

## **CLARK, JR 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 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 plat illustrates the proposed 2-lot, 1.2± acre subdivision located at the Northeast corner of Ingleside Avenue and Sixteenth Street, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic services.

The purpose of this application is to create two legal lots of record from a single tax parcel consisting of 5 legal lots of record from the Irvington Subdivision (Lots 7-11). As depicted, the proposed Lots 1 and 2 will be combining four previously recorded lots from the Irvington Subdivision (Lots 7-10). However, it appears that a portion of one of the recorded lots, Lot 10 is not included on the preliminary plat as a part of the newly proposed subdivision, nor is it included as a part of Lot 11 of the Irvington Subdivision. Therefore it may be appropriate to holdover the application to ensure a metes-and-bounds parcel is not created by the approval of this subdivision.

The site has access to an unimproved street via access of two non-open right-of-ways. The plat depicts a 66' right-of-way (not open) fronting the proposed Lot 2 and a 60' right-of-way (not open) fronting both Lots 1 and 2. The plat depicts a gravel driveway as providing access to Lot 1. Due to the fact the site only has access to a public road via a sub-standard road/ easement/ gravel drive; no additional subdivision should be allowed until the lots have access to an improved street frontage. A waiver of Section V.D.4. (*Lot to Abut on a Street*) will be required in order to approve the lot request as submitted.

Section V.D.9. of the Subdivision Regulations requires the provision of a 25-foot minimum building setback from the "front property line". The preliminary plat does not depict the 25-foot minimum building setback line. The plat should be revised to depict the 25-foot minimum building setback lines for both Lots 1 and 2.

The lot sizes are labeled in square and acres. If approved, this information should be depicted on the Final Plat, or the furnishing of a table providing that information will be required.

A note should be placed on the Final Plat stating that 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.

The preliminary plat depicts multiple existing structures on both the lots. Additionally, the proposed Lot 2 has an existing carport that is partially located in the unopened right-of-way and partially on private property. The carport structure should be relocated to be completely on private property.

It should also be pointed out that the preliminary plat is not consistent with the City's mapping and there appear to be some discrepancies amongst the two. The depiction of the alignment of the 12' wide ditch, the extension of the 20' alley, and Lot 11's access to the 20' alley appear to be in conflict.

Based on the preceding, the application is recommended for Holdover until the January 4, 2018 meeting with revisions due by December 18, 2017, to allow the applicant to address the following:

- 1) revision of the subdivision plat to include the remaining portion of the parent parcel to be a part of the proposed Lot 1, or revision of the subdivision application to a 3 lot subdivision to include the remaining portion of the parent parcel;
- 2) provision of additional postage fees and labels;
- 3) resolution of conflicts with City Maps/ Tax Assessors Maps, to include the depiction of the location of the 12' the wide ditch on the plat, depiction of the 20' alley's full extension on the plat, and depiction of Lot 11's access to the 20' alley;
- 4) revision of the plat to depict the carport located on Lot 2 to completely be located on private property; and
- 5) revision of the plat to depict the 25' minimum building setback lines for both lots.

***Revised for the January 4<sup>th</sup> meeting:***

*The application was heldover from the December 7<sup>th</sup> meeting to allow the applicant to revise the subdivision plat to include: the remaining portion of the parent parcel to be a part of the proposed Lot 1, or revision of the subdivision application to a 3 lot subdivision to include the remaining portion of the parent parcel; provide additional postage fees and labels; to resolve any conflicts with City Maps/ Tax Assessors Maps, to include the depiction of the location of the 12' the wide ditch on the plat, depiction of the 20' alley's full extension on the plat, and depiction of Lot 11's access to the 20' alley; revision of the plat to depict the carport located on Lot 2 to completely be located on private property; and revision of the plat to depict the 25' minimum building setback lines for both lots.*

*The applicant has since provided a revised preliminary plat that depicts 3 lots, the remaining portion of the parent parcel was combined to make one separate lot (Lot 3). Additional postage fees and labels were provided as well as the depiction of 25' minimum building setback lines for all proposed lots.*

*A note is also placed on the plat stating the carport that was partially in the right-of-way will be "removed from the public-right-of-way and relocated completely on private property". The plat was also revised to include the depiction of the location of the 12' wide ditch on the plat, the 20'*

