

## **D.L. ATCHISON SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 148.0± acre, 13 lot subdivision, which is located on the North side of Ben Hamilton Road at the North terminus of March Road – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to subdivide a metes and bounds parcel into 13 lots.

The site fronts Ben Hamilton Road, a minor street with sufficient right-of-way; no dedication is required.

As proposed, Lots 1-10 have 260' – 300' of frontage along Ben Hamilton, while Lots 11 and 12 are flag lots with 25' of frontage each. If approved, a note should be placed on the final plat stating that each lot is limited to one curb cut to Ben Hamilton Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

As mentioned, Lots 11 and 12 are flag lots. Section V.D.1 of the Subdivision Regulations states that “panhandle or flag lots shall generally not be allowed, but may be permitted only in those locations where varied and irregularly-shaped designs are common and the informality of design is consistent with other lots in the vicinity; or, where unusual circumstances such as an odd shaped lot exists; or, separate disparate uses exist on a single lot; or, where there are natural or pre-existing man-made barriers which may cause an undue hardship on the land owner; or in the case of a family division.” None of the aforementioned scenarios pertain to this application. In any event, the “poles” are over 1900' in length, hardly characteristic of any flag lot approved by the Commission in the past. Furthermore, there are no existing lots in the vicinity that would justify proposed Lots 1-10, which exceed the maximum depth allowance of Section V.D.3 of the Subdivision Regulations. The maximum depth of lots shall be 3.5 times the width; the applicant is proposing lots with ratios over 7.5.

However, if approved, the applicant should illustrate a 25' minimum building setback line on all lots (along Ben Hamilton Road); on Lots 11 and 12, the setback line shall be from where the “poles” meets the “flag” portions of the lots. Also, if approved, a note should be placed on the final plat stating that no future subdivisions of Lots 11 and 12 will be allowed until additional frontage on a public street is provided.

The plat meets the minimum size requirement for developments with access to public water and individual septic tanks. However, if approved, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

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.

The site is located in the county. Therefore, if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

This application is recommended for denial for the following reasons:

- 1) the plat does not comply with Section V.D.1 or V.D.3 of the Subdivision Regulations.

***Revised for the September 3<sup>rd</sup> meeting:***

*This application was held over at the August 20<sup>th</sup> meeting to allow the planning staff to prepare conditions of approval.*

*Before staff can support a favorable recommendation on the applicant's proposal, certain revisions would have to be made, including but not limited to the following:*

- 1) reducing the number of proposed lots to a maximum of 8 lots;*
- 2) increasing the amount of frontage for flag lots to 60' (each) to allow for the construction of a public street; and*
- 3) reducing the depth of any non-flag lots to comply with Section V.D.3 of the Subdivision Regulations.*

*As no new information has been provided by the applicant, the staff does not support approval of the application as proposed. However, staff has prepared conditions if the above revisions are made / required.*

