

## **COTTAGE HILL GARDENS SUBDIVISION,** **RESUBDIVISION OF LOT 14**

Engineering Comments: Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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. Shall comply with Section 508.5.1 of the 2003 IFC.

The plat illustrates the proposed 1.5 acre  $\pm$ , 3 lot subdivision which is located on the North side of Azalea Road, 750'  $\pm$  West of Village Green Drive, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide an existing legal lot into three lots, one of which will be a flag-lot with 30 feet of frontage on Azalea Road. While the site is zoned B-1, Buffer Business, it appears to currently contain a single-family dwelling.

The site fronts onto Azalea Road, a proposed major street. As a proposed major street, the right-of-way width for Azalea Road should be 100-feet, however, the existing right-of-way is only 80-feet in width: the applicant has depicted the dedication of 10-feet to accommodate the required right-of-way width.

The applicant states that there are properties within the immediate vicinity that are "flag lots" in the area. Research by staff confirms that three lots across the street from the site were approved by the Planning Commission as flag-lots and recorded as such (Lot 1 of Azalea Commercial Park in 1977, and Lots 2 and 3 of Brierwood Park Resubdivision of Lots 2 and 3 in 1985). A better, though more expensive solution would be to construct a street with turn-around to serve the property under consideration and, perhaps, an adjacent property. It should be pointed out that the depth of the lots along Azalea Road may result in future applications for flag-lots, if this application is approved. Approval of the proposed flag-lot will require a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations. No future resubdivision of the proposed flag-lot should be allowed until additional frontage on a public street or private street meeting City standards is provided. All lots will meet the minimum lot size requirements of the Subdivision Regulations.

Access management is a concern due to the status of Azalea Road as a major street, the presence of a sharp curve near the site to the West, and the elevation changes that occur from West to East along Azalea Road. The overall width of the property along Azalea Road is 150 feet, with two lots having 60-feet of frontage each, and the proposed flag-lot only having 30 feet of frontage. Due the previously mentioned concerns, it is recommended that all three lots share one (1) curb-cut, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards. Rearrangement of the lots to place the flag-pole of Lot A in between Lots B and C may be beneficial. An application for (administrative) Planned Unit Development approval will be required to develop the site.

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.

Finally, the existing residential structure should be removed from the site prior to the recording of the final plat. Appropriate permits for the moving or demolition of the structure will be required.

With a waiver of Sections V.D.1. and V.D.3 for the flag-lot, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the plat stating that all three lots are limited to one (1) shared curb-cut, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards (movement of Lot A's pole to be between Lots B and C may be depicted on the final plat, if desired);
- 2) Placement of a note on the plat stating that shall be no additional subdivision of Lot A until additional frontage on a public street, or a private street built to City standards, is provided;
- 3) Provision of an application for (administrative) Planned Unit Development approval prior to the application for land disturbance or building permits;
- 4) Compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*);
- 5) Compliance with Fire 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. Shall comply with Section 508.5.1 of the 2003 IFC.*);
- 6) The labeling of each lot with its size in square feet, as depicted on the preliminary plat;
- 7) Use of "best management practices" during site development, in compliance with Section V.A.5. of the Subdivision Regulations, to minimize erosion and sedimentation during site development;
- 8) Removal or demolition of the existing residential structure, with appropriate permits, prior to the signing of the final plat; and
- 9) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



APPLICATION NUMBER 23 DATE June 5, 2008

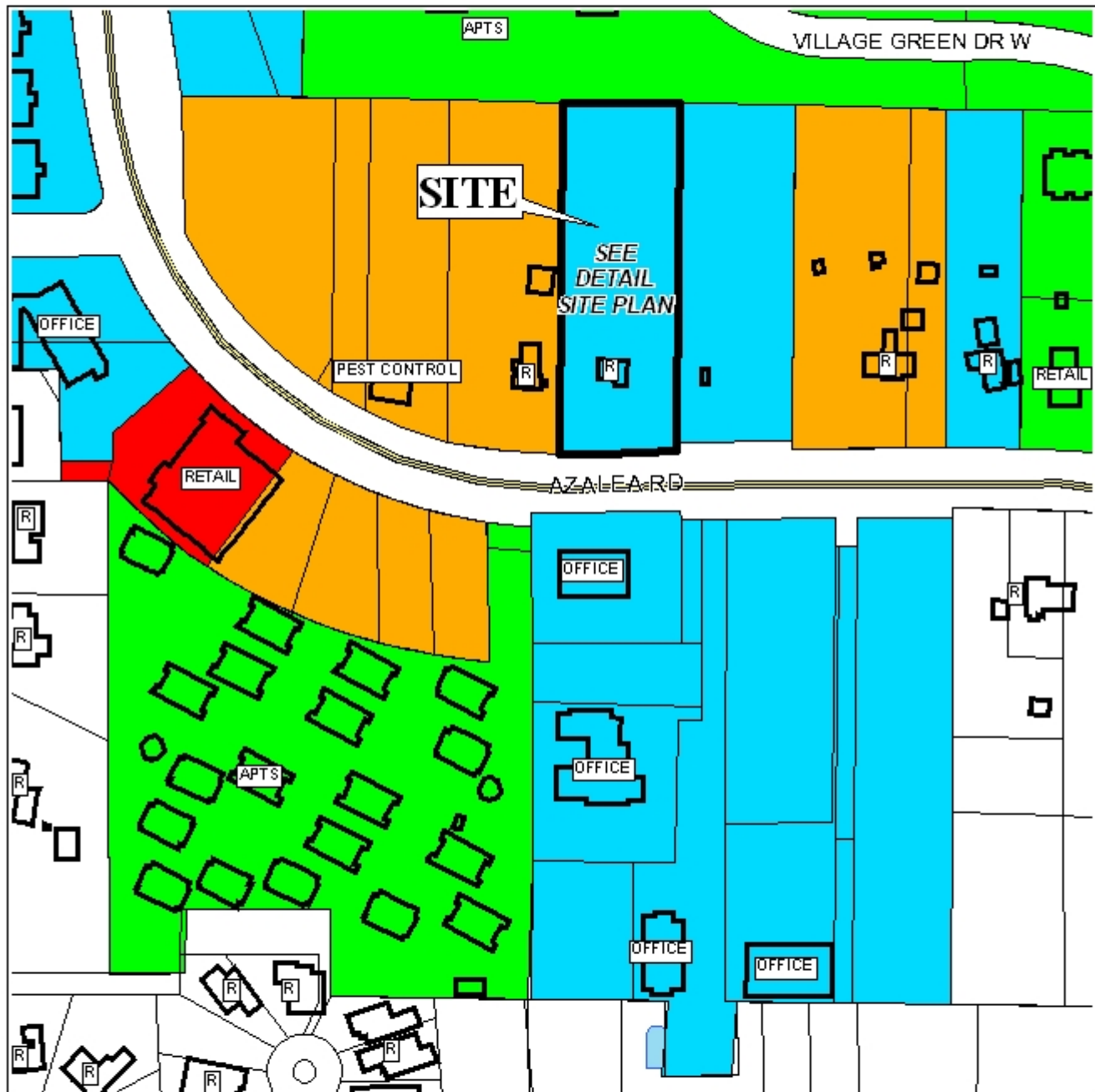
APPLICANT Cottage Hill Gardens Subdivision, Resubdivision of Lot 14

