

## **YATES 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.

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).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 12± acre subdivision which is located on the West side of Sollie Road at the East terminus of Oxford Lane and Cambridge Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and septic tanks. The purpose of this application is to create two (2) legal lots of record from one (1) metes and bounds parcel. Each lot will be more than 1 acre in size.

The proposed lots front Sollie Road, which is considered a major street per the Major Street Plan. As a major street, Sollie Road requires a 100' right-of-way width. The preliminary plat illustrates an existing 80' right-of-way width along Sollie Road. If approved, the Final Plat should be revised to provide 50' dedication from the centerline of Sollie Road.

There is one (1) single family dwelling located on Lot 1 and one (1) single family dwelling located on Lot 2 of the proposed Yates Place subdivision. Lot 1 illustrates an unpaved driveway extending from Sollie Road to the single family dwelling. There is also a pond on the proposed Lot 1. The proposed lots are adjacent to the Ole Mill House Subdivision.

It should be noted that the preliminary plan illustrates Lot 2 as a flag shaped lot. Section V.D.1. of the Subdivision Regulations state, *"Panhandle or flag lots shall generally not be allowed, but may be permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity; or, where unusual circumstances such as an odd shaped lot exists; or, separate disparate uses exist on a single lot; or, where there are natural or pre-existing man-made barriers which may cause an undue hardship on the land owner or in the case of a family division"*. The applicant did not provide documentation that this is a family subdivision, and the proposed Lot 2 could be easily be configured to have adequate street frontage and not be a flag lot. There are 2 flag lots that are legal lots of record within one-tenth of a mile of the site, possibly making a waiver of Section V.D.1. of the Subdivision Regulations appropriate.

The minimum building setback lines are not indicated on the preliminary plat. If approved, the proposed Lot 1 should illustrate a 25' minimum building setback line along Sollie Road on the

Final Plat. The proposed Lot 2 is less than 60' wide at Sollie Road; therefore the minimum building setback line should be located where the lot is at least 60' wide on the Final Plat, if approved. The setback lines should take into account any required right-of-way dedication.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 15,000 square foot minimum lot size requirement for lots served by public water and individual septic systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

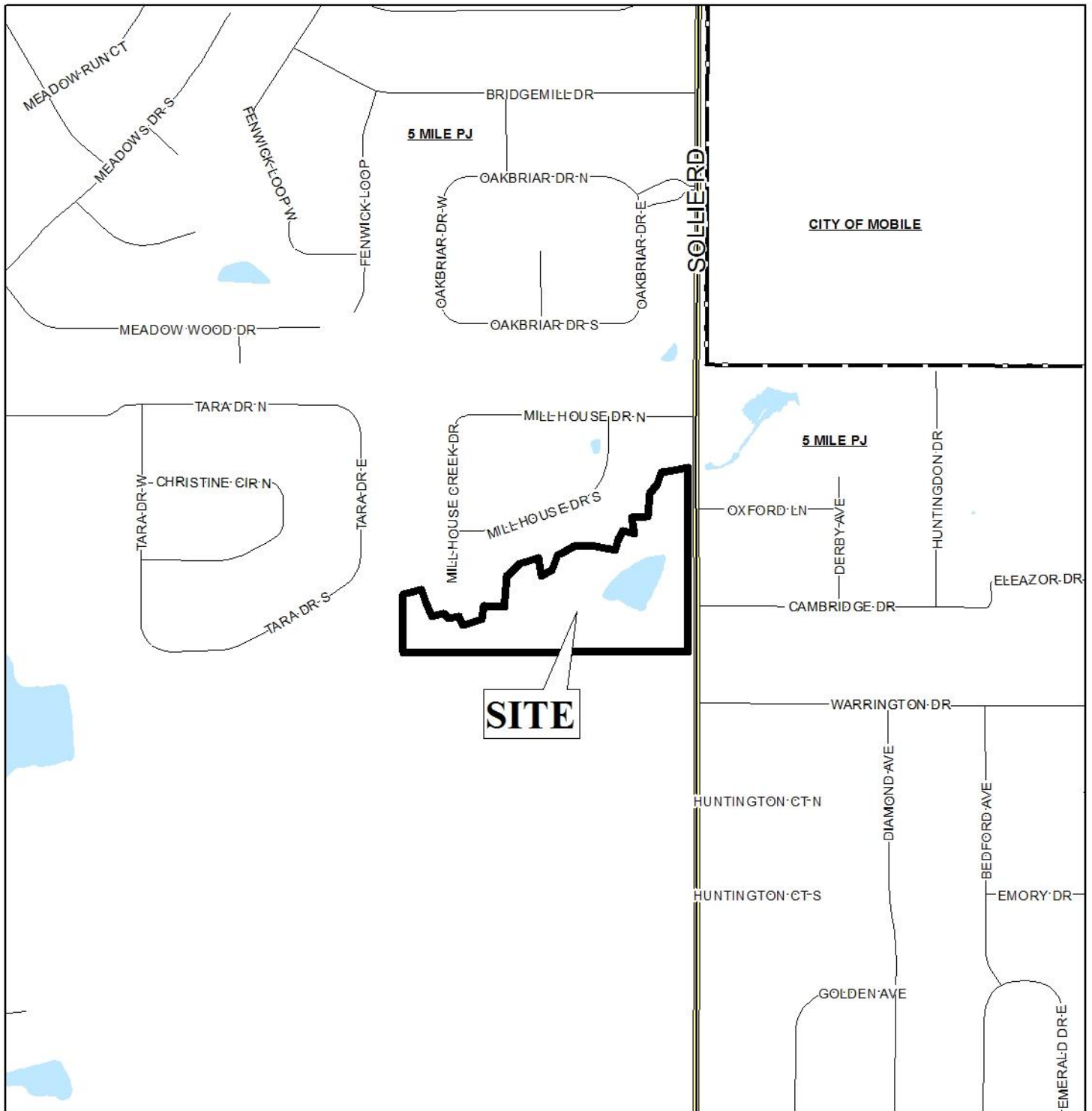
As a means of access management, a note should be placed on the Final Plat, if approved, stating that each lot is limited to one curb cut to Sollie Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; 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 should be placed on the Final Plat, if approved.