*alley's full extension on the plat, and depiction of Lot 11's (currently proposed to be Lot 3) access to the 20' alley.*

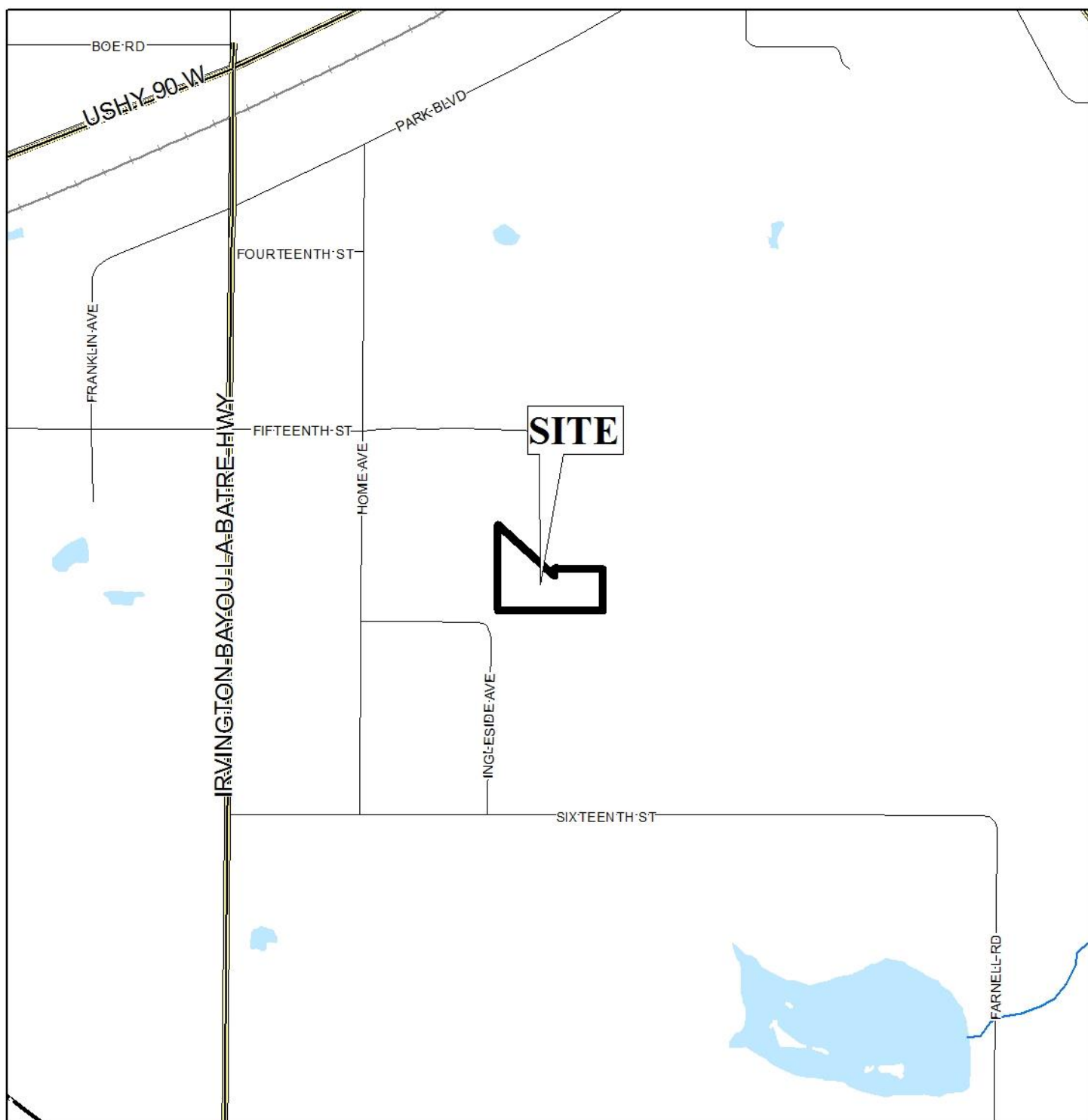
*As Lot 3 only has frontage onto unopened street rights-of-way, development of Lot 3 should be prohibited until such time as a portion of an abutting public right-of-way is improved to minimum Mobile County Engineering standards for public roads. Due to the substandard road issues for all proposed lots, future subdivision of all lots should be prohibited until such time as the abutting right-of-way is improved to Mobile County Engineering standards for road width and surface.*

