

BLUE BIRD SUBDIVISION

Engineering Comments: 1.) Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. The plans shall include construction of a sidewalk along the Old Shell Road frontage and repair of any damaged existing sidewalk panels along Bay Shore Avenue. 2.) A complete set of construction plans for the site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. The plans shall include adequate detail(s) for removing existing driveway/curb cuts and replacing it with new curbing.

Traffic Engineering Comments: Traffic Engineering met with the engineer for the development and reviewed the proposed site plan. An ingress only driveway from Old Shell Road has been proposed in lieu of the direct access to the parking spaces adjacent to the building on Bay Shore Avenue. Exiting traffic will be directed separate from the roadway to the back parking lot, which has a two-way driveway. This configuration is acceptable. 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 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.

The plat illustrates the proposed 1.0 acre \pm , 1 lot subdivision which is located at the Northeast corner of Old Shell Road and Bay Shore Avenue, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of the application is to remove a curb-cut condition from a previous approval. The site was most recently approved as a 1-lot Subdivision (along with a rezoning request) at the Planning Commission's September 15, 2011 meeting, subject to the following conditions:

- 1) removal of any portion of the existing structure that extends into the right-of-way of Bay Shore Avenue, or the obtaining of approval from the City for the location of the structure in the right-of-way, or the vacation of a portion of the right-of-way;
- 2) removal and landscaping of all other curb-cuts along Old Shell Road, and provision of a City standard sidewalk, subject to condition one for Bay Shore Avenue;
- 3) placement of a note on the final plat stating that the lot is limited to one curb-cut onto Bay Shore Avenue, with the size, design, and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 4) compliance with Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards."*

Existing asphalt pavement between building and Old Shell Road should be removed and replaced with grass/landscaping and 4' sidewalk. The curb-cut on Bay Shore Avenue should be removed in conjunction with removal of existing driveway;"

- 5) compliance with Engineering comments: *"Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet 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;"*
- 6) depiction of the 25-foot minimum building setback line; and,
- 7) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities.

It should be noted that the rezoning request was approved by the City Council at its October 25, 2011 meeting.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site is partially developed with a 12,641 square foot building. The applicant proposes to develop a parking lot to the North of the existing building. Access to the new parking area will be via a proposed curb-cut onto Old Shell Road, and a proposed curb-cut onto Bay Shore Avenue.

The site fronts onto Old Shell Road and Bay Shore Avenue, both minor streets. The right-of-way for Old Shell Road is 50 feet, while it is 80-feet for Bay Shore Avenue. The excessive right-of-way for Bay Shore Avenue is due to the fact that a railroad line formerly ran down the street.

It should be noted that a portion of the building extends into the right-of-way. To use the site as proposed, a right-of-way use agreement with the City will be required: otherwise, the portion of the existing building in the right-of-way must be removed.

Even though Old Shell Road and Bay Shore Avenue are minor streets, access management is a concern. The proposed lot should be limited to one curb-cut onto Bay Shore Avenue and one curb-cut onto Old Shell Road: any other existing curb-cuts should be removed and replaced with a city standard sidewalk, curbing and landscaping. The size, design and location of new curb-cuts must be approved by Traffic Engineering, and comply with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

Finally, 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.

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

- 1) Removal of any portion of the existing structure that extends into the right-of-way of Bay Shore Avenue, or approval of a Right-of-Way Use Agreement by the City of Mobile;
- 2) Placement of a note on the final plat stating that the lot is limited to one curb-cut onto Bay Shore Avenue and one curb-cut to Old Shell Road, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 3) Removal and landscaping of all other curb-cuts, and provision of a City standard sidewalk;
- 4) Compliance with Traffic Engineering comments (*Traffic Engineering met with the engineer for the development and reviewed the proposed site plan. An ingress only driveway from Old Shell Road has been proposed in lieu of the direct access to the parking spaces adjacent to the building on Bay Shore Avenue. Exiting traffic will be directed separate from the roadway to the back parking lot, which has a two-way driveway. This configuration is acceptable. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 5) Compliance with Engineering comments (*1.) Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. The plans shall include construction of a sidewalk along the Old Shell Road frontage and repair of any damaged existing sidewalk panels along Bay Shore Avenue. 2.) A complete set of construction plans for the site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. The plans shall include adequate detail(s) for removing existing driveway/curb cuts and replacing it with new curbing.*);
- 6) Depiction of the 25-foot minimum building setback line; and
- 7) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities.

