

SCHOLTES SUBDIVISION,
LOT 1 AND LOT 2 OF LOT 36

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 ALDOT 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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.2± acre, 2-lot subdivision which is located on the North side of Dohm Street, 222'± West of North Florida Street, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from one legal lot of record.

It should be noted that the plat does not label the proposed lots as "Lot 1" and "Lot 2". Therefore for the purpose of this report, the Western lot shall be referred to as "Lot 1".

The lot sizes are labeled on the preliminary plat, and it appears that both lots will not meet the minimum size required by Section V.D.2. of the Subdivision Regulations of 7,200 square feet. The proposed Lot 1 is 4,361 square feet, and Lot 2 is 4,566 square feet. It should also be noted that there are several other lots in the area that are also below the Subdivision Regulations minimum lot size requirement. If approved, this subdivision would require a waiver of Section V.D.2. of the Subdivision Regulations.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is shown for the subdivision, and should be shown along all frontages, if approved. It should be noted that the existing dwellings on both proposed lots are within the minimum front setbacks. Any future additions to the residences would not be allowed in the setback without a successful variance application to the Board of Zoning Adjustment.

It should be noted that Scholtes Subdivision precedes the Subdivision Regulations. As time has passed, the majority of these lots have been made smaller; therefore the request for the subdivision is evident in the surrounding lots.

Both of the proposed lots have 48.1' feet of frontage on Dohm Street. This would qualify both lots for reduced side yard setbacks of 6.9' at a minimum and 16' for a combined side yard setback according to Section 64-4.D.7 of the Zoning Ordinance. While both lots meet the combined side yard setback, it should be noted Lot 2 will have a side yard setback of 6.1' on the Eastern side.

It should be noted that there is currently an existing curb cut from Lot 2 onto Dohm Street, and if approved, Lot 1 should also be allowed one curb cut onto Dohm Street.

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 with a waiver of Section V.D.2. of the Subdivision Regulations:

- 1) provision of a note on the Final Plat that no additions can be built within the 25' front building setback without a successful application to the Board of Zoning Adjustment;
- 2) labeling of "Lot 1" and "Lot 2";
- 3) depiction of the 25-foot minimum building setback line from Dohm Street, as required by Section V.D.9. of the Subdivision Regulations;
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) compliance with 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.*)
- 6) placement of a note on the Final Plat limiting both lots to one curb cut to Dohm Street, with the size, design, and location of all curb cuts to be approved by Mobile City Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 8) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 11 DATE June 16, 2011
APPLICANT Scholtes Subdivision, Lot 1 and Lot 2 of Lot 36
REQUEST Subdivision



SCHOLTES SUBDIVISION, LOT 1 AND LOT 2 OF LOT 36



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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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APPLICATION NUMBER 11 DATE June 16, 2011



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REQUEST _____ Subdivision _____

