

ROYAL STREET HOTEL LOT SUBDIVISION

Engineering Comments: Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all FEMA requirements for improvements made to existing structures located in the flood zone. All drainage from the site including downspouts shall be collected and discharge subsurface to the City of Mobile drainage system. Analysis of receiving system will be required to verify capacity. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.

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. Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC. FDC shall be within 100 feet of fire hydrant.

The plat illustrates the proposed 1.0± acre, 1 lot subdivision which is located on the Southwest corner of St Louis Street and North Royal 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 combine two parcels into one legal lot of record. The applicant intends to construct an extended stay hotel development. The site is currently a surface parking lot.

The site fronts onto Saint Louis Street and North Royal Street, both minor streets. The plat indicates that Saint Louis Street provides 63-foot wide right-of-way and North Royal Street provides 64-foot wide right-of-way, both meet the minimum requirements.

The site has frontage onto two streets, Saint Louis Street and North Royal Street; therefore, the development should be limited to one curb-cut onto each street, for a total of two (2), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision; however, the site is located within downtown Mobile in a B-4, General Business District, which has no minimum building setback requirements. The setback requirements of the Subdivision Regulations should be waived in favor of those required by the Zoning Ordinance. A note should be placed on the plat stating that there are no minimum building setbacks;

however, the interior lot lines must be either 0-foot or 5-foot to comply with the setback requirements of the Zoning Ordinance concerning side yards.

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

- 1) placement of a note on the plat stating that Lot 1 is limited to one (1) curb-cut onto each street, for a total of two (2), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) compliance with Engineering comments (*Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all FEMA requirements for improvements made to existing structures located in the flood zone. All drainage from the site including downspouts shall be collected and discharge subsurface to the City of Mobile drainage system. Analysis of receiving system will be required to verify capacity. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.*);
- 3) waiver of the minimum building setback requirements of Section V.D.9. of the Subdivision Regulations in favor of those of the Zoning Ordinance, and placement of a note on the plat stating that there are no minimum building setbacks; and
- 4) the labeling of the lot with its size in square feet.

LOCATOR MAP



APPLICATION NUMBER 6 DATE March 19, 2009

APPLICANT Royal Street Hotel Lot 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



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