

STEVENS FAMILY 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 3-lot, 24.1± acres subdivision located at the North side of Three Notch Kroner Road, 730'± East of Lakeland Drive, extending to the East terminus of White Oak Drive, 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 two metes-and-bounds parcels.

It should be noted that 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.

Proposed Lot 1 has 210.02'± of frontage on Three Notch Kroner Road, a planned major street requiring a 100' right-of-way width according to the most recently adopted Major Street Plan; and proposed Lots 2 and 3 are irregularly shaped with 35' and 25' of frontage at the terminus of White Oak Drive, respectively, an unpaved minor street without curb and gutter requiring a 60' right-of-way width. The preliminary plat illustrates sufficient rights-of-way along both frontages therefore no additional dedications should be required; however, since White Oak Drive is substandard in terms of roadway width and surfacing, a note should be required on the Final Plat stating that there shall be no future subdivision of Lots 2 and 3 until White Oak Drive is improved in width and paved in asphalt to Mobile County Engineering standards.

It should be noted that the width of the portion of Lot 1 along which it has street frontage is large enough to be potentially re-subdivided and, in accordance with Section V.D.3. of the Subdivision Regulations, is not exclusive of unusable land thus contributing to a maximum depth more than 3.5 times the width of the lot at its potential building line. Conversely, the widths of the portions of Lots 2 and 3 along which they have street frontage are small enough to contribute to similar width-to-depth ratios at their potential building lines. Coupled with their irregular shapes, it should be pointed out that such lot designs are generally discouraged by the Subdivision Regulations, the exceptions being family subdivisions similar to the application at hand, or 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. Planning Commission approval of a neighboring subdivision in 2007 with similar width-to-depth ratios may facilitate approval of this request, but a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations will

be required. Also, a note should be required on the Final Plat stating further re-subdivision of the lots will not be allowed until additional public street frontage is provided.

Irrespective of their width-to-depth ratios and irregular designs, the proposed lots do exceed the minimum size requirements of the Subdivision Regulations for lots served by a public water supply and private sewerage systems and are appropriately labeled in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, or the provision of a table providing the same information should suffice.

The 25' minimum building setback line is labeled for Lot 1, but not for Lots 2 and 3. As such, revision of the plat to illustrate the 25' minimum building setback line where each lot is at least 60' wide should be required, if approved.

As a means of access management, a note should be required on the Final Plat stating that Lot 1 is limited to two (2) curb cuts to Three Notch Kroner Road, and that Lots 2 and 3 are limited to one (1) curb cut each to White Oak Drive, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line, as required by Section V.D.9. of the Subdivision Regulations, and has been adjusted for dedication. If approved, this information should be retained on the Final Plat.

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.

It should be noted that the site is developed with what appears to be two single-family residences.