Based upon the preceding, with a waiver of Section V.D.1. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Revision to provide 50' dedication from the centerline of Sollie Road;
- 2) Revision of lot size information in both square feet and acres after dedication;
- 3) Illustration of the 25' minimum building setback line along Sollie Road for Lot 1;
- 4) Illustration of the minimum building setback line where Lot 2 is at least 60' wide;
- 5) Placement of a note on the Final Plat stating that each lot is each limited to one curb cut to Sollie Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) 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;
- 7) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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*
- 8) Compliance with Fire Comment: *(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



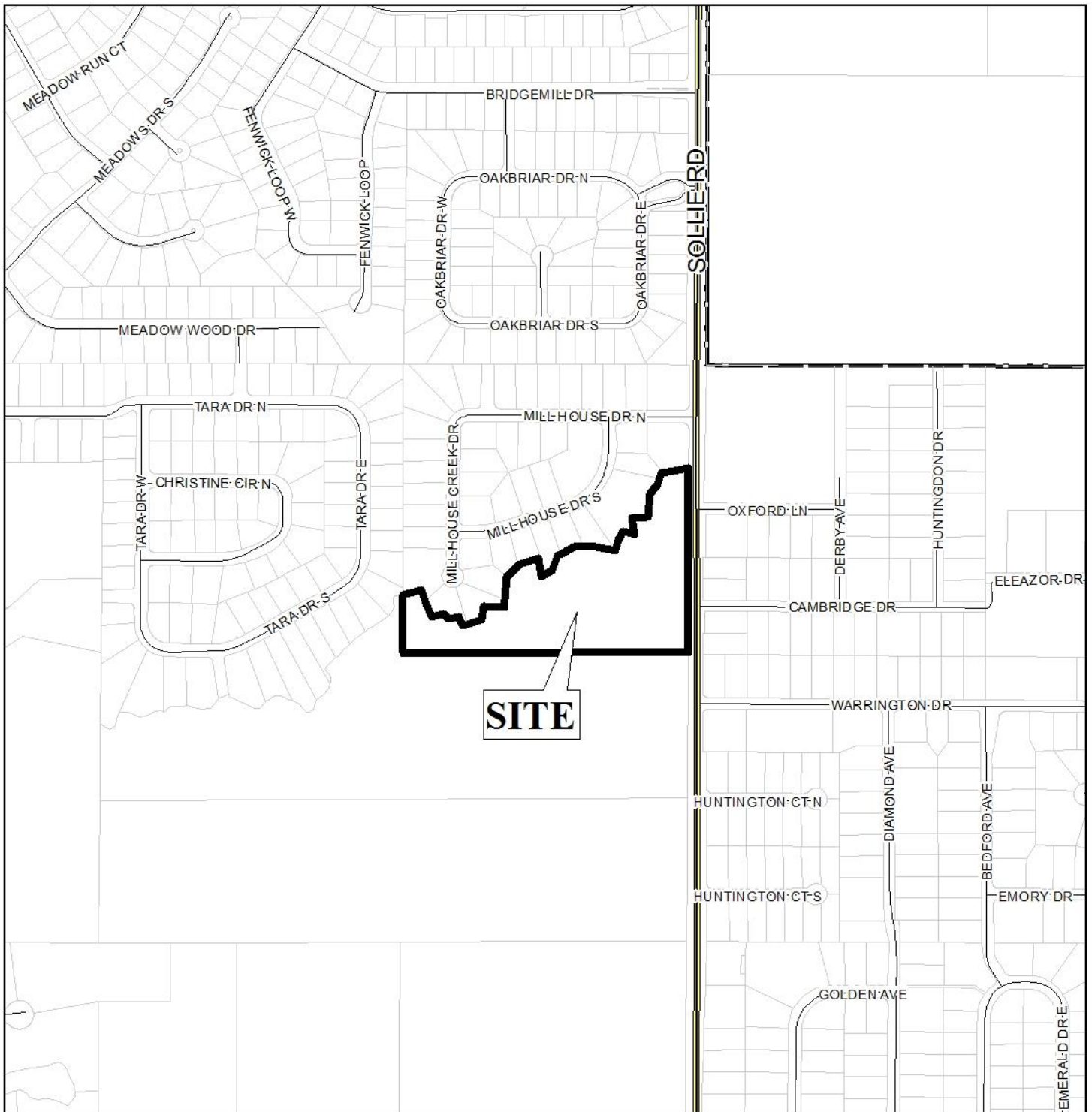
APPLICATION NUMBER 3 DATE January 5, 2017

