

ZEIGLER CORNERS SUBDIVISION PHASE 2, **THE RESUBDIVISION OF LOT 2**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue 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 2-lot, 7.3 ± acre subdivision which is located on the North side of Zeigler Boulevard, 635' ± East of Schillinger Road North. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 2 legal lots of record from 1 existing legal lot, which was approved by the Planning Commission at its October 7, 2010 meeting.

In accordance with the Subdivision Regulations, both proposed lots exceed the minimum size requirements; however, it should be pointed out that both proposed lots appear irregular in shape, possibly due to wetlands on the property. The proposed Lot 2A, which would not contain wetlands, would require a waiver of Section V.D.3. for approval due to its depth-to-width ratio and due to the limited frontage provided, a future subdivision of the proposed lot should be prohibited until additional frontage on a public or private street is provided. A note regarding this requirement should be placed on the Final Plat, if approved.

The 25' minimum building setback line is also depicted on the plat and should be retained on the Final Plat, if approved.

The proposed subdivision fronts Zeigler Boulevard, a planned Major Street as designated by the Major Street Plan component of the Comprehensive Plan, with a compliant 100' right-of-way width along this segment of the roadway. As such, no dedication will be required.

As a means of access management, the proposed Lot 2A should be limited to one curb-cut to Zeigler Boulevard and the proposed lot 2B should be limited to 2 curb-cuts to Zeigler Boulevard, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards.

It should be noted that the vicinity map does not appear to reflect the site boundaries and should be revised on the Final Plat, if approved.

The plat appears to depict the presence of two easements on the site and, if approved, a note should be placed on the Final Plat stating that no permanent structures can be placed or erected within any easement.

GIS data depicts segment of a Pierce Creek and associated wetlands on a portion of the site. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for creeks and wetland issues may be required prior to development. The Final Plat should be revised to include a note regarding these requirements along with the depiction of Pierce Creek (if there is a definable channel or centerline), if approved.

This site is located in the County, and therefore 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. A note regarding this requirement should appear on the Final Plat, if approved.

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. A note reflecting this requirement should be placed on the Final Plat, if approved.

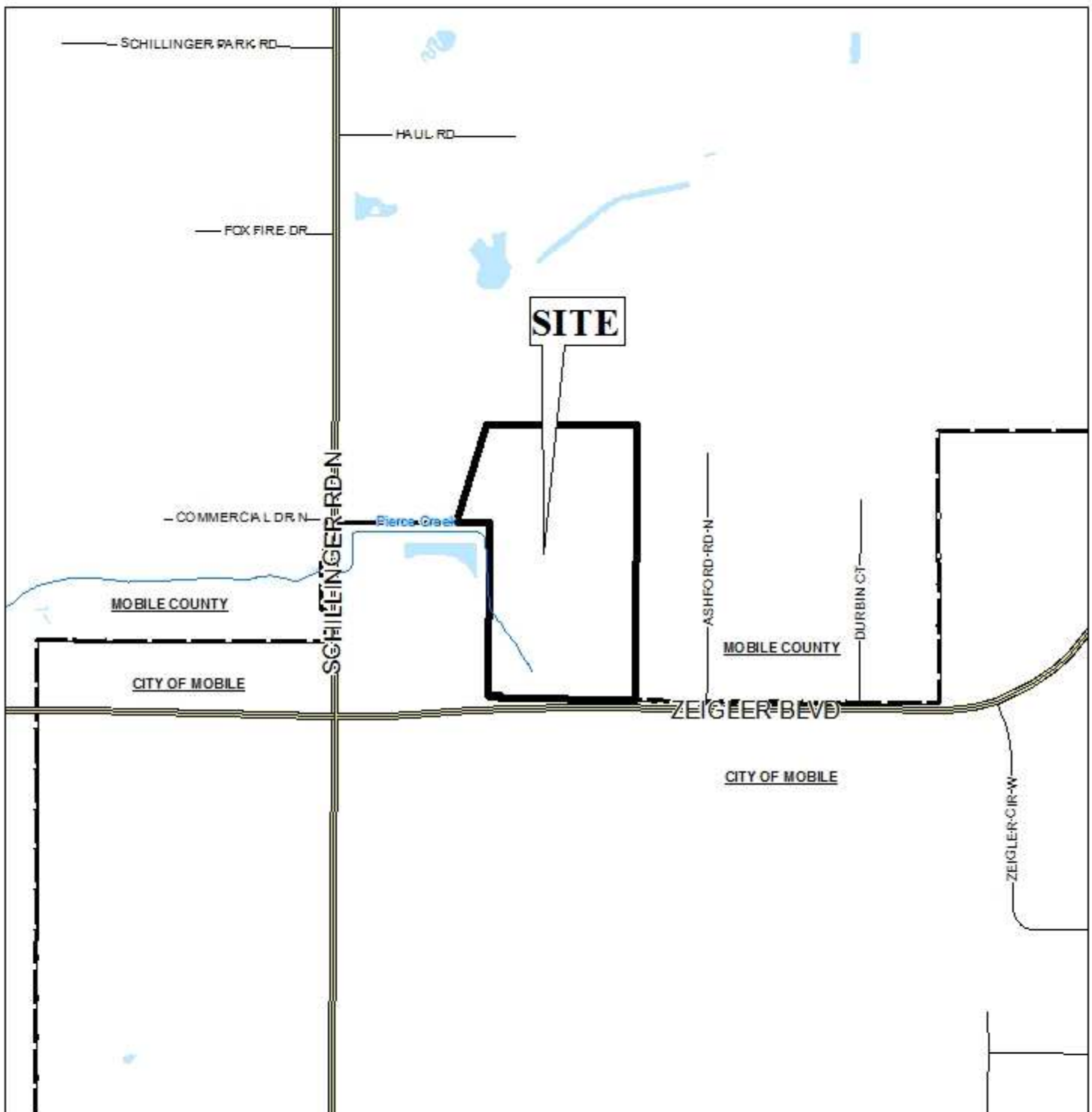
With a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that no future subdivision of Lot 2A until additional frontage on a paved private or public street is provided;
- 2) Retention of the 25' minimum building setback line and lot size information on the Final Plat;
- 3) Revision of the vicinity map to reflect the site boundaries on the Final Plat;
- 4) Placement of a note on the Final Plat stating no permanent structures can be placed or erected within any easement;
- 5) Placement of a note on the Final Plat limiting Lot 2A to 1 curb-cut to Zeigler Boulevard and Lot 2B to 2 curb-cuts to Zeigler Boulevard, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding creeks and wetlands would be required prior to the issuance of any permits or land disturbance activities.);*
- 7) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 8) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);

