

PARKWAY PLACE SUBDIVISION

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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.

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 0.7± acre, 1 lot subdivision, which is located on the South side of Dauphin Island Parkway, 70'± East of Willowdale Street, in City Council District 4. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create one lot from a portion of two other legal lots. Typically, the remainder of the lots would be required in the subdivision process; however, another application has been submitted for that purpose (#20 on this agenda).

The site was the subject of two subdivision cases and a rezoning case in 2002, all of which were approved. The final plats for the subdivisions were recorded, and the rezoning was approved by City Council with conditions. The rezoning case changed the front portion of the site from R-1, One-Family Residence District, to B-2, Neighborhood Business District; however, none of the conditions for approval of the rezoning have been met. Thus, the rezoning is incomplete, which should be addressed prior to the issuance any permits or land disturbance activities.

To the East, the site fronts a proposed minor street (currently under construction) with sufficient right-of-way. To the North, the site fronts Dauphin Island Parkway, a major street, but it is not labeled with its right-of-way width. Therefore, staff is unable to determine whether dedication will be required. The Major Street Plan requires a minimum 100' right-of-way for all Major Streets. The applicant should revise the plat accordingly.

The site has approximately 158 and 142' of frontage, respectively, along Dauphin Island Parkway and the proposed minor street. As a means of access management, a note should be place on the final plat stating that the lot is limited to one curb cut to each street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

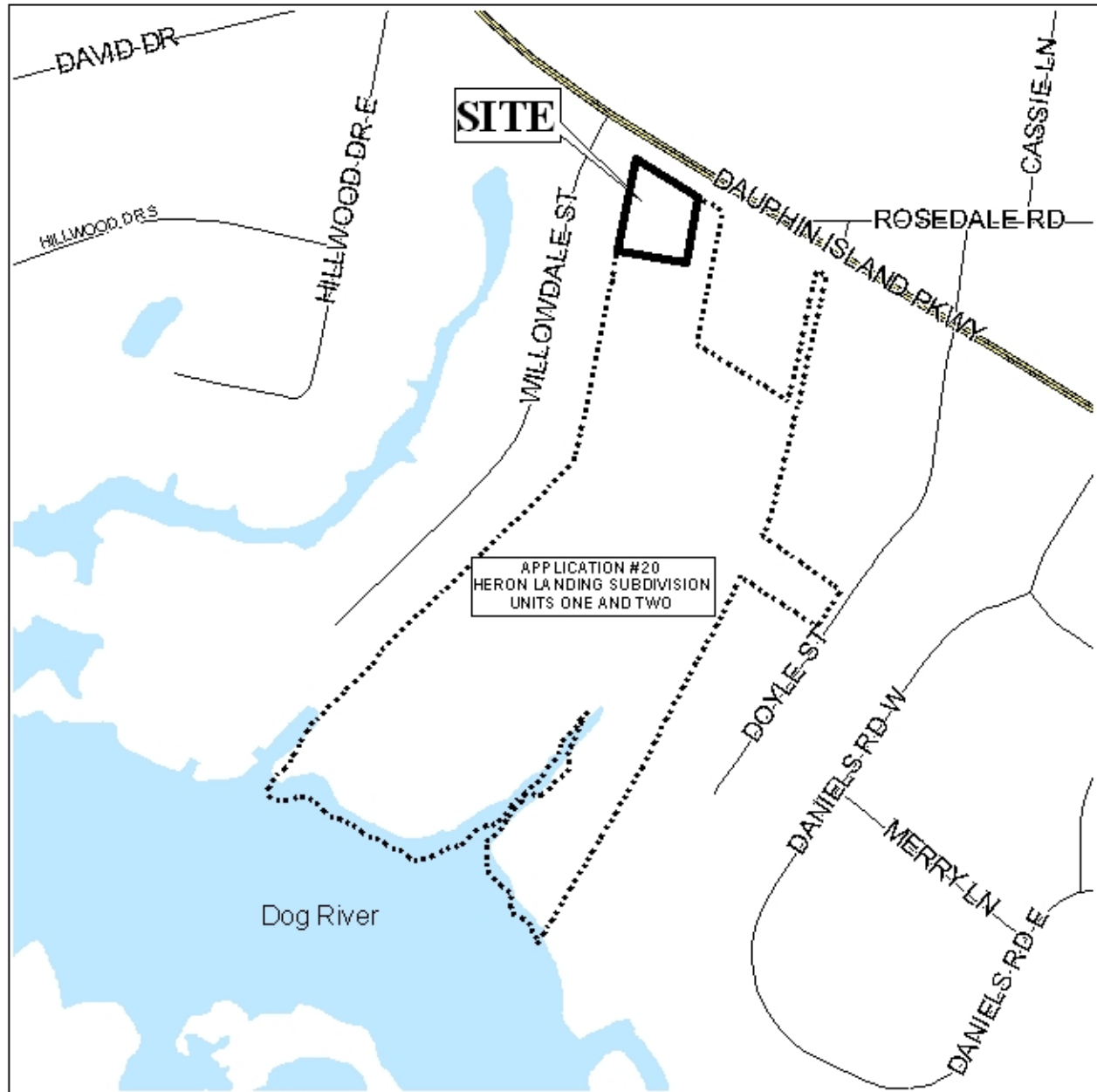
The site is located within the Dog River Watershed. Thus, wetlands associated with Dog River may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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 on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) Completion of the rezoning process prior to the issuance of any permits or land disturbance activities;
- 2) Dedication, if applicable, of sufficient right-of-way to provide 50' as measured from the center line of Dauphin Island Parkway;
- 3) Placement of a note on the final plat stating that the site is limited to one curb cut to each street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) The applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities; 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



