

MCLEOD FAMILY DIVISION 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: 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, 4.9±-acre subdivision located at the South side of Seaman Drive, at the South terminus of McLeod Lane, within the Planning Jurisdiction. The applicant states the subdivision is served by public water and individual septic systems. The purpose of this application is to create two (2) legal lots from one (1) metes-and-bounds parcel.

The proposed lots have frontage on Seaman Drive, a private, unpaved minor street requiring a 60' right-of-way. Sufficient right-of-way is illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted that Section VIII.D. of the Subdivision Regulations allows for a private street subdivision consisting of five (5) lots or fewer where the purpose of the subdivision is to divide the property amongst family members. A Quitclaim Deed provided by the applicant indicates that the subject site is to be divided between two (2) family members; however, it appears there are several lots not associated with the family of the subject site which may have access to the private street. Additionally, the private street is serviced by another private street, McLeod Lane, which also appears to be accessed by lots not associated with the family of the subject site. No information was submitted justifying access to either private street by non-family lots, thus the application may need to be heldover to allow the applicant time to provide Staff with the necessary information to warrant such access.

If approved, a note should also be placed on the Final Plat stating maintenance of the private street is the responsibility of the property owners and not Mobile County.

As a means of access management, a note should be placed on the Final Plat, if approved, stating Lot A is limited to one (1) curb cut to Seaman Drive, and Lot B is limited to two (2) curb cuts to Seaman Drive, with their sizes, locations, and designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The 25' minimum building setback is not illustrated on the preliminary plat, as required by Section V.D.9. of the Subdivision Regulations. As such, revision of the plat to illustrate the 25' minimum building setback along Seaman Drive where each lot is at least 60' in width should be required, if approved.

Lot A is irregularly shaped and may be regarded as a “flag” lot, a design generally discouraged by Section V.D.1. of the Subdivision Regulations unless there are pre-existing barriers, or in the case of a family subdivision. If approved, the division of the parcel between family members makes a waiver of Section V.D.1. appropriate.

Irrespective of the design of the lots, they each meet the minimum size requirements for lots served by public water and individual septic systems; however, their sizes are labeled only in acres and not in square-feet. As such, revision of the plat to indicate the size of each 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 vicinity map on the preliminary plat is hand drawn and may not properly reflect the location of the proposed subdivision. As such, revision of the vicinity map to properly identify the location of the proposed subdivision should be required, if approved.

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. A note regarding this requirement should appear 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 required on the Final Plat, if approved.

The request is recommended for Holdover to the August 16th meeting to allow the applicant time to do the following:

- 1) submit information justifying access to Seaman Drive and McLeod Lane from lots not associated with the family of the subject site.

Revised for the August 16th meeting:

The application was heldover from the August 2nd meeting to allow the applicant time to do the following:

- 1) *submit information justifying access to Seaman Drive and McLeod Lane from lots not associated with the family of the subject site.*

A Warranty Deed was submitted by the applicant establishing reservation of the right-of-way for the private Seaman Drive, but no information was submitted establishing McLeod Lane.

