

STAIR DEPOT 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.

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 0.1 acre \pm , 2 lot subdivision which is located on South side of Elmira Street, 100' \pm East of George Street, and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a parcel into two lots, so that the applicant can sell one of the lots. The site is developed and each proposed lot contains an existing structure: proposed Lot A contains a 2,717 \pm square foot building utilized for custom stair manufacturing, while proposed Lot B contains a 1058 \pm square foot single-family residence. The applicant proposes to sell the lot containing the residence.

Non-conforming documentation from 2006 on file regarding the commercial use states that the site has been used for cabinet manufacturing since 1964. Review of Sanborn Fire Insurance Maps show the commercial structure and the residence both occupying the site in 1954.

The site is located in the Oakleigh Garden Historic District. Recent repairs to the single-family residence have been undertaken with Architectural Review Board approval and, apparently, with the appropriate building permits.

The proposed subdivision will result in Lot A having 20.87 feet of frontage onto Elmira Street, and Lot B having 29.01 feet of frontage. Lot A will be approximately 2,781 square feet in size, and Lot B will be approximately 2,369 square feet. Both proposed lots will not meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations, however, the size and shape of the lots would accommodate an existing condition. Section V.D.1. of the Subdivision Regulations would also need to be waived to allow Lot A.

The site fronts Elmira Street, a minor street with adequate right-of-way. Proposed Lot A has no room for on-site parking, as the lot is nearly completely covered by the existing building. Lot B has adequate room for off-street parking, however, photos of the site available to staff indicate that a dumpster serving the commercial use may be located on Lot B. If the subdivision is

approved, each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and to conforming with AASHTO standards, to the greatest extent feasible.

Photos available to staff indicate that a dumpster may be in use by the existing business, and that it is on property that will become part of the residential lot. The dumpster must be removed from the site entirely if it is still present, as the commercial lot will have no area for the dumpster, and the dumpster cannot be placed in the right-of-way or on the residential lot.

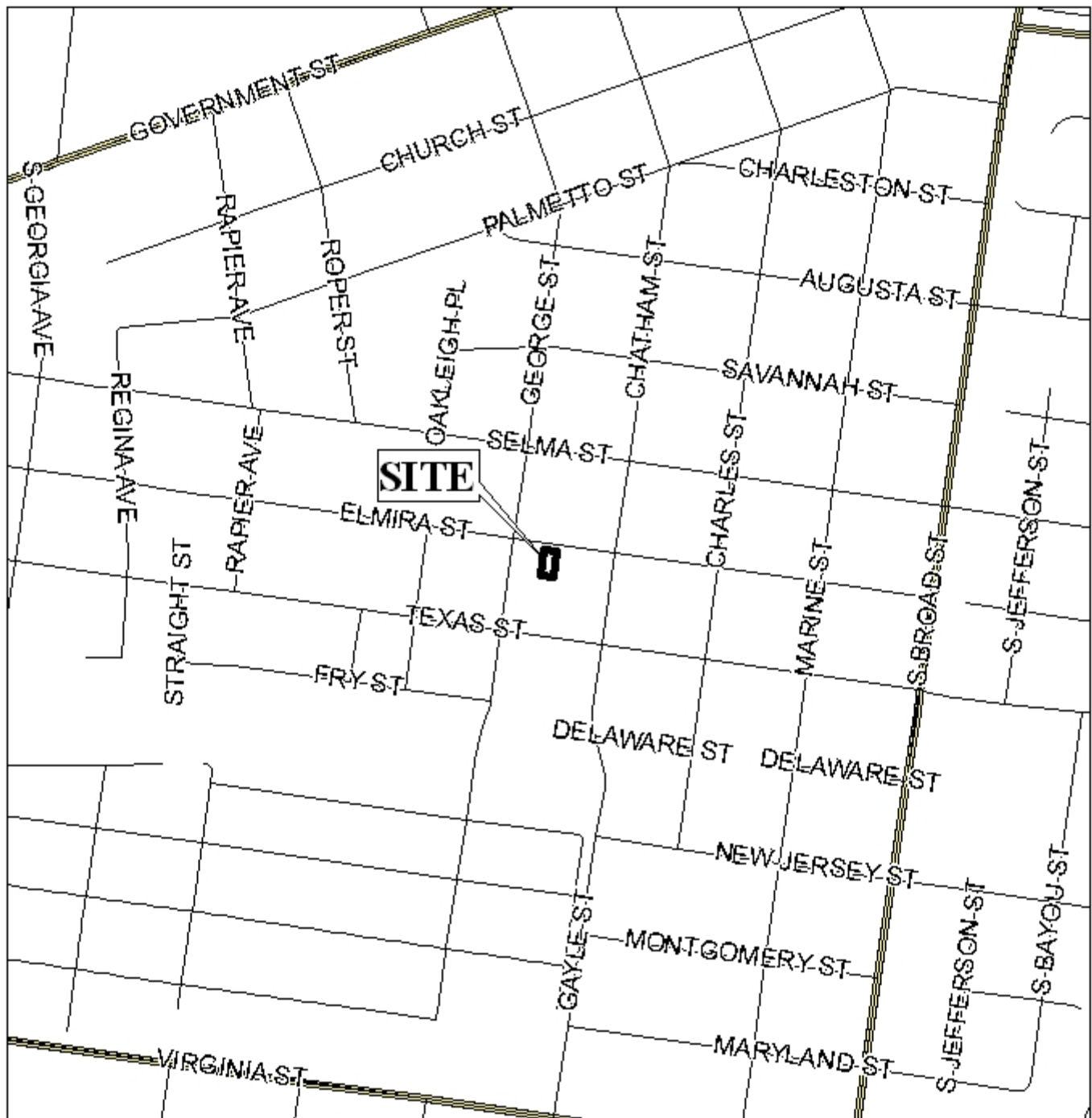
The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision. As the site is located within the Oakleigh Garden Historic District, the more flexible Historic District Overlay setbacks of the Zoning Ordinance are applicable. It is recommended that Section V.D.9. of the Subdivision Regulations be waived, and that a note be placed on the final plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance.

