

SMITH PLACE SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 6

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: 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: No comments.

The preliminary plat illustrates the proposed 2-lot, 4.4±-acre subdivision located at the South side of Old Pascagoula Road, 150'± East of Sperry Road, within the Planning Jurisdiction. The applicant states the site is served by public water and sanitary sewer systems.

The purpose of this application is to adjust an interior lot line between two (2) legal lots of record.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed lots have frontage along Old Pascagoula Road, a minor arterial street at this location, per the recently adopted Major Street Plan. The existing right-of-way of Old Pascagoula Road is 80', thus no dedication will be required.

Lot 6-A, as proposed, is irregularly shaped and may be regarded as a "panhandle" lot, which is a design discouraged by Section V.D.1. of the Subdivision Regulations; the exception being the approval of lots located where varied and irregularly shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. Such a lot design is not common within the vicinity of the subject site, but a similarly design lot within 440'± of the subject site was approved by the Planning Commission at its April 4, 2002 meeting. Additionally, the subject site was previously recorded as a panhandle lot in 1996, thus precedence for legal lots similar to the proposed design of the subject site has been established. A waiver of Section V.D.1. may, therefore, be appropriate.

Both lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, but they are only labeled in acres on the preliminary plat. Revision of the plat to provide the sizes of each in lot in both square feet and acres should be required, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line is illustrate along the frontage of both lots where they are at least 60'-wide, in compliance with Section V.D.9. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating the lots are each limited to their existing curb cuts, with any change in their sizes, designs, or locations to be approved by Mobile County Engineering and conform to AASHTO standards.

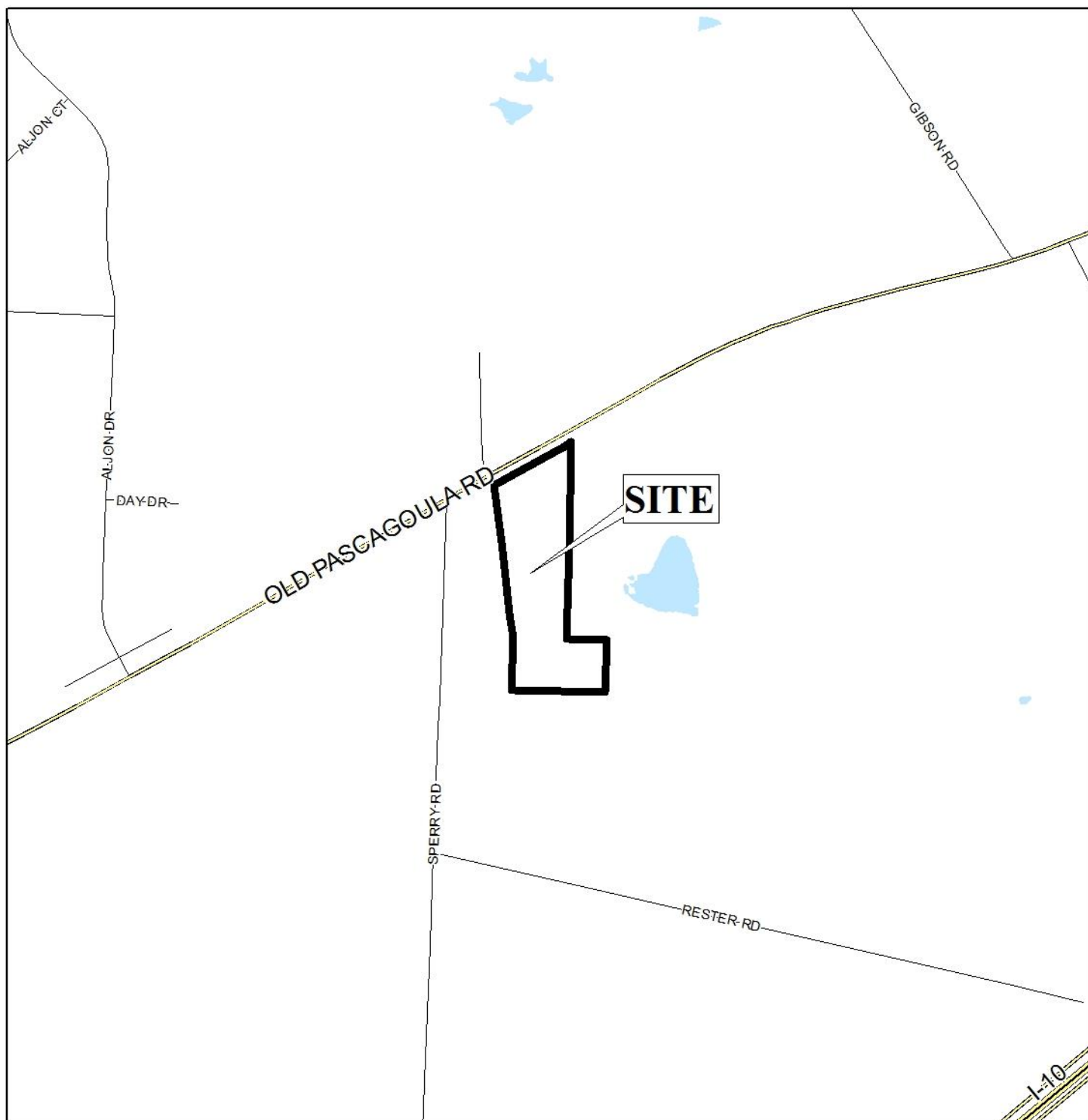
The site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding this requirement should be placed on the Final Plat, if approved.

Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"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."* should be placed on the Final Plat, if approved.

With a waiver of Sections V.D.1., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to depict the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat where each lot is at least 60' in width;
- 3) placement of a note on the Final Plat stating each lot is limited to its existing curb cut(s), with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) 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;
- 5) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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,
- 6) compliance with Fire Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

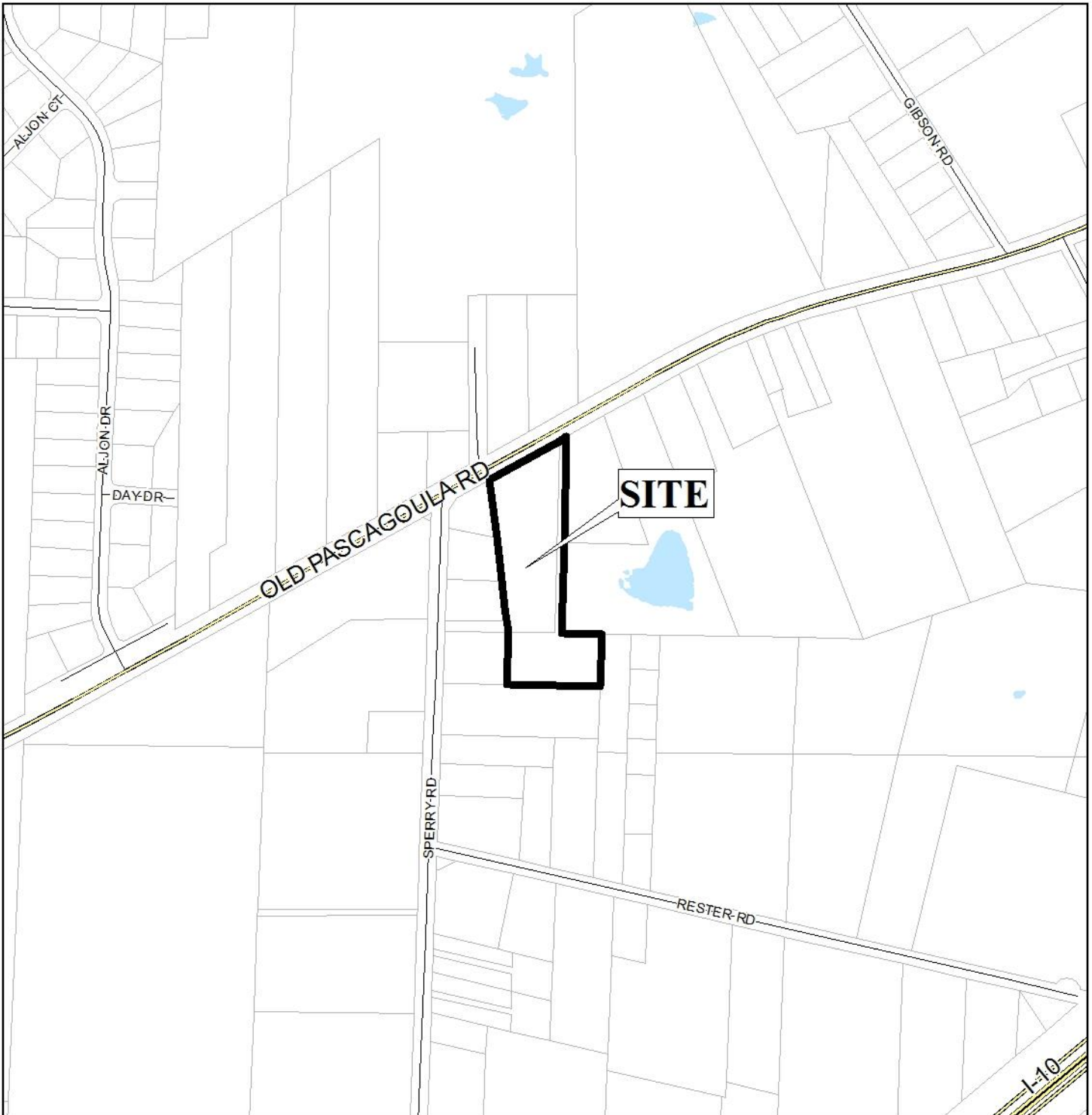
LOCATOR MAP



APPLICATION NUMBER 3 DATE October 18, 2018
APPLICANT Smith Place Subdivision, Resubdivision of Lots 1 and 6
REQUEST Subdivision