## **RECOMMENDATION**

*With a waiver of Section V.D.4., the application is recommended for Tentative Approval, subject to the following conditions:*

- 1) retention of the 25' minimum building setback lines for all lots;*
- 2) retention of the labeling of the lots with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*
- 3) placement of a note on the Final Plat stating that the number, size and location of any curb-cut for each lot should comply with Mobile County Engineering requirements;*
- 4) placement of a note on the Final Plat stating that there shall be no future subdivision of the lots until the abutting right-of-way is improved to Mobile County Engineering standards for road width and surface;*
- 5) placement of a note on the Final Plat stating no development of Lot 3 until a portion of an abutting right-of-way is improved to Mobile County Engineering standards for road width and surface;*
- 6) placement of a note on the Final Plat stating that 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;*
- 7) retention of the note on the Final Plats stating the "removed from the public-right-of-way and relocated completely on private property";*
- 8) placement of a note on the Final Plat stating no structures shall be placed within any easements;*
- 9) compliance with the Fire 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)"; and*
- 10) compliance with County 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."*

# LOCATOR MAP



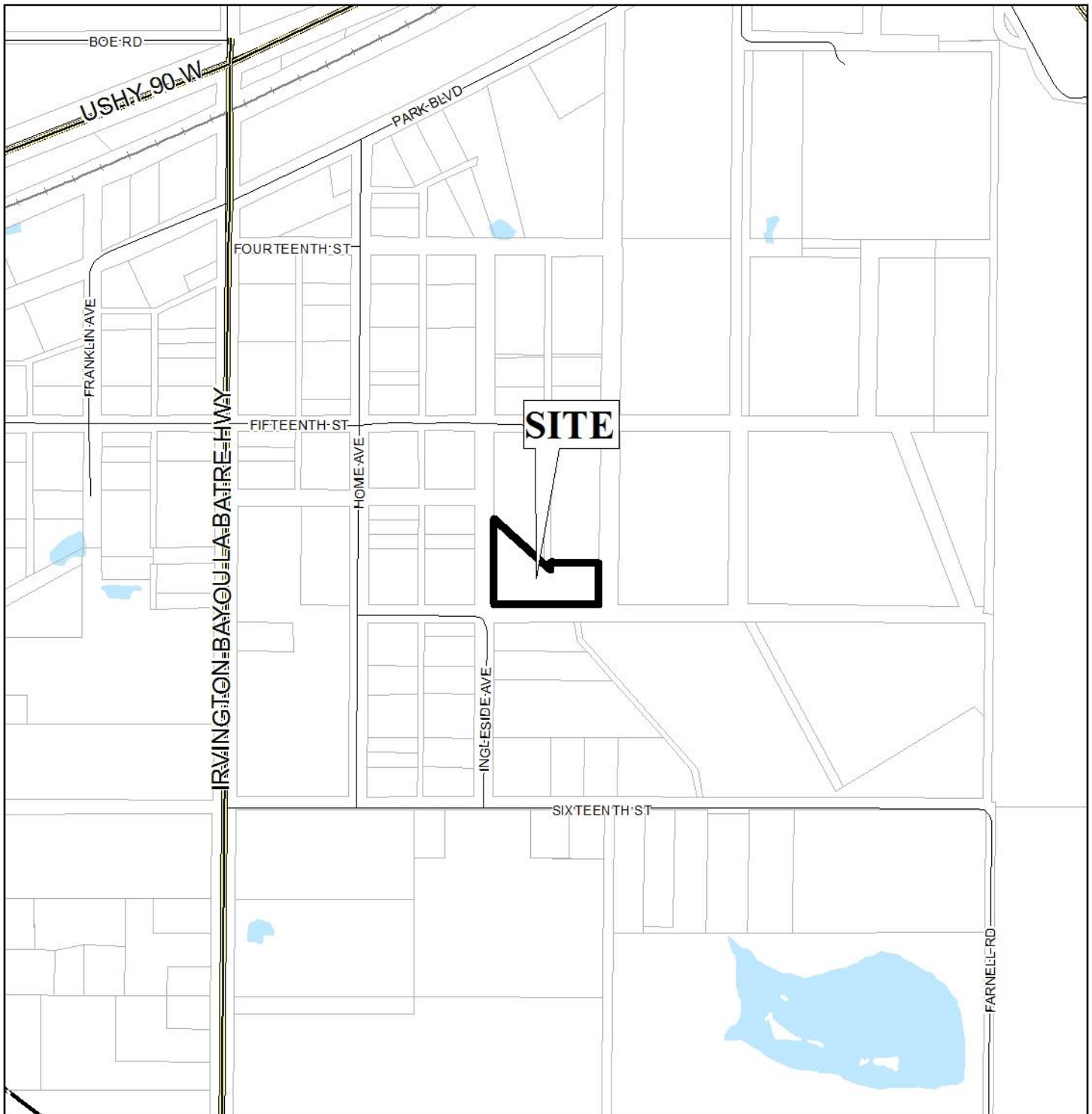
APPLICATION NUMBER 2 DATE January 4, 2018