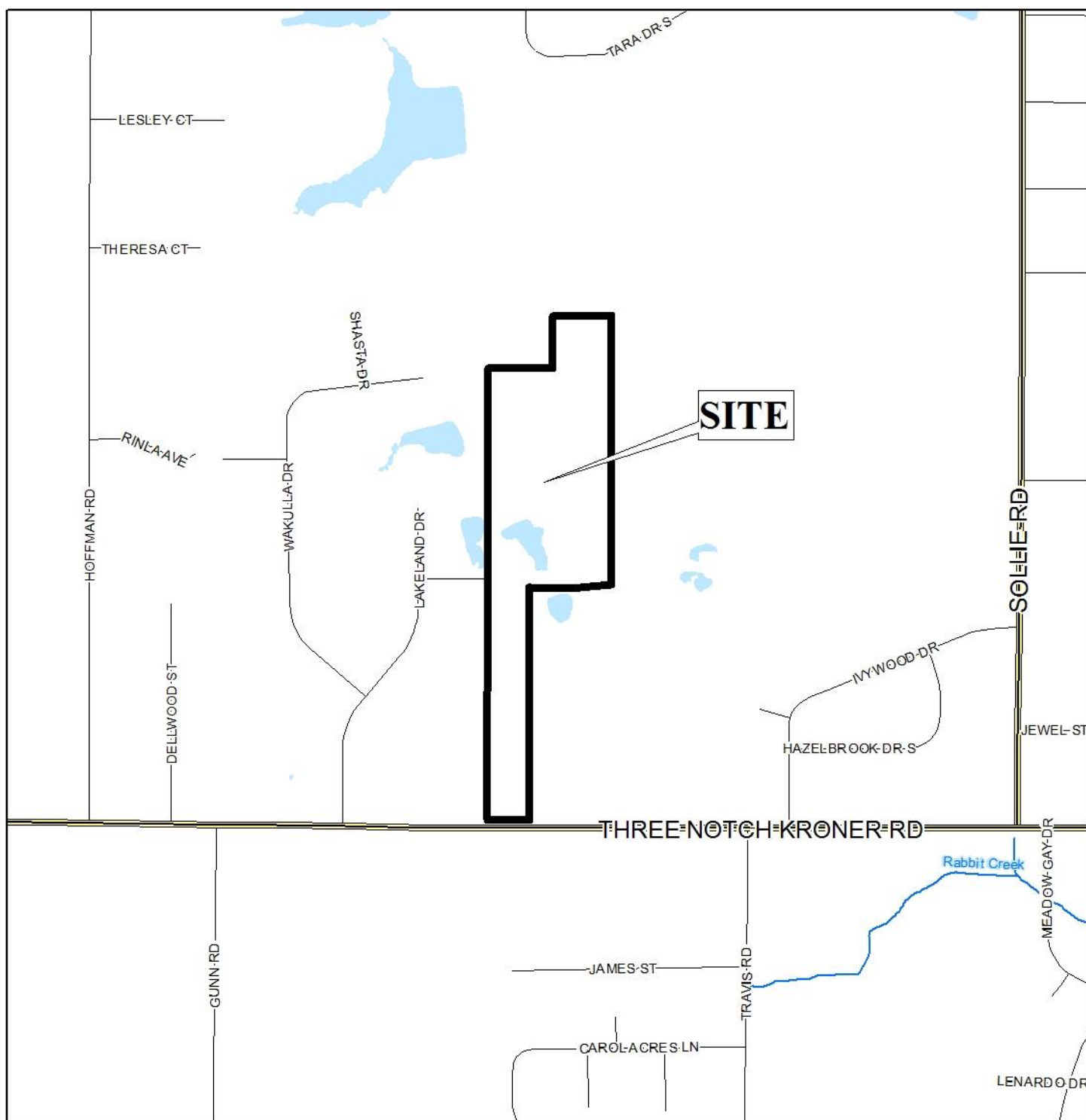
A portion of the site appears to contain wetlands, which indicates that the area may be environmentally sensitive. Therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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 waivers of Sections V.D.1. and V.D.3. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there shall be no future subdivision of Lots 2 and 3 until White Oak Drive is improved in width and paved in asphalt to Mobile County Engineering standards;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 3) revision of the plat to illustrate the 25' minimum building setback line where each lot is at least 60' wide;
- 4) placement of a note on the Final Plat stating Lot 1 is limited to two (2) curb cuts to Three Notch Kroner Road, and Lots 2 and 3 are limited to one (1) curb cut each to White Oak Drive, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) 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;
- 6) 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,
- 7) 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