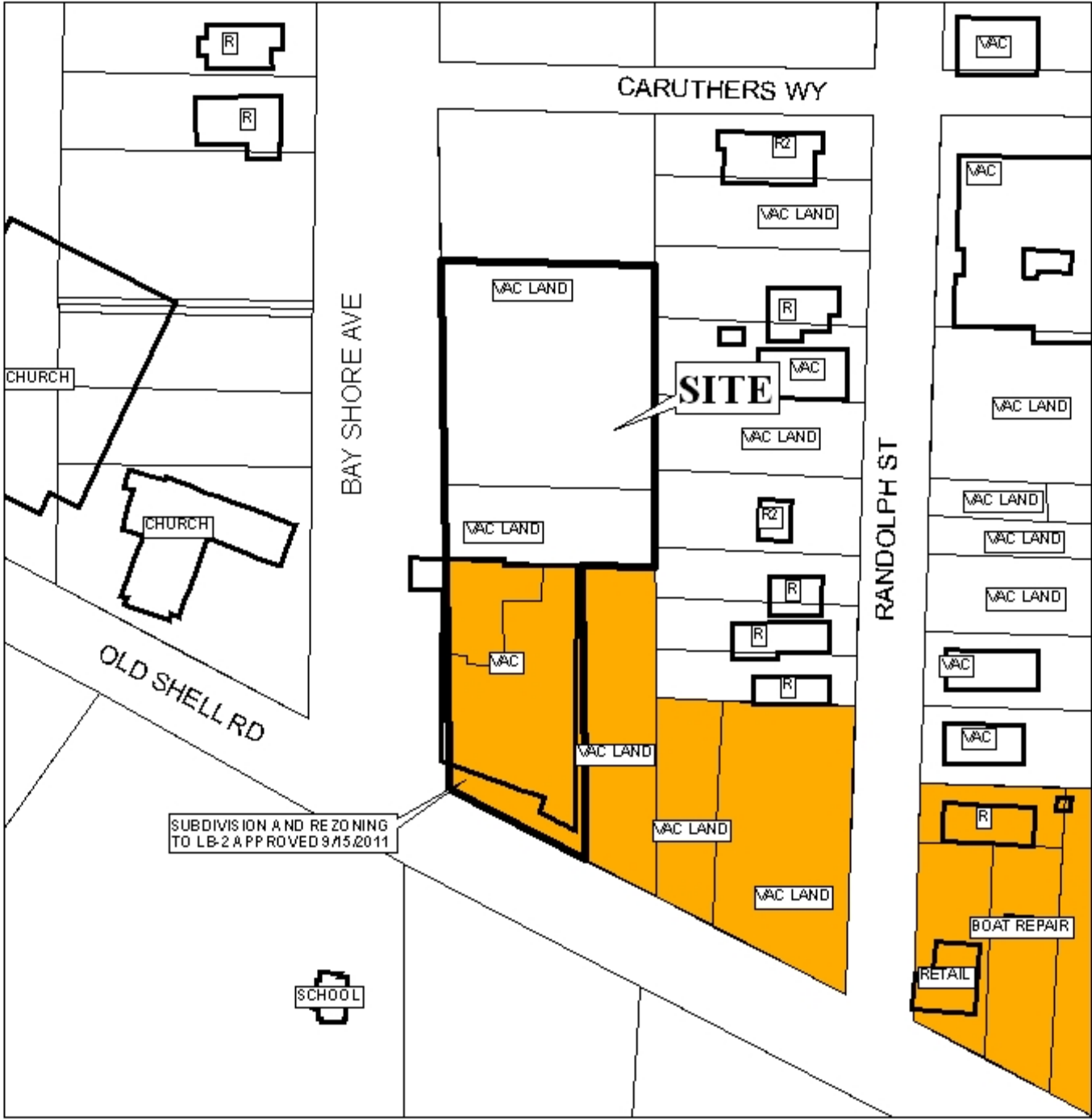
LOCATOR MAP



APPLICATION NUMBER 9 DATE January 5, 2012
APPLICANT Blue Bird Subdivision
REQUEST Subdivision
















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APPLICATION NUMBER 9 DATE January 5, 2012

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