

# **JEFFREY'S SUBDIVISION,**

## **UNIT ONE**

Engineering Comments: Development of property must comply with all stormwater management 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 portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

The plat illustrates the proposed 1-lot, 0.8 ± acre subdivision which is located on the West side of Royal Street, extending from St. Anthony Street to State Street and is located in City Council District 2. The site is served by city water and sanitary facilities.

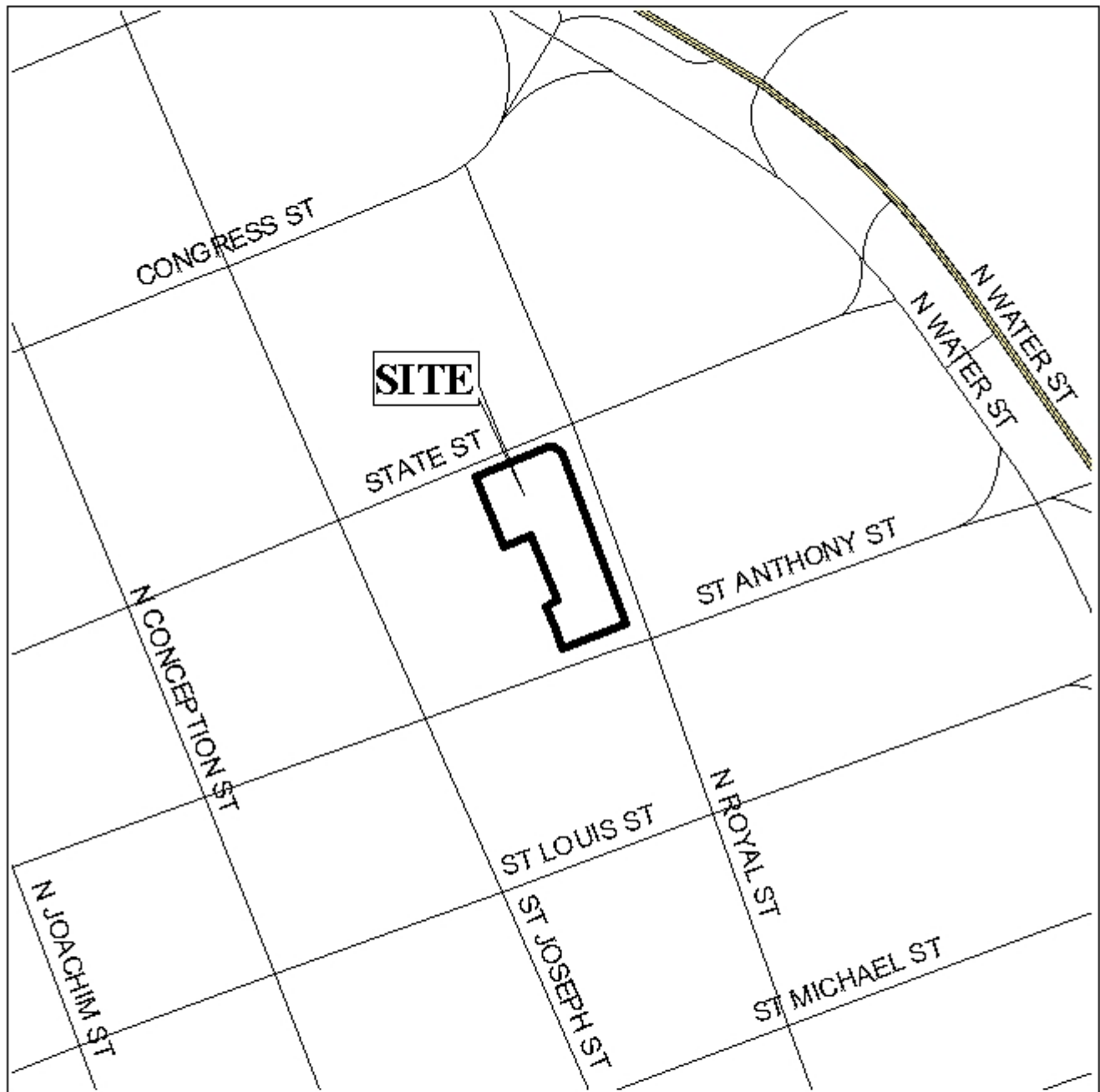
The purpose of this application is to create a one-lot subdivision from four metes and bounds parcels.

As illustrated on the plat, there is an existing structure on the site with shared access and parking between multiple parcels. Typically, shared parking and access between multiple parcels are common within the Downtown Core Area. Therefore, the approval of an Administrative Planned Unit Development (PUD) for this site would be required prior to new construction or redevelopment of this site.

Regarding the proposed subdivision, the site does not meet the minimum requirements of the Subdivision Regulations. However, these parcels included in the subdivision application were separated from the parent parcel after the adoption of the Subdivision Regulations; as it is owned by the applicant, these parcels should be included in the subdivision application to bring it into compliance. Because the current owners created the situation when they purchased the property, all parcels (and any smaller parcels illegally separated from them) must be brought into the subdivision.

The applicant is requesting that this application be heldover until the March 16<sup>th</sup> meeting to allow the applicant time to submit a revised plat to include all parcels.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE March 2, 2006

APPLICANT Jeffrey's Subdivision, Unit One

REQUEST Subdivision



# JEFFREY'S SUBDIVISION, UNIT ONE



APPLICATION NUMBER 12 DATE March 2, 2006

LEGEND

|     |     |     |     |     |     |     |      |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-4 | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|

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