APPLICANT Yates Place Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE January 5, 2017

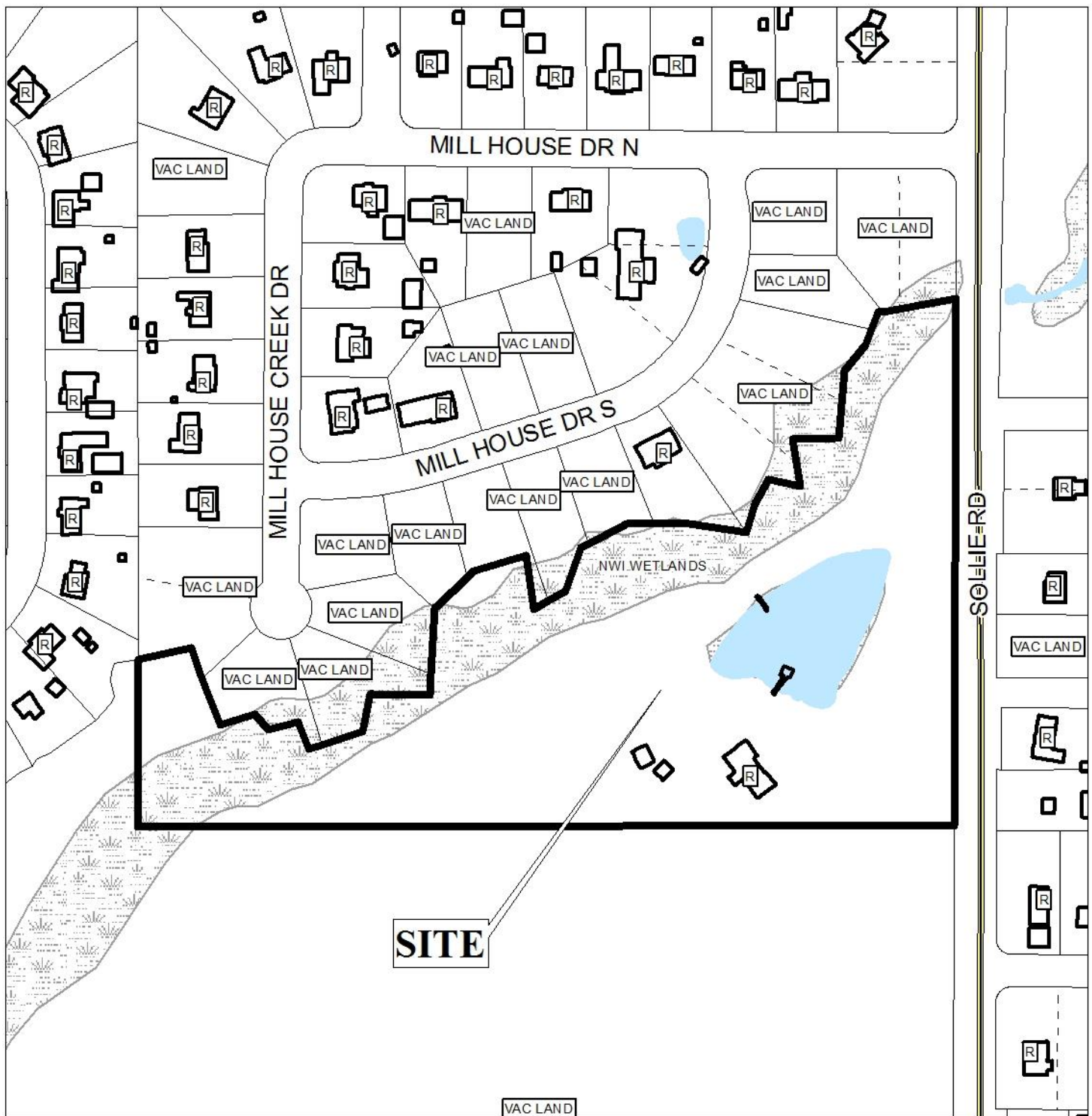
APPLICANT Yates Place Subdivision