APPLICANT Clark, Jr. Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE January 4, 2018

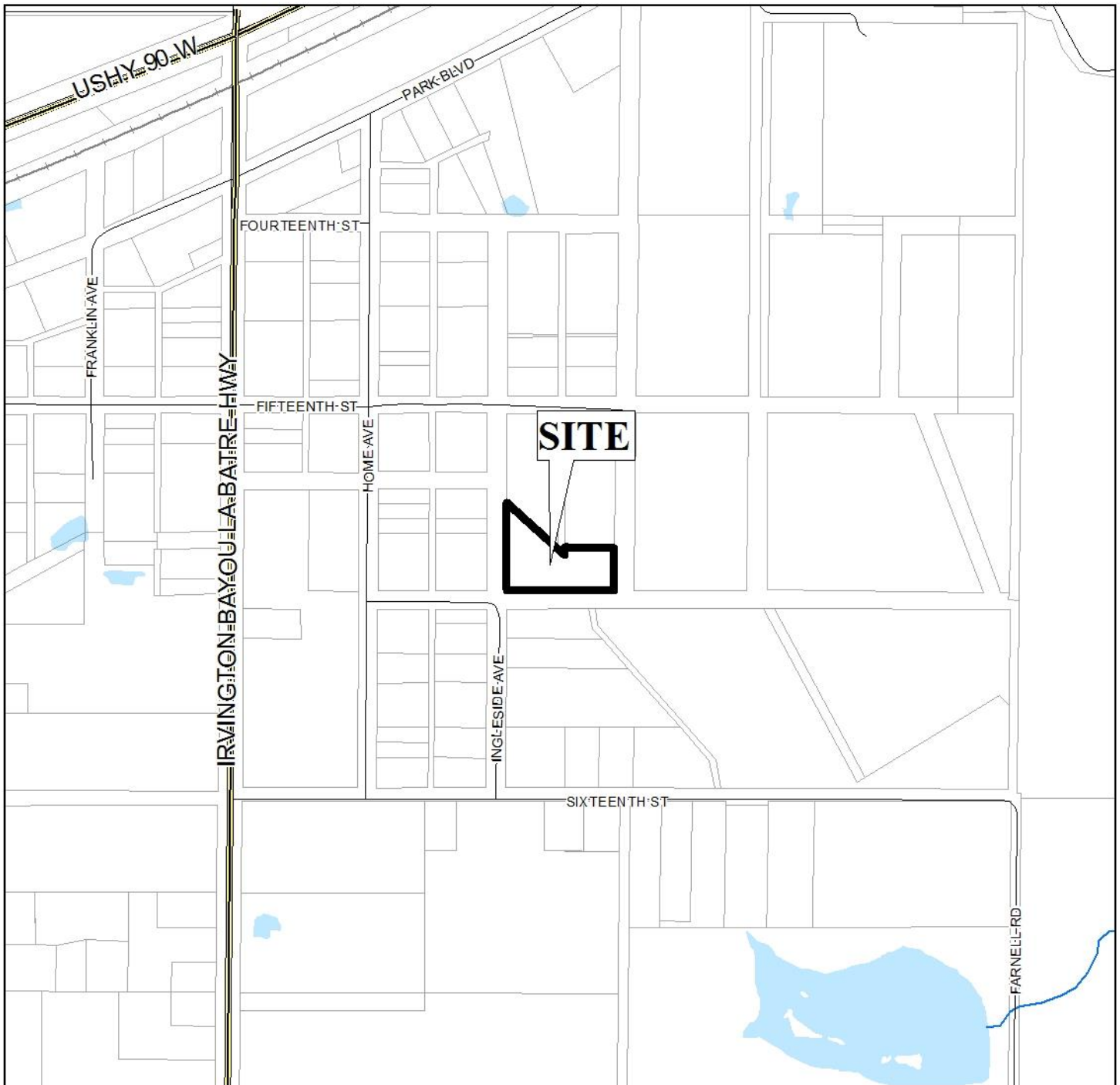
APPLICANT Clark, Jr. Subdivision

REQUEST Subdivision



NTS

# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE January 4, 2018

APPLICANT Clark, Jr. Subdivision

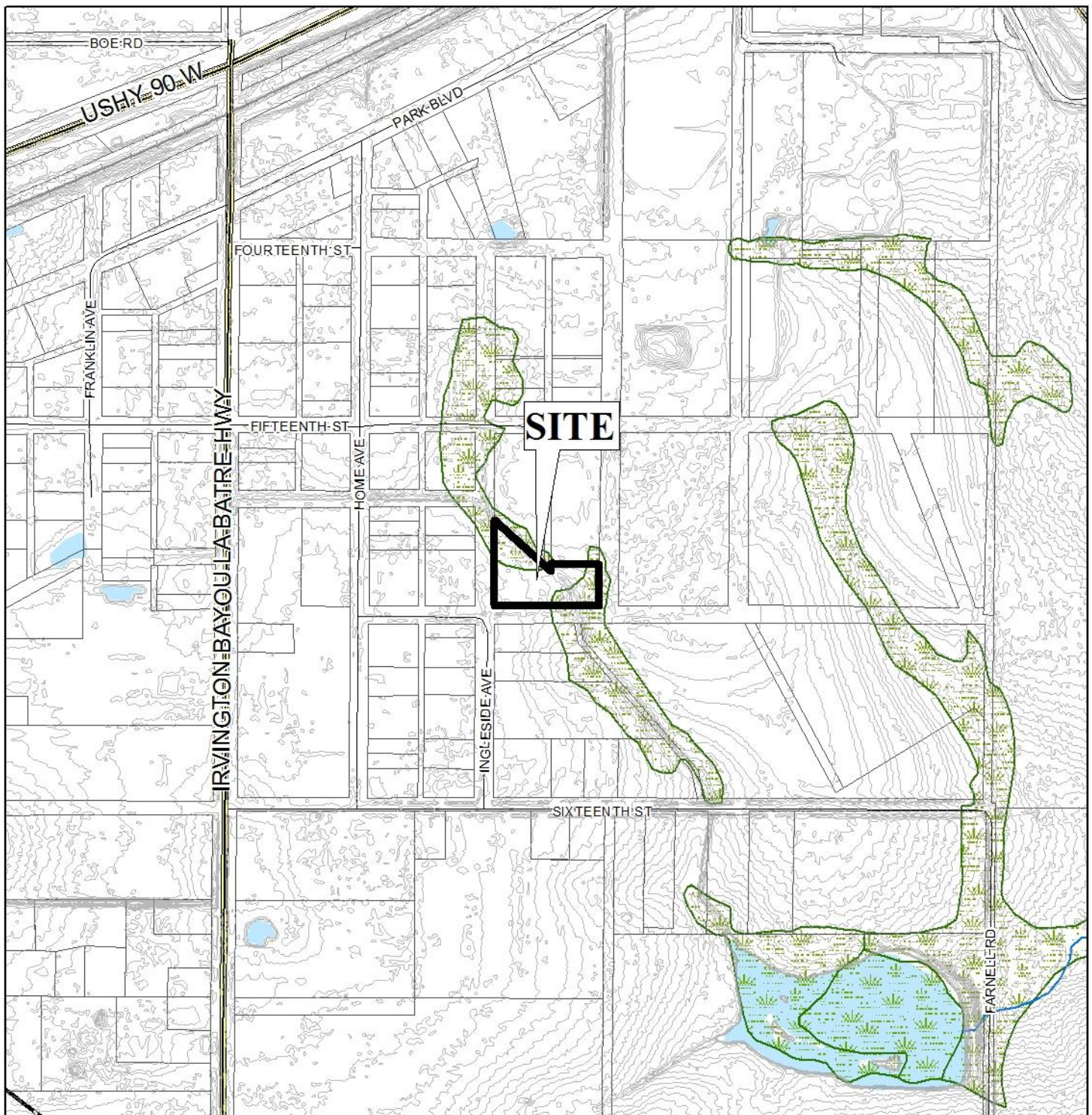
REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE January 4, 2018

