

CROMER PLACE 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: No Comments

The plat illustrates the proposed 3-lot, 5.5± acre subdivision which is located at the East side of Carol Plantation Road, 435'± North of Bourne Road, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create three legal lots of record from one legal lot of record and two metes-and-bounds parcels.

The applicant submitted a similar plat for a 2-lot subdivision under the same name at the Planning Commission's October 20, 2011 meeting that was denied for lack of compliance with Sections V.D.1. and V.D.3. of the Subdivision Regulations. The applicant has revised the plat to include a third lot which eliminated the irregularly shaped lot for which the plat was denied previously, however does not comply with Section V.D.3. of the Subdivision Regulations.

It should be noted that the proposed Lot 3 does not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, Lot 3 will be 70' wide at the setback line and 694' deep, resulting in a lot that is approximately 449' deeper than would normally be allowed.

Most of the currently proposed Lot 3 and a portion of Lot 1 were previously approved as a flag lot as part of the Cromer Estates Subdivision heard by the Planning Commission at its April 18, 1996 meeting. It should be noted that as a condition of approval at that time, the lot was limited to one shared curb-cut with the lot immediately to the North, which was also a flag lot. Because this condition involves property that is not currently included in this subdivision, the application should be revised to include Lot 2 of the Cromer Estates Subdivision with additional notification fees submitted as well.

This 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. The note regarding this requirement should also appear on the Final Plat, if approved.

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.

The lot sizes are labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

The 25-foot minimum building setback is shown on the preliminary plat. If approved, this should be illustrated and labeled for both lots on the Final Plat.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

Based upon the preceding, this application is recommended for Holdover until the January 5, 2012 meeting so that the applicant can submit additional information by December 7, 2011 and comply with the following:

- 1) inclusion of Lot 2, Cromer Estates in the subdivision; and
- 2) submittal of mailing labels and notification fees.

Revised for the January 5, 2012 meeting:

The application was heldover from the December 1, 2011 meeting at the Commission’s request. The Commission required information to be submitted by December 7, 2011, so the following items could be addressed:

- 1) inclusion of Lot 2, Cromer Estates in the subdivision; and*
- 2) submittal of mailing labels and notification fees.*

