

## **WILL'S PLACE SUBDIVISION**

**Engineering Comments:** The following comments should be addressed prior to acceptance and signature by the City Engineer:

- a. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes).
- b. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition.
- c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- d. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information;
- e. Show and label all flood zones.
- f. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- g. Provide and label the monument set or found at each subdivision corner.
- h. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer.
- i. Provide the Surveyor's Certificate and Signature.
- j. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

**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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

**MAWS Comments:** No comments received.

The preliminary plat illustrates the proposed 1-lot, 0.05 ± acre subdivision which is located on the West side of St. Emanuel Street, 115' ± South of Dauphin Street, and is in Council District 2. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel. This site most recently appeared before the Planning Commission at its December 19, 2013 meeting where the Commission approved a Planning Approval request to allow a single-family residential dwelling within the Lower Dauphin Street Overlay District.

The site is currently built-out with an existing 3-story historic building encompassing the entire parcel. The Subdivision Regulations mandates a minimum lot size of 7,200 square feet and a minimum lot width of 60' but, as proposed, the lot size would only be 2,170 ± square feet and provide a width of only 30' ±. As the site is located in a B-4, General Business District, the Zoning Ordinance has no minimum lot size requirements nor required front yard setbacks within this District and therefore, Sections V.D.2. and V.D.9. of the Subdivision Regulations should be waived. If approved, the Final Plat should depict the lot size in square feet and acres.

The site fronts St. Emanuel Street, a minor street with curb and gutter and an existing 36' right-of-way. Currently, this site and all of the property in the vicinity fronting St. Emanuel Street is built-out and, as such, dedication would be impractical and therefore, if approved, Section V.B.14. of the Subdivision Regulations should also be waived.

As a means of access management, the proposed lot should be limited to one curb-cut along St. Emanuel Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

It should be pointed out that the building is located within the Lower Dauphin Street Historic District and, as such, any proposed exterior renovations should be submitted to the Architectural Review Board for review prior to the issuance of exterior building permits such as for windows, exterior doors, and other façade improvements.

The applicant should also be aware of the proposed Form Based Code which is planned for the downtown area. Although not adopted, the adoption of this code would add additional site and building-related requirements for any proposed development or future renovations of this site. Currently, the proposed lot would not be in compliance with various aspects of the proposed code.

GIS data indicates the entire site to be within the AE Flood Zone associated with Mobile River. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for floodplain issues may be required prior to development.

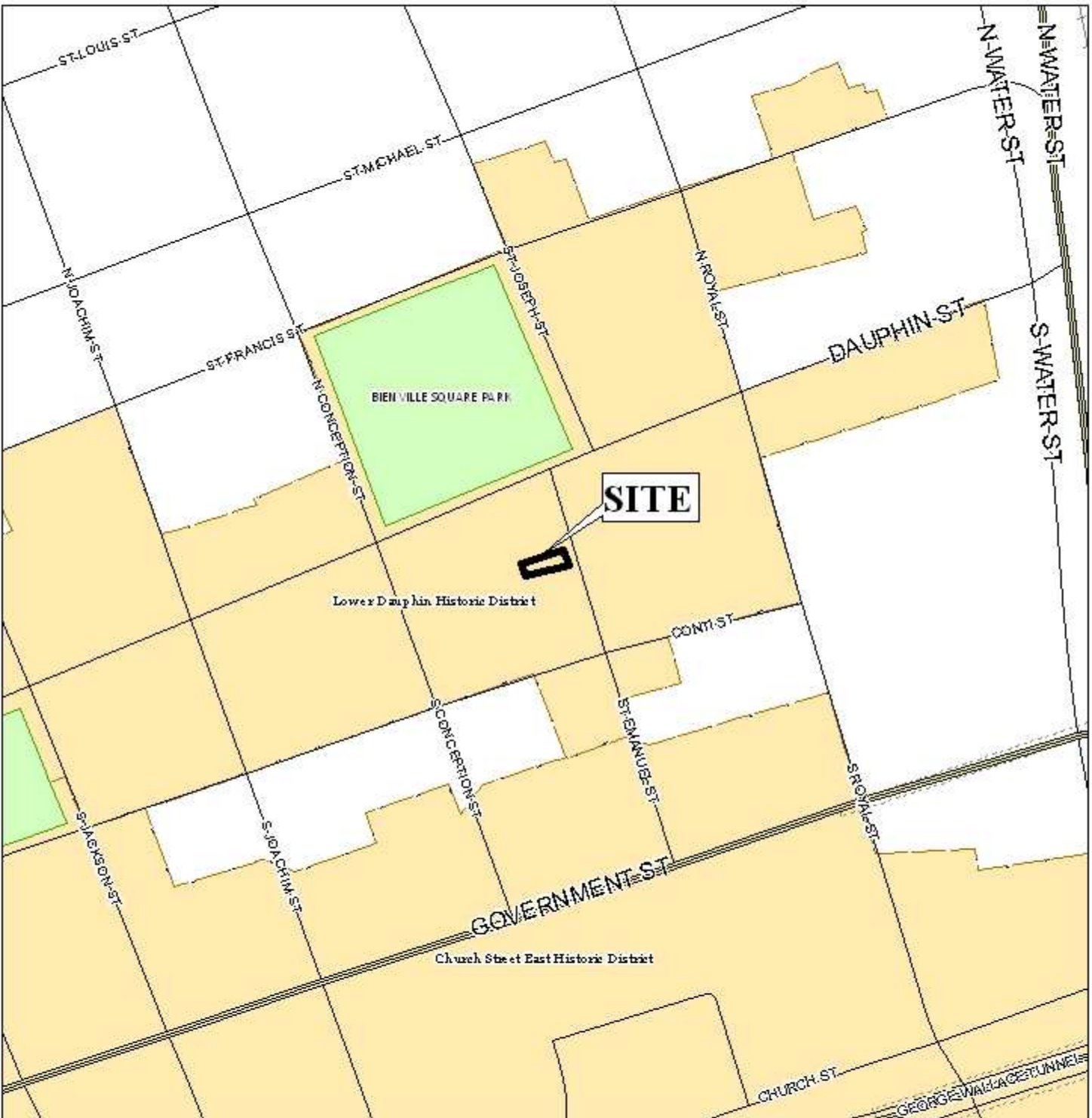
With waivers of Sections V.B.14, V.D.2., and V.D.9. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Illustration of the lot size in square feet and acres on the Final Plat;
- 2) Placement of a note on the Final Plat stating that the lot is limited to one curb-cut along St. Emanuel Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);*
- 4) Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes). b. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control*

*Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; e. Show and label all flood zones. f. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. g. Provide and label the monument set or found at each subdivision corner. h. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. i. Provide the Surveyor's Certificate and Signature. j. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*

- 5) *Compliance with Traffic Engineering Comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) *Compliance with 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).); and*
- 7) *Compliance with Fire Department Comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).*

# LOCATOR MAP



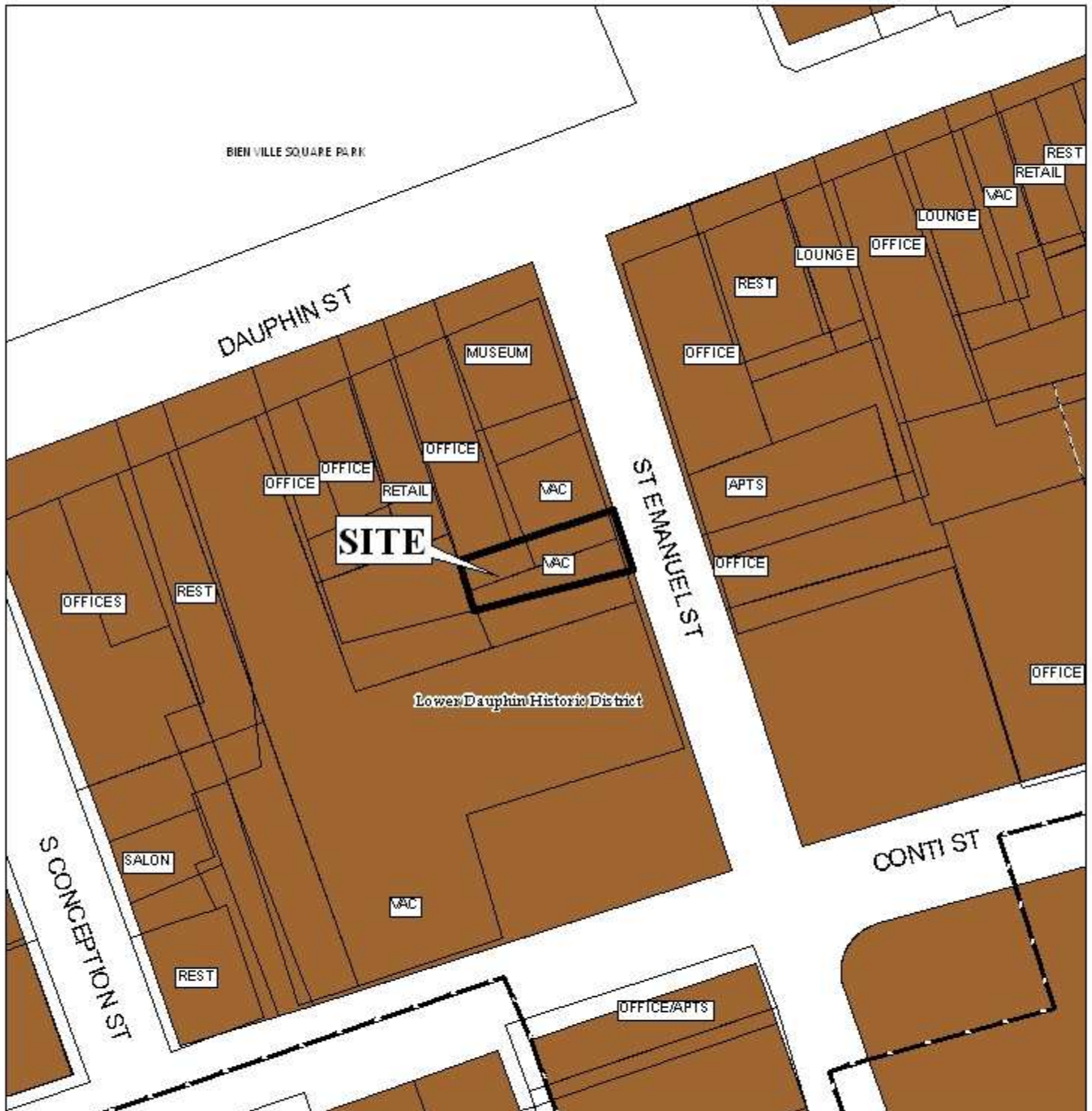
APPLICATION NUMBER 15 DATE January 2, 2014