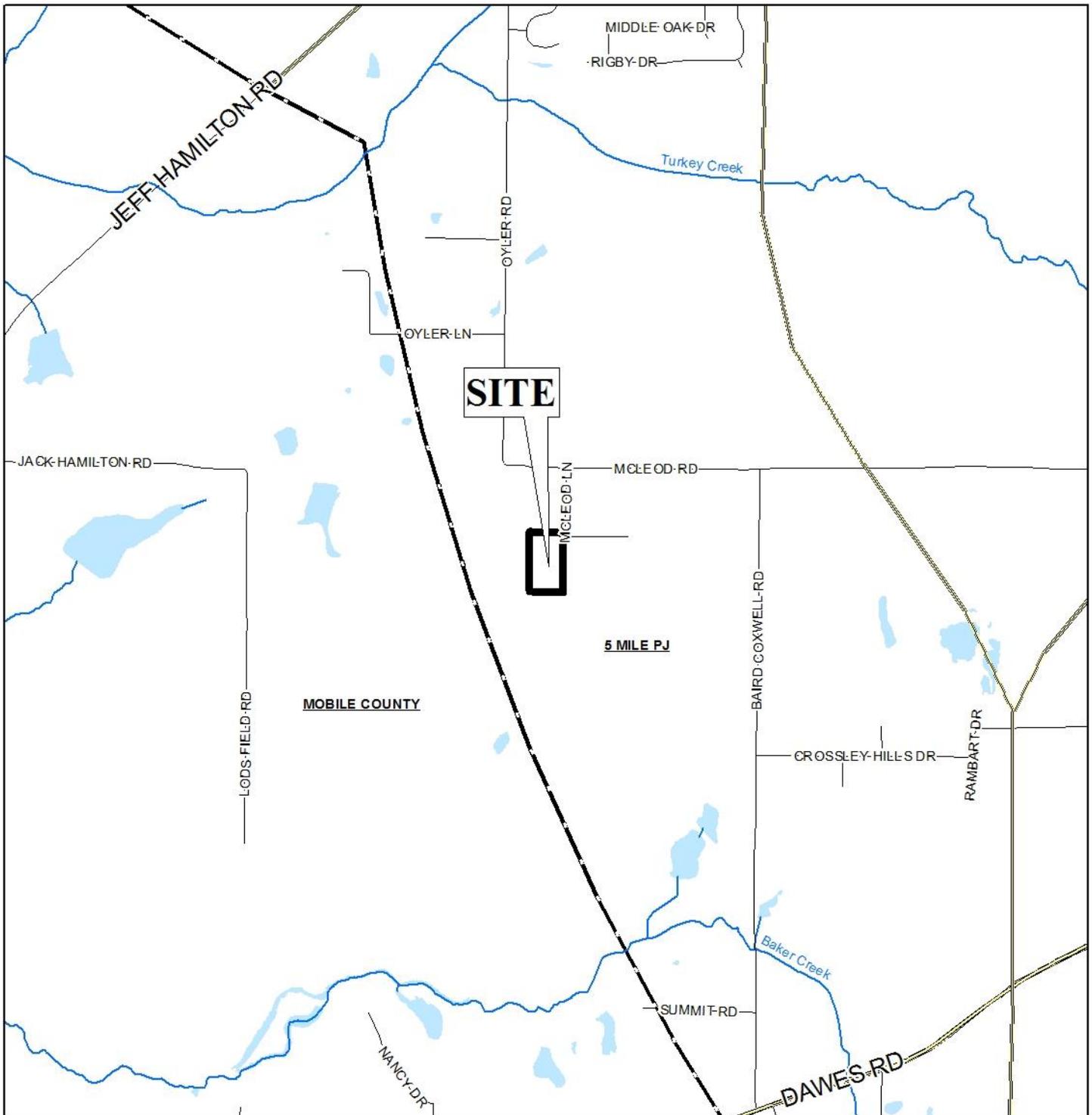
Additionally, no information proving access to either private road is limited to family members of the respective lots to which each private road has access was submitted.

As mentioned in the previous Staff Report, Section VIII.D. of the Subdivision Regulations allows for a private street subdivision consisting of five (5) lots or fewer, where the purpose of the subdivision is to divide the property amongst family members. Property records, however, suggest that lots belonging to property owners not related to family members of the subject site have access to both private roads, and it also appears that more than five (5) lots have access to the private roads. As such, approval of the request would be contrary to Section VIII.D. of the Subdivision Regulations, thus the application should not be approved until such time the applicant can provide sufficient documentation justifying additional access to the private road(s), or until public street frontage is provided.

