

## **WEST GORDON DIVISION OF THE FAVRE TRACT** **RESUBDIVISION OF LOT 1, SQUARE 99**

Engineering Comments: Show Minimum FFE on plat. 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.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.2± acre, 2 lot subdivision, which is located at the Southwest corner of South Broad Street and Savannah Street, in City Council District 2. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to re-subdivide an existing legal lot of record into two lots. The applicant received approval on the same subdivision in May of 2007 however; they failed to have the subdivision recorded before the expiration date. The applicant is resubmitting the same application with all the approval conditions from the original case in 2007.

The purpose of the application is to resubdivide a lot into two lots in order to accommodate two existing residences. Proposed Lot 1-A will be approximately 2,124 square feet, while proposed Lot 1-B will be approximately 5,416 square feet. Each lot will be less than the minimum size required by Section V.D.2. of the Subdivision Regulations. It should be pointed out, however, that the site is located in the Oakleigh Garden Historic District, and that the site has had two residences on it in the current configuration since at least 1925 (according to the Sanborn Fire Insurance Map from that year). Approval of this application will require a waiver of Section V.D.2.

The site is a corner lot that fronts South Broad Street and Savannah Street, both of which have adequate rights-of-way. Access management is a concern, however, as South Broad Street is a proposed major street. The site currently has one curb-cut onto Savannah Street, which is shared between the residences. With the proposed subdivision, the curb-cut will physically be associated with Lot 1-B, thus it is recommended that Lot 1-A be allowed one curb-cut onto Savannah Street, and that Lot 1-B be limited to the existing curb-cut onto Savannah Street. The

size, design and location of any new curb-cuts are to be approved by Traffic Engineering and conform to the fullest extent possible with AASHTO standards.

The location of the site in a historic district means that the Historic District Overlay, a part of the Zoning Ordinance, applies to the site. The front, side and rear yard setbacks of the Historic District Overlay override those of the Subdivision Regulations where less stringent pre-existing examples can be demonstrated by the applicant within 150 feet of the site in question. Therefore it is recommended that Section V.D.9. of the Subdivision Regulations be waived.

With a waiver of Sections V.D.2. and V.D.9., the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1-A is limited to one curb-cut, that Lot 1-B is limited to the existing curb-cut onto Savannah Street, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to the greatest extent possible with AASHTO standards;
- 2) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 4) placement of a note on the plat stating that the site is within the Oakleigh Garden Historic District, and that Historic District Overlay regulations should be consulted regarding required setbacks; and
- 5) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE December 18, 2008

APPLICANT West Gordon Division of the Favre Tract, Square 99, Resubdivision of Lot 1

REQUEST Subdivision



# WEST GORDON DIVISION OF THE FAVRE TRACT, SQUARE 99, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 12 DATE December 18, 2008

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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SQUARE 99, RESUBDIVISION OF LOT 1**



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