

ZEIGLER BOULEVARD SHOPPING CENTER SUBDIVISION, RESUBDIVISION OF LOTS 2 AND 3

Engineering Comments: The drainage ditch and inlets located to the north of the property are carrying public water from Middle Ring Ct. Any drainage structure carrying public water will require a drainage easement, width and location of the drainage easement subject to approval of the City of Mobile Engineering Department. Detention must be provided for any impervious areas constructed since 1984 in excess of 4,000 square feet. 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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

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.

MAWWS Comments: None provided

The plat illustrates the proposed 7.9± acre, 2 lot subdivision, which is located on the North side of Zeigler Boulevard, 150'± North of Zeigler Boulevard. The applicant states the site is served by city water and sanitary system.

The purpose of this application is to create two legal lots from two existing lots. The property is part of an original 3 lot subdivision that was approved in 1997. The applicant wishes to reconfigure two of the three lots.

Aerial photographs from 2006 show a building and paved parking area on proposed lot 2. A holdover is recommended to allow the applicant to amend the plat to show any existing structures on the site that will be retained and paved area and the setback between any structures and the proposed property lines or to place a note on the plat that the structure(s) are to be demolished.

Proposed Lot 1 fronts Zeigler Boulevard, while proposed Lot 2 fronts both Zeigler Boulevard and Athey Road. It appears that both streets have adequate right-of-way at this location.

Proposed Lot 1 will have approximately 264' of frontage along Zeigler Boulevard. Proposed Lot 2 would have approximately 226' onto Zeigler Boulevard and approximately 424' along Athey

Road. As a means of access management, a note should be placed on the final plat stating that the proposed Lot 1 is limited to one curb cut onto Zeigler Boulevard, while proposed Lot 2 is

limited to one curb cut onto Zeigler Boulevard and limited to the existing three curb cuts onto Athey Road with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

In addition to showing any current structure on the property, the plat should also be revised to show a 25' minimum building setback line from all street frontages.

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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, this application is recommended for a holdover until the September 4th meeting, with revisions due by August 15th, to allow the applicant to submit the following:

- 1) Submittal of a revised plat to show all structures and paved areas with all the proper dimensions and setbacks depicted;
- 2) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 3) Revision of the plat to show a 25' minimum building setback line from all street frontages.

Revised for the September 4th meeting:

