

RESUBDIVISION OF LOTS 36 & 41, **LAKEWOOD ACRES 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.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: MAWSS has No water or sewer services available.

The preliminary plat illustrates the proposed 1-lot, 0.7± acre subdivision which is located on the North side of Lake Eleanor Drive, 300'± West of Lake Victoria Drive, extending to the South side of Lake Louise Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems. The purpose of this application is to create one legal lot of record from two legal lots of record.

The proposed lot fronts both Lake Eleanor Drive and Lake Louise Drive. Lake Eleanor Drive and Lake Louise Drive are paved minor streets with ribbon curb and gutter, and as such, require a 50' wide right-of-way width. The existing right-of-way widths are depicted as 50' on the preliminary plat and should be retained on the Final Plat, if approved.

There is an existing home and ancillary structure located on the subject property. As stated previously, the applicant desires to combine two separate lots into one lot. The proposed Lot A is unique in that it will have frontage on two streets and an odd lot configuration. Combining the two properties into one lot will create side lot lines that will not immediately connect at right angles due to the irregular shape of the proposed lot. Many of the properties located within the immediate vicinity do not have similar lot configurations as the majority of all housing sites are situated along one street frontage; however, the property located directly to the West of the subject property has a similar configuration. Approval of the request at hand will require a waiver of Section V.D.7. of the Subdivision Regulations.

As mentioned, the proposed Lot A will have frontage on two streets, creating what is referred to as a *double frontage lot* according to Section V.D.8. of the Subdivision Regulations. The primary structure will face the front of the lot along Lake Eleanor Drive, while the rear of the lot will front Lake Louise Drive.

The 25-foot minimum building setback line is indicated on the preliminary plat along both Lake Eleanor Drive and Lake Louise Drive, and should be retained on the Final Plat, if approved.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 15,000 square foot minimum lot size requirement for lots served by public water and private sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

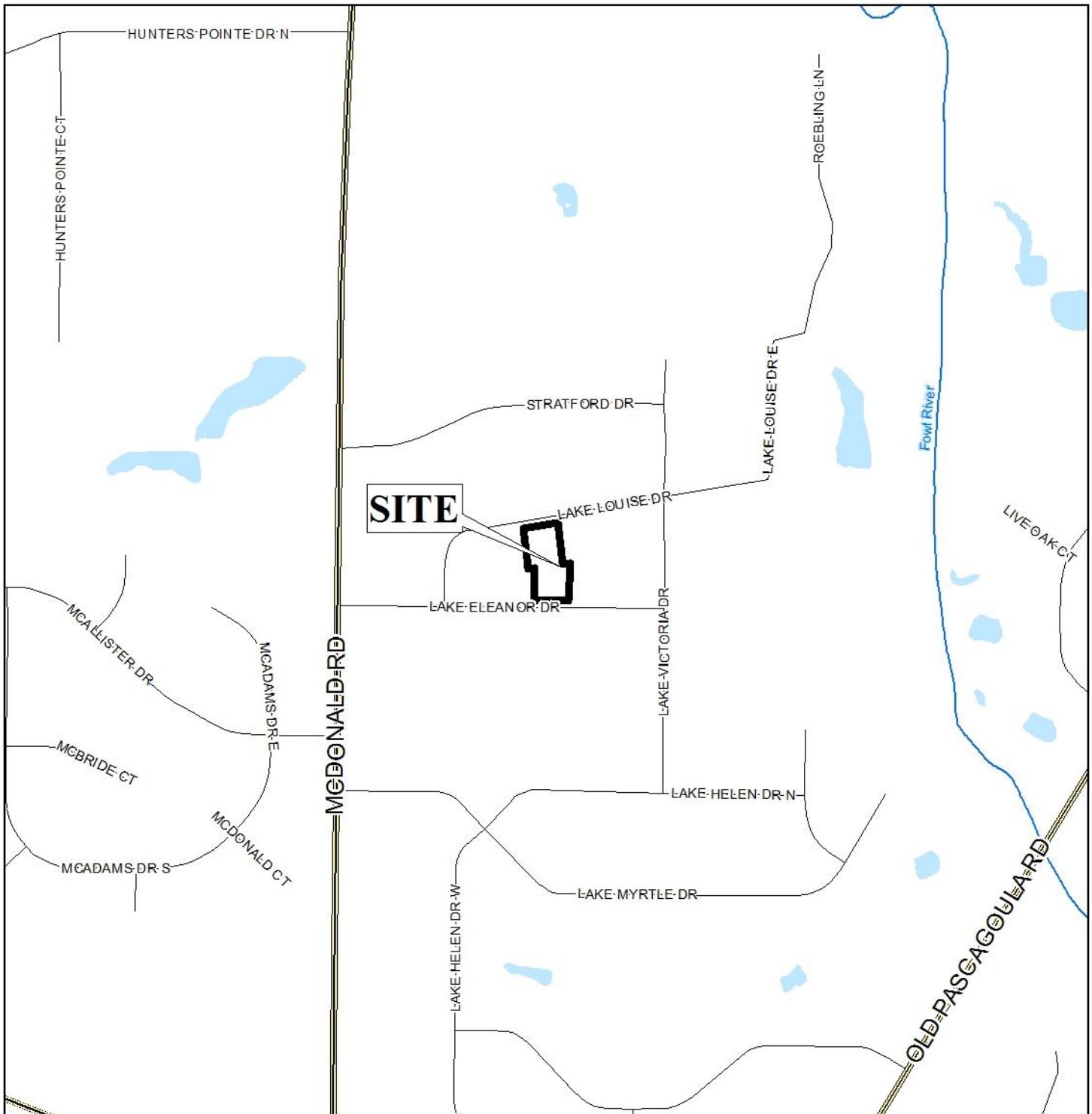
As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed Lot A is limited to the existing curb cut to Lake Eleanor Drive and denied access to Lake Louise Drive, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

With a waiver of Sections V.D.7. and V.D.8. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the existing 50' wide right-of-way widths along both Lake Eleanor Drive and Lake Louise Drive;
- 2) Retention of the 25-foot minimum building setback line along each street frontage for the lot;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that the proposed Lot A is limited to the existing curb cut to Lake Eleanor Drive and denied access to Lake Louise Drive, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating this site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.);* and
- 7) Compliance with Fire Comments and placement of a note: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

LOCATOR MAP



APPLICATION NUMBER 1 DATE June 16, 2016

APPLICANT Lakewood Acres Subdivision, Resubdivision of Lots 36 & 41

REQUEST Subdivision



NTS

LAKEWOOD ACRES SUBDIVISION, RESUBDIVISION OF LOTS 36 & 41



APPLICATION NUMBER 1 DATE June 16, 2016

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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