

RAYE MCKINLEY SUBDIVISION

Engineering Comments: Need to show limits of the flood zones as scaled from the FEMA FIRM maps dated March 17, 2010. Show Minimum Finished Floor Elevation on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984. Any work performed in the right of way will require a right of way permit. At the corner of Congress St and North Cedar St, need to dedicate to the City a minimum radius of 10' or as otherwise approved by the City Engineer.

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 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.

The plat illustrates the proposed 3 lot, 0.1± acre subdivision which is located at 551 Congress Street (Southwest corner of Congress Street and North Cedar Street), and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide an existing metes and bounds parcel into three legal lots of record.

The proposed Lots 1 and 2, as depicted, do not meet the minimum size and frontage requirements as regulated by section V.D.2. the Subdivision Regulations. The proposed Lot 3 meets the public right-of-way frontage requirement, but does not meet the minimum size requirements.

The Subdivision Regulations require at least 60 feet of width at the minimum building setback line and a minimum area of 7,200 square feet. The proposed Lot 1 is depicted with 52.01 feet of frontage and an area of 2,724 feet; the proposed Lot 2 is depicted with 23.44 feet of frontage and an area of 1,224 square feet; and a the proposed Lot 3 is depicted with 87.75 feet of frontage (split between frontages on two sides) and an area of 1,867 square feet.

Additionally, it should be noted that this property is zoned B-4, which requires front, side and rear yards of zero or five feet. As such, this subdivision would create zoning setback violations, as existing buildings are depicted with proposed setbacks of as little as 1.9 feet.

A Planned Unit Development application may be an option for the applicant to consider in conjunction with this request for subdivision.

Based upon the preceding, the application is recommended for denial for the following reasons:

- 1) the lots do not comply with Section V.D.2. of the Subdivision Regulations; and
- 2) the subdivision would create violations of the Zoning Ordinance.

LOCATOR	
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APPLICATION NUMBER 12 DATE April 15, 2010