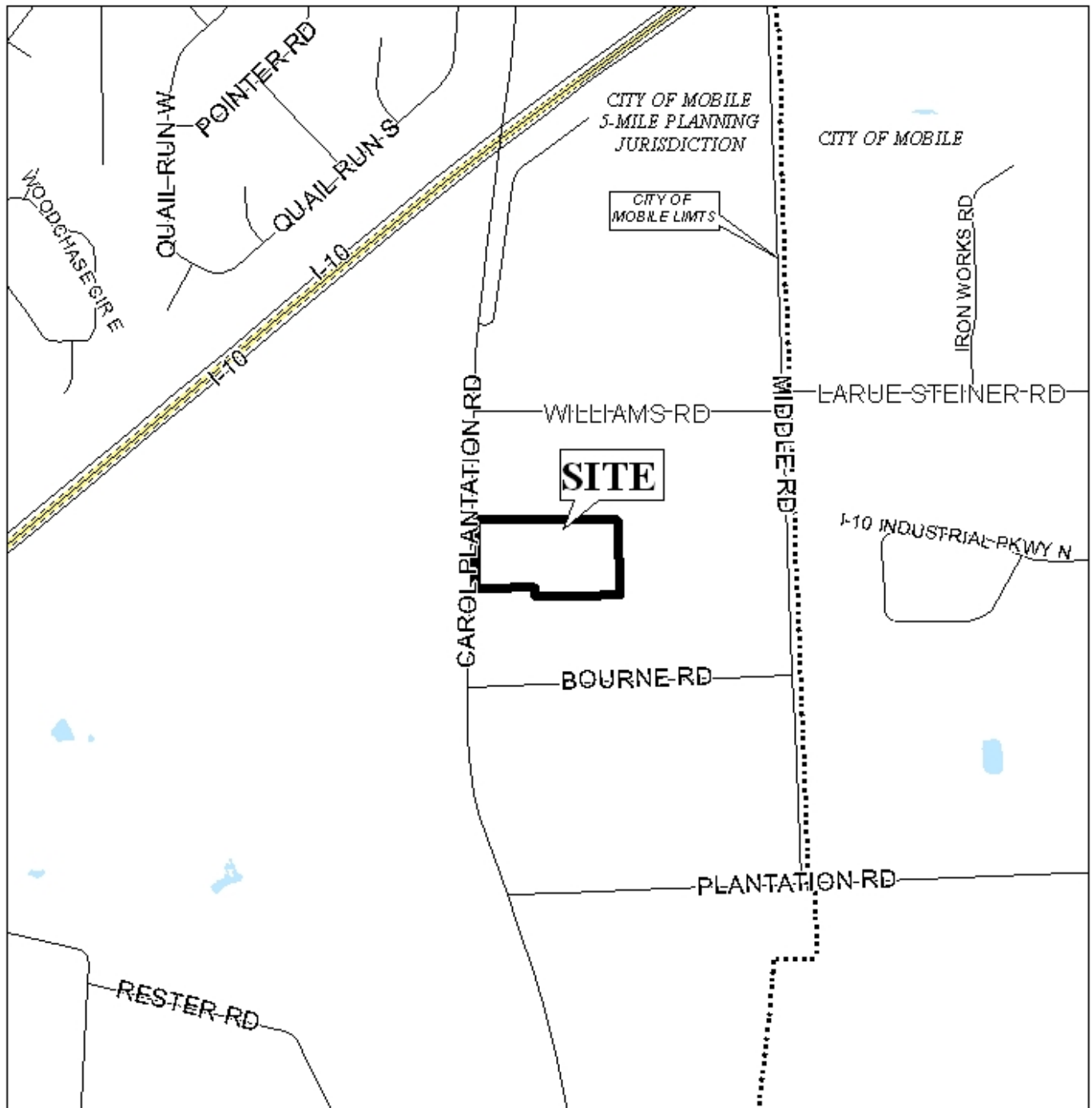
The applicant has submitted a revised application and preliminary plat to include Lot 2, Cromer Estates in the subdivision as well as new mailing labels and notification fees. As mentioned previously, the prior approval of the Cromer Estates Subdivision limited the currently proposed Lots 1 and 4 to a shared curb-cut because both lots were flag lots at the time of approval. Because Lot 1 is being proposed to have 100’ of frontage along Carol Plantation Road instead of its former 25’ of frontage, it may be appropriate to allow each lot to have its own separate curb-cut to Carol Plantation Road.

It should be noted that the proposed Lot 4 is still a flag lot with 26'± of frontage along Carol Plantation Road; however, the Planning Commission's prior approval of the lot would make the waiver of V.D.1. appropriate.

Based on the preceding, the application is recommended for tentative approval, with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from Carol Plantation Road, as required by Section V.D.9. of the Subdivision Regulations;*
- 2) labeling of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;*
- 3) 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;*
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile 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.);*
- 5) placement of a note on the Final Plat limiting all lots to one curb cut each to Carol Plantation Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and*
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*