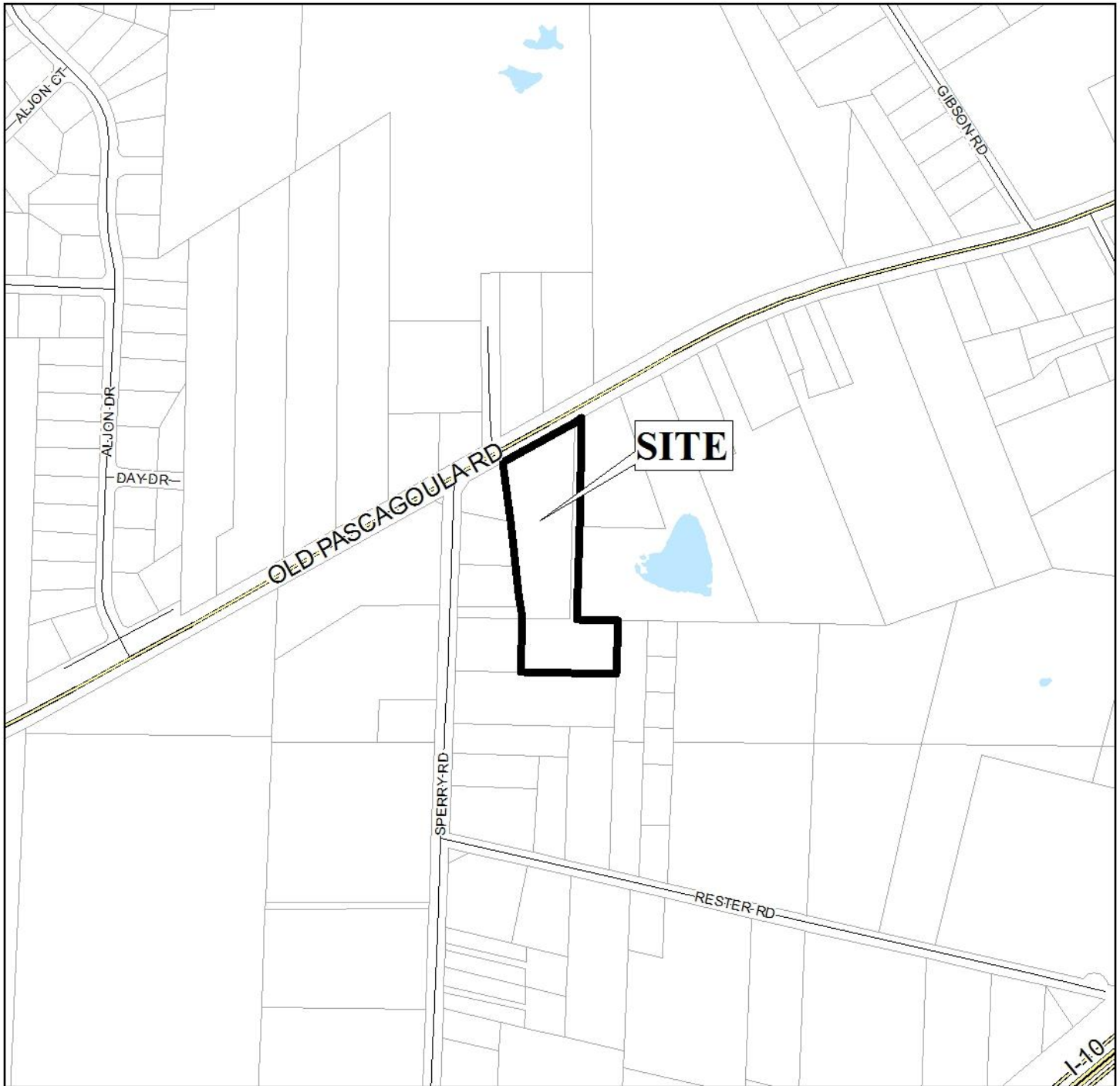
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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