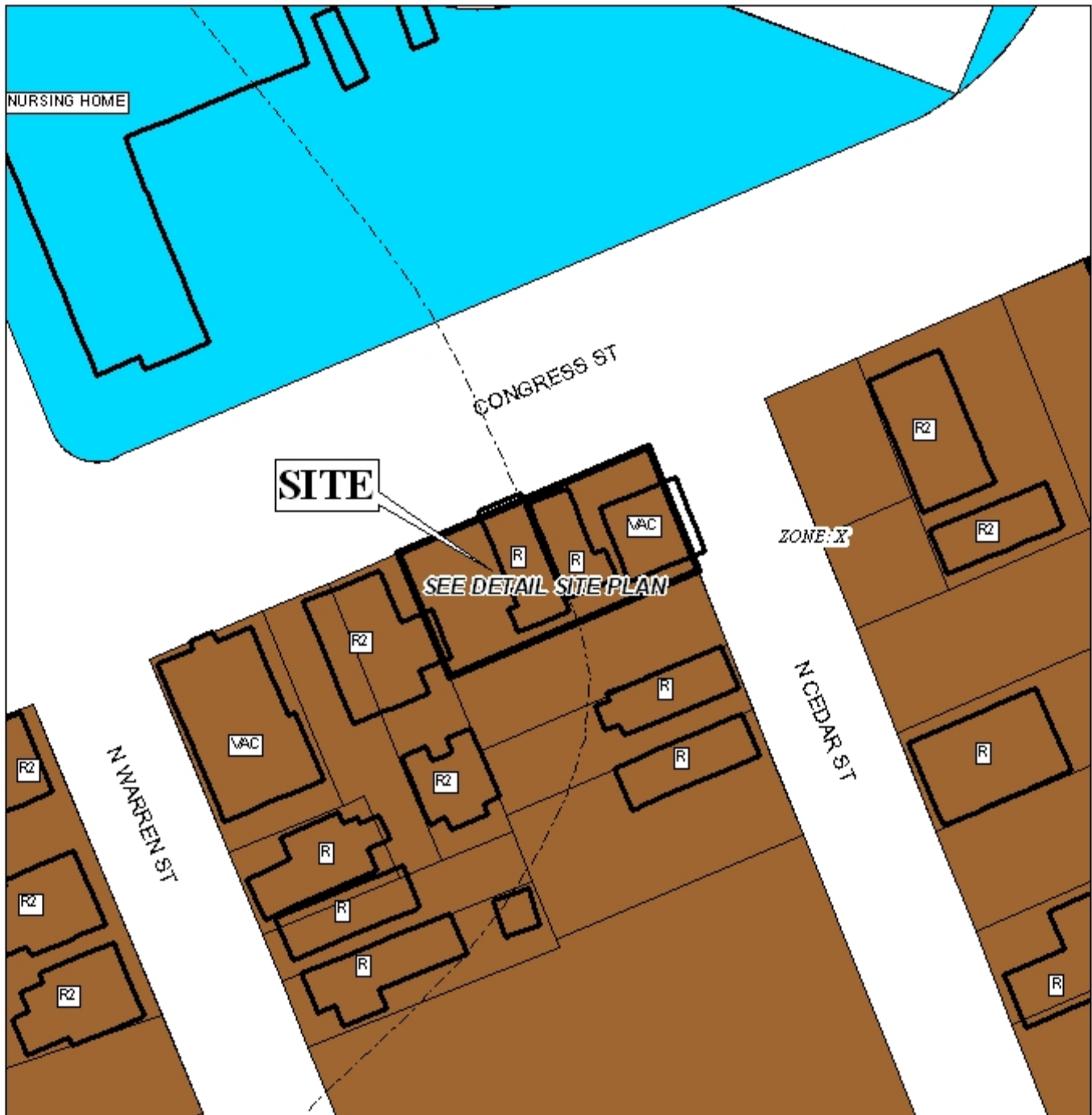
APPLICANT Ray e Mckinley Subdivision

REQUEST _____ Subdivision _____



NTS

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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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NTS

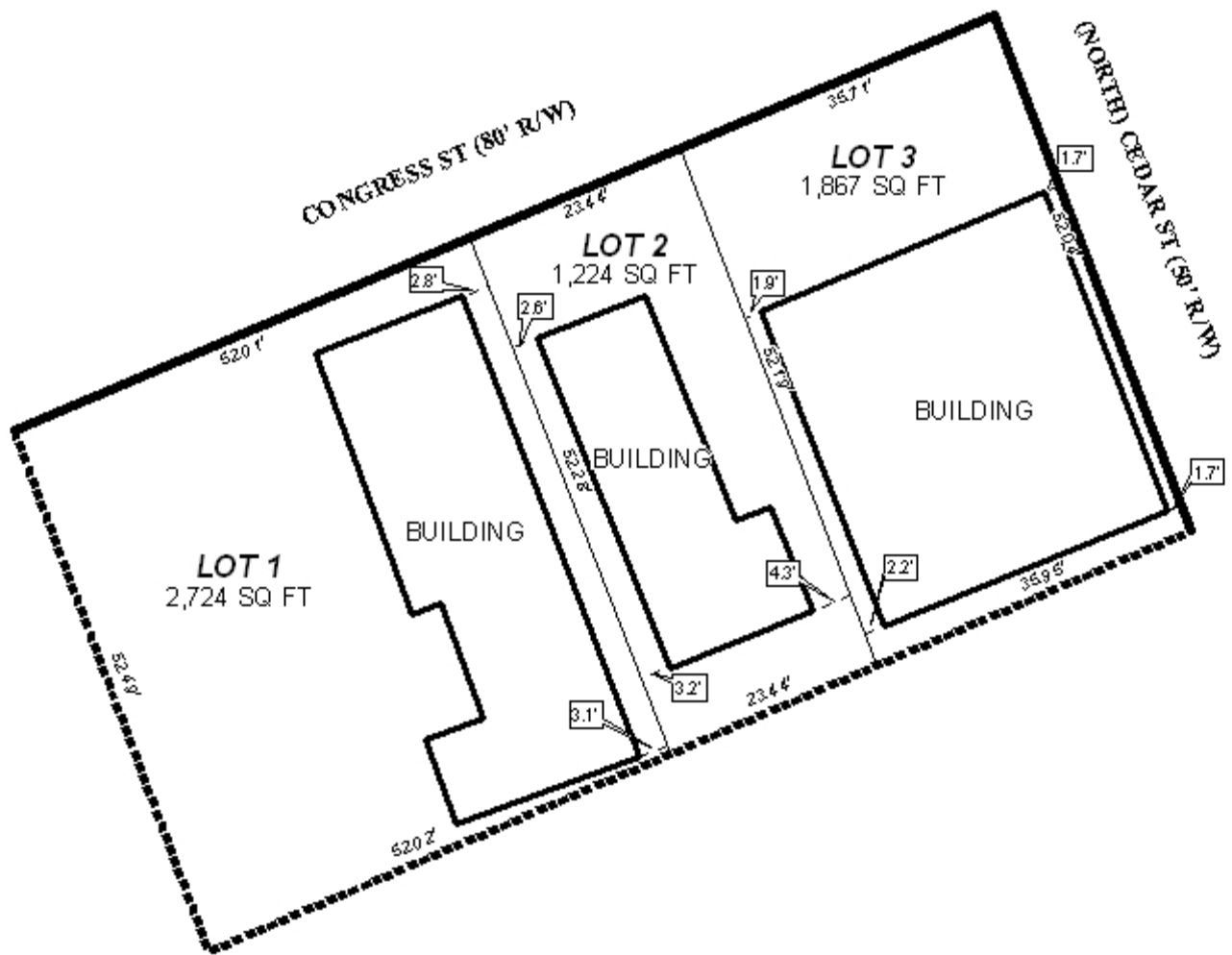
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DETAIL SITE PLAN



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APPLICANT Raye Mckinley Subdivision

REQUEST Subdivision