Based on the preceding, the application is recommended for Denial due to the following:

- 1) the subdivision does not comply with Section VIII.D. of the Subdivision Regulations as the proposed plat would exceed the number of lots (5) allowed on a private road for a family division; and,*
- 2) the existing lots on the private roads are not all owned by family members.*

LOCATOR MAP



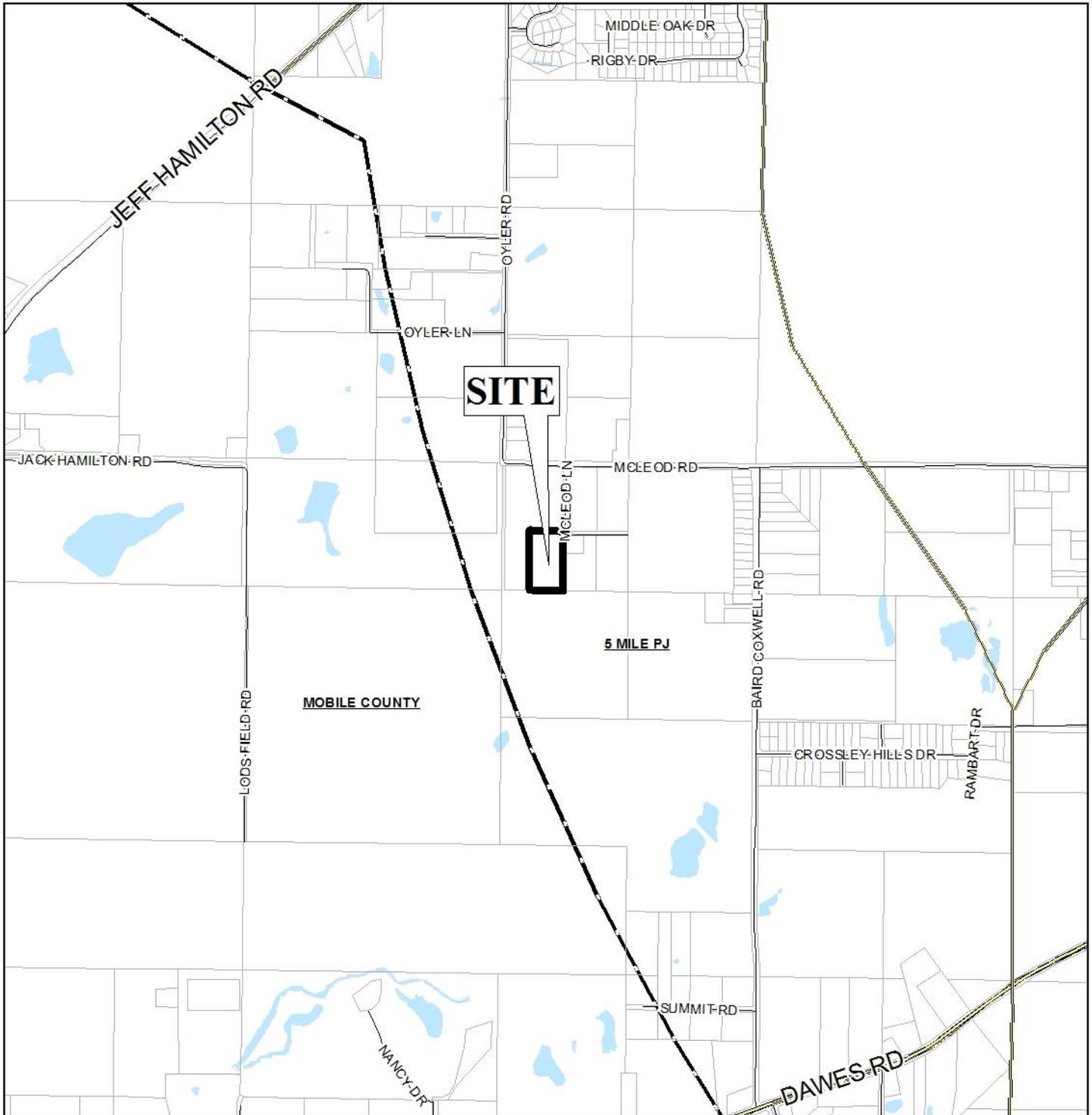
APPLICATION NUMBER 3 DATE August 16, 2018

