

## **LEWIS ESTATES 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).

MAWWS Comments: No comments received.

The preliminary plat illustrates the proposed 5-lot, 4.0± acre subdivision, which is located on the West side of Dauphin Island Parkway at the East terminus of Beach Avenue. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems.

The intent of this application is to create 5 legal lots of record from 1 small metes-and-bounds parcel and 2 lots that were previously approved within a 3-lot subdivision request by the Planning Commission at its August 5, 2004 meeting. More specifically, the applicant now proposes to subdivide the entire previously approved Lot 2; however, only a portion of the formerly approved Lot 1 is included in this request. The applicant should be aware that although it appears the existing lot has already been divided to create 2 separate parcels that are of different ownership, per Mobile County Revenue data, the remainder of the existing Lot 1 (Parcel R023904020002031.) must be included as an additional lot within this request. The inclusion of the entire parcel will require additional labels, postage and fees.

It should be pointed out that the proposed Lot 4 in the current application at hand is irregular in shape and may be considered a flag lot, for which the applicant has also not provided justification, per Section V.D.1. of the Subdivision Regulations.

Ingress/egress for the proposed Lot 4 is planned via the pole portion of the lot which measures 25'± wide by 240'± long. The proposed Lot 4 also abuts an unopened street stub to the west. Due to the limited frontage (25'±) provided, future subdivision of the proposed Lot 4 should be prohibited until additional frontage along a public or private street is provided. This note should appear on the Final Plat, if approved.

In accordance with the Subdivision Regulations, all proposed lots exceed the minimum lot size requirements; however, the 25' minimum building setback line is not depicted on the preliminary plat. If approved, the lot size information and 25' setback should be depicted on the Final Plat. The 25' setback for the proposed Lot 4 should be depicted where the lot is at least 60' wide along the eastern lot line and where the proposed lot abuts the unopened street stub to the west.

The proposed subdivision has frontage along Dauphin Island Parkway, a minor street, adjacent to this site, without curb-and-gutter. No dedication is required at this time as a compliant right-of-way width of 60' is depicted on the preliminary plat, which should be retained on the Final Plat, if approved.

As a means of access management, all proposed lots should be limited to 1 curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

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. A note regarding these requirements should appear on the Final Plat if approved.

It is recommended that this application be heldover to the meeting of October 15<sup>th</sup> with revisions due by September 30<sup>th</sup> to allow the applicant to address the following:

- 1) Justification for the creation of a flag lot, per Section V.D.1. of the Subdivision Regulations;
- 2) Revision of the plat to include the entirety of parcel R023904020002031. as an additional lot, with associated labels, postage and fees; and
- 3) Revision of the plat to depict the required 25' front yard setback. The setback for the proposed Lot 4 should be depicted where the proposed lot is at least 60' wide along the eastern lot line and where the proposed lot abuts the unopened street stub to the west.

***Revised for the October 15<sup>th</sup> meeting:***

*The application was heldover from the September 17<sup>th</sup> meeting to allow the applicant to submit justification for the creation of a flag lot and to revise the application and plat to include the remainder of parcel R023904020002031. as an additional lot.*

*The request now proposes a total of 6 lots on 4.54± acres. The plat has been revised to depict all required front yard setbacks adjacent to street frontages and justification was submitted for the creation of a flag lot within the proposed Family Subdivision. The applicant also mentions the existence of other flag lots in the vicinity and city records substantiate the applicant's claim as the Planning Commission most recently approved the Wild Wood Beach Subdivision in 2008, which contained at least 5 flag lots.*

*Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:*

- 1) *Placement of a note on the Final Plat stating that future subdivision of Lot 4 is prohibited until additional frontage is provided along a paved, public or private street;*
- 2) *Retention of the lot size information and all setbacks on the Final Plat;*

- 3) *Retention of the 60' right-of-way width notation on the Final Plat;*
- 4) *Placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 5) *Placement of a note on the Final Plat stating (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 (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 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).).*