- 9) Placement of a note and compliance with Fire 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.); and*
- 10) Placement of a note on the Final Plat and compliance with Engineering Comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.).*

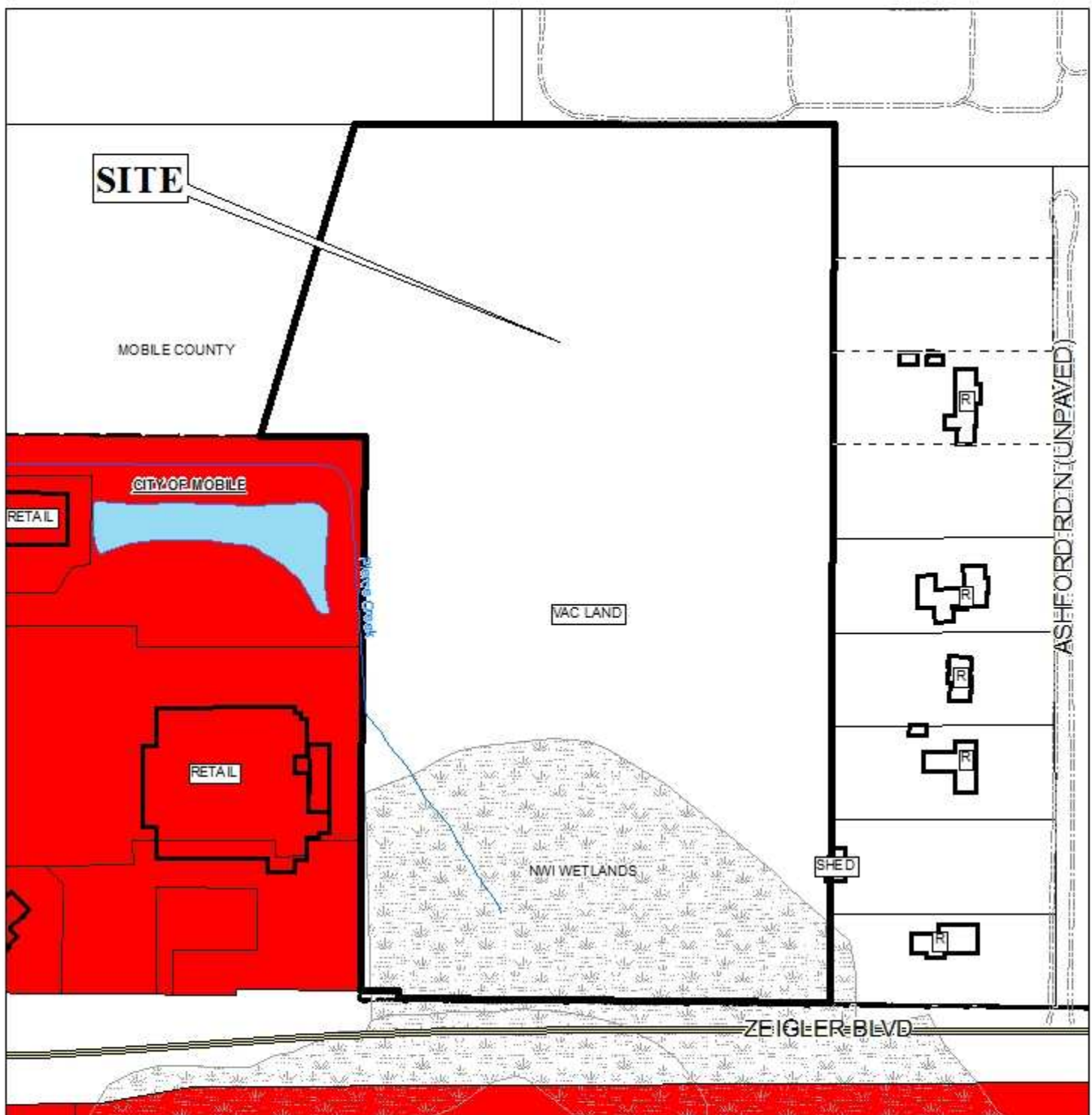
LOCATOR MAP



APPLICATION NUMBER 6 DATE October 2, 2014