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# YATES PLACE SUBDIVISION



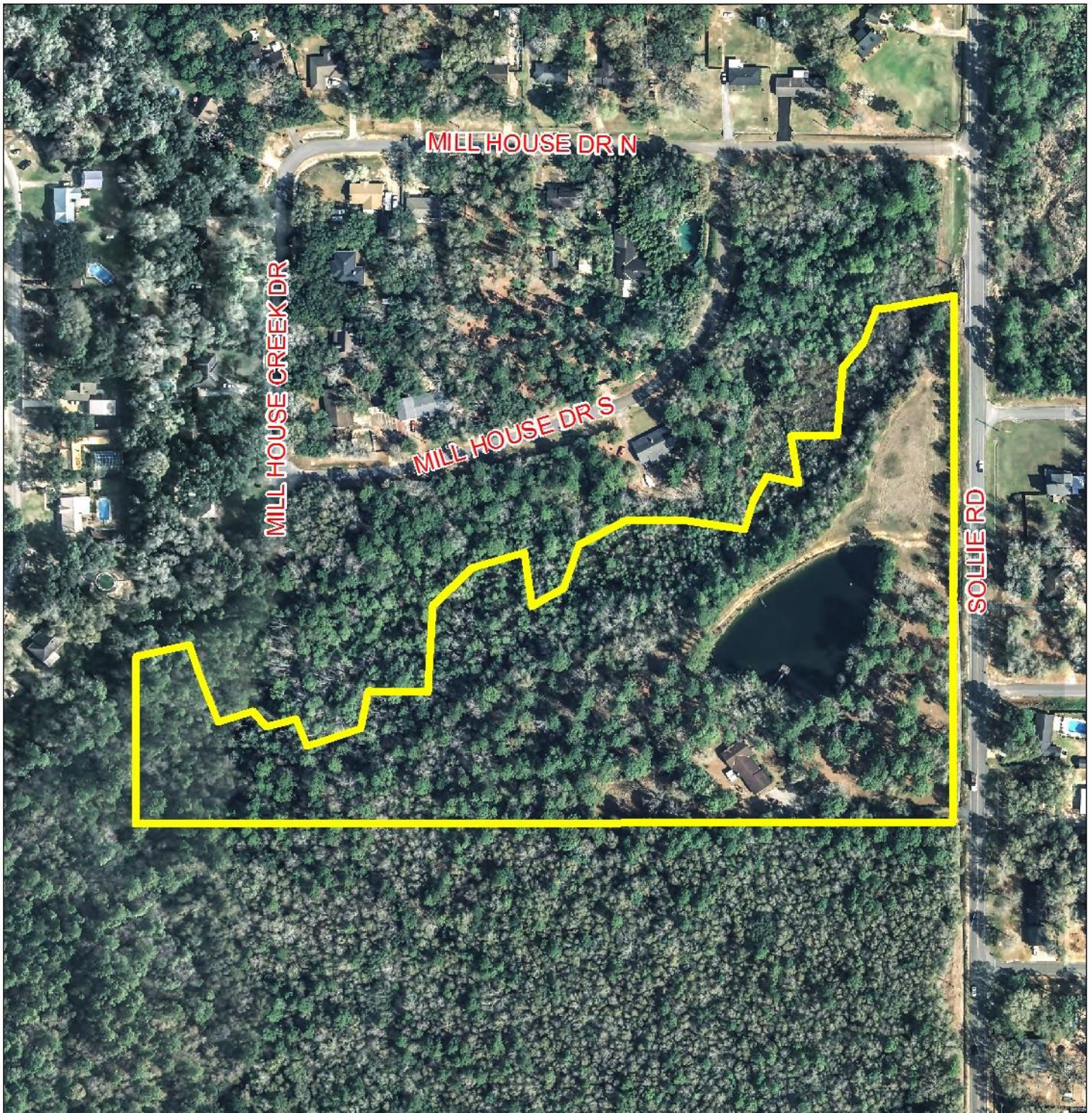
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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