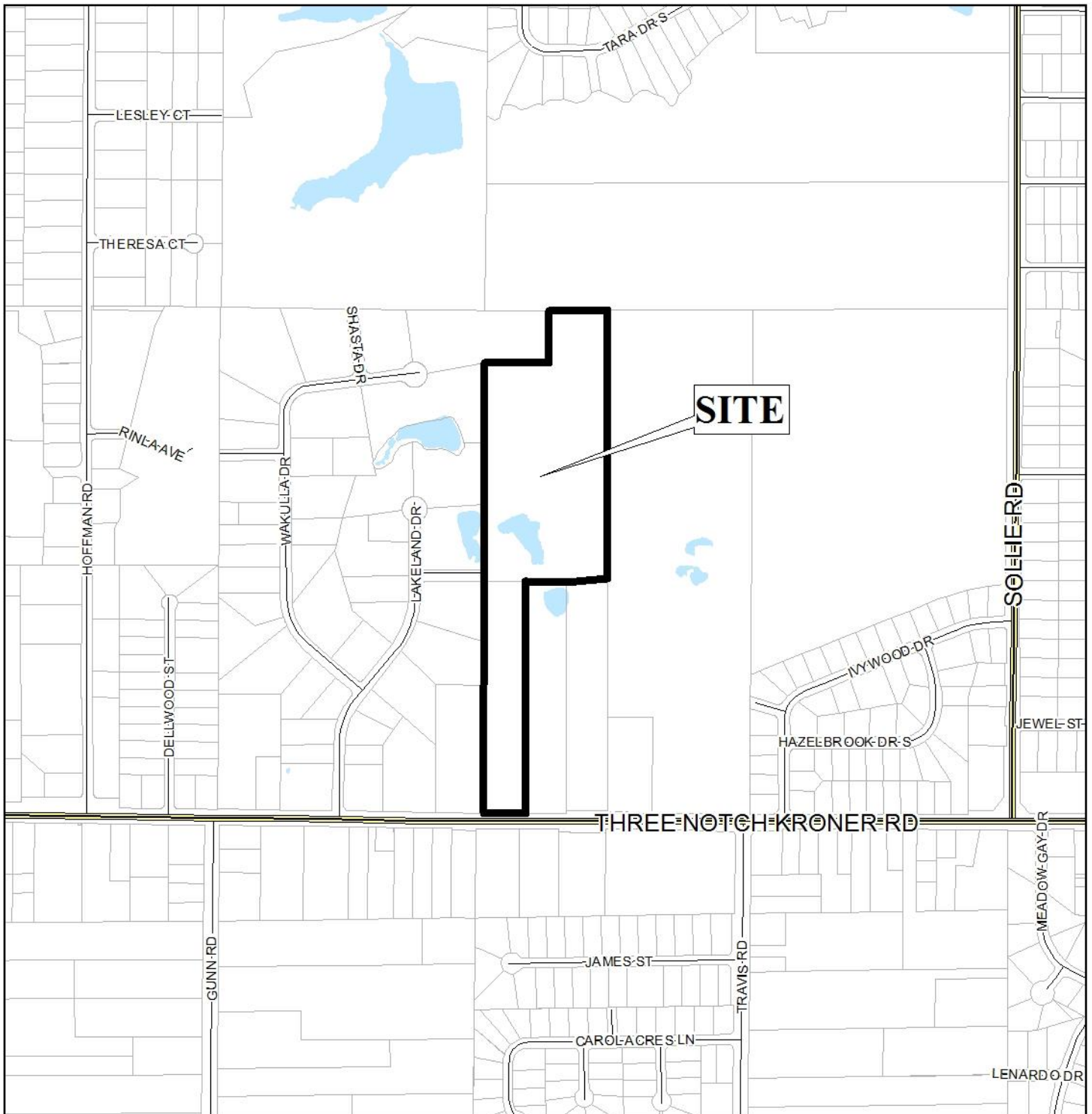
APPLICATION NUMBER 3 DATE August 17, 2017