APPLICANT McLeod Family Division Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



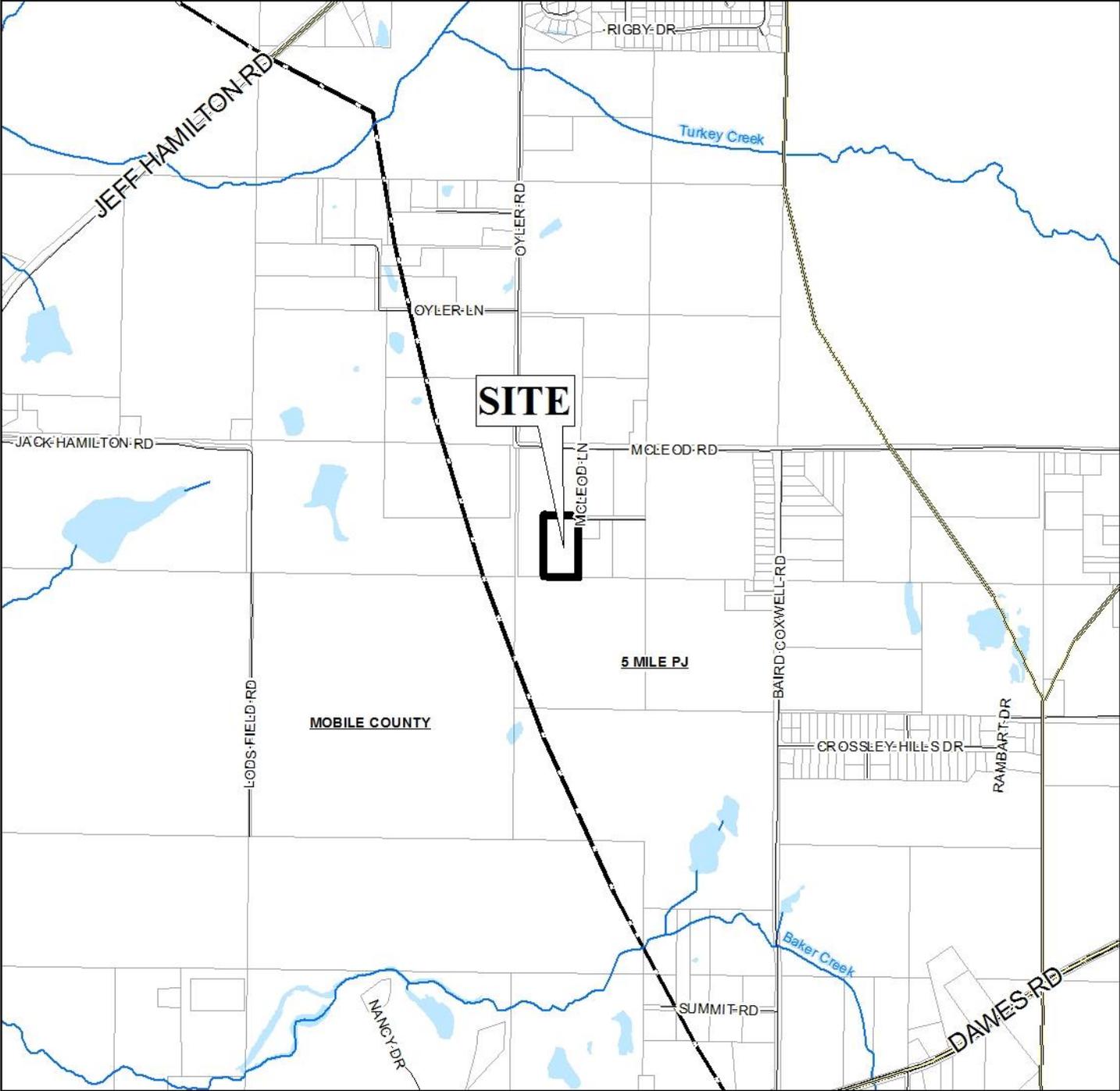
APPLICATION NUMBER 3 DATE August 16, 2018