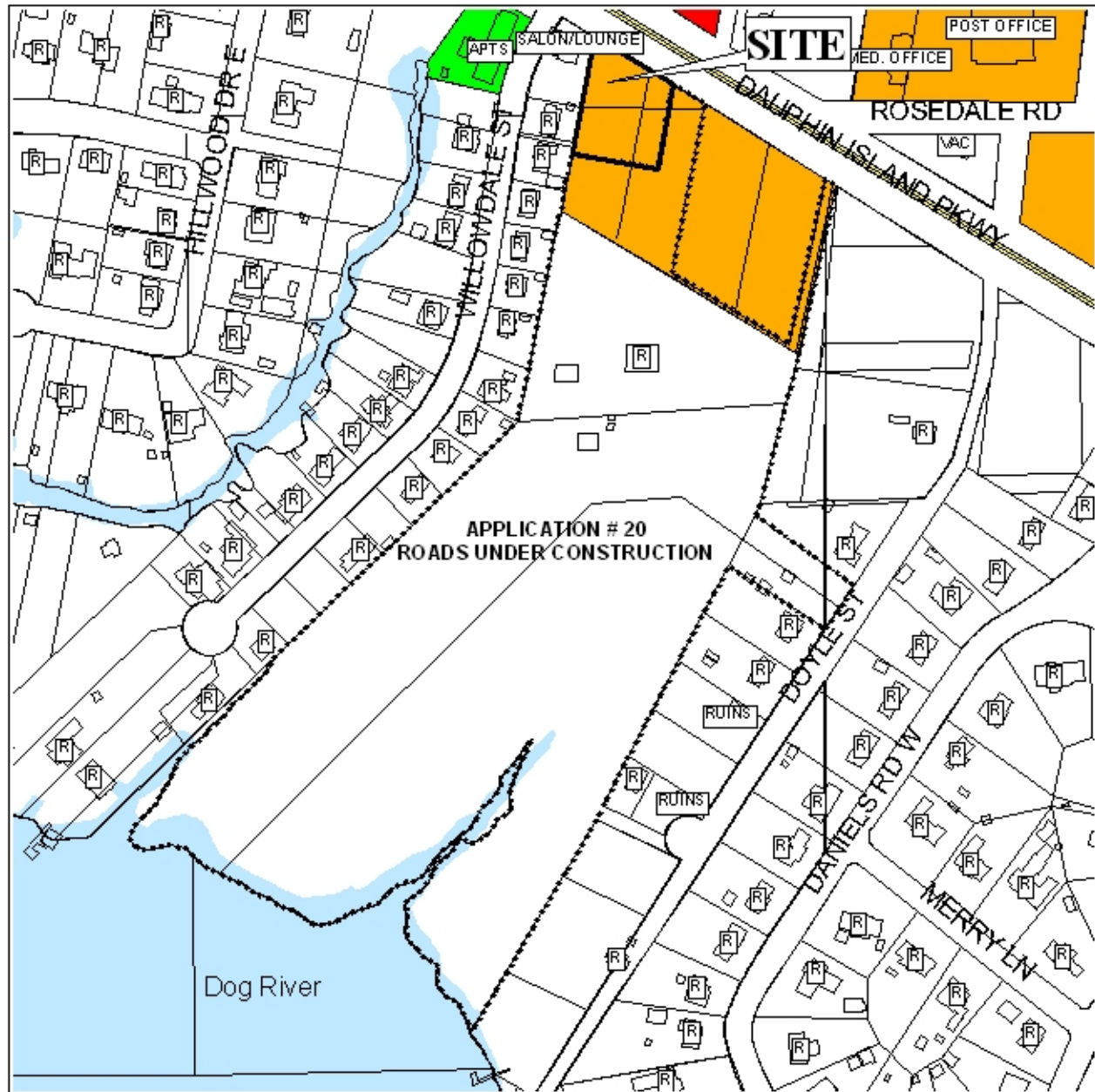
APPLICATION NUMBER 14 DATE December 4, 2008

