

BRUCE PLACE SUBDIVISION

Engineering Comments: Dedication of ROW at the intersection of Fairway Ave and Old Shell Rd required, 25' minimum radius. 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 will require a right of way permit. Drainage from any 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.

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

The plat illustrates the proposed 1.49± acre, 1-lot subdivision which is located on the Northeast corner of Old Shell Road and Fairway Avenue, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

This site was presented to the Planning Commission at its May 5, 2011 meeting to request a rezoning from R-1, Single-Family Residential to B-3, Community Business District. The Planning Commission voted to recommend approval of the rezoning to the City Council. The City Council voted unanimously to approve the rezoning at its June 14, 2011 meeting subject to the completion of a 1-lot subdivision of the property; the proper buffering from adjacent residential properties; and full compliance with all municipal codes and ordinances.

The purpose of this application is to create a one lot subdivision from two metes and bounds parcels and a legal lot of record. Lot size is not labeled, however the proposed lot would meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be included in acres and square feet on the Final Plat if approved.

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

The site fronts Old Shell Road, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan, and Fairway Avenue, a minor street. Old Shell Road is in the process of being widened to five lanes in this area, between Hillcrest Road and Schillinger Road. Because all rights-of-way are compliant, no dedications are required.

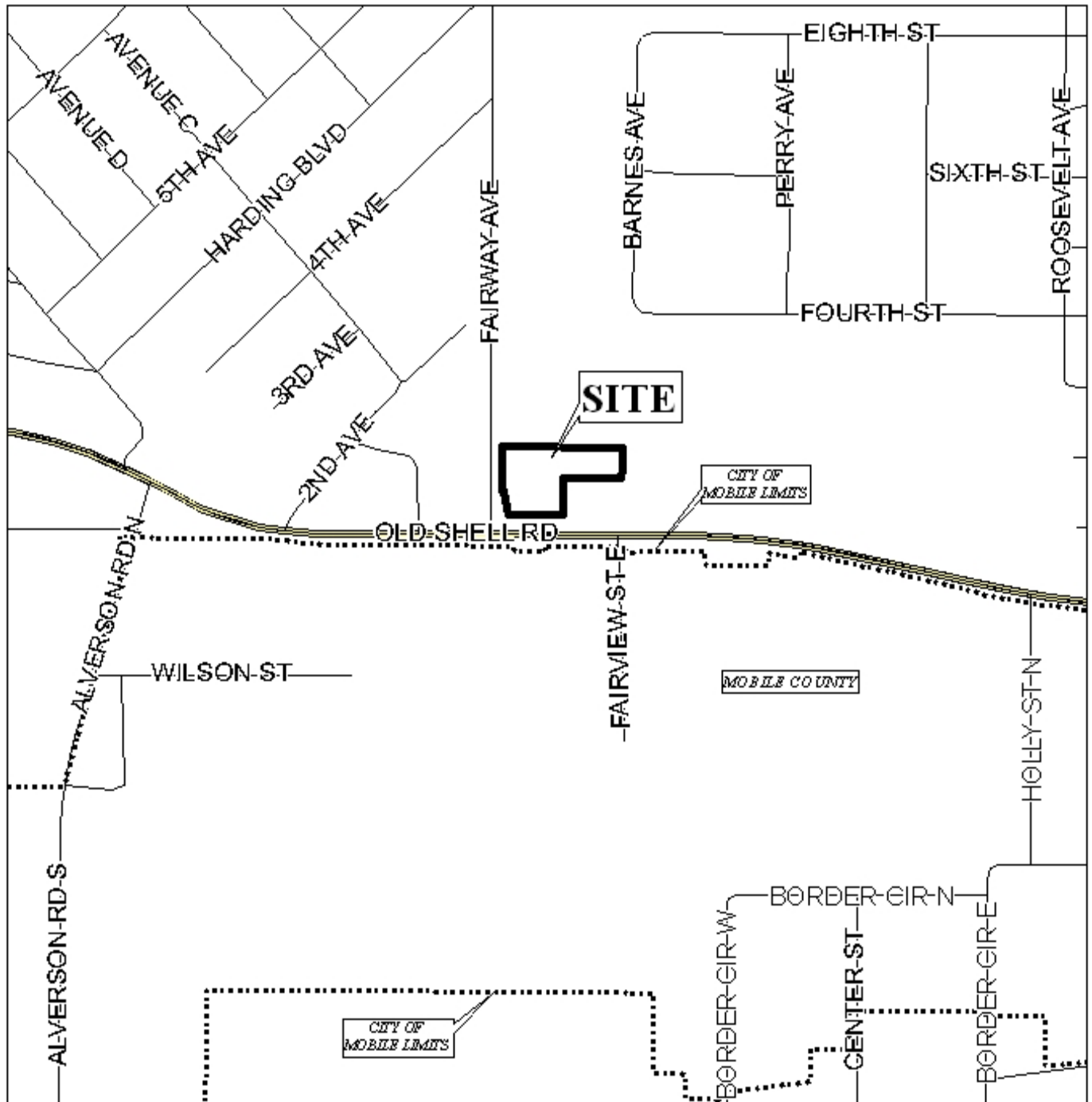
As a means of access management, a note should be required on the Final Plat, if approved, stating that the development is limited to one curb cut to Old Shell Road and denied direct access to Fairway Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line along all right-of-way frontages;
- 2) the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments (*Dedication of ROW at the intersection of Fairway Ave and Old Shell Rd required, 25' minimum radius. 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 will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*);
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.
- 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat limiting the development to one curb cut to Old Shell Road, with the size, design, and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating the development is denied direct access to Fairway Avenue;
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 9) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