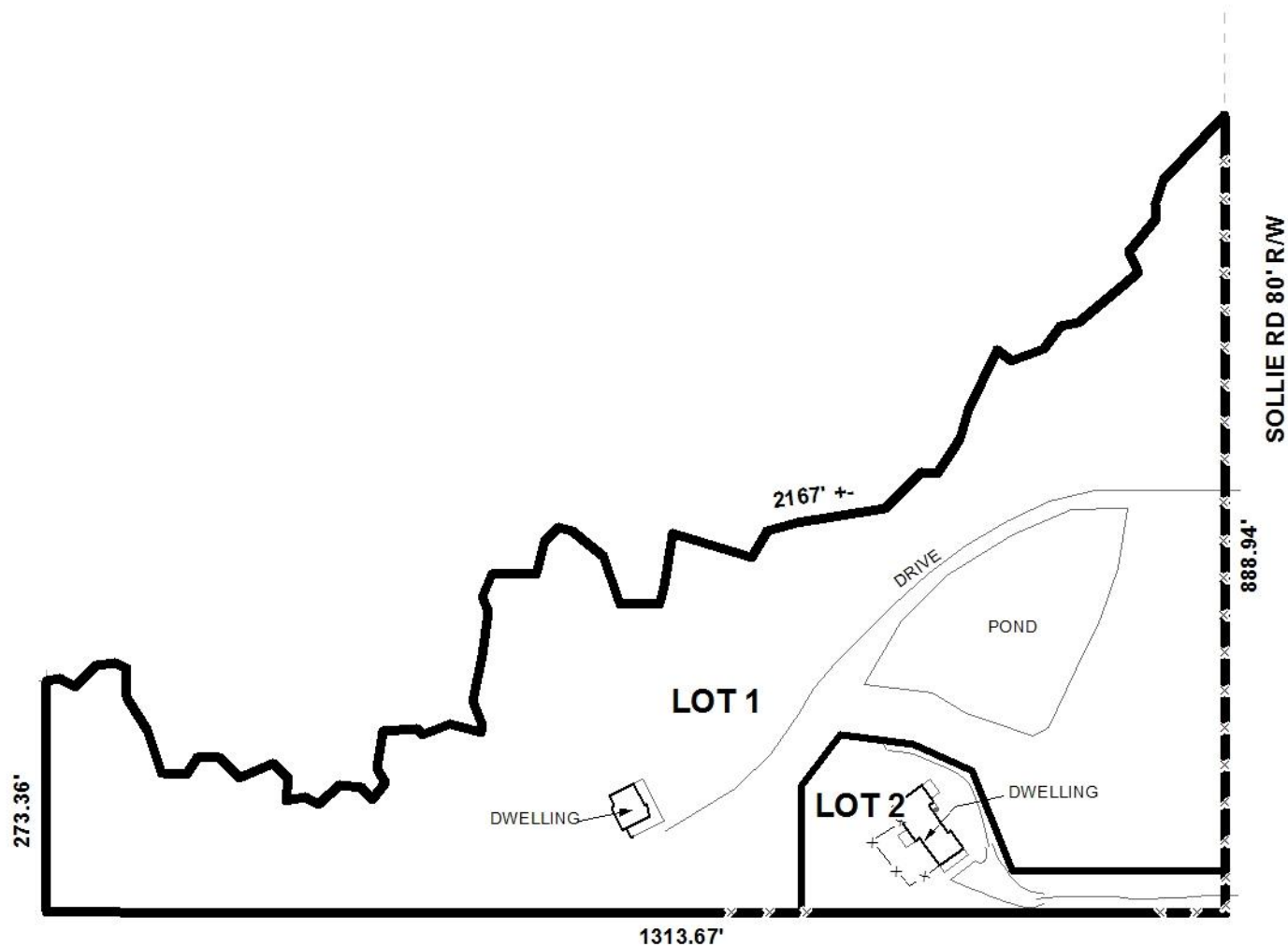


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# DETAIL SITE PLAN



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REQUEST Subdivision







