

## **PROVIDENCE PLACE ON NORTH JULIA STREET SUBDIVISION**

Engineering Comments: 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

MAWWS Comments: None provided

The plat illustrates the proposed 0.4± acre, 1 lot subdivision, which is located on the West side of North Julia Street, 367'± South of Spring Hill Avenue in Council District 2. The applicant states the site is served by city water and a public sanitary system.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel.

It appears the parcel was purchased by the applicant in 2007 but it is unclear when it was originally created. The applicant should provide staff with evidence that the parcel existed prior to 1952. It is recommended that this application be held over to allow the applicant adequate time to provide staff with this information, or revise the application to include the entire parcel.

The site fronts on North Julia Street, a minor street requiring 50' of right-of-way. According to the plat submitted, there is an existing 40' right-of-way therefore, the dedication of 5 feet of right-of-way should be required.

The proposed lot would have approximately 115' of frontage along North Julia Street. As a means of access management, a note should be placed on the final plat stating that the proposed lot is limited to one curb cut to North Julia Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

No building setback line is indicated on the plat; therefore, the plat should be revised to indicate a minimum 25' building setback line along North Julia Street. The setback line should reflect any required dedication.

Additionally, no lot size is indicated on the plat; therefore, the plat should be revised to label lot 1 with its size in square feet, or a table should be provided furnishing the same information.

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 on the preceding, this application is recommended for a holdover until the May 1st meeting, with revisions due by April 11, to allow the applicant to submit the following:

- 1) evidence the parcel existed prior to 1952; or
- 2) revision of application to include the entire parcel.

# LOCATOR MAP



APPLICATION NUMBER 11 DATE April 3, 2008

APPLICANT Providence Place on North Julia Street Subdivision

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



NTS

The map shows a grid of lots. A large blue lot in the center is labeled 'SITE'. To its north is a red lot labeled 'MED OFFICE'. To the west of the 'SITE' is a blue lot labeled 'DAY CARE'. To the east of the 'SITE' is a blue lot labeled 'OFFICE'. The map is bounded by Garnett Ave to the west, N Julia St to the east, and Old Shell Rd to the south. Various lots are labeled with 'R' (residential), 'F2' (residential medium density), 'GA' (general agricultural), 'VAC' (vacant), 'RUINS', 'DAY CARE', 'OFFICE', and 'MED OFFICE'. A red area is visible at the top center.

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