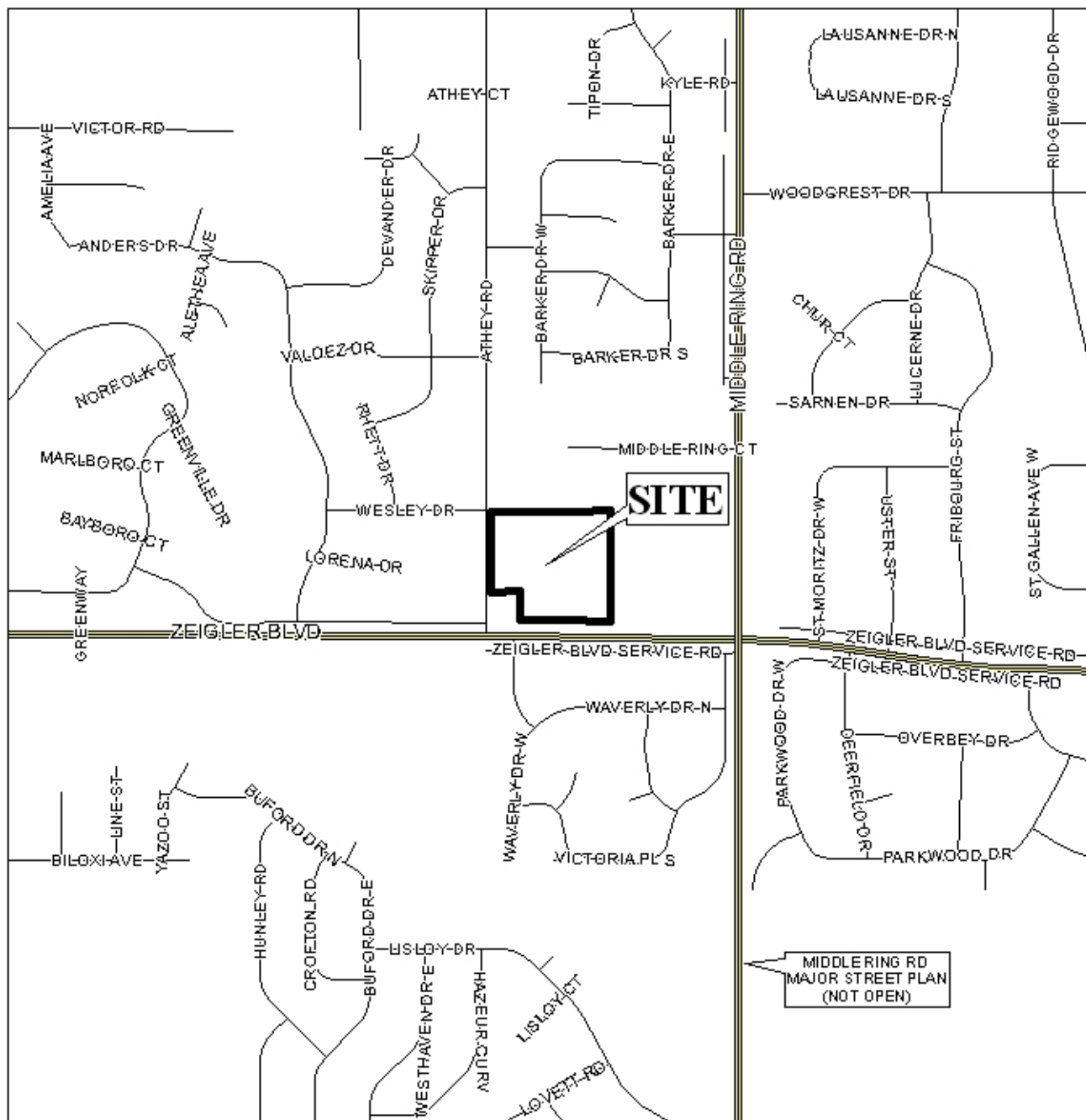
The application was heldover from the July 10th meeting to allow the applicant to submit a revised plat to show all structures and paved areas with all proper dimensions and setbacks depicted, place a note on the revised plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations, and to show the 25' minimum building setback line from all street frontages. The applicant did submit a revised plat showing all the requested changes.

It appears from the revised plat submitted, that, if approved, all structures currently located on the lots will still meet the required setbacks.

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

- 1) Placement of a note on the final plat stating that Lot 1 is limited to one curb cut onto Zeigler Boulevard with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) Placement of a note on the final plat stating that Lot 2 is limited to one curb cut onto Zeigler Boulevard with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Placement of a note on the final plat stating that Lot 2 is limited to the existing 3 curb cuts onto Athney Road;
- 4) Depiction of the 25' minimum building setback line along all street frontages on the final plat;
- 5) Labeling of each lot in size in square feet on the final plat;
- 6) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

