

## **EZELL WALKER'S 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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: Comments not provided.

The plat illustrates the proposed 2 lot, 1.3 ± acre subdivision located on the South side of Helton Road, 530'± West of Hillview Road. The applicant states that the subdivision is served by public water and an individual septic system.

The purpose of this application is to create two legal lots from a metes and bounds parcel. After research, staff was able to determine that the parcel did exist prior to 1984 therefore additional information will not be required.

Aerial photographs from 2006 show a structure on the property which appears to be very close to where the new proposed property line would be. A holdover is recommended to allow the applicant to amend the plat to show the structure and the setback between the structure and the proposed property line.

The site fronts on Helton Road, a minor street with adequate 60' right-of-way.

Proposed Lot 1 will have approximately 89' of frontage onto Helton Road while proposed Lot 2 will have approximately 25' of frontage. A note should be placed on the final plat stating that Lots 1 and 2 shall share a curb cut onto Helton Road with the size, design and location to be approved by County Engineering.

Proposed Lot 2 will be a flag lot with only 25' of frontage, which is not in compliance with Sections V.D.1 and V.D.3 of the Subdivision Regulations. Section V.D.1 of the regulations states, "*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.*" Additionally, it states, "*Requests for panhandle or flag lots shall be accompanied by evidence showing that each panhandle or flag lot is necessary to allow the site owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship.*" After research, staff was able to locate three Planning Commission approved flag lots within 1000' feet (fronting Theodore-Dawes Road) of the

proposed subdivision. If approved, however, there should be no resubdivision of proposed Lot 2 until additional street frontage can be provided.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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 should be placed 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.7. of the Subdivision Regulations.

The plat is recommended for Holdover to the October 16th meeting, with revisions due by October 3rd to allow the applicant to address the following:

- 1) Submittal of a revised plat to show the current structure with all the proper dimensions and setbacks, and
- 2) Revision of the plat to show each lot size in square feet.

**Revised for the October 16<sup>th</sup> meeting:**

The application was heldover from the September 18<sup>th</sup> meeting to allow the applicant to submit a revised plat to show the current structures with all the proper dimensions and setbacks and label each lot with the size in square feet. Though the applicant did not submit any further information, there are no building setbacks in the County other than the 25' front building setback line.

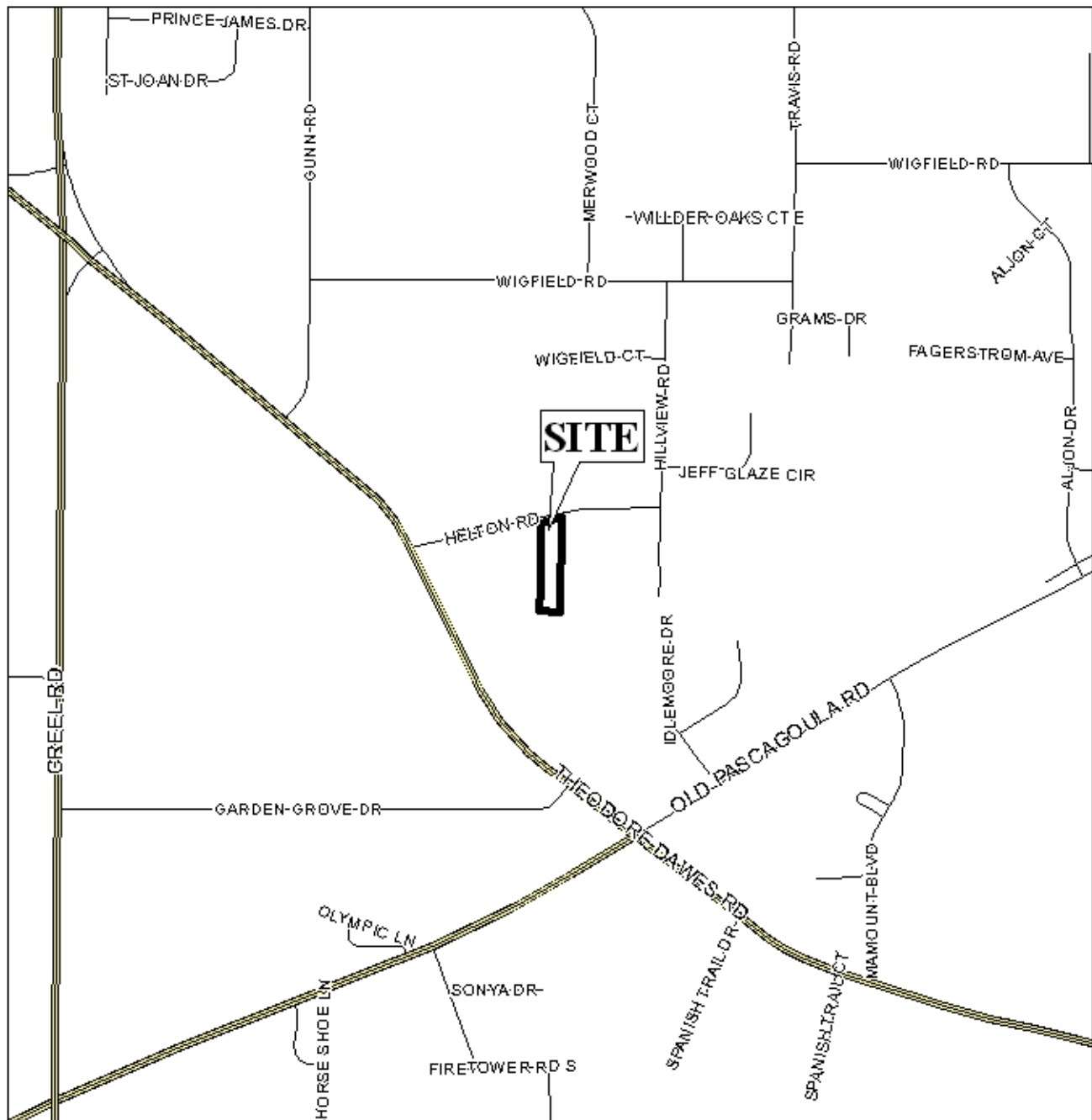
With a waiver of sections V.D.1 and V.D.3 of the Subdivision Regulations, this application is recommended for Tentative Approval based on the following:

- 1) Placement of a note on the plat stating that Lots 1 and 2 will share one curb cut onto Helton Road with the size, location and design to be approved by County Engineering;
- 2) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 3) placement of a note stating that there will be no further subdivision of Lot 2 without additional frontage on a public street;
- 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.7. of the Subdivision Regulations;
- 5) revision of the plat to show each lot size in square feet; and
- 6) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE October 16, 2008  
APPLICANT Ezell Walker's Family Division Subdivision  
REQUEST Subdivision



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APPLICATION NUMBER 4 DATE October 16, 2008

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
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APPLICATION NUMBER 4 DATE October 16, 2008