***Revised for the October 1<sup>st</sup> meeting:***

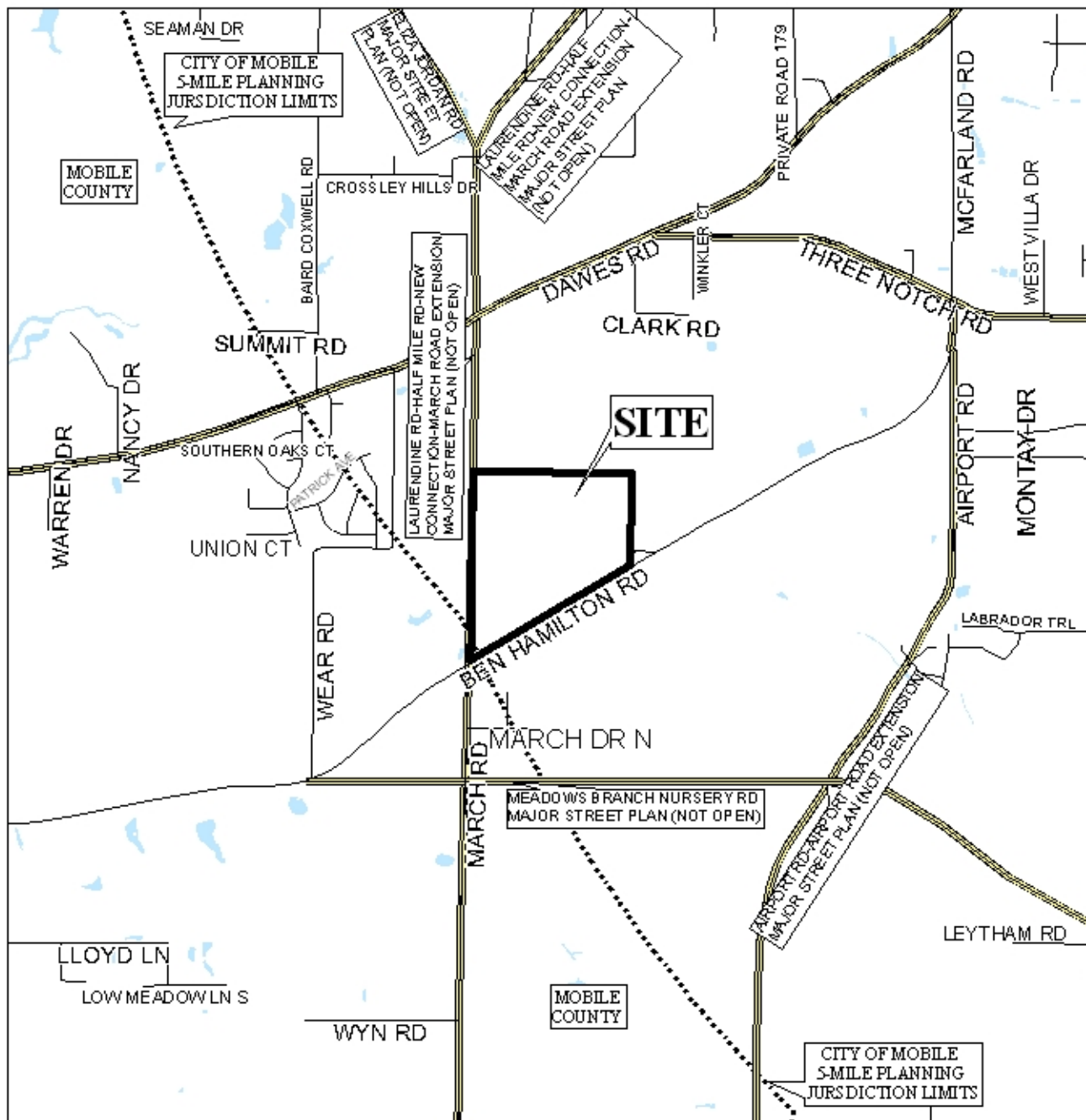
*This application was held over at the September 3<sup>rd</sup> meeting to allow the applicant to submit a revised plat addressing previous concerns mentioned by staff.*

*The applicant submitted a revised plat reducing the development to 11 lots, still more than the recommended 8. Additionally, the plat still does not comply with Sections V.D.1 or V.D.3 of the Subdivision Regulations.*

*Without any similar lots in the area to provide justification for the applicant's proposal, the Commission would be hard-pressed to approve this subdivision as presented.*

