

## **KILSUN UHN SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Detention will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit. Any damaged sidewalk sections and/or damaged driveway aprons located in the City ROW will be required to be replaced as part of any land disturbance 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: 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.

This application is essentially an extension of a subdivision application which was originally approved by the Planning Commission on June 5, 2008. The applicant failed to file an extension of approval application, and therefore, the subdivision approval expired. It should be noted that in 2008, the subdivision application was accompanied by a rezoning application. The rezoning to B-3, Community Business District, was approved by the City Council on August 19, 2008.

The plat illustrates the proposed 1 lot, 1.5 acre  $\pm$  subdivision which is located at 3005 Springhill Avenue (Southwest corner of Springhill Avenue and Hemley Avenue, extending to the East side of Ogden Avenue, 160'  $\pm$  South of Springhill Avenue) and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine ten (10) legal lots of record and a vacated 15-foot alleyway into a single legal lot of record. It should be noted that the alleyway vacation was a condition of the original subdivision approval. The City Council assented to the vacation on August 11, 2009, and the vacation resolution was subsequently filed in Probate Court in Real Property Book 6573, Page 98.

The proposed lot appears to meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is not indicated on the final plat. If approved, the plat should be revised to depict the size of the lot in square feet, or a table provided with the same information on the final plat. The proposed lot also has adequate frontage along a public right-of-way.

The site fronts Spring Hill Avenue to the North, Ogden Avenue to the West, and Hemley Avenue to the East. Spring Hill Avenue is a major street as depicted on the Major Street Plan component of the Comprehensive Plan, and requires a right-of-way in this area of 100 feet. The street is

depicted with an adequate right-of-way of 100 feet. Ogden Avenue and Hemley Avenue are both minor streets provided with curb and gutter. Both streets are depicted with an adequate right-of-way of 50 feet. No further dedication for the any of the roadways should be required.

The 25-foot minimum building setback line is not depicted on the preliminary plat, and should be depicted at all public right-of-way frontages on the final plat, if approved.

The original approval in 2008 limited the site to two curb cuts to Spring Hill Avenue, one curb cut to Ogden Avenue, and access denied to Hemley Avenue. These curb cut limitations were based on the original development proposal. As the applicant has not indicated that there will be any change to the proposal as earlier submitted, the curb cut restrictions should be kept the same. The size, design, and exact location of all curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that an Administrative Planned Unit Development Application was approved on October 9, 2009. As no action has been taken, a new administrative planned unit development application should be submitted.

As the site is currently developed with a commercial structure, a buffer in compliance with Section V.A.8 of the Subdivision Regulations will be required to be installed prior to signing of the final plat. Additionally, a note should be placed on the final plat, if approved, 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.

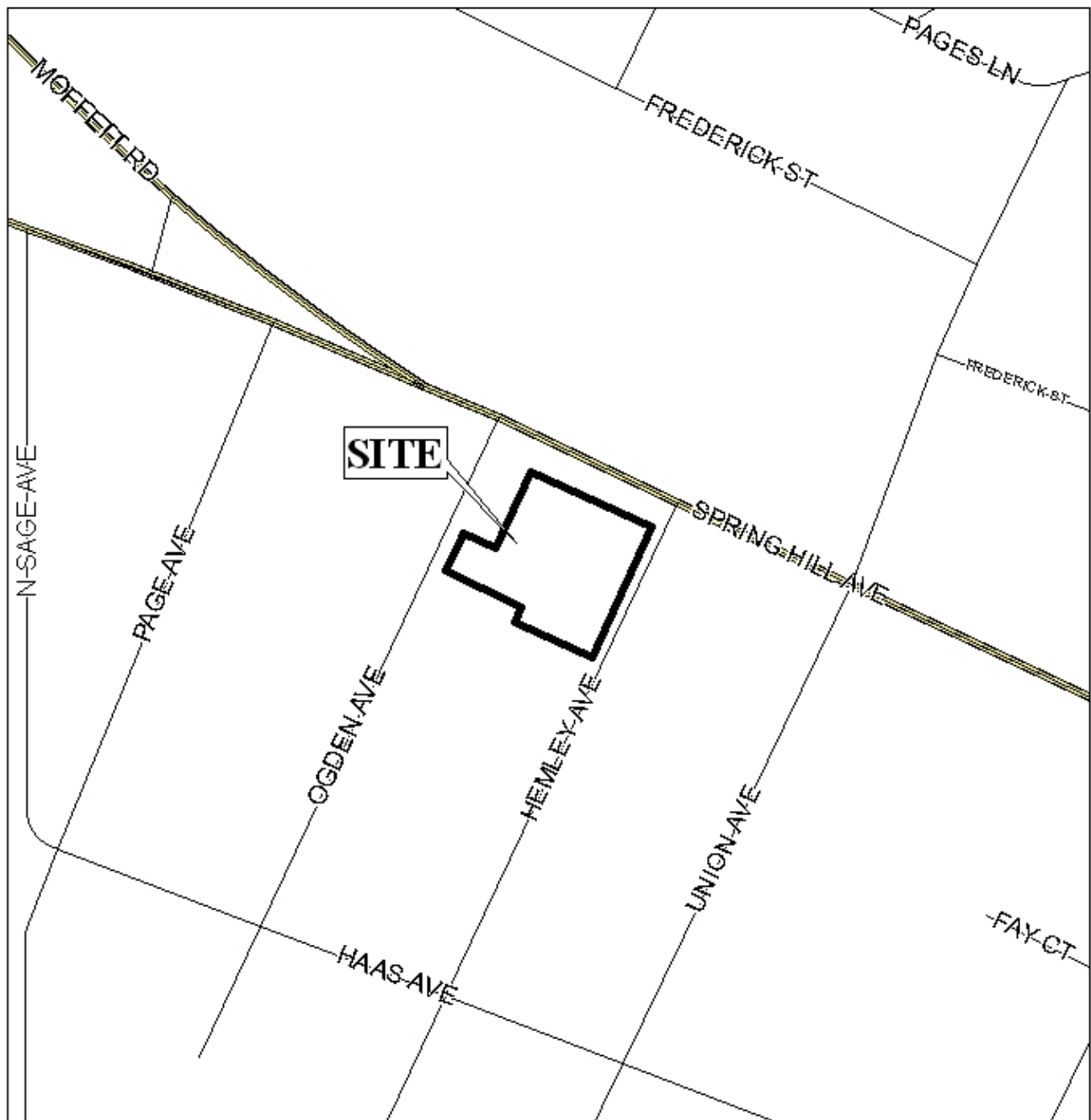
Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to two curb cuts onto Spring Hill Avenue, one curb cut to Ogden Avenue, and with access denied to Hemley Avenue, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) revision of the plat to depict a 25' minimum building setback line on all street frontages;
- 3) depiction of the lot size, in square feet, or provision of a table with the same information on the final plat;
- 4) deletion of zoning district designations from the plat;
- 5) Construction of a buffer in compliance with Sections V.A.8 of the Subdivision Regulations;
- 6) Submission of a new Administrative Planned Unit Development Application;
- 7) 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;