APPLICANT Stevens Family Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



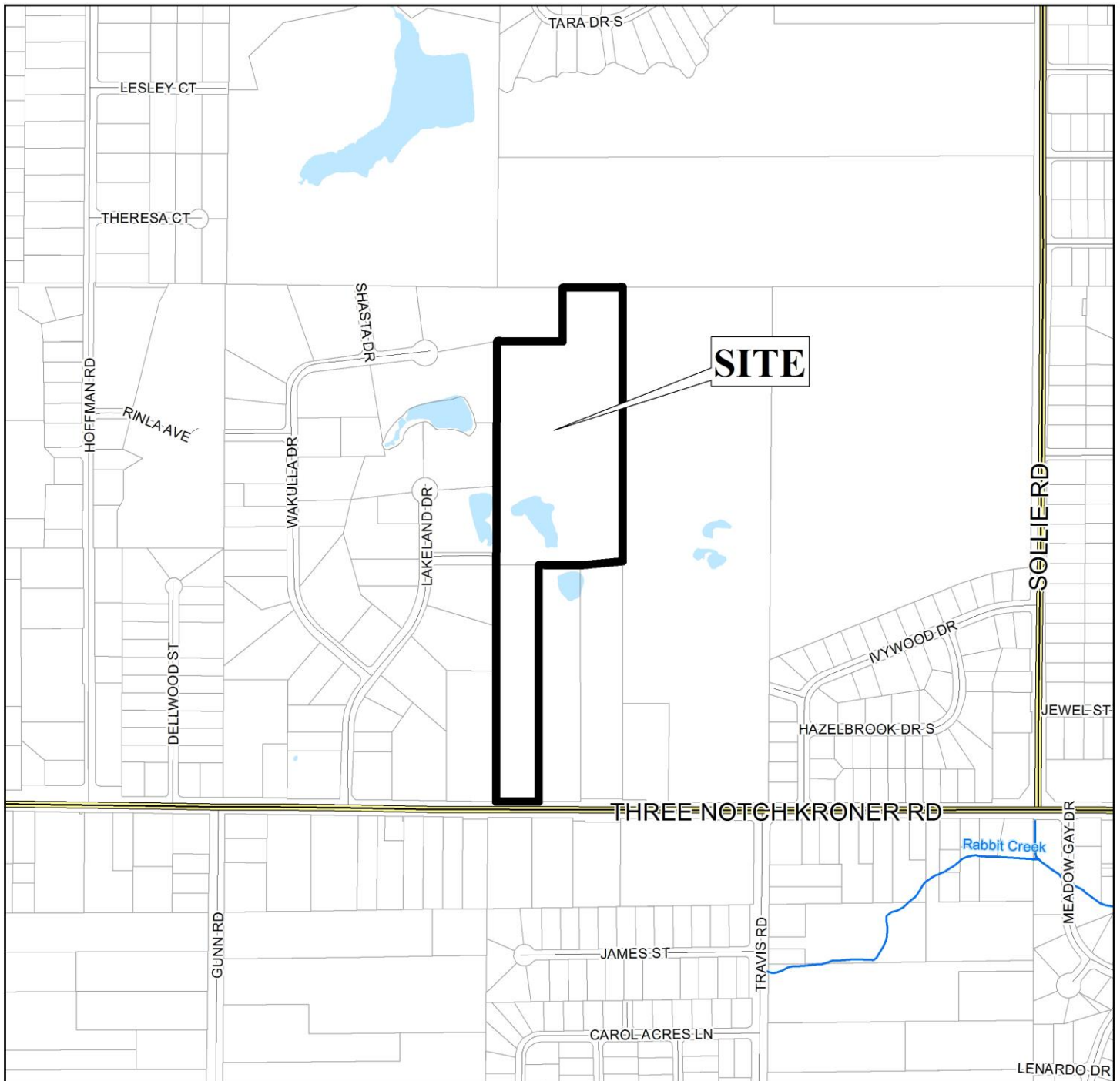
APPLICATION NUMBER 3 DATE August 17, 2017

APPLICANT Stevens Family Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE August 17, 2017

