

**SUNNYMEADE SUBDIVISION,**  
**RESUBDIVISION OF LOTS 1 & 2, BLOCK F**

Engineering Comments: At the corner of Donald St and Jones Avenue, need to dedicate to the City a radius of 25' or as otherwise approved by the City Engineer. Need to label plat to show Minimum FFE for each Lot that is located in a flood zone. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet since 1984 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 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 0.4 acre  $\pm$ , 2 lot subdivision which is located at the Southwest corner of Donald Street and Jones Avenue, 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 2 lots from 2 existing legal lots. Aerial photos show that the existing lots have residences on them, however, the plat provided with the application does not indicate any of the existing structures. The width of the 2 existing lots will not be changed, but the depth of proposed Lot 2-A will be reduced from approximately 153 feet to 114 feet, to allow a portion of proposed Lot 1-A to extend into an "L" shape.

It appears that the existing structures may not meet side or street-fronting setbacks (Subdivision Regulations or Zoning Ordinance), however, the change in common lot lines will only effect the rear setback of the structure located on Lot 2-A. All existing structures should be depicted on the final plat, if they will remain.

The existing lots appear to meet the minimum area requirements for lots, but the proposed reconfiguration will cause Lot 2-A to be 5,790 square feet, which is below the minimum of 7,200 required by Section V.D.2. of the Subdivision Regulations. There are other parcels within the

vicinity which are less than 7,200 square feet, however, there are no recent (last 40 years) examples of approved subdivisions with lot sizes below the minimum requirements.

The site fronts onto Donald Avenue and Jones Avenue. Donald Avenue is a minor street, however, the right-of-way depicted on the plat does not appear to reflect the unique shape of the existing right-of-way, thus the labeled width is not accurate: no dedication will be required, however. Jones Avenue is part of the proposed Cross-Town Loop 4, a proposed major street. As a proposed major street, the right-of-way should be 100-feet, or 50-feet from the centerline. Construction of the Cross-Town Loop 4 is not anticipated in the near future, however, dedication, or at minimum setback from future right-of-way is typically required: depiction of the minimum building setback line from the future right-of-way edge of the Cross-Town Loop 4 would essentially eliminate any new development on proposed Lot 1-A.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the Jones Avenue frontage. As previously stated, Jones Avenue is a proposed major street, thus the minimum building setback line should be from the future right-of-way edge of the proposed major street: the bulk of proposed Lot 1-A would not be available for any new construction due to the setback line.

The plat indicates the size of each lot in square feet, however, there appears to be a dimensional error on the preliminary plat. The hand-written dimension on the interior lot line of 80.20 feet should have been approximately 120 feet.

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.

A portion of the site appears to fall within the “X-Shaded” flood zone per recently updated FEMA flood maps. The floodzone appears to be associated with an unnamed tributary of the Toulmin Springs Branch of Three Mile Creek. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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

- 1) The proposed subdivision will create a lot that falls below the minimum lot size required by Section V.D.2. of the Subdivision Regulations;
- 2) The preliminary plat inaccurately depicts adjacent right-of-way widths; and
- 3) The right-of-way dedication/setback requirements due to an adjacent proposed major street will render proposed Lot 1-A essentially unbuildable for new construction.