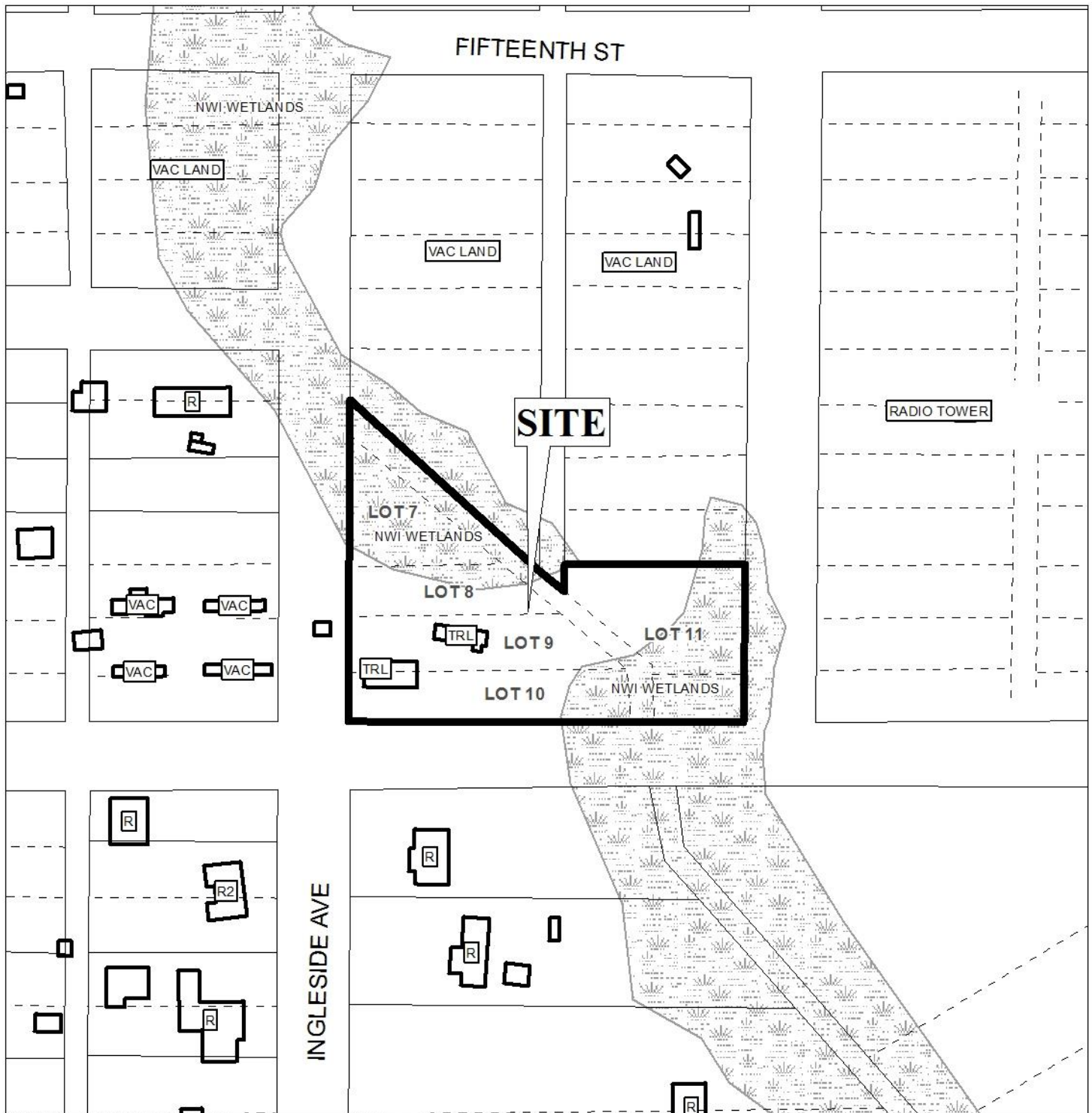
APPLICANT Clark, Jr. Subdivision

REQUEST Subdivision