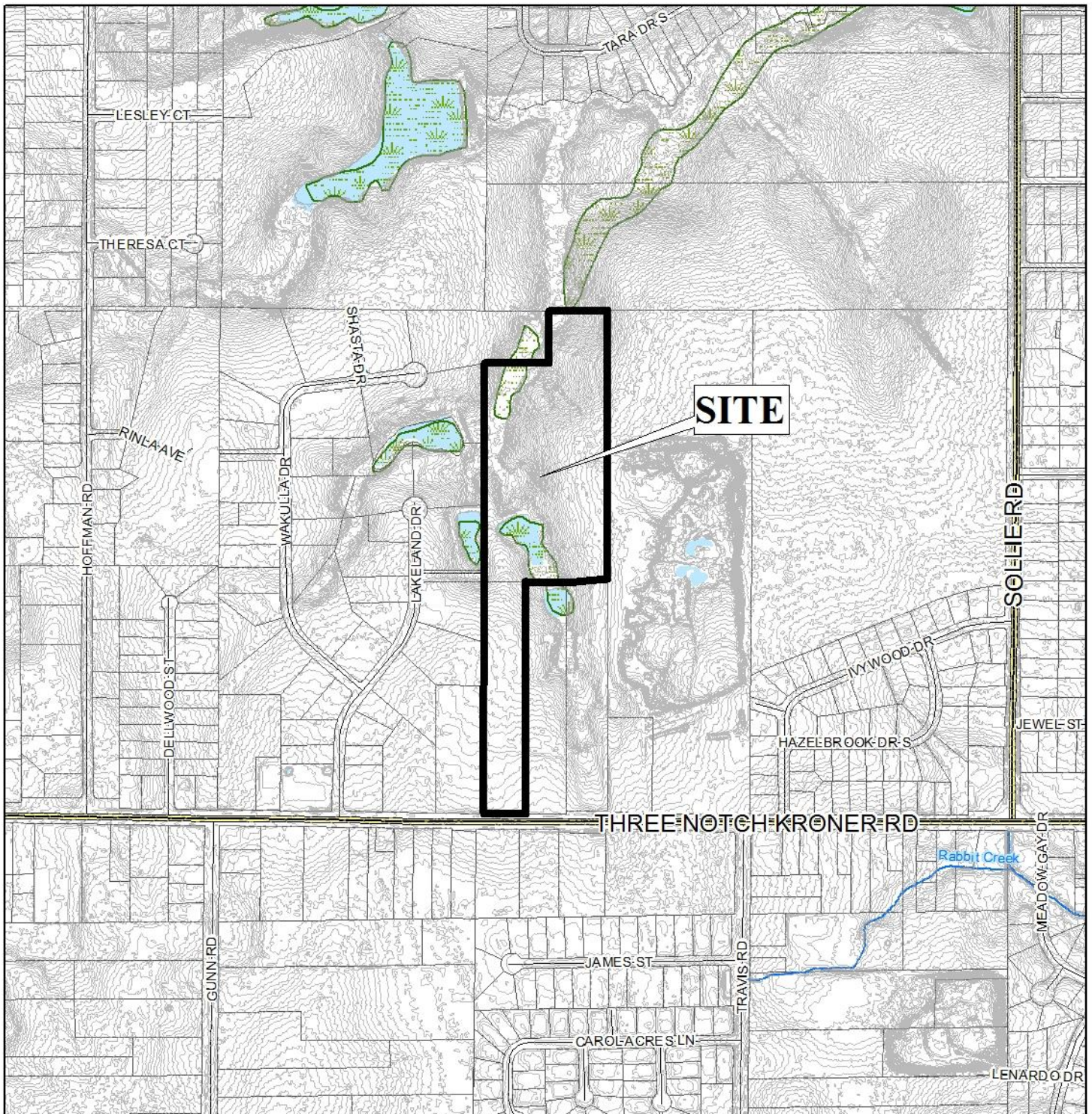
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REQUEST Subdivision

