

MACARTHUR PLACE SUBDIVISION, **RESUBDIVISION OF LOT 9**

Engineering Comments: Must comply with all storm water 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.

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 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 lot, 0.3 acre \pm subdivision which is located at 1225 Macarthur Place Court (East side of Macarthur Place Court, 500' \pm North of Grelot Road), and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to modify the recorded setbacks of a legal lot of record which was approved by the Planning Commission on April 18, 1998.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat in square feet, and this should be retained on the Final Plat, if approved.

The site fronts Macarthur Place Court, a minor street provided with curb and gutter, to the East. The plat depicts an adequate 50-foot right-of-way, and no further dedication should be required. Should the application be approved, the lot should be limited to one curb cut, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The lot currently has a minimum building setback line of 35 feet, a rear setback of 20 feet, and side yard setbacks of 10 feet. The applicant wishes to reduce the minimum building setback line to 25 feet and the rear setback to 10 feet. The 25-foot minimum building setback complies with Section V.D.9. of the Subdivision Regulations and the 10-foot rear yard setback complies with the Zoning Ordinance.

With the exception of two corner lots, all of the lots in the original Macarthur Place Subdivision have the same recorded setbacks, and all of the homes in the subdivision have complied with

these developer-imposed restrictions. As such, it would seem that this subdivision does not comply with Section V.D.1. of the Subdivision Regulations which states, in part:

The size, width, depth, shape, and orientation of lots and the minimum building setback lines shall be compatible and appropriate to the location of the subdivision and the type of development and use contemplated. Every lot shall contain a suitable building site.

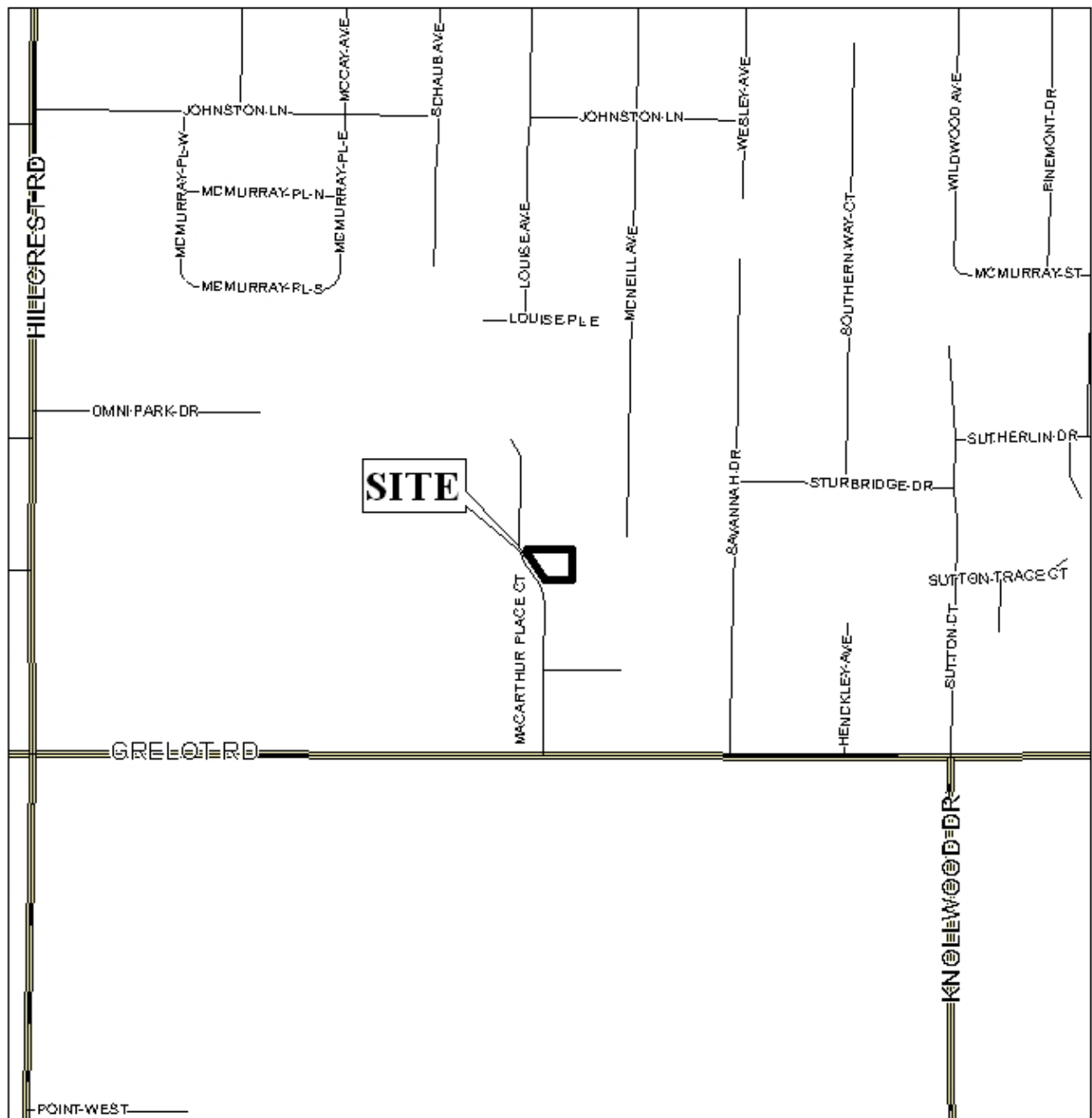
As this request would modify the setbacks of a single lot in a 19-lot subdivision where the majority of the lots have been developed, it would seem that the request does not comply with the aforementioned Section. Additionally, the applicant did not provide any justification for the reduced setbacks.