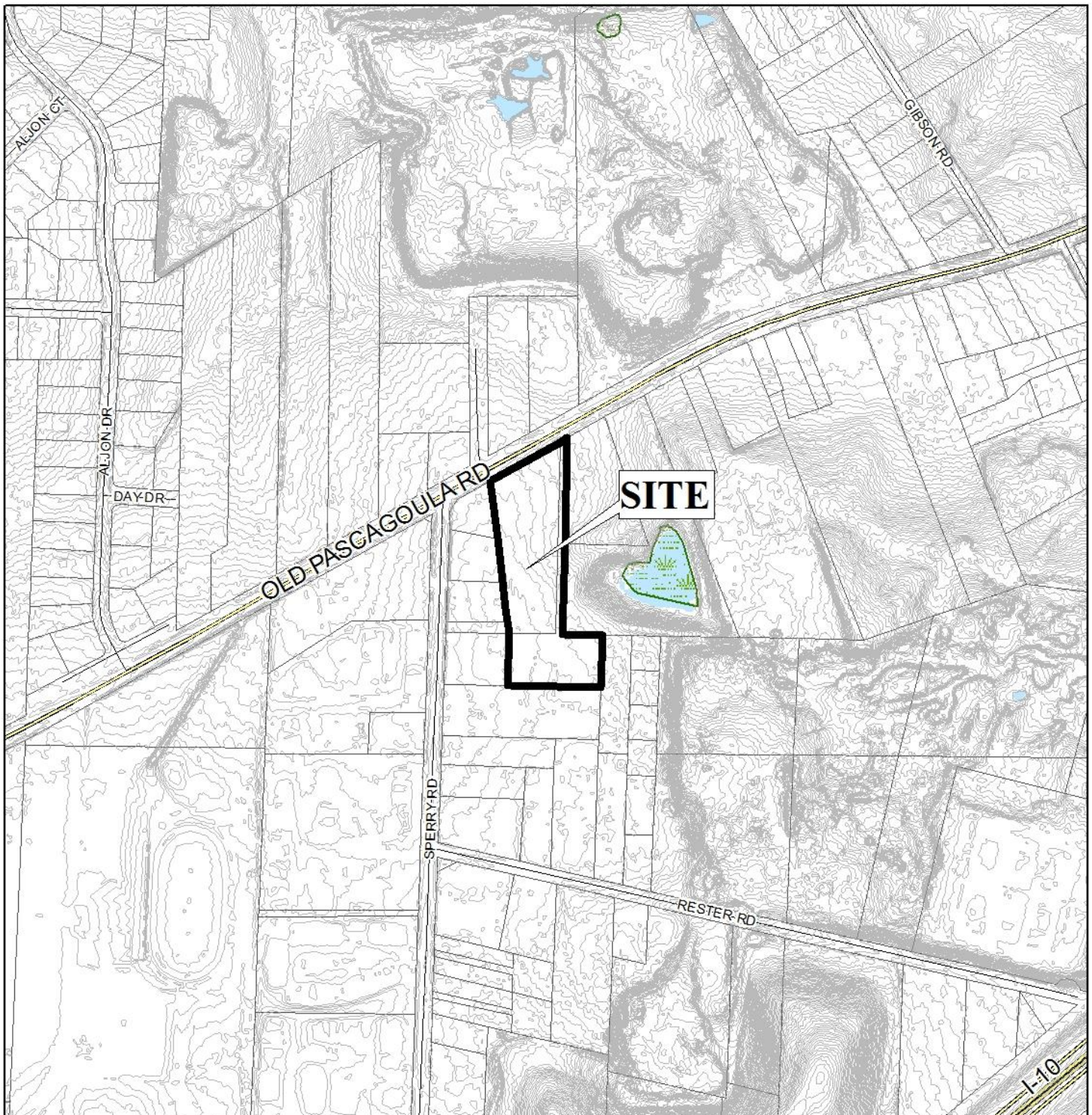
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



