

SHELIA BLOXTON FAMILY DIVISION SUBDIVISION

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- F. Remove the Mobile County Engineering Dept. note from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Each lot is limited to one curb cut, with 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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 0.4± acre subdivision, which is located on the East side of Cherokee Street, 150'± South of Canal Street, in Council District 2. The applicant states the site is served by city water and sewer services.

The purpose of this application is to re-subdivide one existing legal lot of record and one existing metes-and-bounds parcel into two legal lots of record via the shift of the common internal property line.

The site fronts onto Cherokee Street, a minor street with a compliant 60' right-of-way; therefore, no dedication would be required. As a means of access management, each lot should be limited to one curb cut to Cherokee Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

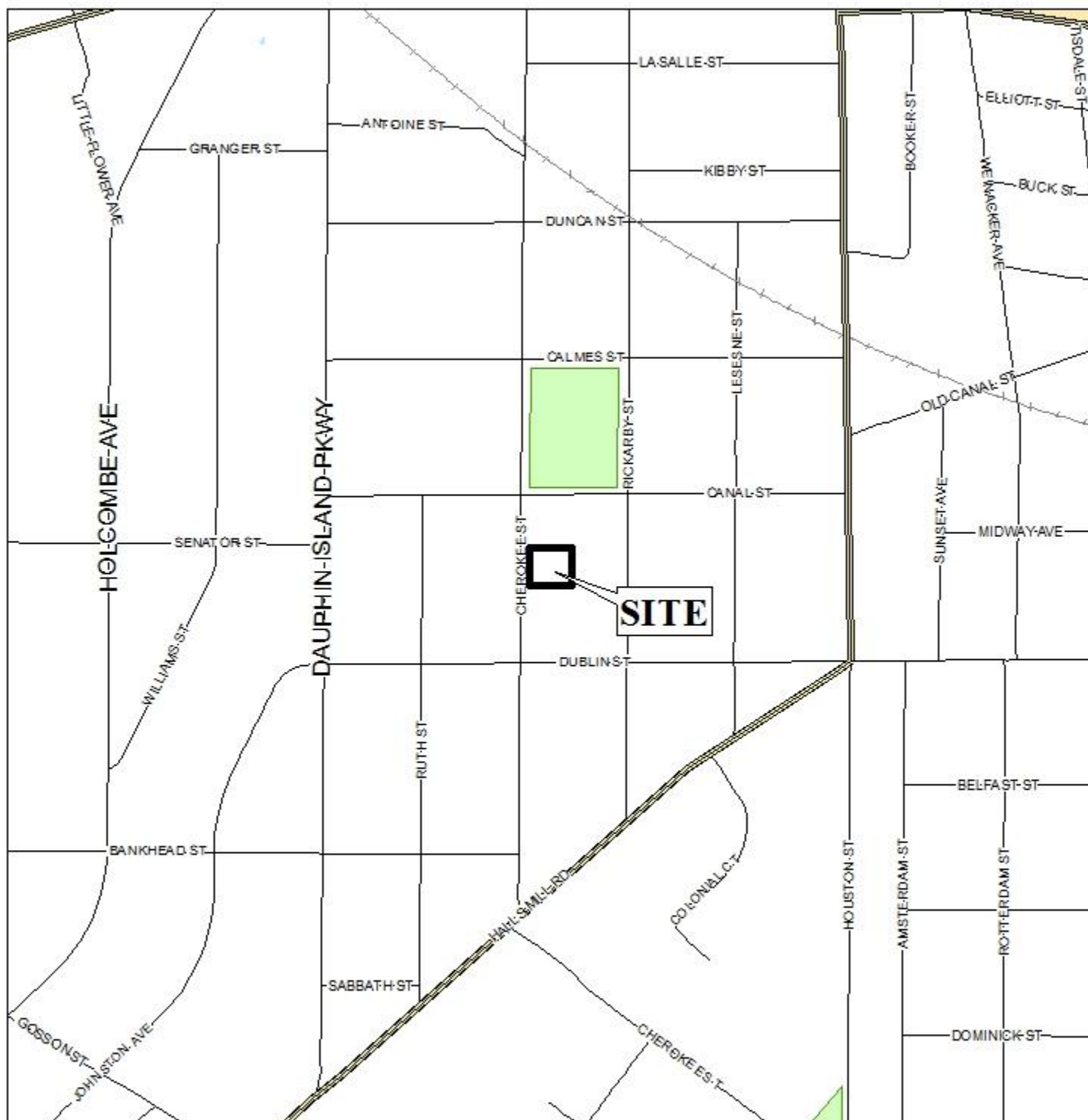
Each lot meets the minimum area requirements of the Subdivision Regulations. Proposed Lot 1 consists of Lot 13, Block 9, Rickarby Place Subdivision and a portion of Lot 12 of that Subdivision. As this Subdivision was recorded long before the adoption of the current Subdivision Regulations and Zoning Ordinance, the allowance of the 50' lot width at the building setback line to remain would be in order. Proposed Lot 2 contains a portion of Lot 9 of that recorded Subdivision and would meet the minimum lot width of the current Regulations. As it appears that Lot 9 was parceled before the adoption of the Subdivision Regulations and the existing dwelling straddles the common interior property line, the inclusion of the remainder of Lot 9 in this Subdivision would be impracticable. The 25' minimum building setback line is illustrated on the plat.

