

C. SONS SUBDIVISION

Engineering Comments: Show 500-year flood plain on plat and minimum finished floor elevation for any future development. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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, with local amendments, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 0.2± acre, 2-lot subdivision which is located on the East side of North Franklin Street, 120'± south of Congress Street. The applicant states that the subdivision is served by public water and sewer facilities. The site is located in Council District 5.

The purpose of this application is to subdivide a metes and bounds parcel into two lots.

The site fronts onto North Franklin Street, a minor street with adequate right-of-way. Due to the size of the proposed lots, each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering, and in compliance with AASHTO standards. However, if the two lots share access and parking, the submission and approval of an Administrative Planned Unit Development would be required.

The site is located downtown where many small lots are nonconforming. As proposed Lot 1 would have 5,664 square feet and Lot 2 would provide 4,556 square feet of area, typical of the area. In R-B districts, there is no minimum area requirement for building sites; therefore, a waiver of Section V.D.2. of the Subdivision Regulations would be required for both lots.

The Zoning Ordinance allows a 5-foot front yard setback in R-B districts, and due to the location of the site within the downtown area. A waiver of V.D.9. of the Subdivision Regulations would be required to reduce the 25-foot setback to 5-feet as allowed by the Zoning Ordinance. Concerning the 0-Feet or 5-foot side yard setback requirements of the Zoning Ordinance, due to the location within the downtown area and the existing placement of the structures, it would be impossible for either lot to meet the side yard requirements of the Zoning Ordinance.

With a waiver of Section V.D.2 and V.D.9. of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) The placement of the 5-foot minimum building setbacks along the street frontage;
- 2) labeling of each lot with the size, in square feet, or provision of a table with the same information; and
- 3) the submission of an Administrative PUD for shared access and parking if required.

LOCATOR MAP



APPLICATION NUMBER 12 DATE September 6, 2007

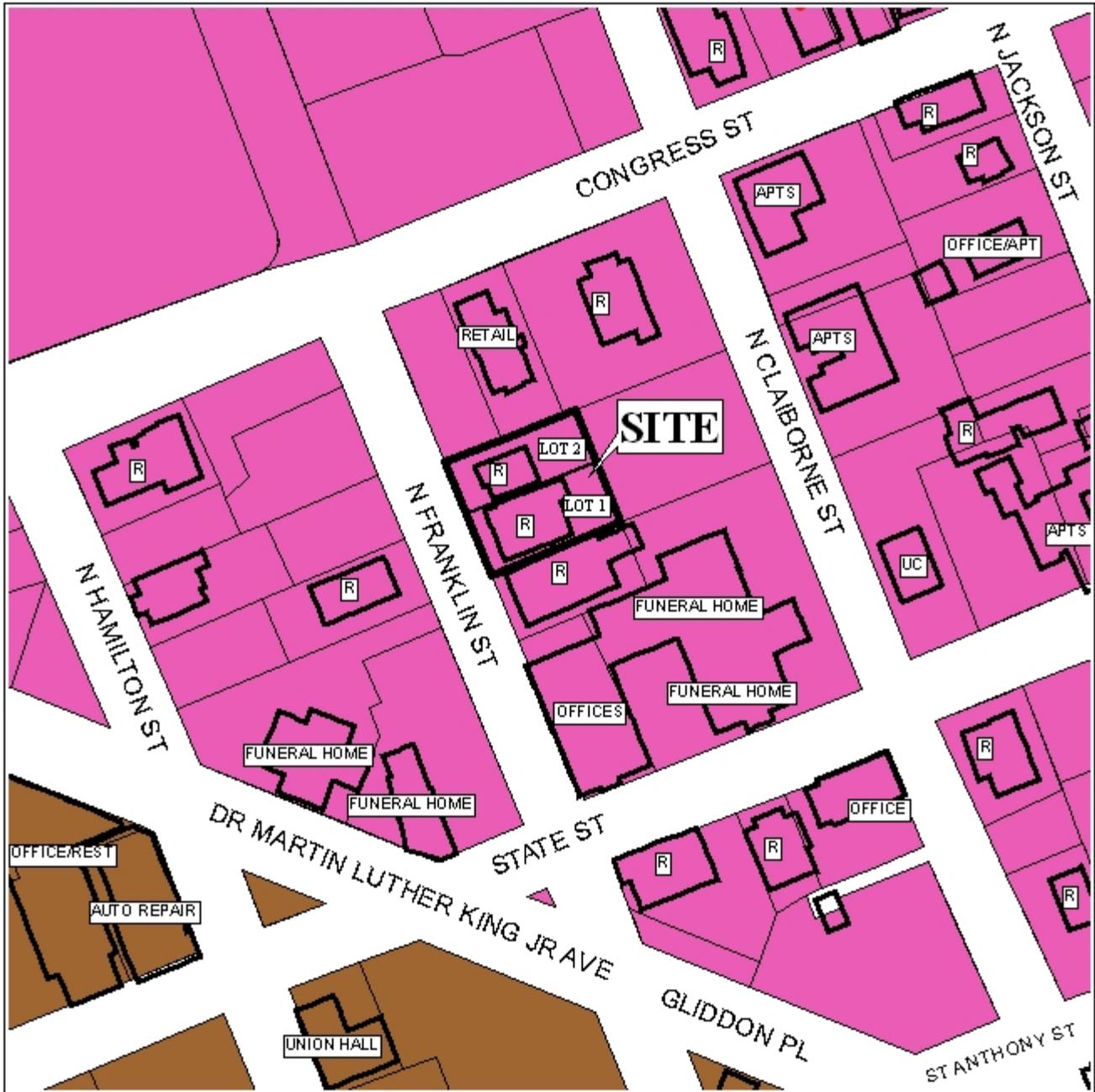
APPLICANT C. Sons Subdivision

REQUEST Subdivision



NTS

C. SONS SUBDIVISION



APPLICATION NUMBER 12 DATE September 6, 2007

- LEGEND
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| 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 |

