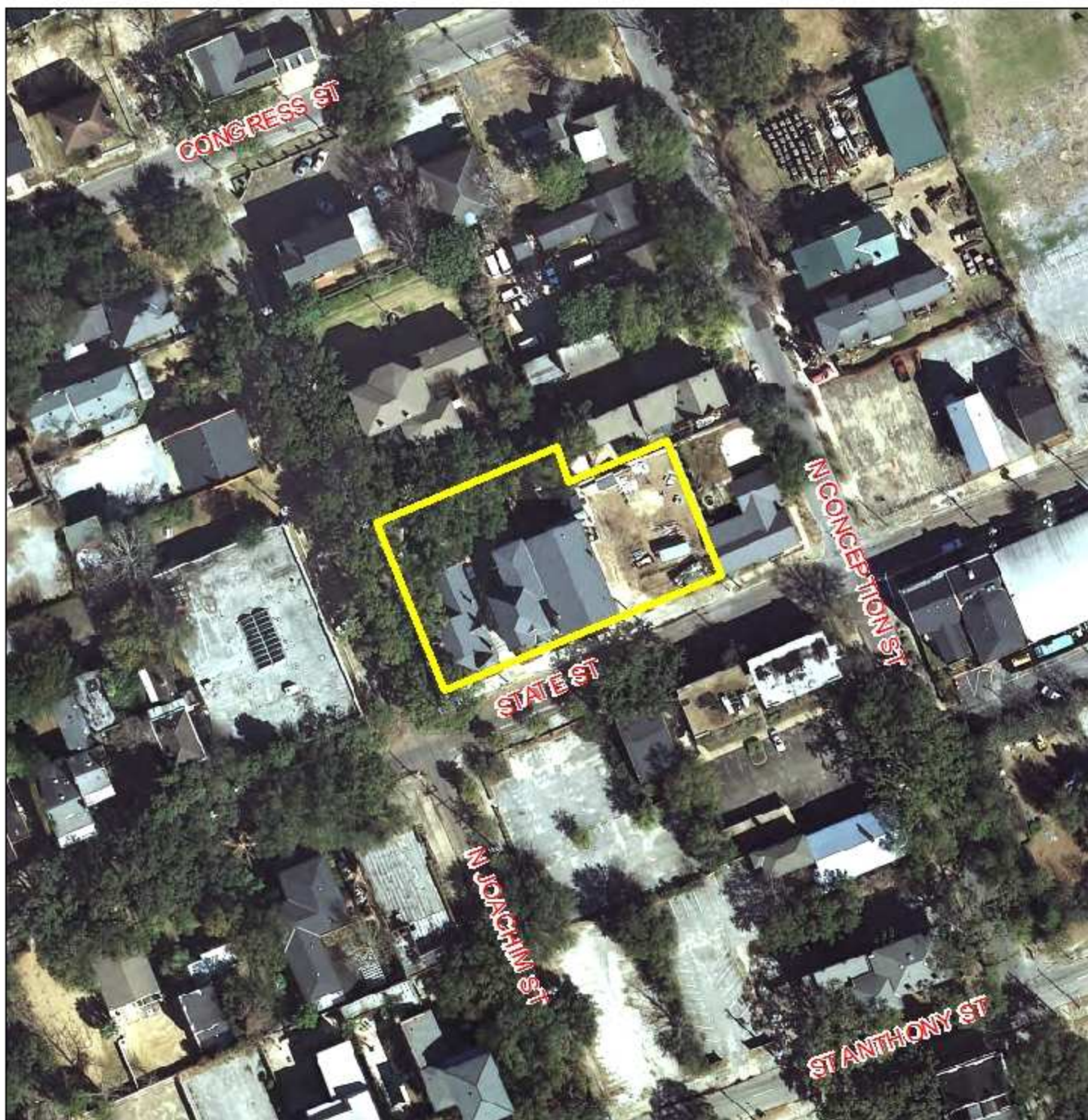


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| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH | T5.1 |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 | T6 |



MADDEN-COCHRAN SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 4 DATE October 16, 2014



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE October 16, 2014
 APPLICANT Madden-Cochran Subdivision, Resubdivision of Lot 1
 REQUEST Subdivision

