

REGATTA VITA SUBDIVISION

Engineering Comments: Show Minimum Finished Floor Elevation (FFE) on each lot on Plat. Need to verify location of AE/VE line scaling from FIRM maps (3-17-2010), there appears to be a minor discrepancy between line location on plat compared to FIRM map. Any proposed structure shall be constructed on pilings with the bottom of the lowest horizontal structural member to be placed above Minimum FFE. Add note to plat that there is to be absolutely no fill placed within the limits of the flood plain. 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.

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.

The plat illustrates the proposed 4 lot, 1.13 acres \pm subdivision which is located at 4603 Park Road (East side of Park Road at the East terminus of Alba Avenue), and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to re-plat two existing legal lots of record, and to create two legal lots of record from a portion of two other legal lots of record.

The proposed lots 3 and 4, as depicted, do not meet the minimum frontage requirement as regulated by Section V.D.2. of the Subdivision Regulations, as the proposed lots are depicted with 50 feet of frontage; a minimum of 60 feet of frontage is required. Both of these proposed lots were originally platted with the same dimensions as proposed as Lots 26 and 27, Block 1, Alba Beach Subdivision. The re-platting is not necessary, and these lots could, in fact, be excluded from this application. However, if the applicant wishes for these lots to remain on the plat, a waiver as Section V.D.2. as it relates to the minimum frontage requirement may be appropriate. Both of the proposed lots meet the minimum lot size requirements of the Subdivision Regulations.

Regarding the proposed Lots 1 and 2, the lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. However, the proposed lots have frontage on a street with a substandard right-of-way. The proposed lots front Park Street, a minor street not provided with curb and gutter. Park Street is depicted as having a 40-foot wide right-of-way. Section V.B.14. of the Subdivision Regulations requires a minor street without curb and gutter to have a minimum right-of-way width of 60 feet. As such, dedication sufficient to provide 30 feet from the centerline will be required. This dedication would reduce the

proposed lot sizes from 7,500 square feet to 6,750 square feet, below the minimum required lot size.

The proposed Lots 1 and 2 are portions of an existing lot of record. Although no documentation has been submitted by the applicant, available records from city engineering indicate that the current property configuration has been this way for several years, and tax assessor records indicate that the properties have changed hands several times. As such, the other two parcels that make up the remainder of the lots can be excluded from the subdivision request.

As stated previously, the site has frontage on Park Road to the West and Park Street to the South. Both roadways are minor streets, not provided with curb and gutter, and both are depicted with an existing right-of-way of 40 feet. The Subdivision Regulations require minor streets without curb and gutter to have a minimum right-of-way of 60 feet; as such, dedication sufficient to provide 30 feet from the centerline should be required.

Additionally, the entire subdivision is located within a FEMA designated coastal hazard flood zone. This may indicate that dense residential development may not be appropriate in this area.

Given that proposed Lots 1 and 2 will fall below the required minimum lot size requirement and the site's situation regarding coastal flood hazard, the two new lots may be inappropriate.

Based upon the preceding, this application is recommended for denial for the following reasons:

- 1) with required dedications, Lots 1 and 2 will not meet the minimum size requirements; and
- 2) the substandard lots are located within a FEMA designated flood zone with coastal hazard, and thus the property may be proposed for overdevelopment.