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



ENVIRONMENTAL LOCATOR MAP



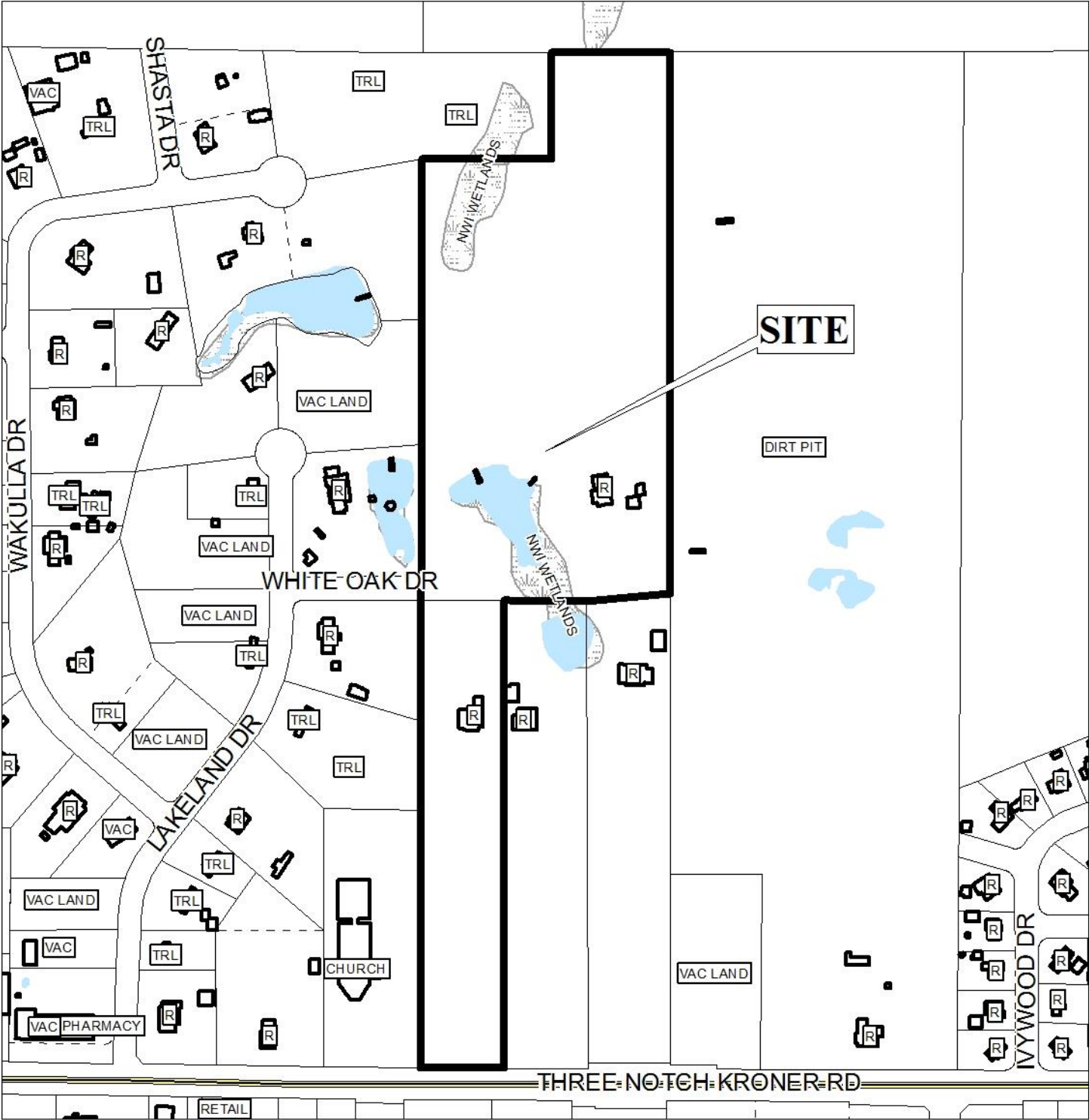
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APPLICANT Stevens Family Subdivision

