

LENA ESTATES SUBDIVISION, 1ST ADDITION

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 1 lot, 2.0 ± acre subdivision which is located on the North side of Lena Road North (private street) at its West terminus. The applicant states that the subdivision is served by individual wells and individual septic systems. The minimum lot size required for lots with individual wells and individual septic systems is 40,000 square feet. The proposed lot will exceed the minimum size requirement for lots with individual wells and individual septic systems.

The purpose of this application is to subdivide a metes and bounds parcel into one legal lot, with the remainder of the parcel (approximately 24 acres) remaining available for future use. The proposed lot will be transferred between family members so that a single-family residence can be constructed. The parcel was outside of the city's Planning Jurisdiction until the airport was annexed into the city in January 2008.

The site fronts Lena Road North, an unpaved private street with a right-of-way easement of 30 feet. The site is approximately one mile from Calvert Road, where Lena Road North begins. Calvert Road is an unpaved public street. The Subdivision Regulations require that private streets have a minimum right-of-way of 50-feet, and that they be paved to the minimum private street standards contained within Section VIII. of the Subdivision Regulations. Thus Lena Road North should be paved from Calvert Road to the proposed lot. It should be pointed out that if this application were being made through Mobile County, the paving requirement would still apply: thus the requirements of the Subdivision Regulations are not more burdensome than those of Mobile County.

While the site is served by an access easement, the parcel and the proposed lot would be land-locked. The Planning Commission typically does not approve the creation of land-locked lots, nor does the Subdivision Regulations give staff the flexibility to recommended approval.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) the lot has no frontage on a public street; and
- 2) there is no possibility of the subdivision to be developed as an innovative private street subdivision.

Revised for the May 21st meeting:

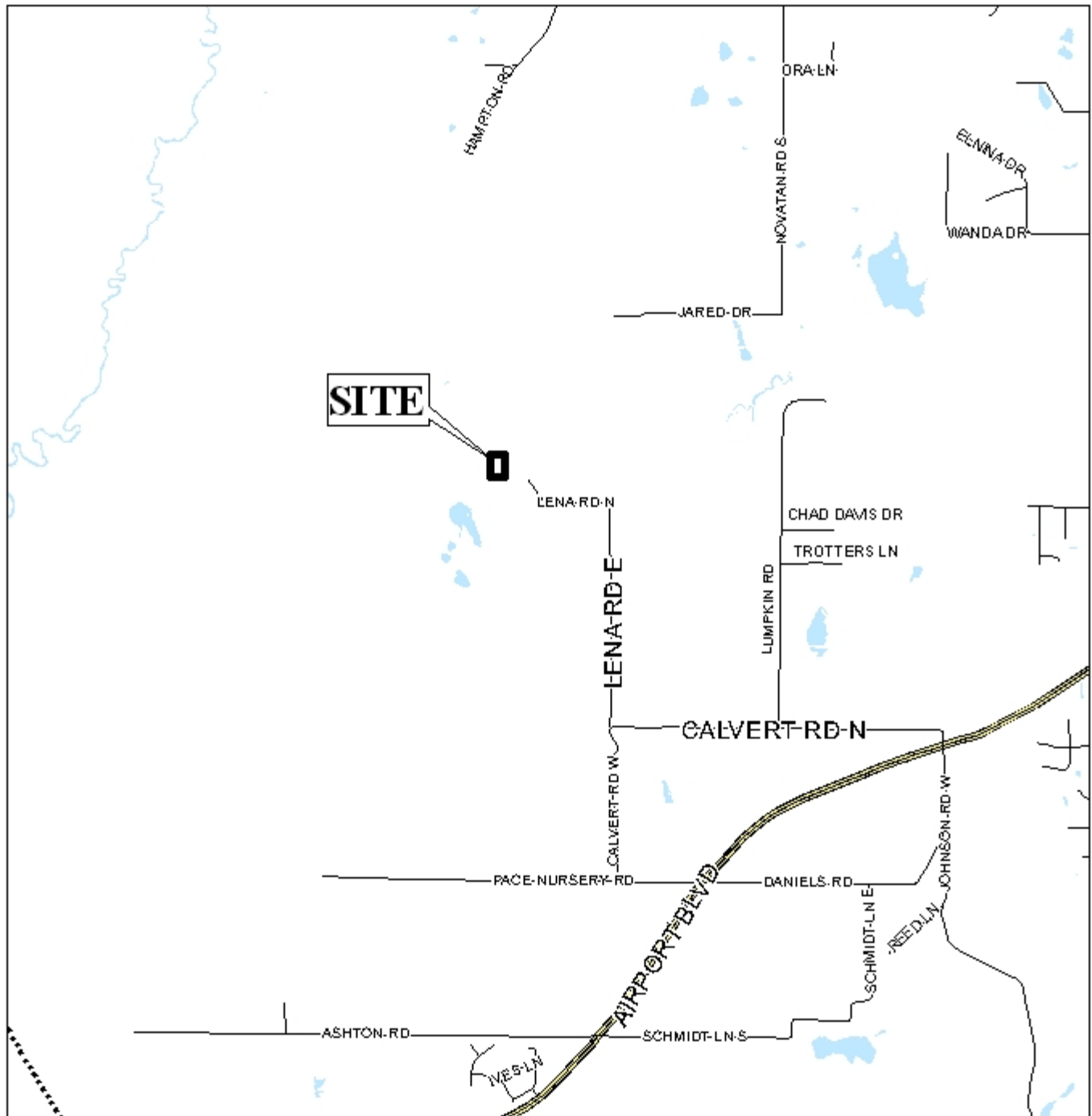
This application was heldover from the May 7th meeting due to a lack of quorum of the Planning Commission. The applicant requested a two-week to one month postponement in writing, prior to the meeting, and verbally at the meeting, however, the Planning Commission was unable to act on the request.