LOCATOR



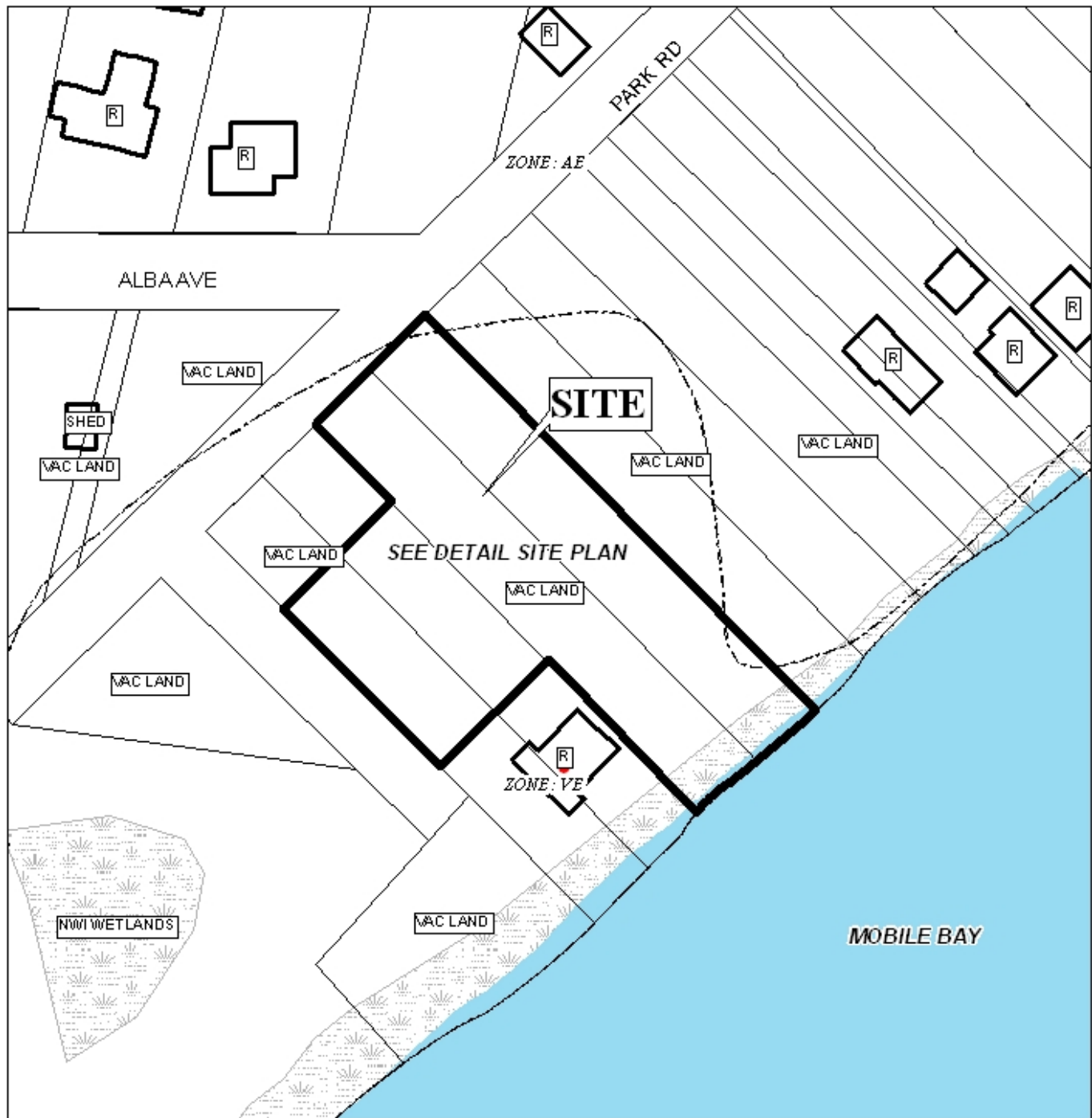
APPLICATION NUMBER 8 DATE November 18, 2010