REQUEST Subdivision



STEVENS FAMILY 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



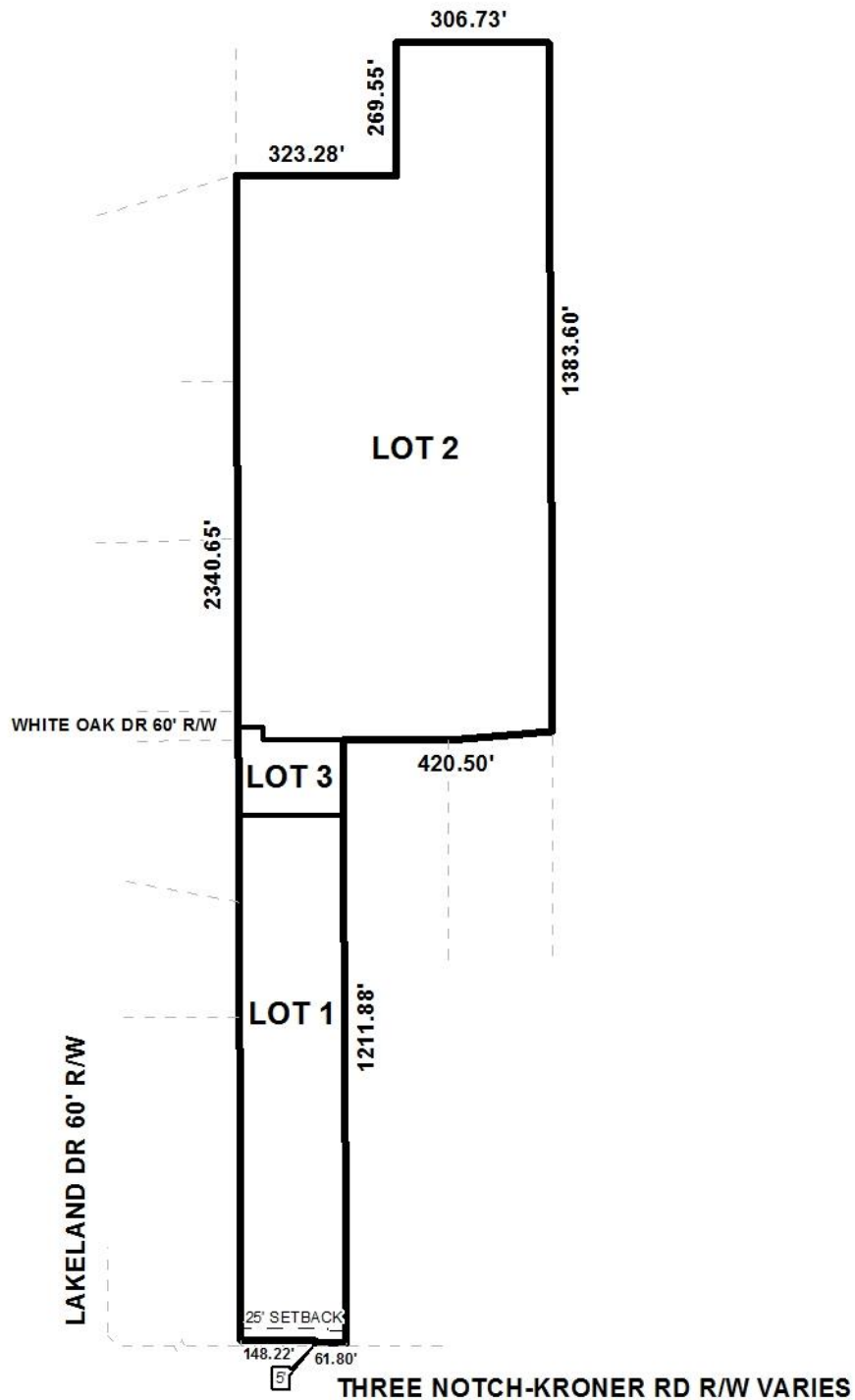
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APPLICATION NUMBER 3 DATE August 17, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE August 17, 2017

APPLICANT Stevens Family Subdivision

REQUEST Subdivision