APPLICANT Zeigler Corners Subdivision Phase 2, The Resubdivision of Lot 2
REQUEST Subdivision



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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



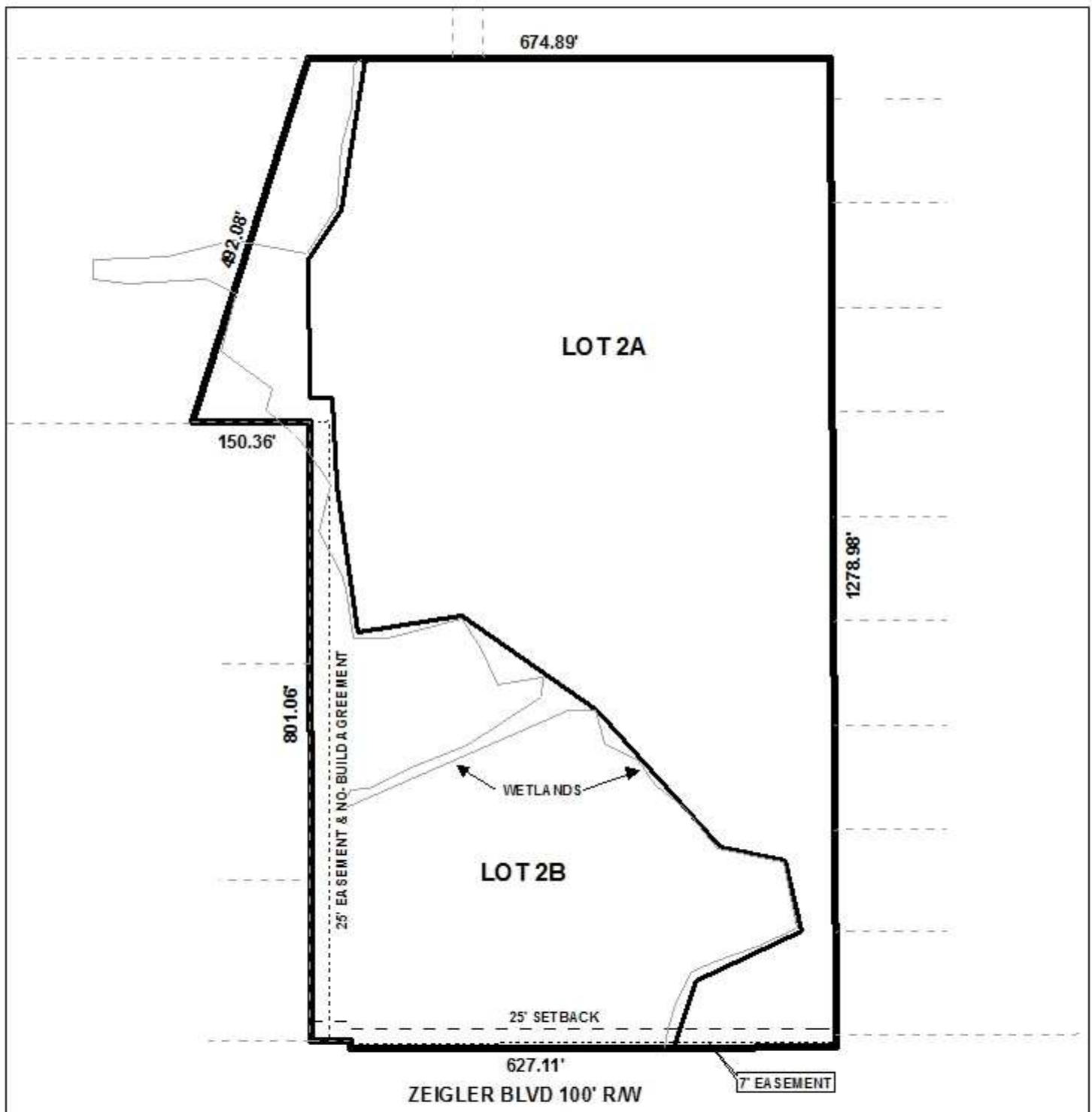
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DETAIL SITE PLAN



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