

## **RESUBDIVISION OF** **SALVATION ARMY SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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 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 2.1 acres  $\pm$ , 2-lot subdivision which is located at 3300 Moffett Road (North side of Moffett Road, 1040'  $\pm$  West of Western Drive). This location 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 resubdivide a lot that was created by a subdivision that was heard and approved by the Planning Commission on February 2, 1989.

The entire site fronts Moffett Road, a proposed major street as shown on the Major Street Plan Component of the Comprehensive Plan. A 100-foot right-of-way width is required, and the plat depicts an adequate existing right-of-way of 100 feet.

The proposed Lot "A" is depicted with 25 feet of public right-of-way frontage along Moffett Road and 50 feet of public right-of-way frontage along the unimproved, unopened Crichton Street right-of-way. Additionally, the 25-foot frontage along Moffett is separated from the remainder of the proposed lot by a 35-foot wide drainage easement and open ditch. The proposed Lot A is approximately 42 feet wide at the 25-foot setback line. Applying the maximum depth rule in Section V.D.3 of the Subdivision Regulations, the maximum depth allowed for this lot would be approximately 147 feet. As depicted, the lot's depth is approximately 380 feet. Additionally, a drainage easement is depicted that encompasses 25 to 35 feet of the lot in places, leaving, at times, only about 19 feet of buildable width. The narrowness of the lot, combined with inadequate right-of-way frontage, and the presence of a substantial drainage easement on a large section of the site calls into serious question the suitability of the lot as a building site.

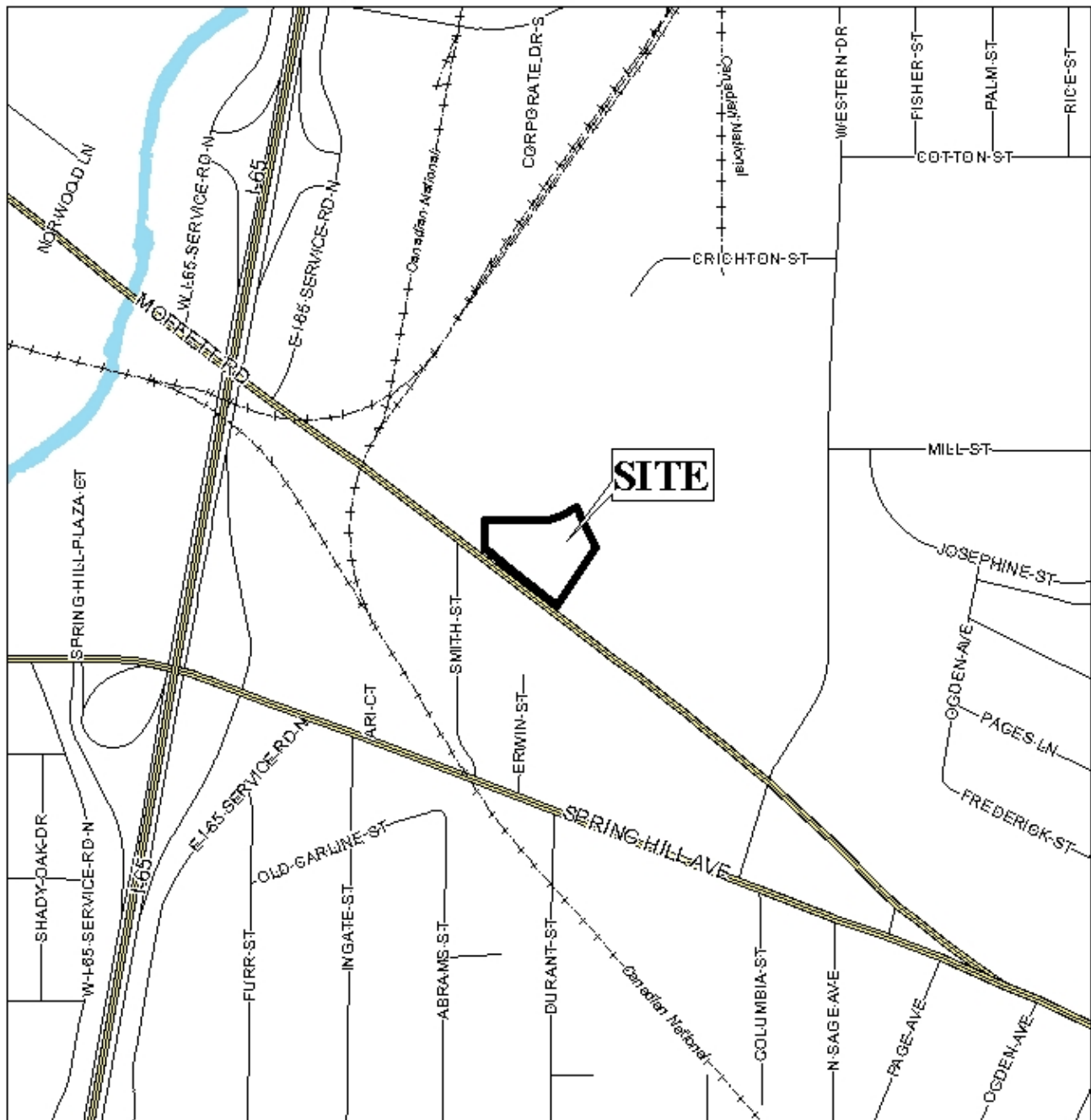
The proposed Lot "B" is depicted with over 365 feet of public right-of-way frontage along Moffett Road. Lot "B" is depicted as being mildly impacted by the existing drainage easement

mentioned earlier, with an approximately 10-foot wide strip of the easement running along the northern boundary of the proposed lot. The proposed Lot "B" is of sufficient size and has sufficient frontage to meet the minimum standards of the Subdivision Regulations.

