

RIDGEWOOD SUBDIVISION, **RESUBDIVISION OF LOT 8**

Engineering Comments: Must comply with all storm water 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 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 1 lot, 0.5 acre \pm resubdivision which is located at 203 Ridgewood Place (West side of Ridgewood Place, 110' \pm North of The Cedars, extending to the East side of College Lane (unopened right-of-way), and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide an existing legal lot of record which was originally approved by the Planning Commission on January 26, 1950. The applicant does not wish to change the configuration of the lot dimensions, but rather wishes to change the recorded setbacks.

As originally approved, the lot has a 40-foot front yard setback along Ridgewood Place, a 45-foot rear yard setback, a 10-foot south side yard setback, and a 15-foot north side yard setback. The applicants wish to change the recorded setbacks to a 25-foot front yard, an 8-foot rear yard, and 8-foot side yards on both sides. It should be noted that recording an 8-foot side yard on each side would not relieve the property of Section 64-3.C.1.e of the Zoning Ordinance which requires the sum of both side yards to total at least twenty feet.

There is precedent for amending the setbacks in the Ridgewood Subdivision. The Planning Commission, on December 2, 2004, approved a subdivision to reduce the setbacks on Lot 9, the lot immediately to the South of this site. Further, the setbacks for Lot 3 were reduced by the Planning Commission with an application which was approved on September 4, 2008.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations.

The site fronts Ridgewood Place, a minor street provided with curb and gutter. The street is depicted with an adequate right-of-way of 50 feet. The site also abuts the unopened right-of-way of College Lane to the West. A note should be placed on the final plat denying the lot access to College Lane. Also, the lot should be limited to the existing one curb cut to Ridgewood Place,

with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

It should further be noted that there has been a recent development proposal, which was heard by the Planning Commission in November, 2009, to subdivide property and access the property via College Lane. This application was ultimately withdrawn by the applicant, but one of the reasons why the application was held over was due to the substandard width of College Lane. Ordinarily, the Planning Commission would require either dedication or a larger setback to account for future construction of College Lane. In this case, when the lot directly to the South of this property was resubdivided to change the recorded setbacks in 2004, an 8-foot rear yard setback is recorded. As this precedent for the rear yard setback, it would seem that an 8-foot rear yard setback for this lot would be appropriate.

Finally, 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.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to one curb cut to Ridgewood Place, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat denying the site access to College Lane;
- 3) Placement of a note on the final plat stating that the sum of both side yards shall be equal to at least 20 feet or removal of the side yard depictions from the plat;
- 4) retention of the lot size labeling, in square feet; and
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 13 DATE December 17, 2009

APPLICANT Ridgewood Subdivision, Resubdivision of Lot 8

REQUEST Subdivision



RIDGEWOOD SUBDIVISION, RESUBDIVISION OF LOT 8



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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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