Staff recommendation remains unchanged.

This application is recommended for denial for the following reasons:

- 1) *the lot has no frontage on a public street; and*
- 2) *there is no possibility of the subdivision to be developed as an innovative private street subdivision.*

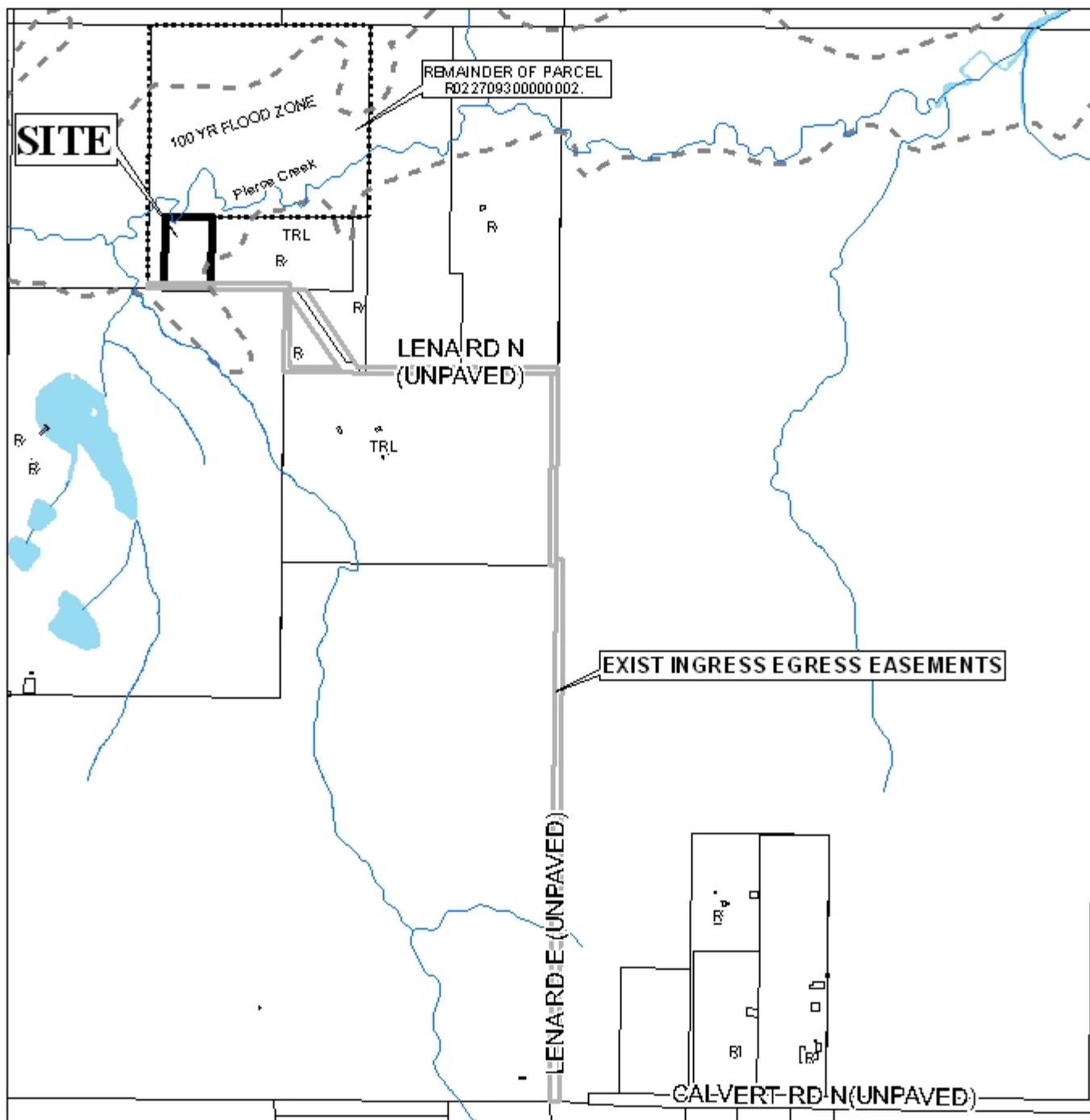
LOCATOR MAP



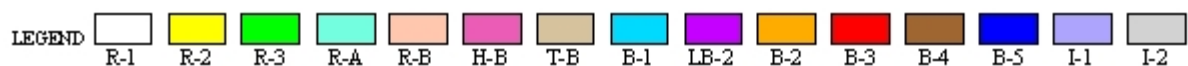
APPLICATION NUMBER 2 DATE May 21, 2009
APPLICANT Lena Estates Subdivision, First Addition
REQUEST Subdivision

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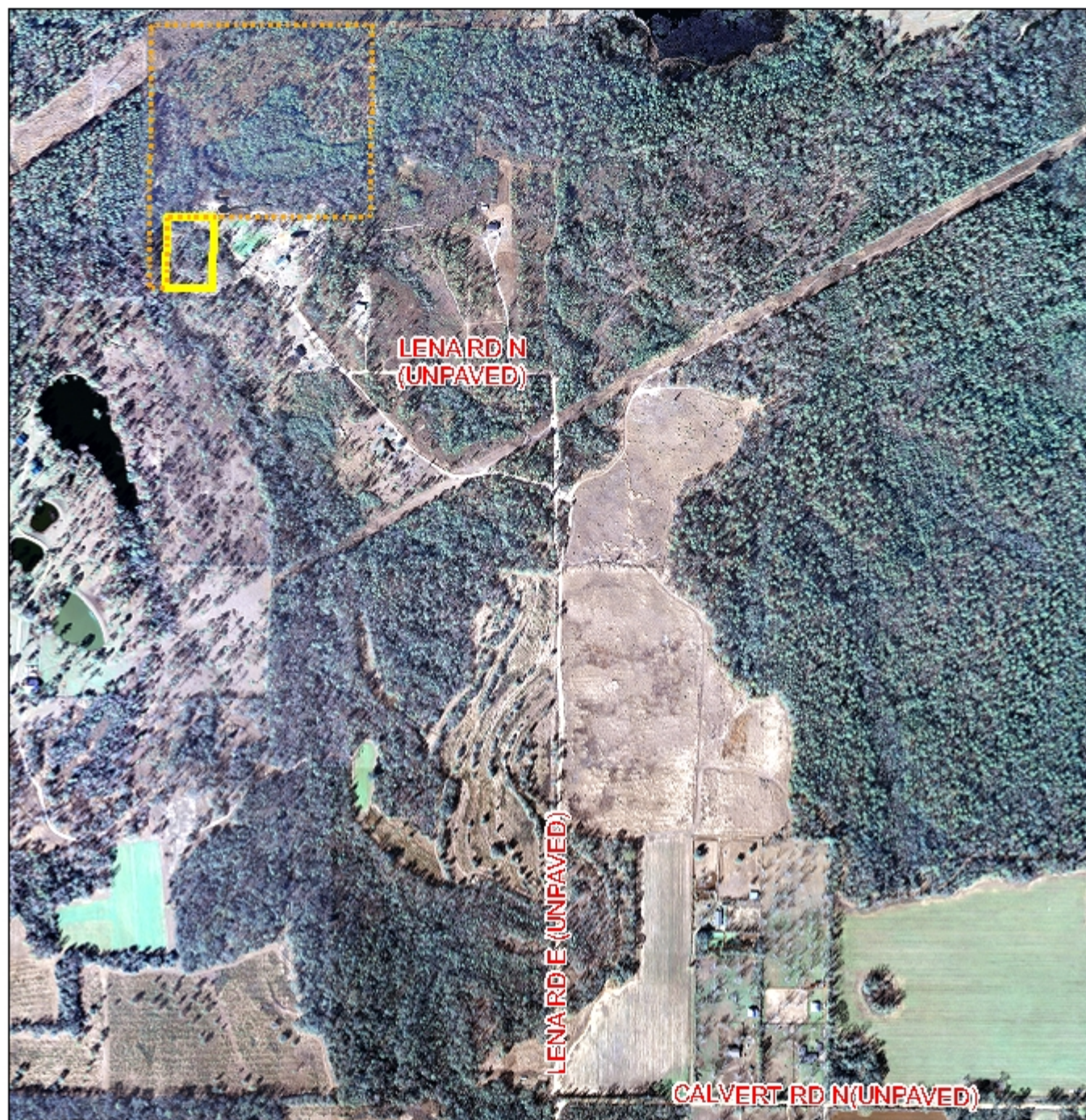