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, this application is recommended for denial for the following reasons:

- 1) the proposed setbacks do not comply with Section V.D.1. of the Subdivision Regulations regarding compatibility and appropriateness to location.

LOCATOR MAP



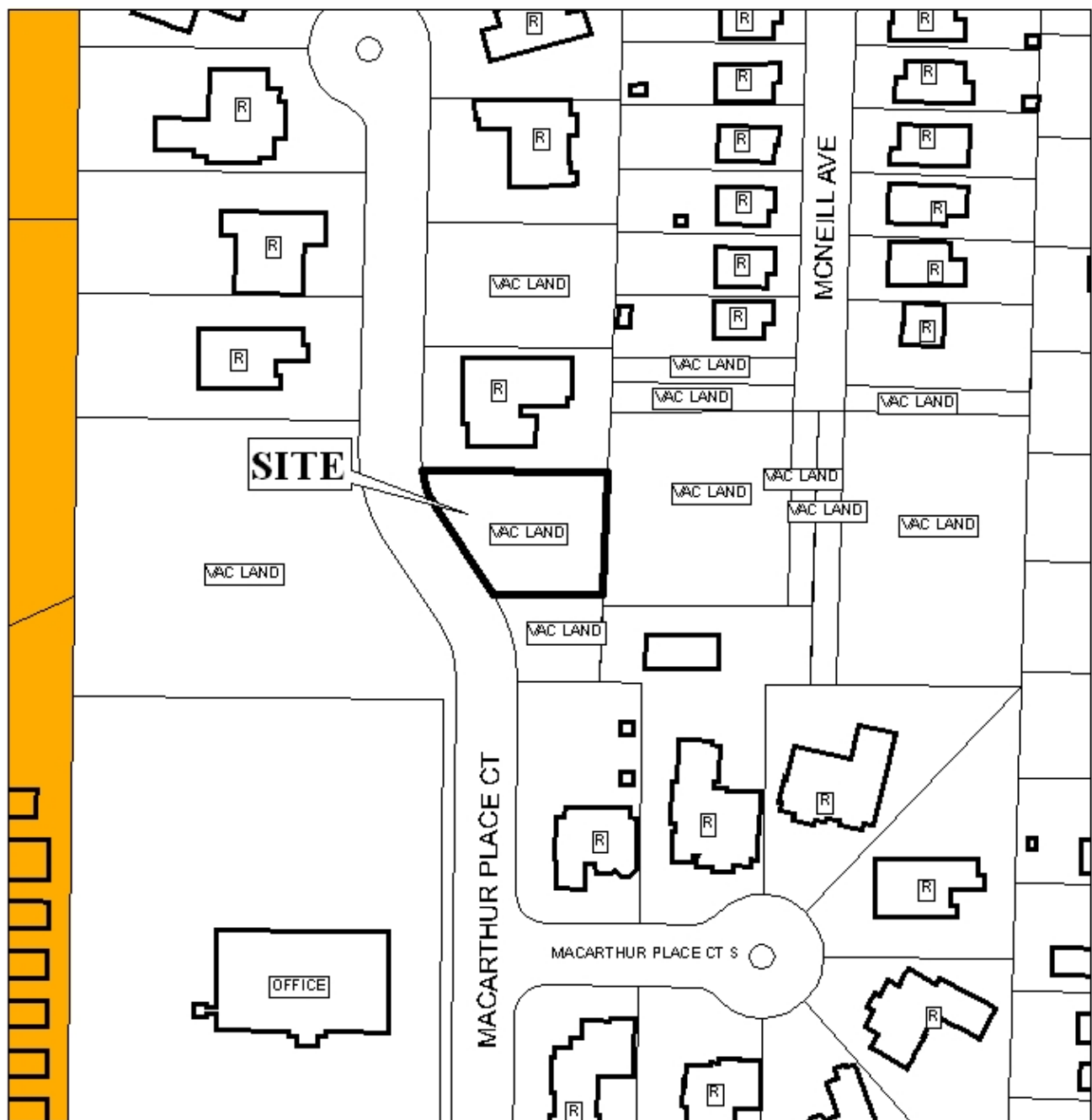
APPLICATION NUMBER 11 DATE May 19, 2011