APPLICANT Parkway Place Subdivision

REQUEST Subdivision



PARKWAY PLACE SUBDIVISION



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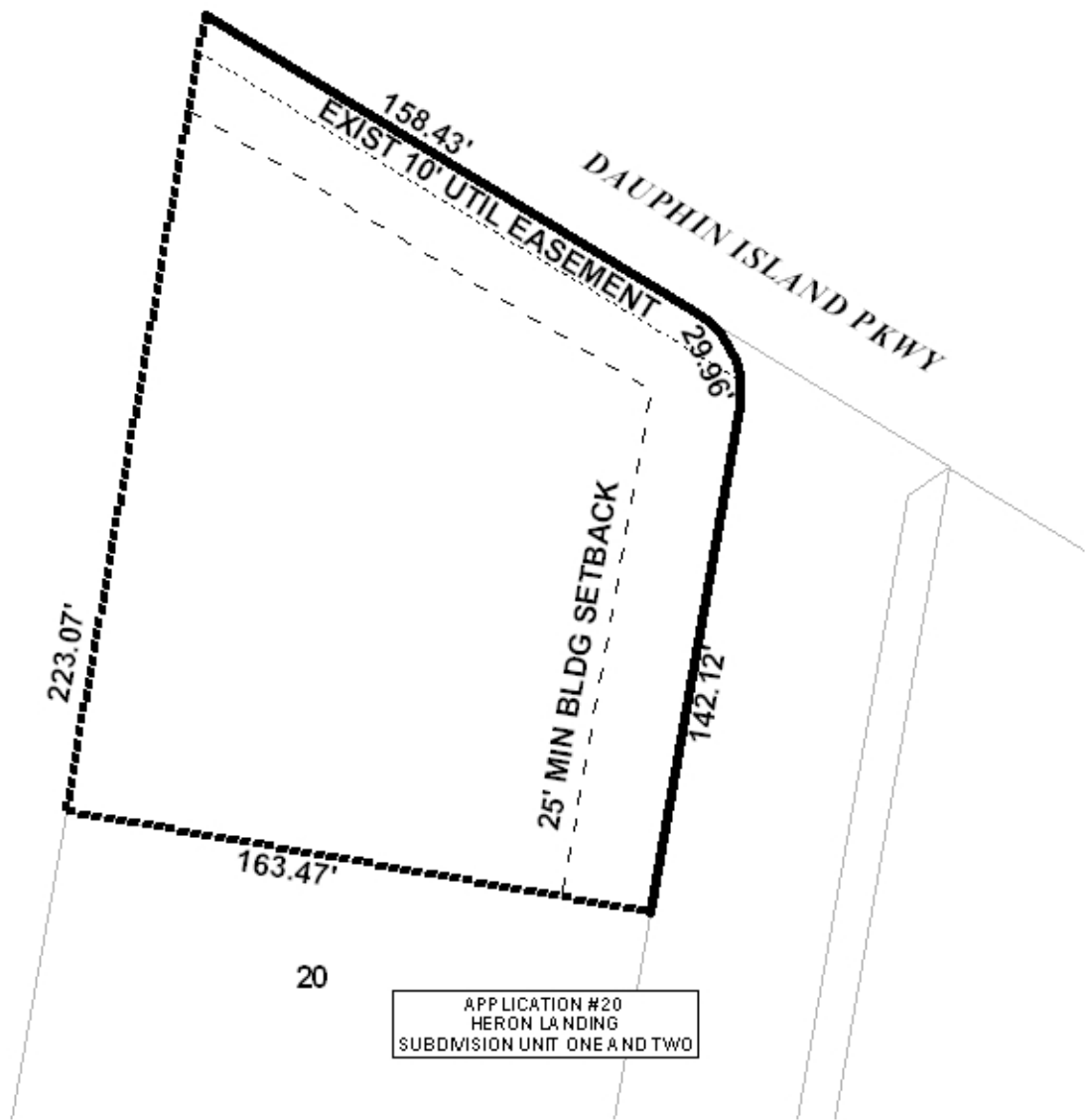
LEGEND