APPLICANT McLeod Family Division Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE August 16, 2018

APPLICANT McLeod Family Division Subdivision

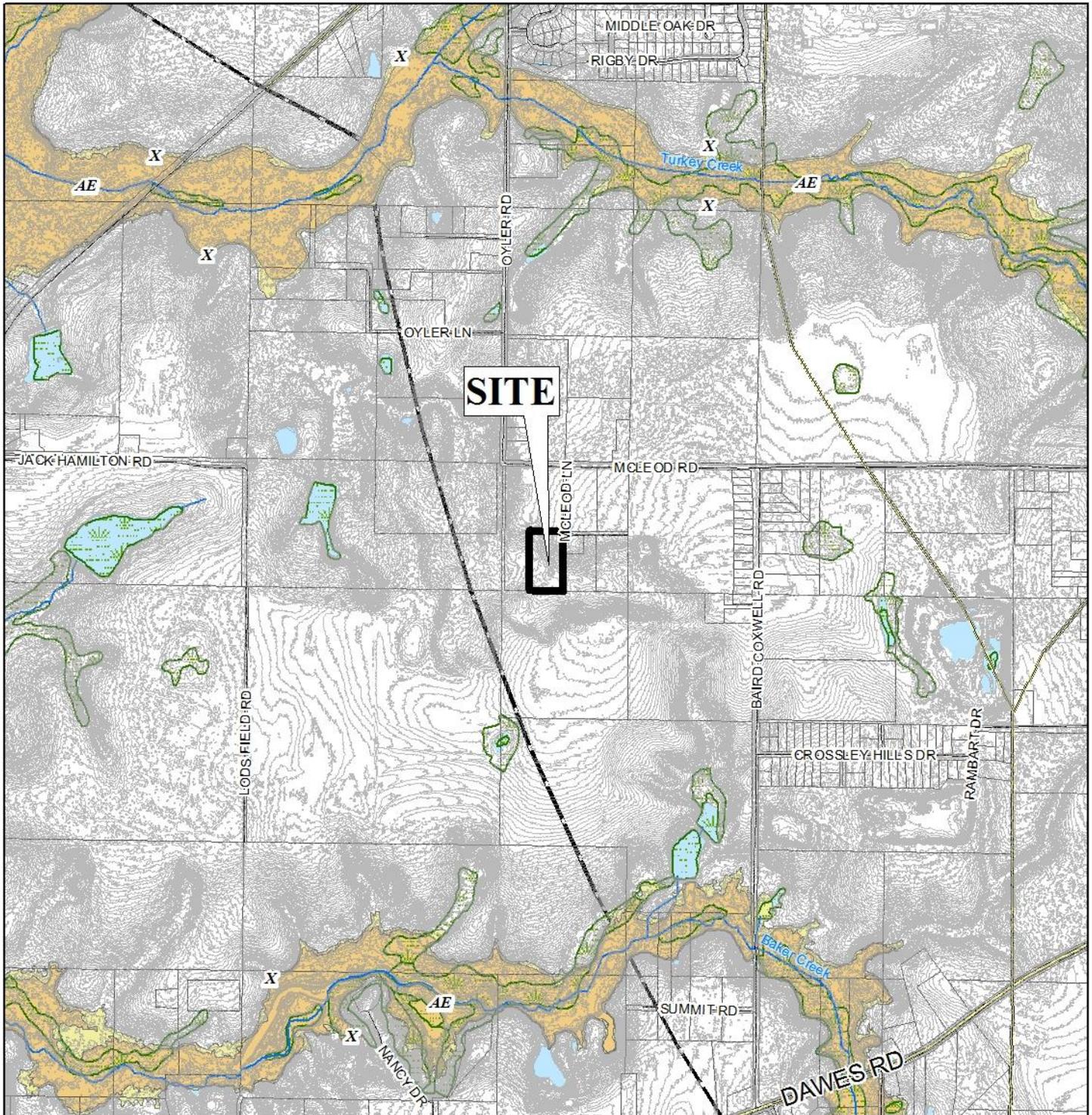
REQUEST Subdivision