- 8) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

## LOCATOR MAP



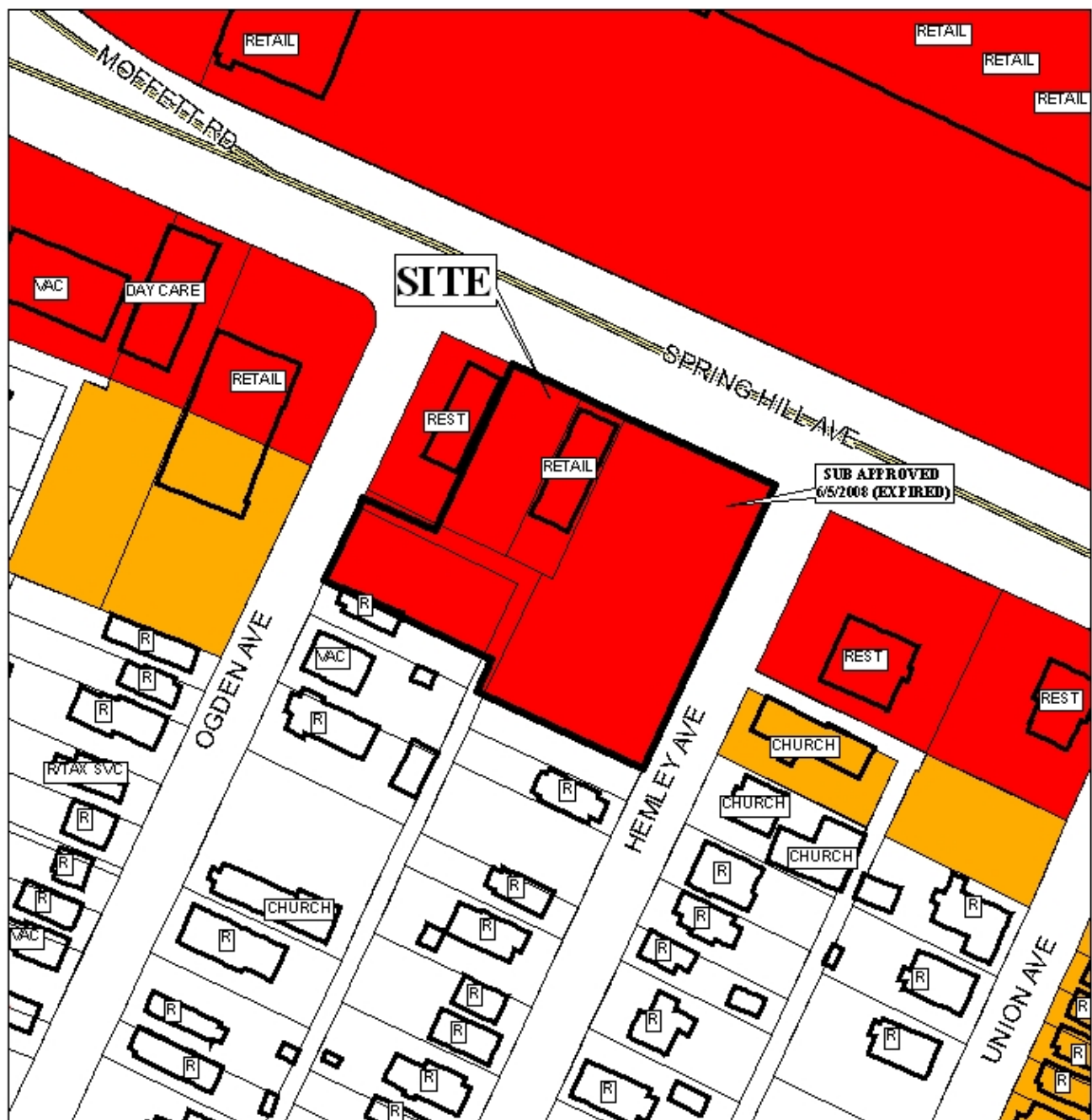
APPLICATION NUMBER 6 DATE November 5, 2009

APPLICANT Kilsun Uhn Subdivision

REQUEST Subdivision



## KILSUN UHN SUBDIVISION



APPLICATION NUMBER 6 DATE November 5, 2009

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

N  
NTS



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