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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DETAIL SITE PLAN



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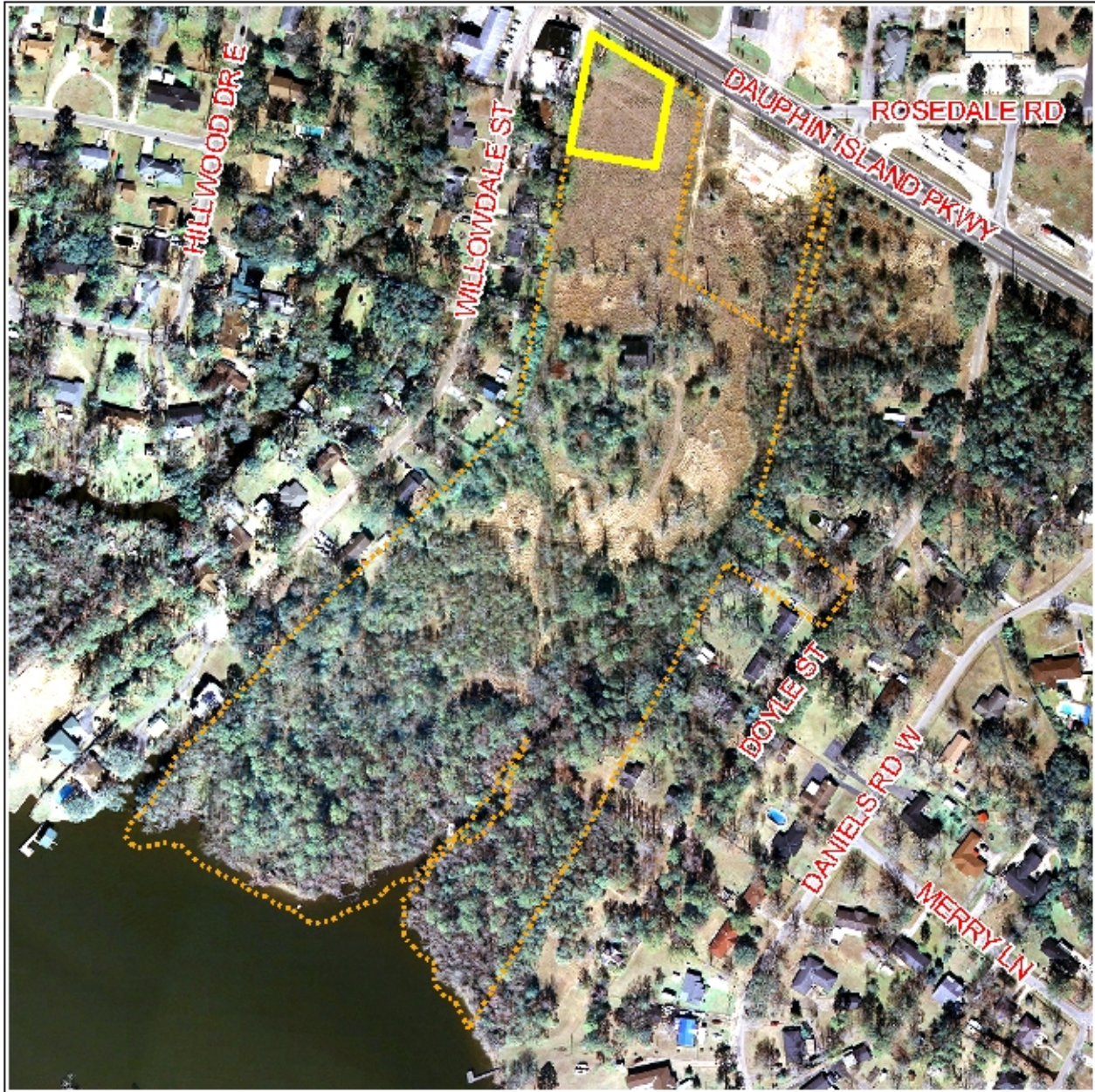
APPLICANT Parkway Place Subdivision

REQUEST Subdivision



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