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



NTS

ENVIRONMENTAL LOCATOR MAP



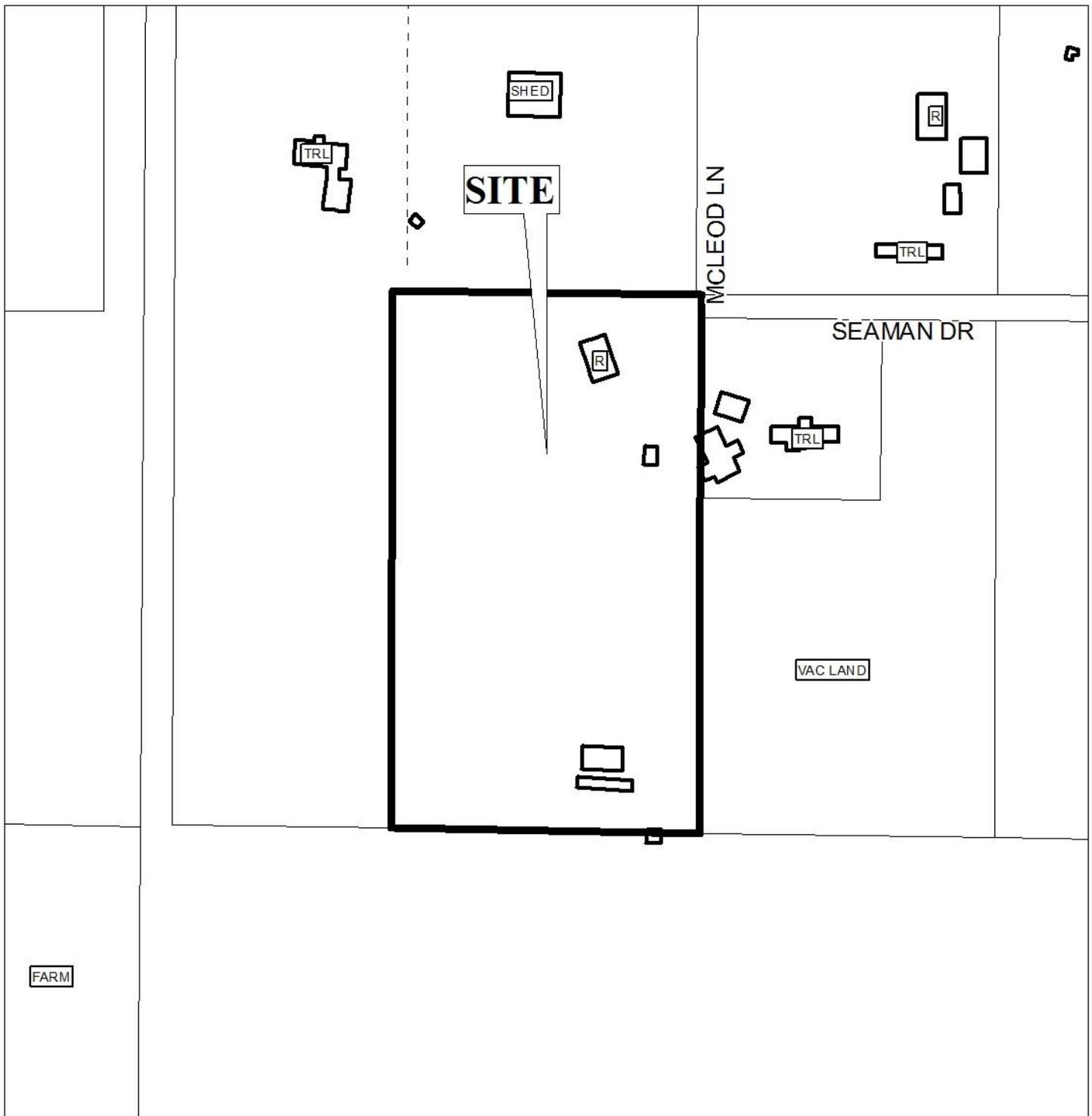
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APPLICANT McLeod Family Division Subdivision