As proposed, the relocation of the common interior property line would create a Zoning Ordinance violation in that it would run along the back edge of the existing garage on proposed Lot 2 on the North-South run and not meet the required 8' rear setback. And the East-West run would be only 3.02' off the edge of the existing sunroom on proposed Lot 1 and would not meet the required 8' minimum side yard setback. No justification was submitted that would support a deviation from side and rear setbacks required by the Zoning Ordinance, and no Planned Unit Development or Variance was submitted for such.

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

- 1) the proposed North-South run in the common interior property line would create a violation of the 8' rear setback requirement of the Zoning Ordinance;
- 2) the proposed East-West run in the common interior property line would create a violation of the 8' side yard setback requirement of the Zoning Ordinance; and
- 3) no justification was submitted supporting the deviation from side and rear setbacks required by the Zoning Ordinance, and no Planned Unit Development or Variance was submitted to allow reduced setbacks.

LOCATOR MAP



APPLICATION NUMBER 8 DATE December 3, 2015

APPLICANT Shelia Bloxton Family Division Subdivision

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



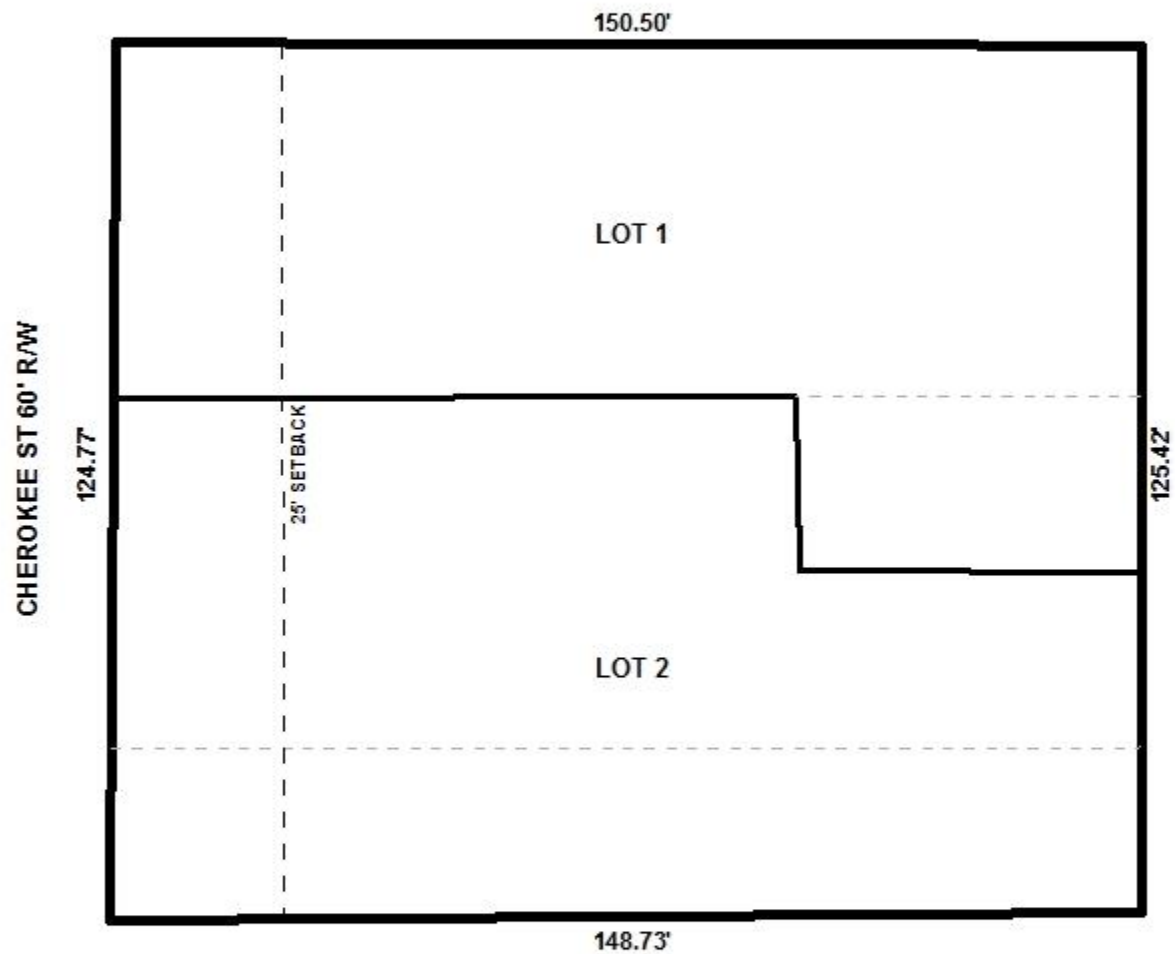
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DETAIL SITE PLAN



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