LOCATOR MAP



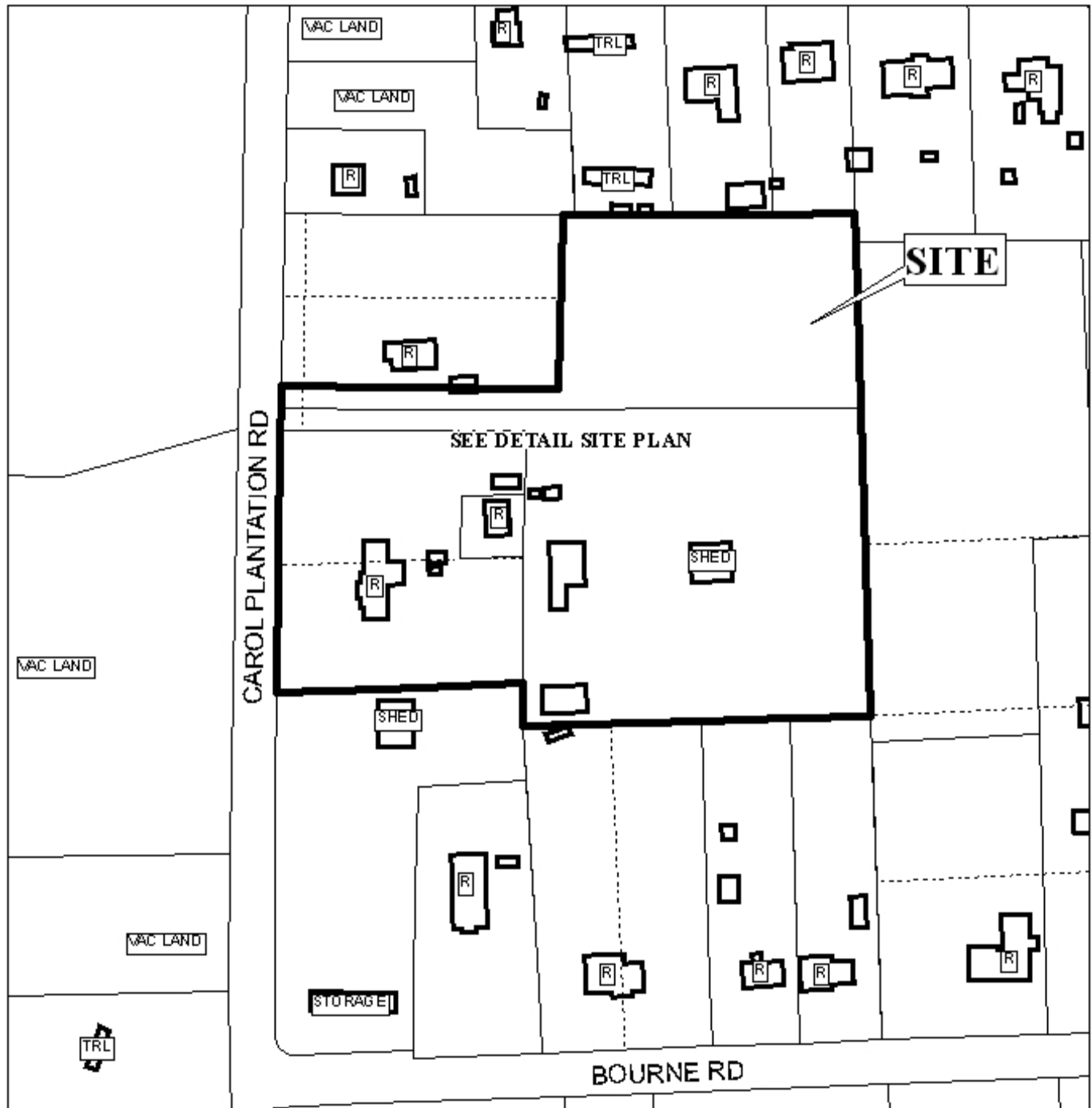
APPLICATION NUMBER 6 DATE December 1, 2011