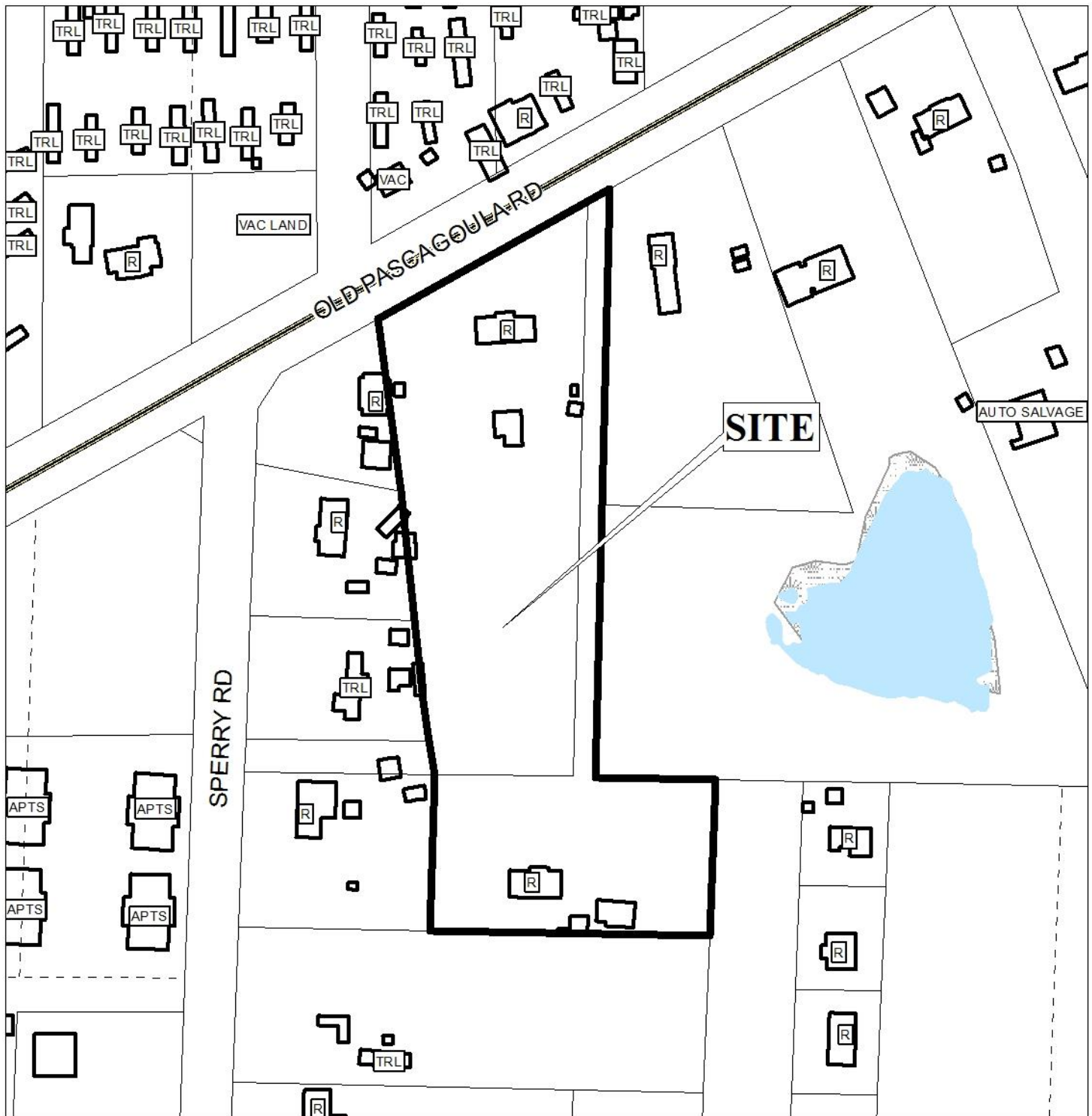
ENVIRONMENTAL LOCATOR MAP



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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