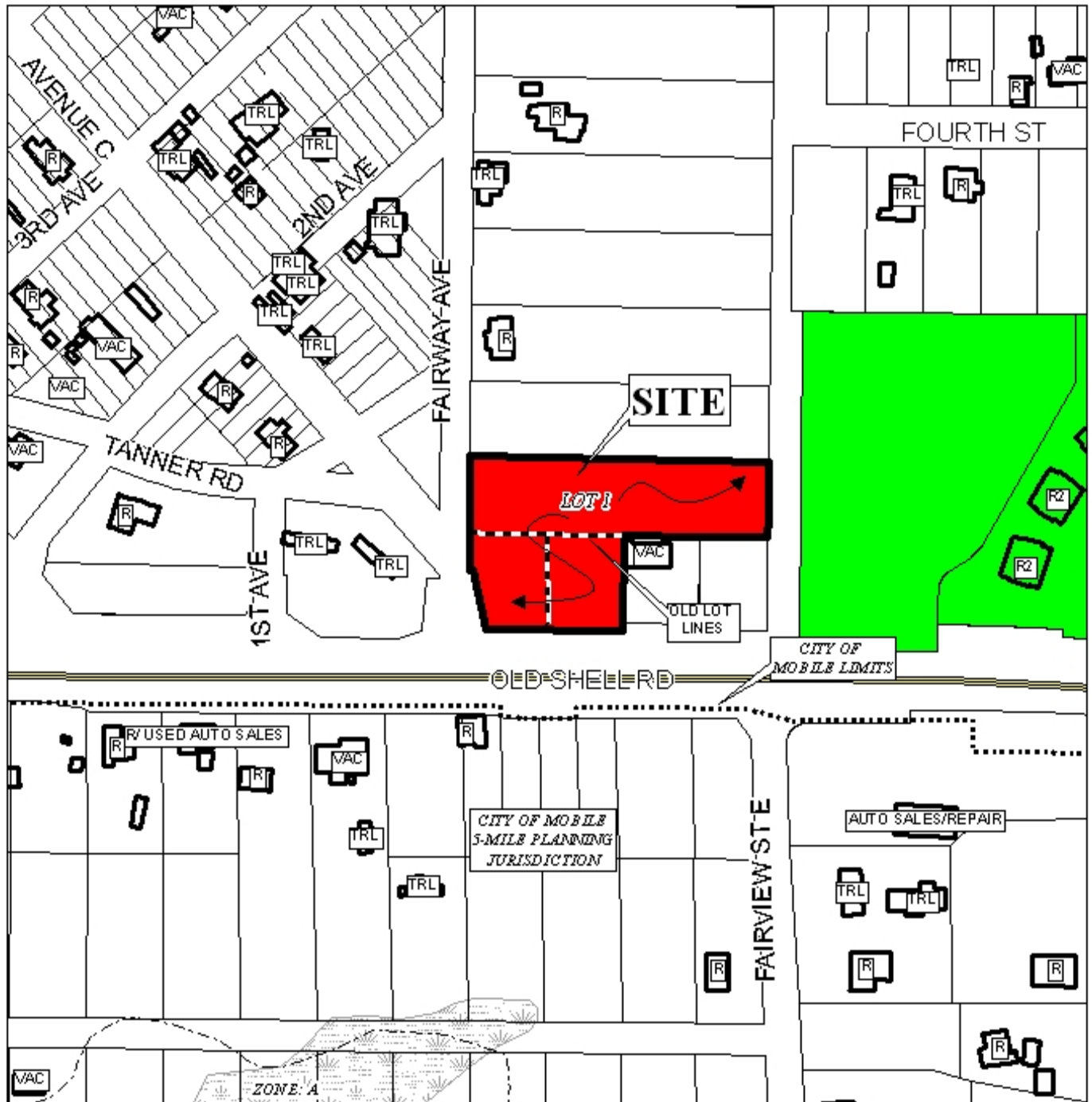
APPLICATION NUMBER 5 DATE August 4, 2011

APPLICANT Bruce Place Subdivision

REQUEST Subdivision



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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

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are single family residential units to the south, west, and north. Duplexes are located to the east.

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