APPLICANT Cromer Place Subdivision

REQUEST Subdivision



CROMER PLACE SUBDIVISION



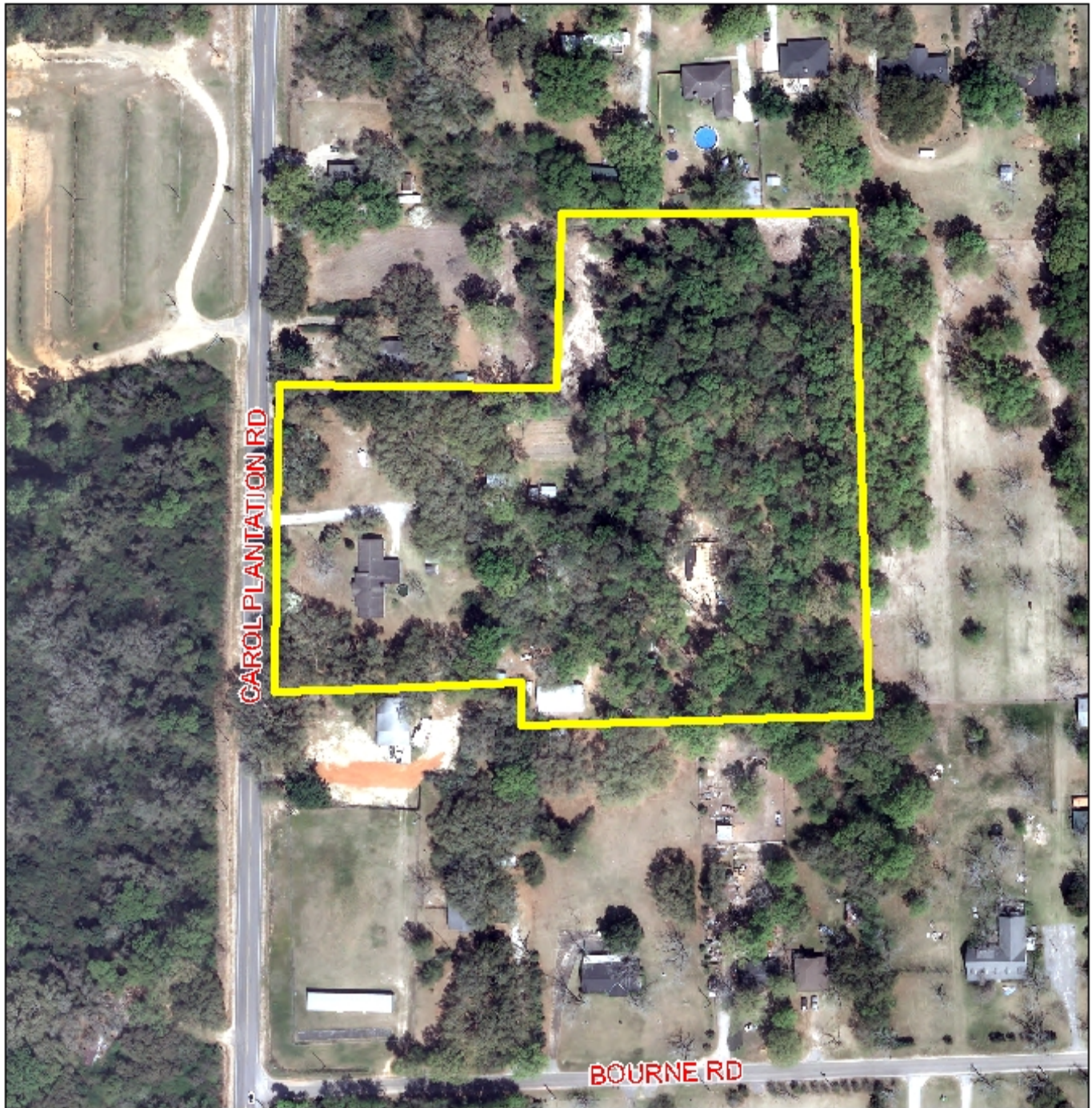
APPLICATION NUMBER 3 DATE January 5, 2012