## LOCATOR MAP



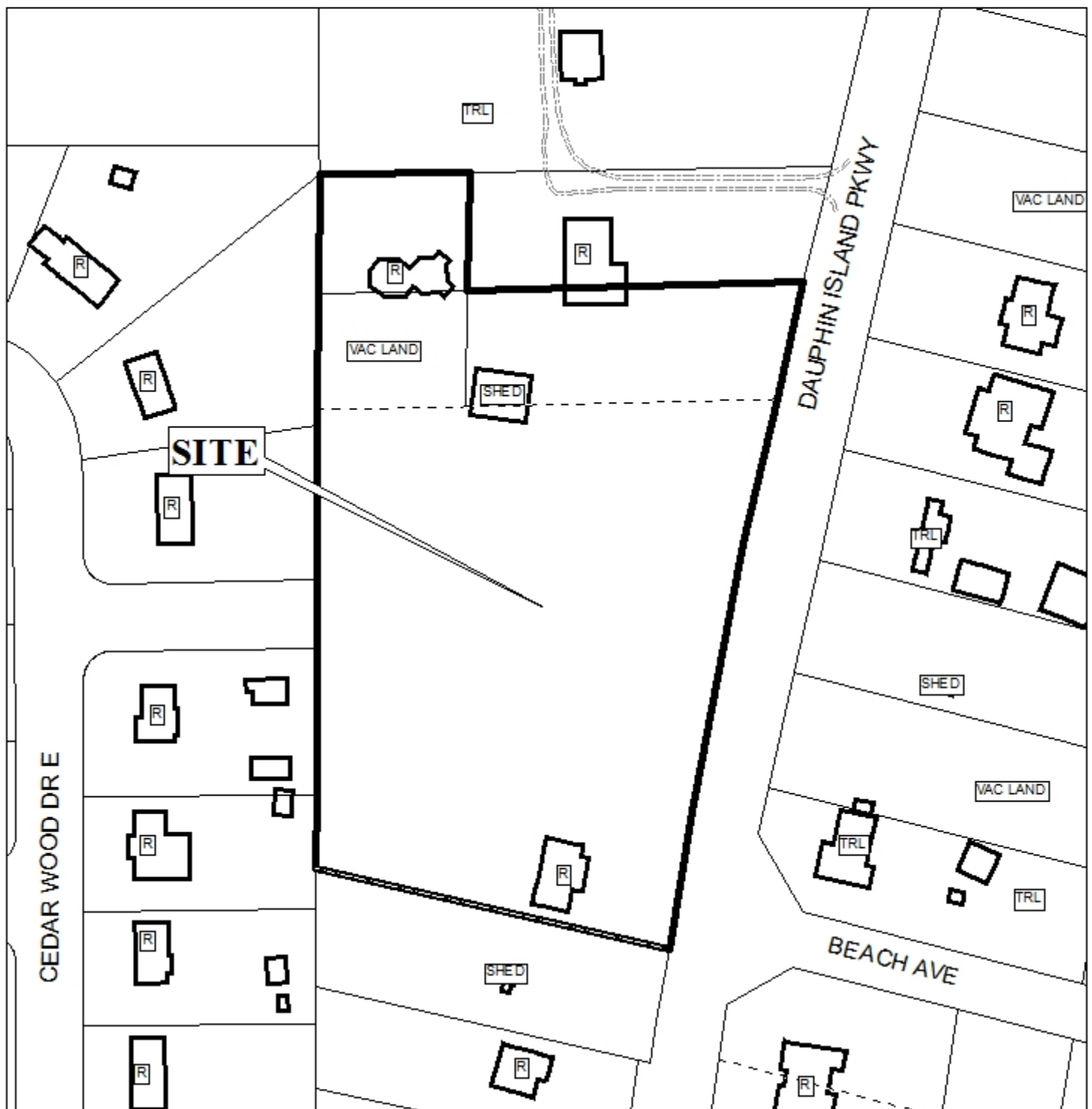
APPLICATION NUMBER 2 DATE October 15, 2015

APPLICANT Lewis Estates Subdivision

REQUEST Subdivision



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|-----|-----|------|-----|-----|------|-------|------|
| 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   |