APPLICANT Will's Place Subdivision















REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



# WILL'S PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE January 2, 2014

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





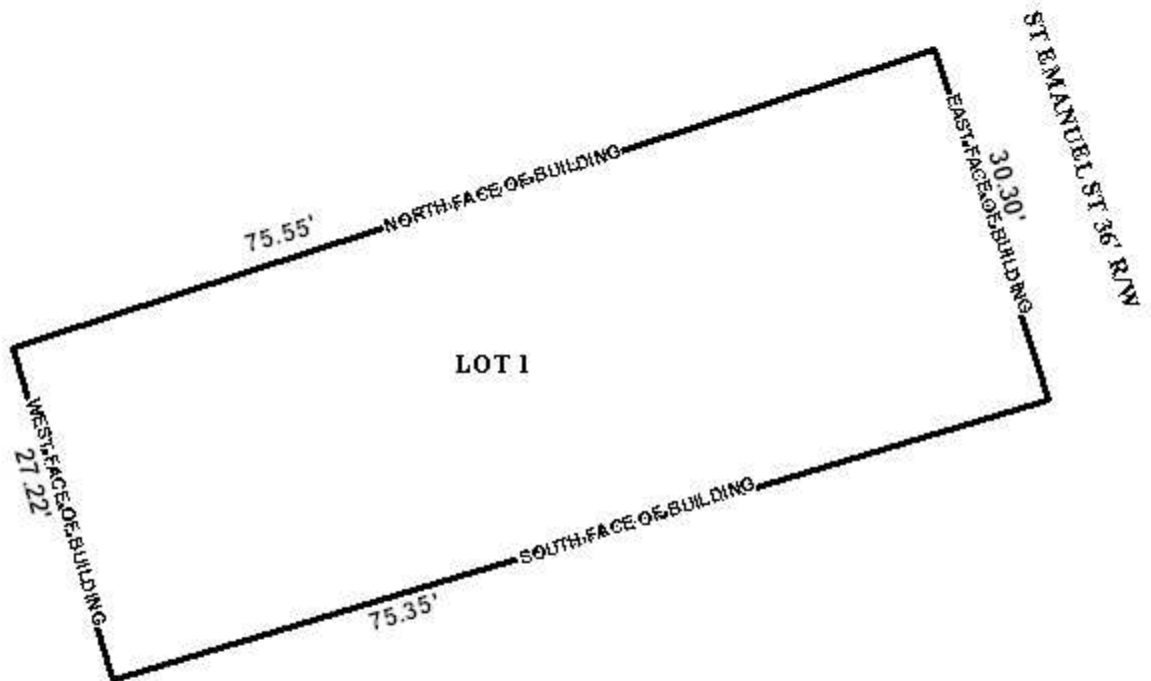
# WILL'S PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE January 2, 2014



## DETAIL SITE PLAN



APPLICATION NUMBER 15 DATE January 2, 2014

APPLICANT Will's Place Subdivision

REQUEST Subdivision