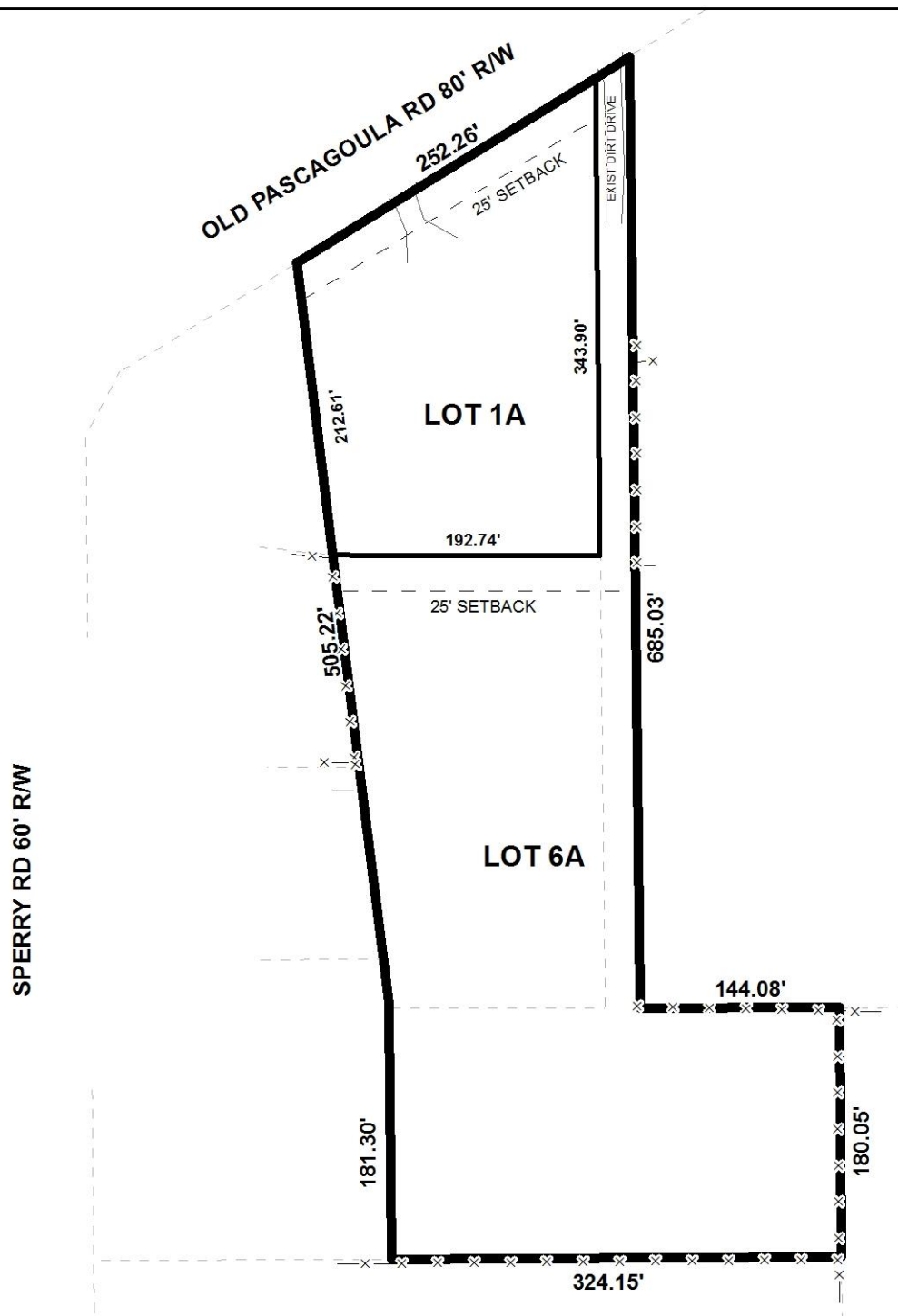
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APPLICATION NUMBER 3 DATE October 18, 2018



DETAIL SITE PLAN



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