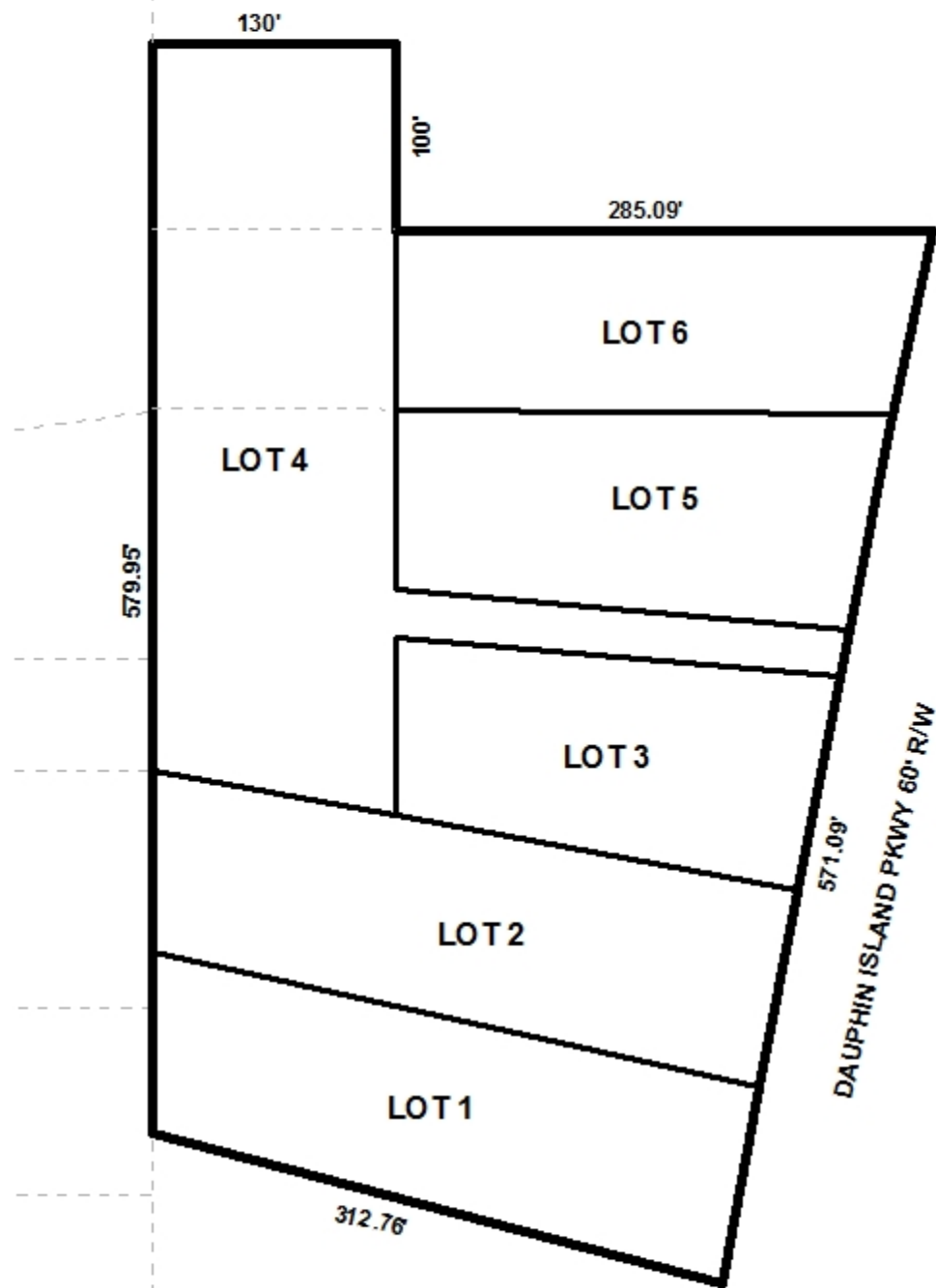
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## DETAIL SITE PLAN



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