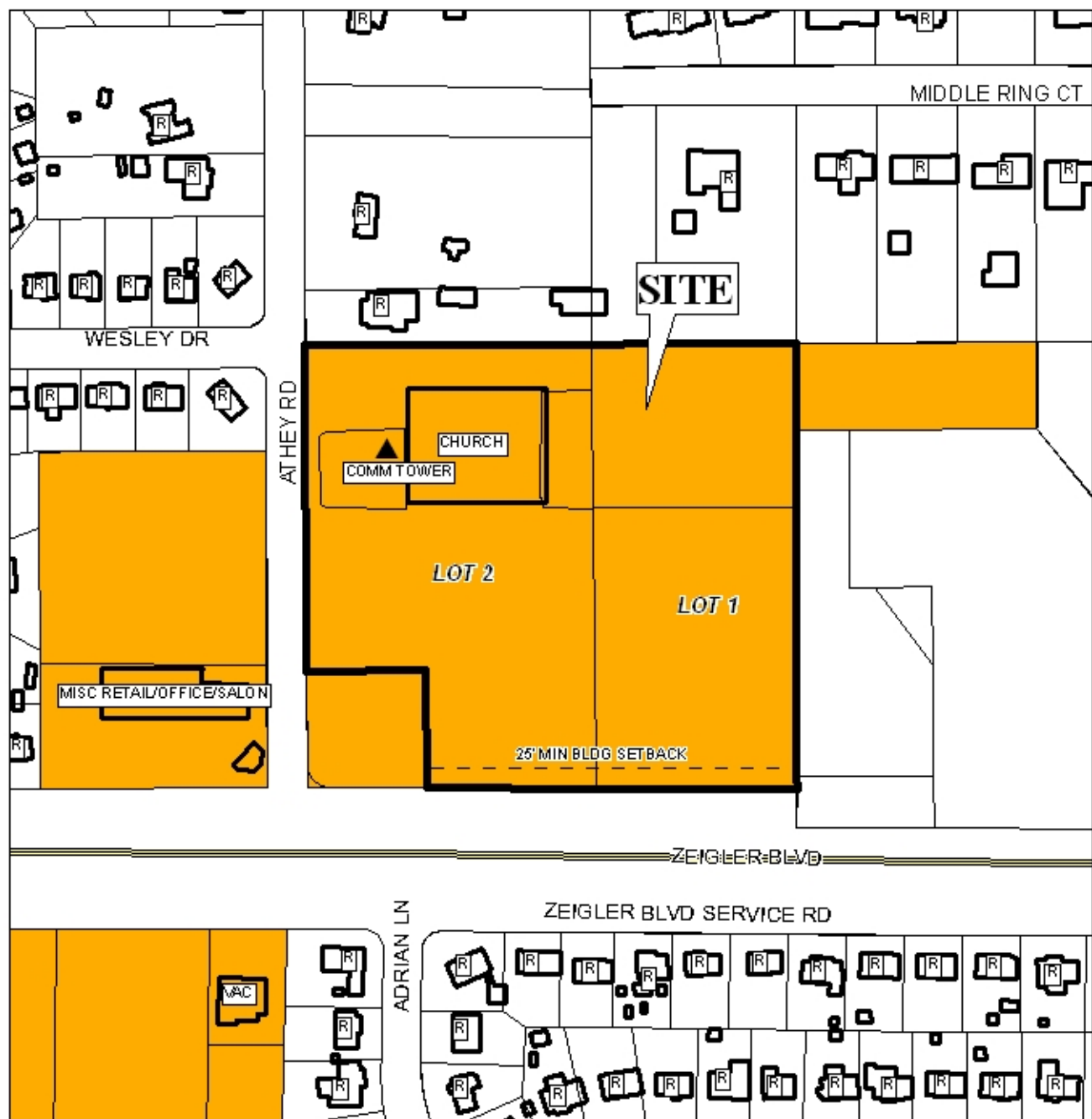
LOCATOR MAP



APPLICATION NUMBER 2 DATE September 4, 2008
 Zeigler Boulevard Shopping Center Subdivision,
 APPLICANT Resubdivision of Lots 2 and 3
 REQUEST Subdivision