# CLARK, JR. SUBDIVISION



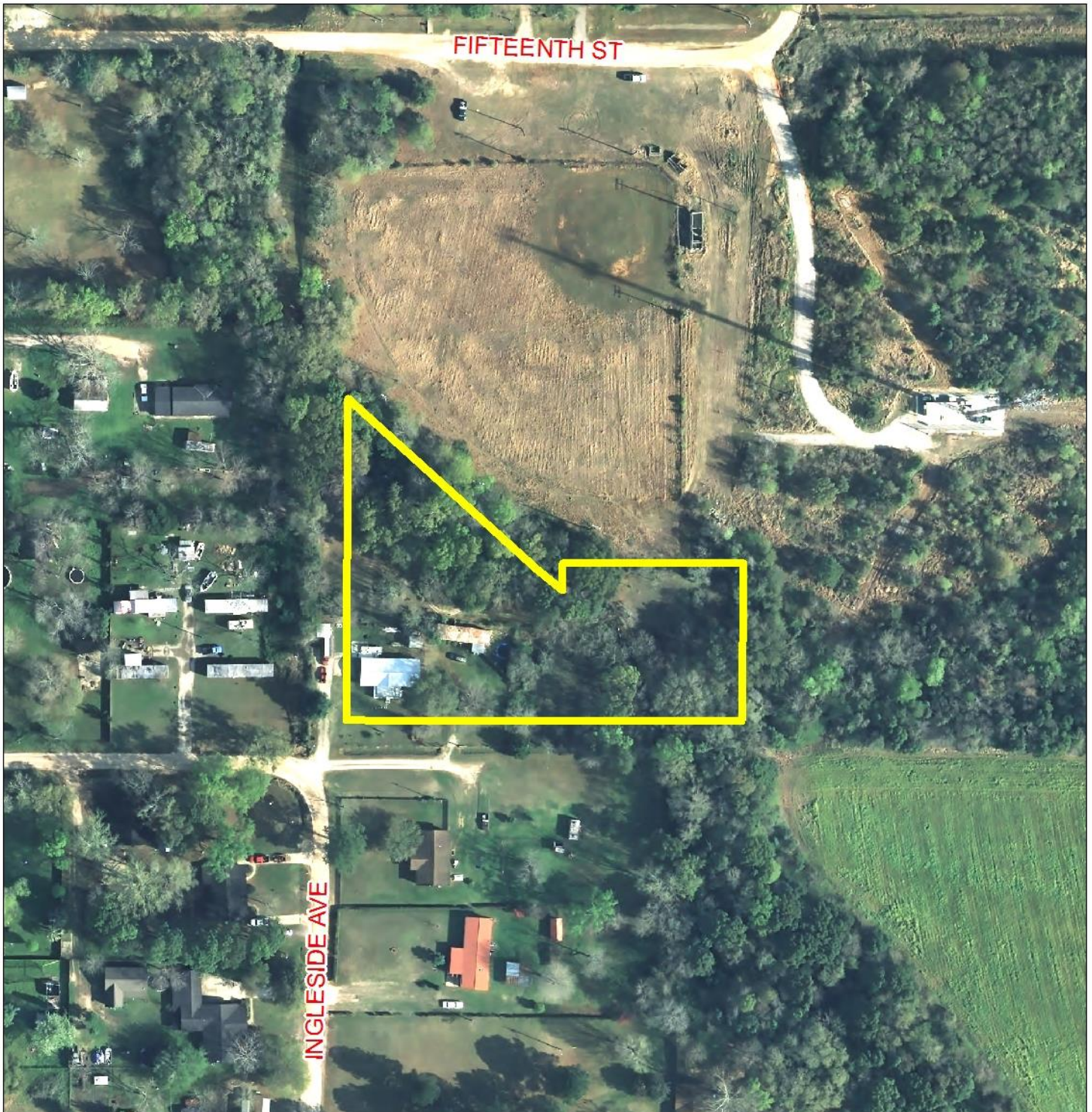
APPLICATION NUMBER 2 DATE January 4, 2018