APPLICANT Regatta Vita Subdivision

REQUEST Subdivision

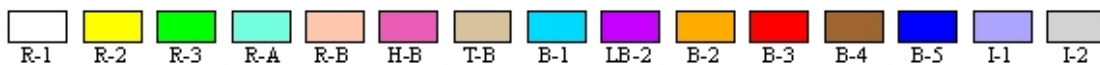


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LEGEND



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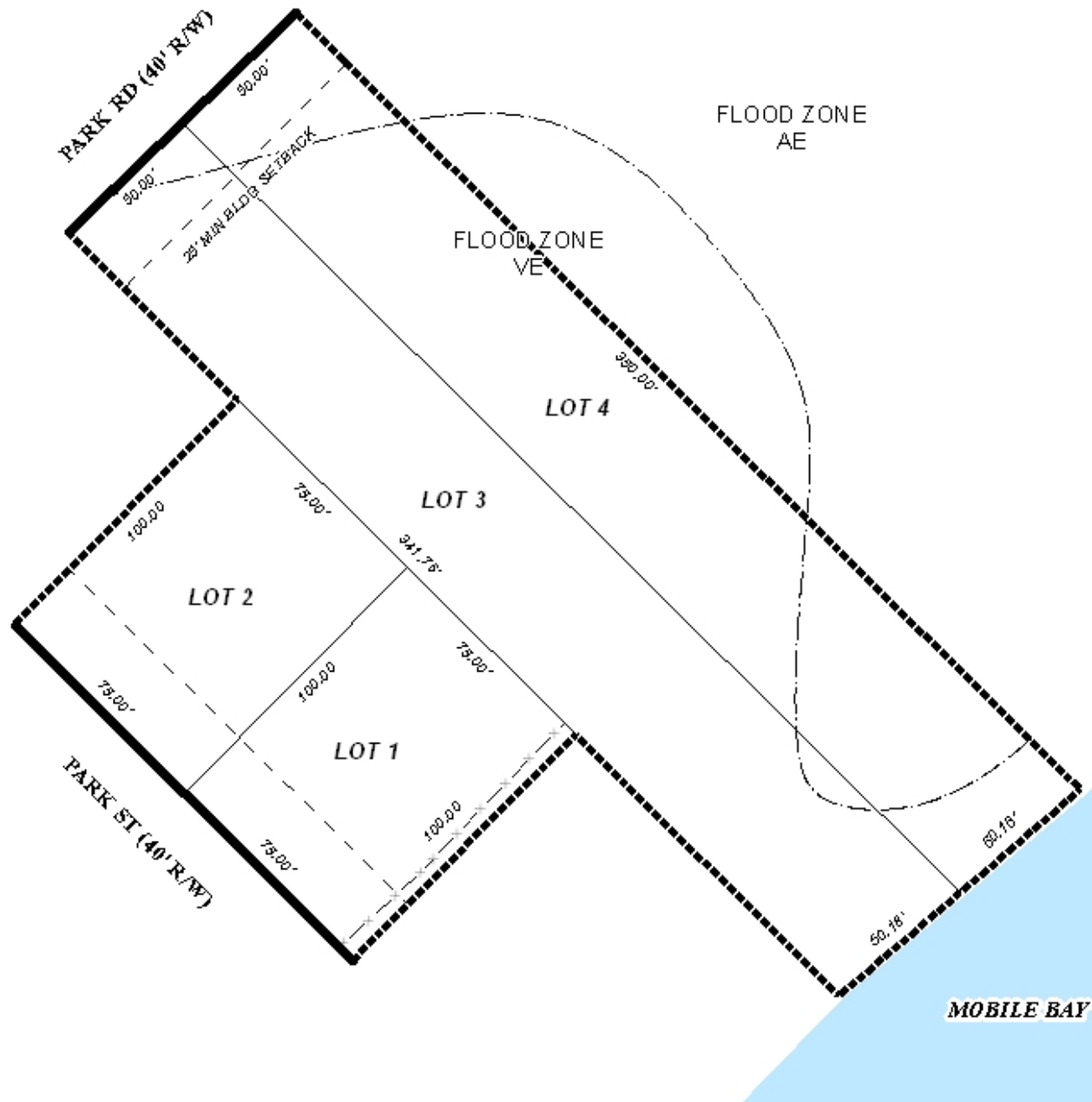
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DETAIL SITE PLAN



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REQUEST Subdivision