ZEIGLER BOULEVARD SHOPPING CENTER SUBDIVISION, RESUBDIVISION OF LOTS 2 AND 3



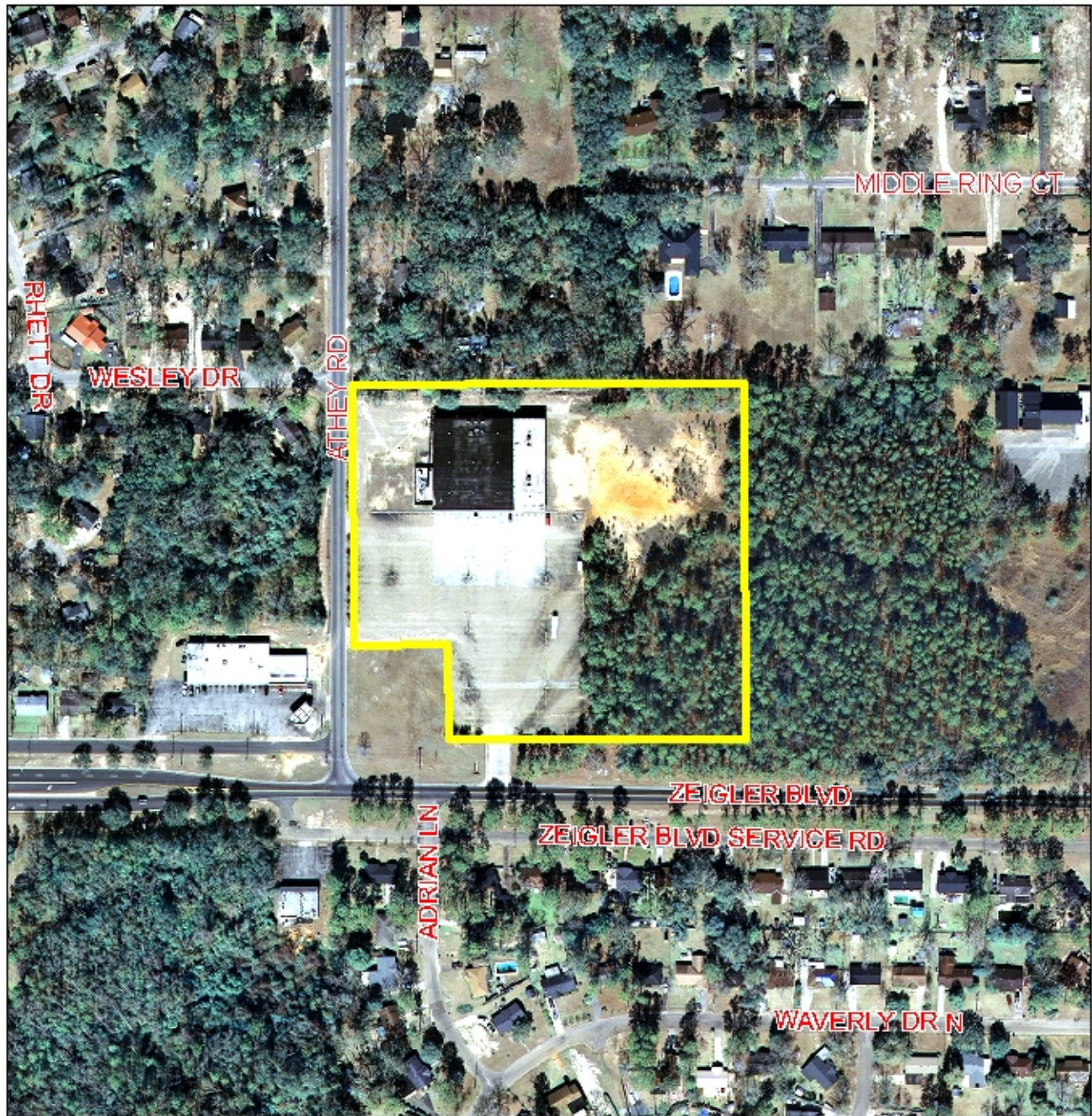
APPLICATION NUMBER 2 DATE September 4, 2008

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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**ZEIGLER BOULEVARD SHOPPING CENTER SUBDIVISION,
RESUBDIVISION OF LOTS 2 AND 3**



APPLICATION NUMBER 2 DATE September 4, 2008

