

J. C. LAWRENCE 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 numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 0.3± acre, 1-lot subdivision which is located on the South side of Old Shell Road, 60'± West of Hurlbert Street, extending to the West side of Hurlbert Street, 100'± South of Old Shell Road. The subdivision is served by public water and sanitary facilities. The site is located in Council District 1.

The purpose of this subdivision is to create a legal lot of record from one legal lot and a portion of a legal lot of record.

The legal description of the site indicates that the entire parent parcel is not included in the application, and that a portion of the original Lot 6 (Block 1, Homer Place Subdivision) was deeded-off after the introduction of the Subdivision Regulations. Furthermore, while this property is excluded from the legal description of the subject property, it is not included in the legal description of the parcel including a portion of Lot 6.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat along Old Shell Road and Hurlbert Street.

It should also be noted that some adjacent property owners did not receive notification; thus additional fees and mailing labels should be submitted to correct this situation.

Based on the preceding, it is recommended that this application be held over to allow the applicant to include the entire parent parcel in the application, and to notify all adjoining and facing neighbors. Revised plats, fees, and mailing labels must be received by January 8th in order to be considered at the February 1st meeting.

Revised for the February 1st meeting:

Additional information was submitted eliminating the need to include the entire parcel to the rear. Specifically, the parcel in question were created in 1951, with the parcel to the rear under different ownership, and the proposed subdivision will only create one legal lot of record.

Based upon the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the Final Plat denying access to Hulbert Street; 2) full compliance with the buffer requirements of the Ordinance; 3) full compliance with landscaping and tree requirements on the expanded portion of the development; and 4) the placement of the 25-foot minimum building setback line on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE February 1, 2007

APPLICANT J. C. Lawrence Subdivision

REQUEST Subdivision



NTS

J. C. LAWRENCE SUBDIVISION



APPLICATION NUMBER Holdover DATE February 1, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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