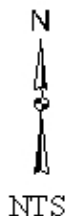
Based on the preceding, this application is recommended for denial for the following reasons:

- 1) The proposed Lot "A" exceeds the maximum depth allowed per Section V.D.3 of the Subdivision Regulations; and
- 2) The proposed Lot "A" does not have an adequate buildable site due to the existing drainage easement.

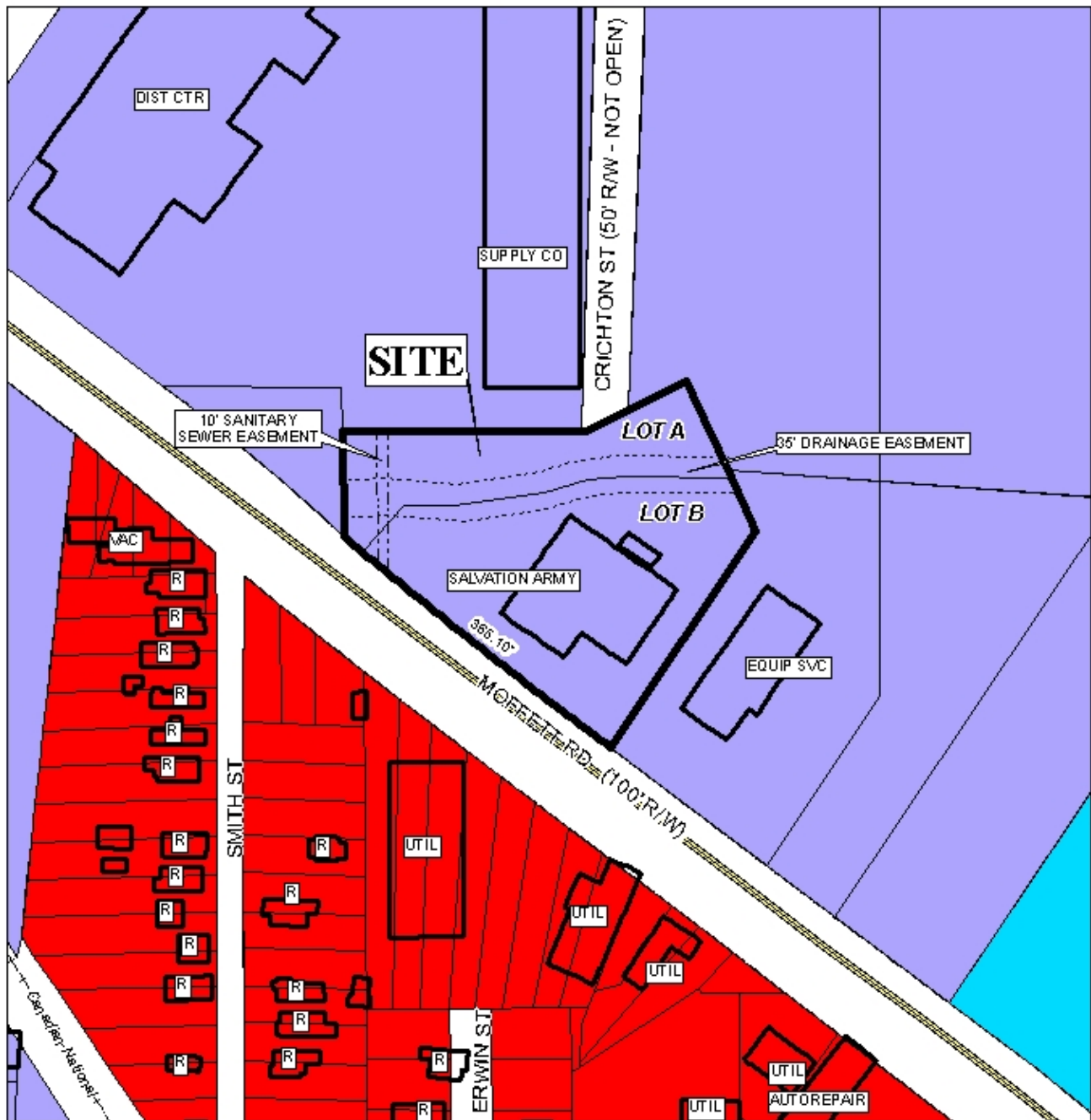
# LOCATOR MAP



APPLICATION NUMBER 12 DATE February 19, 2009  
 APPLICANT Salvation Army Subdivision, Resubdivision of  
 REQUEST Subdivision



# SALVATION ARMY SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 12 DATE February 19, 2009

LEGEND

R-1

R-2

R-3

R-4

R-B

H-B

T-B

B-1

LB-2

B-2

B-3

B-4

B-5

I-1

I-2

NTS





# SALVATION ARMY SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 12 DATE February 19, 2009