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N
NTS

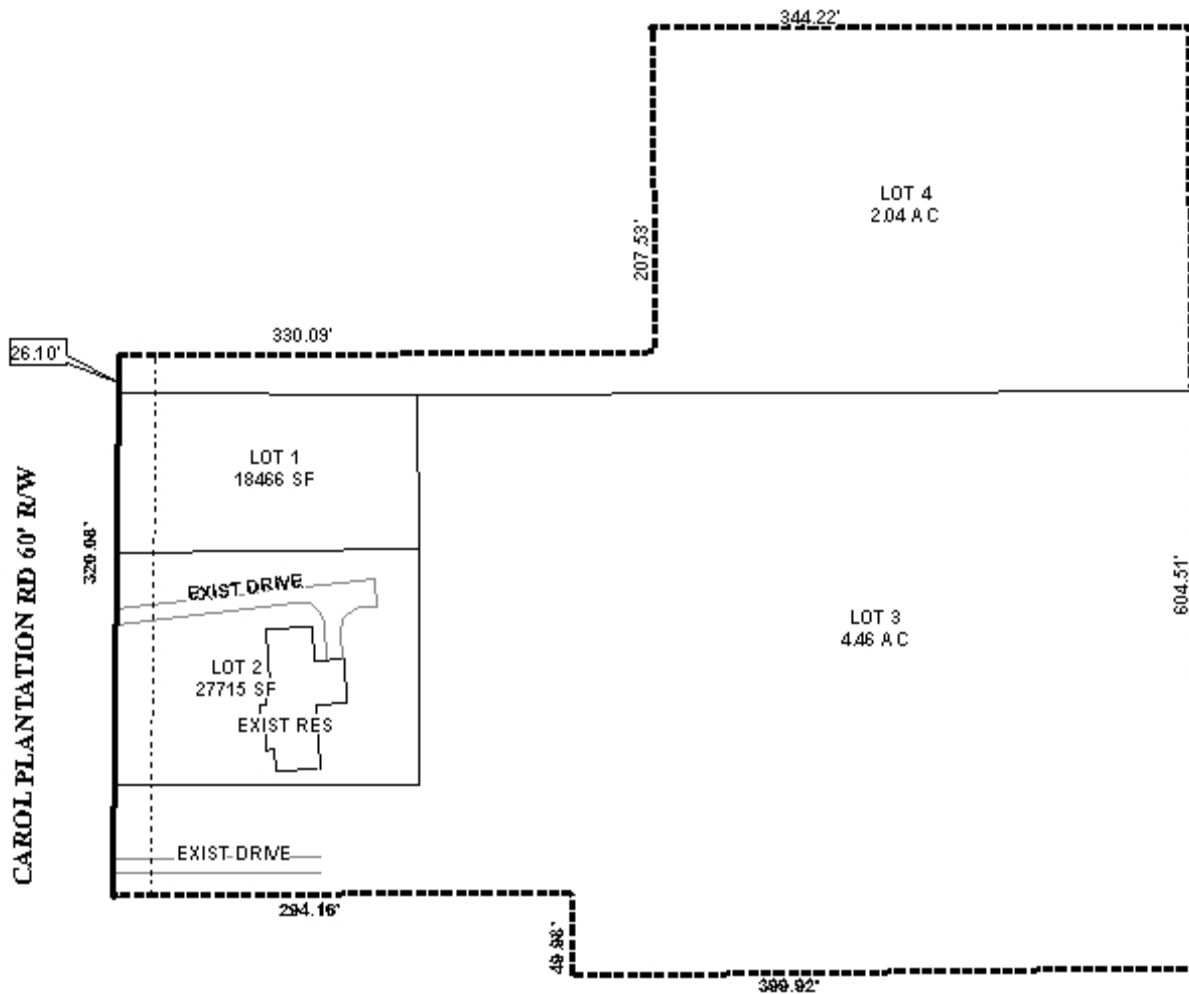
CROMER PLACE SUBDIVISION



APPLICATION NUMBER 3 DATE January 5, 2012



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE January 5, 2012
APPLICANT Cromer Place Subdivision
REQUEST Subdivision