APPLICANT Macarthur Place Subdivision, Resubdivision of Lot 9

REQUEST Subdivision



MACARTHUR PLACE SUBDIVISION, RESUBDIVISION OF LOT 9



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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



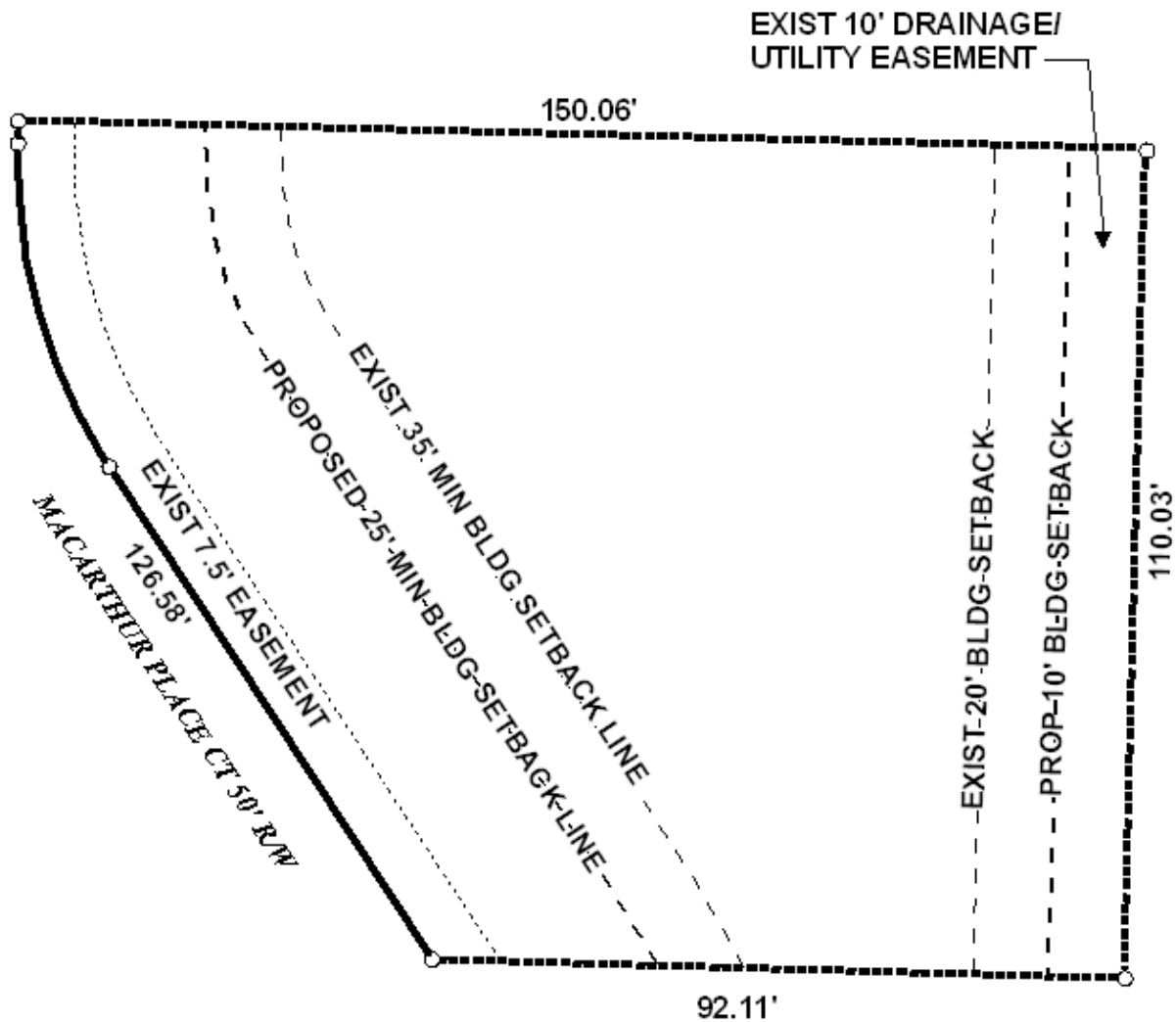
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DETAIL SITE PLAN



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