*Based on the preceding, the original recommendation stands.*

# LOCATOR MAP



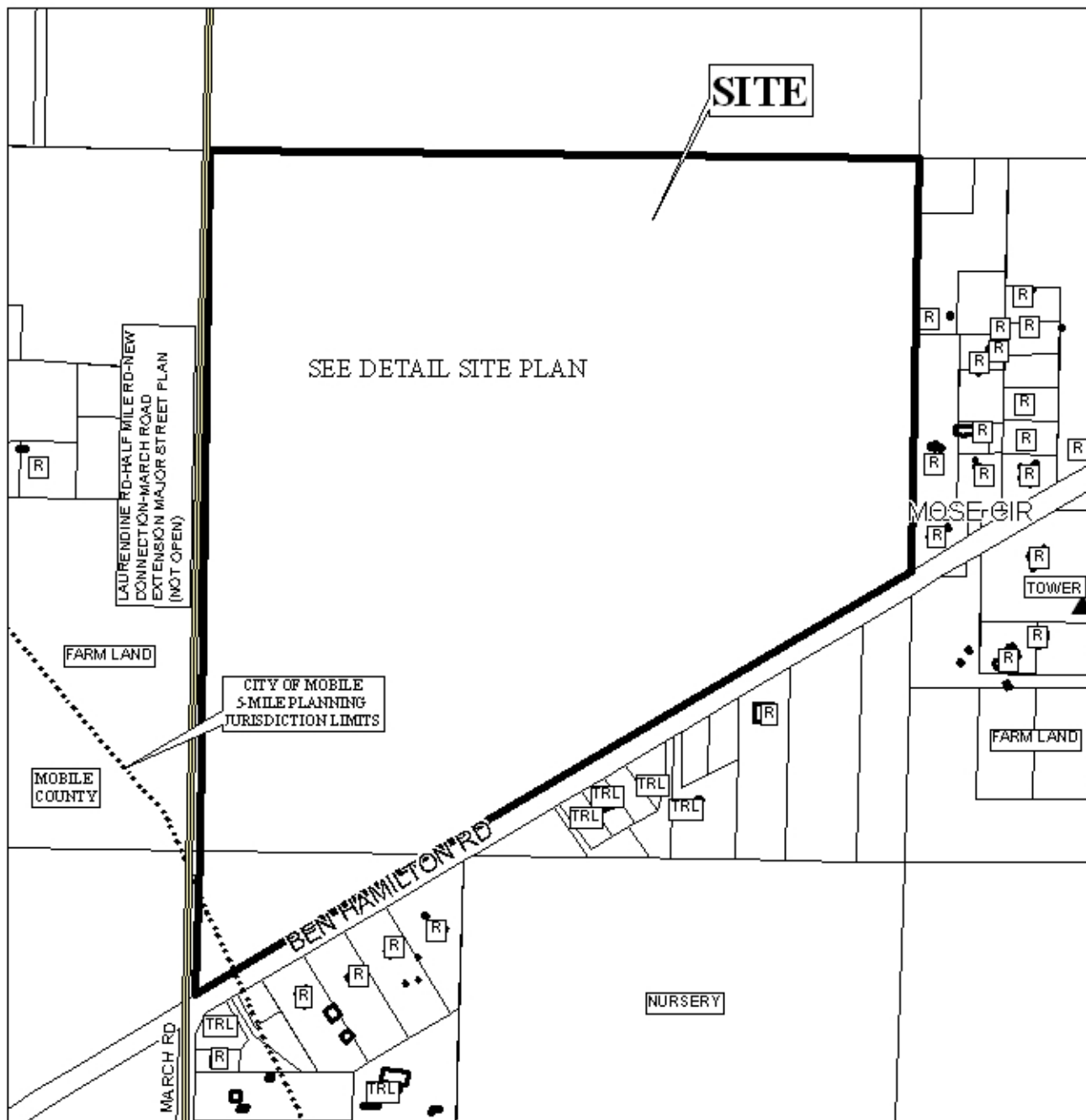
APPLICATION NUMBER 1 DATE October 1, 2009

APPLICANT D. L. Atchison Subdivision

REQUEST Subdivision

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# D. L. ATCHISON SUBDIVISION