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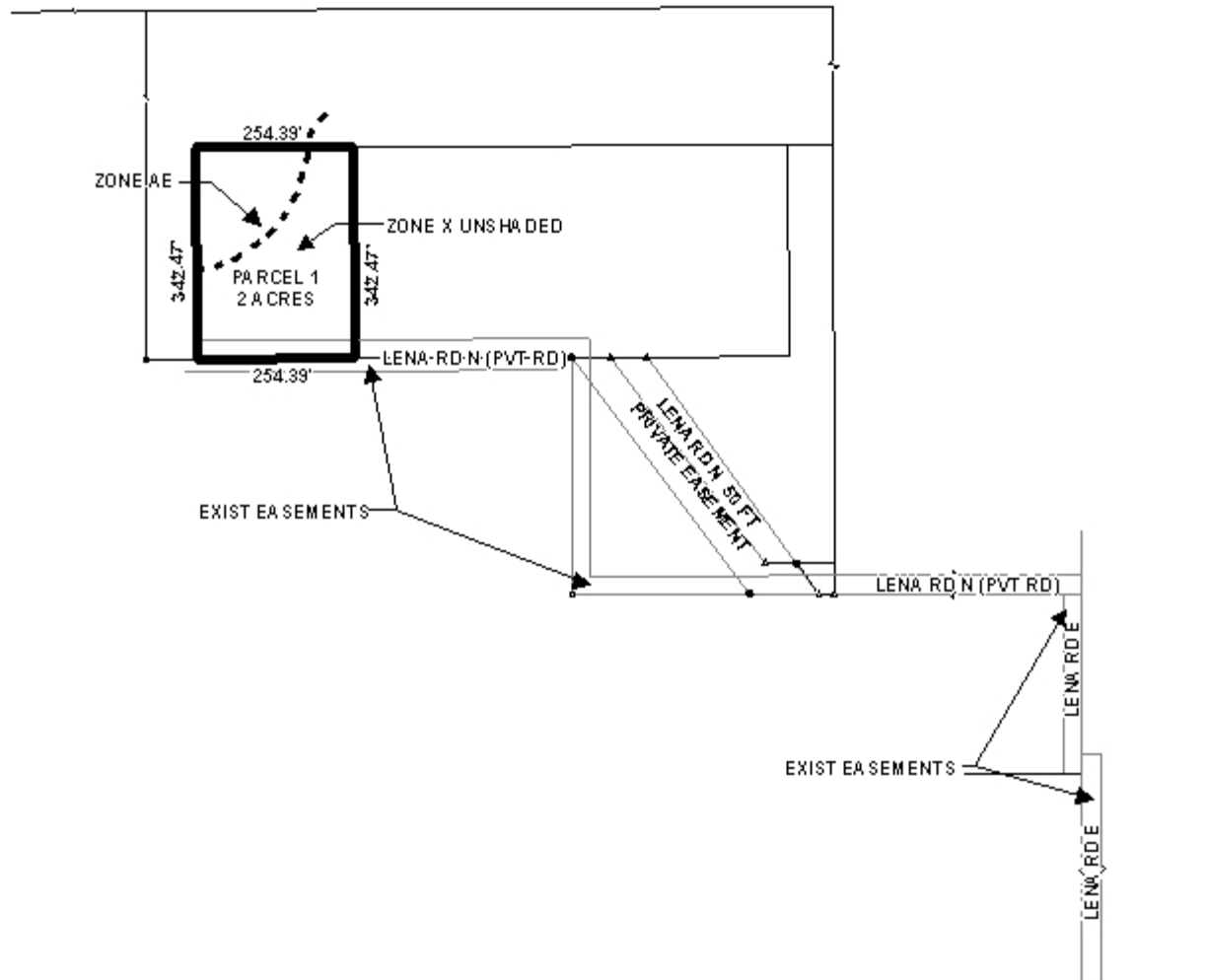
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APPLICATION NUMBER 2 DATE May 21, 2009



DETAIL SITE PLAN



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REQUEST Subdivision

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