REQUEST Subdivision


















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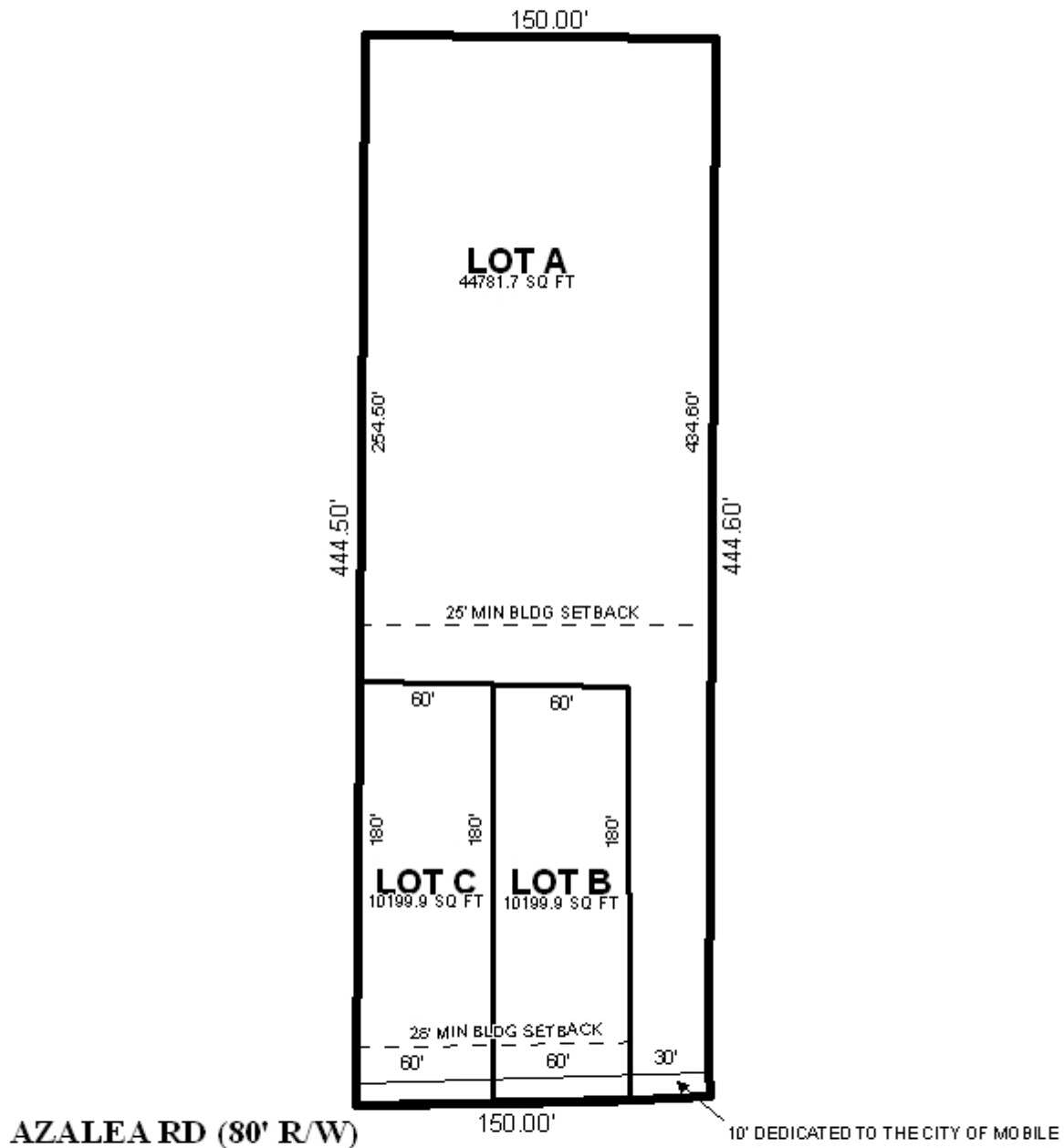
LEGEND

														
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

NTS



## DETAIL SITE PLAN



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