REQUEST Subdivision



MCLEOD FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 3 DATE August 16, 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



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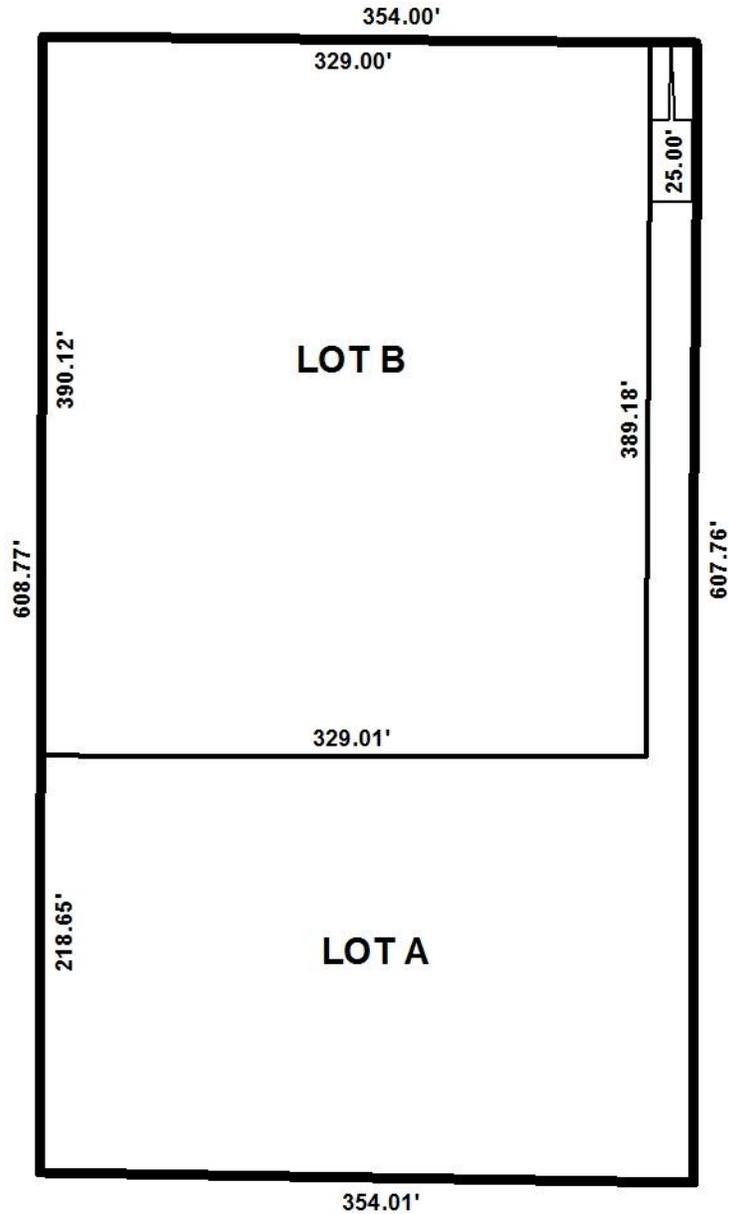


APPLICATION NUMBER 3 DATE August 16, 2018



DETAIL SITE PLAN

SEAMAN DR 60' R/W (PRIVATE)



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REQUEST Subdivision