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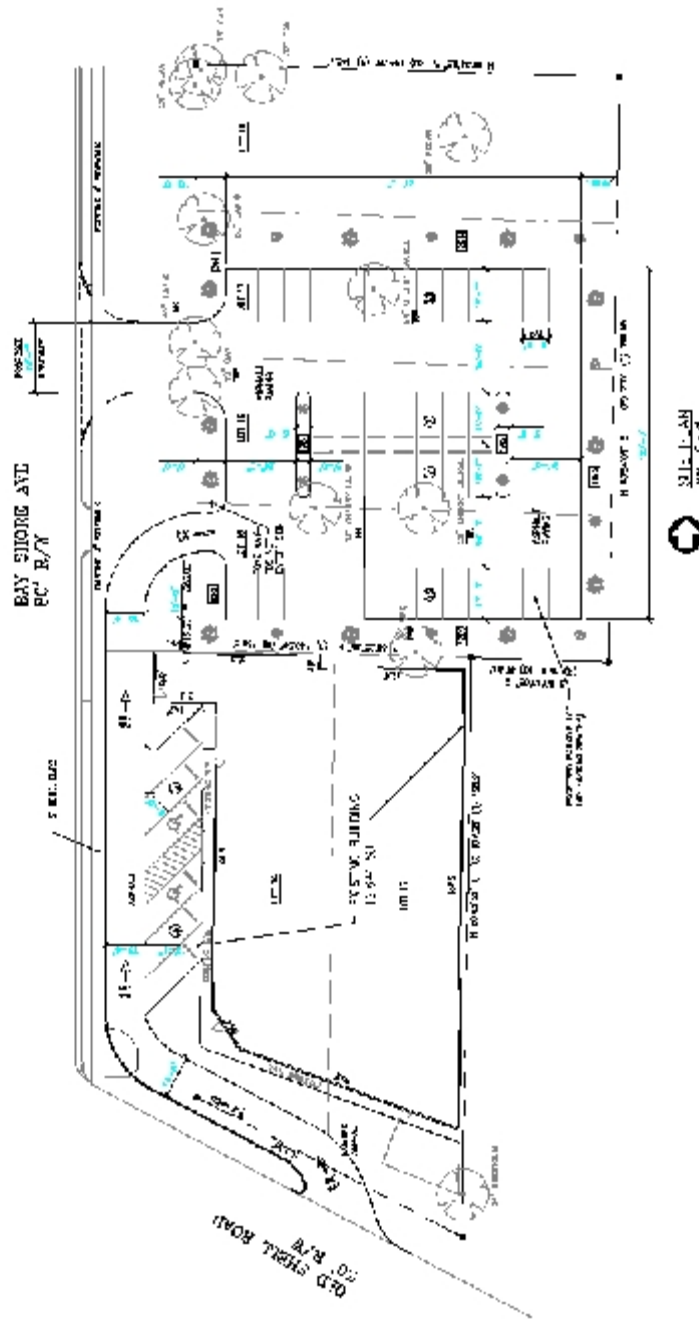
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DETAIL SITE PLAN



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 APPLICANT Blue Bird Subdivision
 REQUEST Subdivision

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