

BELTLINE PARK SUBDIVISION, RESUBDIVISION OF LOTS 18 & 19

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation or performing a “No Rise” certification. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 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 ALDOT 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.

The plat illustrates the proposed 0.7± acre, 1-lot subdivision which is located on the Northeast corner of East I-65 Service Road North and Beltline Park Drive North, 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 two legal lots of record to create one legal lot of record.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is not shown for the subdivision, and should be shown along all frontages, if approved. It should be noted that the property has frontage along an unimproved alley to the North. A setback of 20-feet from the alley should be illustrated on the Final Plat, if approved.

The site currently has one curb cut to Beltline Park Drive North, and should not be allowed direct access to either East I-65 Service Road North or the alley to the North of the site.

It appears that a portion of the site may contain wetlands and be within the floodplain for Three Mile Creek. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

It appears from aerial photos that there is gravel parking that has been in place at least since 1997, with no variances granted by the Board of Zoning Adjustment to allow gravel for use as a parking surface in an I-1, Light-Industry District.

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 from Beltline Park Drive North and East I-65 Service Road North street frontages, as well as a 20-foot setback from the alley, as required by Section V.D.9. of the Subdivision Regulations;
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) 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;
- 4) compliance with Engineering comments (*Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation or performing a "No Rise" certification. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 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.*)
- 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 lot to one curb cut to Beltline Park Drive North Road, with the size, design, and location of all curb cuts to be approved by Mobile City Engineering and conform to AASHTO standards;
- 7) a note on the Final Plat stating that no direct access to East I-65 Service Road North or the alley to the North of the site will be granted;
- 8) successful application to Board of Zoning Adjustment to allow gravel parking, or replacement of gravel area using concrete, asphaltic concrete, asphalt, or alternative parking surface as defined in Section 64-2 of the Zoning Regulations;
- 9) 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
- 10) full compliance with all other municipal codes and ordinances, including the buffering, lighting, and tree and landscaping requirements of the Zoning Ordinance.

LOCATOR MAP



APPLICATION NUMBER 8 DATE February 17, 2011
APPLICANT Beltline Park Subdivision, Resubdivision of Lots 18 & 19
REQUEST Subdivision



BELTLINE PARK SUBDIVISION, RESUBDIVISION OF LOTS 18 & 19



APPLICATION NUMBER 8 DATE February 17, 2011

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



BELTLINE PARK SUBDIVISION, RESUBDIVISION OF LOTS 18 & 19



APPLICATION NUMBER 8 DATE February 17, 2011