Representatives from the Building Code Division of Urban Development have indicated that the existing commercial building on proposed Lot A will be required to bring the existing building wall that abuts the proposed Lot A / Lot B property line up to code in terms of fire rating. This required building improvement should be a condition of approval, if approved, and be required prior to the signing of the final plat.

Based upon the preceding, and with a waiver of Sections V.D.1., V.D.2. and V.D.9. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Elmira Street, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 2) Removal of the dumpster from the site, if it is still present;
- 3) Obtaining of building permits to bring the existing commercial structure up to fire rating requirements where it abuts the proposed common lot line, prior to the signing of the final plat;
- 4) Placement of a note on the final plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance; and
- 5) The labeling of each lot with its size in square feet, or placement of a table on the plat with the same information.

LOCATOR MAP



APPLICATION NUMBER 19 DATE June 4, 2009
APPLICANT Stair Depot Subdivision
REQUEST Subdivision

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STAIR DEPOT 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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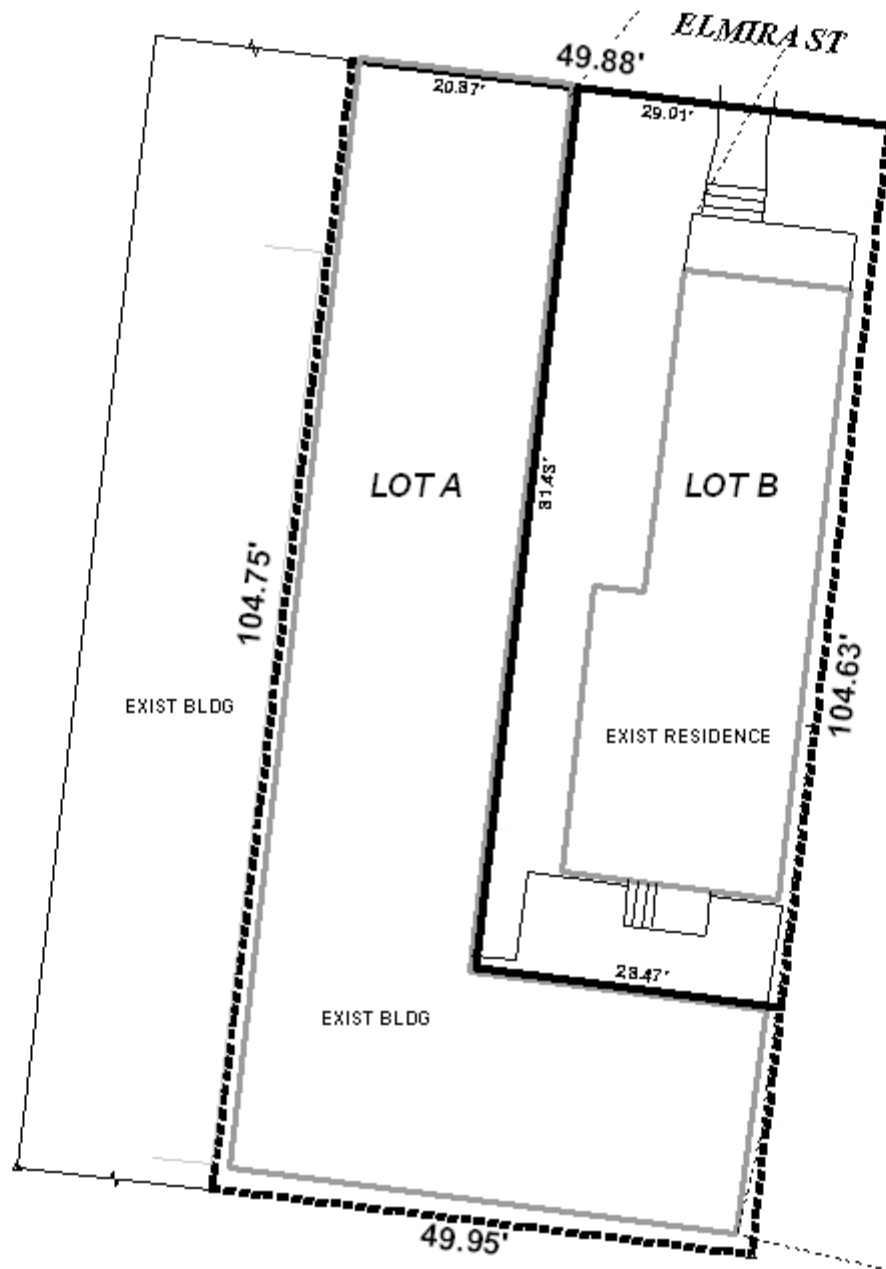
STAIR DEPOT SUBDIVISION



APPLICATION NUMBER 19 DATE June 4, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 19 DATE June 4, 2009
APPLICANT Stair Depot Subdivision
REQUEST Subdivision

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