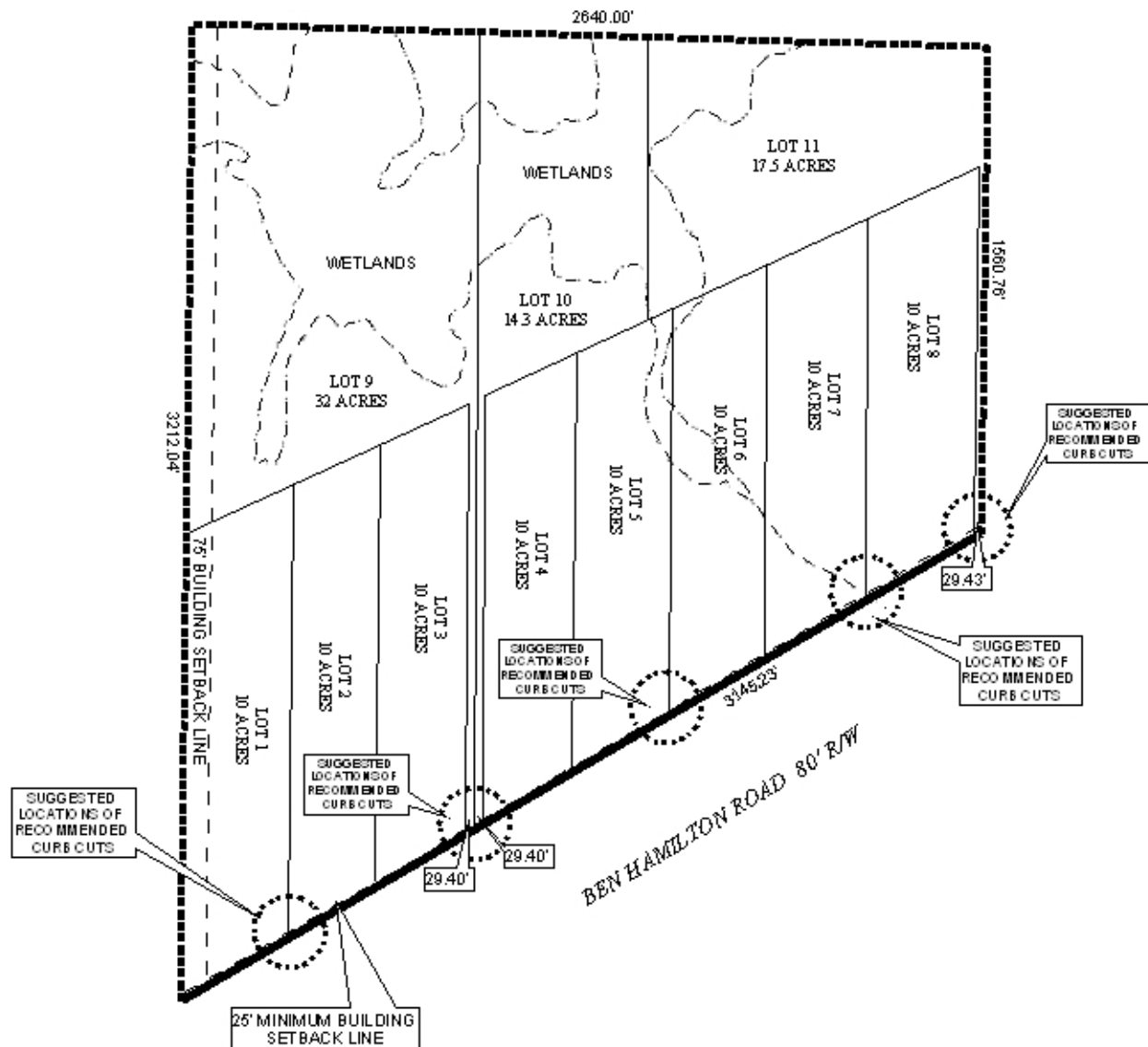
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LEGEND

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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# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE October 1, 2009

APPLICANT D.L. Atchison Subdivision

REQUEST Subdivision