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





# CLARK, JR. SUBDIVISION

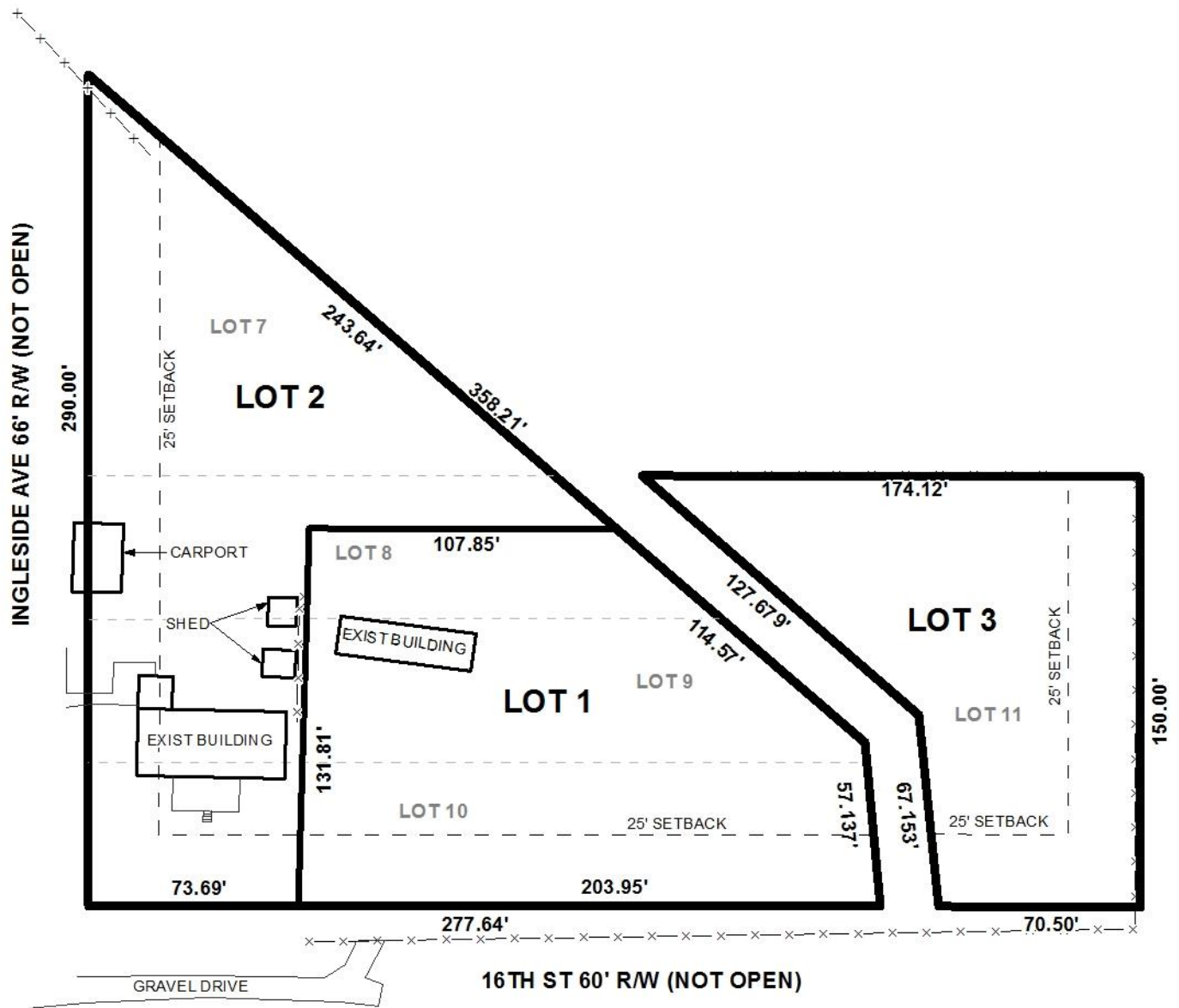


APPLICATION NUMBER 2 DATE January 4, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE January 4, 2018  
 APPLICANT Clark, Jr. Subdivision  
 REQUEST Subdivision

