

## **BAUGHN 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, 1.3± acre subdivision which is located on the North side of Leatherwood Drive, 2/10 mile± West of Carol Plantation Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic tanks. The purpose of this application is to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

The proposed lots front Leatherwood Drive, an unpaved minor street without curb and gutter. As a minor street without curb and gutter, Leatherwood Drive requires a 60' right-of-way width. The preliminary plat illustrates a non-compliant 50' right-of-way width thus dedication is required.

It should be noted that the preliminary plat illustrates Lot B 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 has not indicated what other factors may necessitate the division as proposed. There do not appear to be any Planning Commission approved flag lots within the nearby area.

The preliminary plat illustrates a 25' minimum building setback line along Leatherwood Drive for the proposed Lot A. If approved, the 25' minimum building setback along Leatherwood Drive for the proposed Lot A should be retained on the Final Plat. The preliminary plat also illustrates a minimum building setback where the proposed Lot B is at least 60' wide. If approved, the building setback for the proposed Lot B should be retained on the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 15,000 square foot minimum lot size requirement for lots served by public water and

individual septic systems. The lot size information for each lot is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

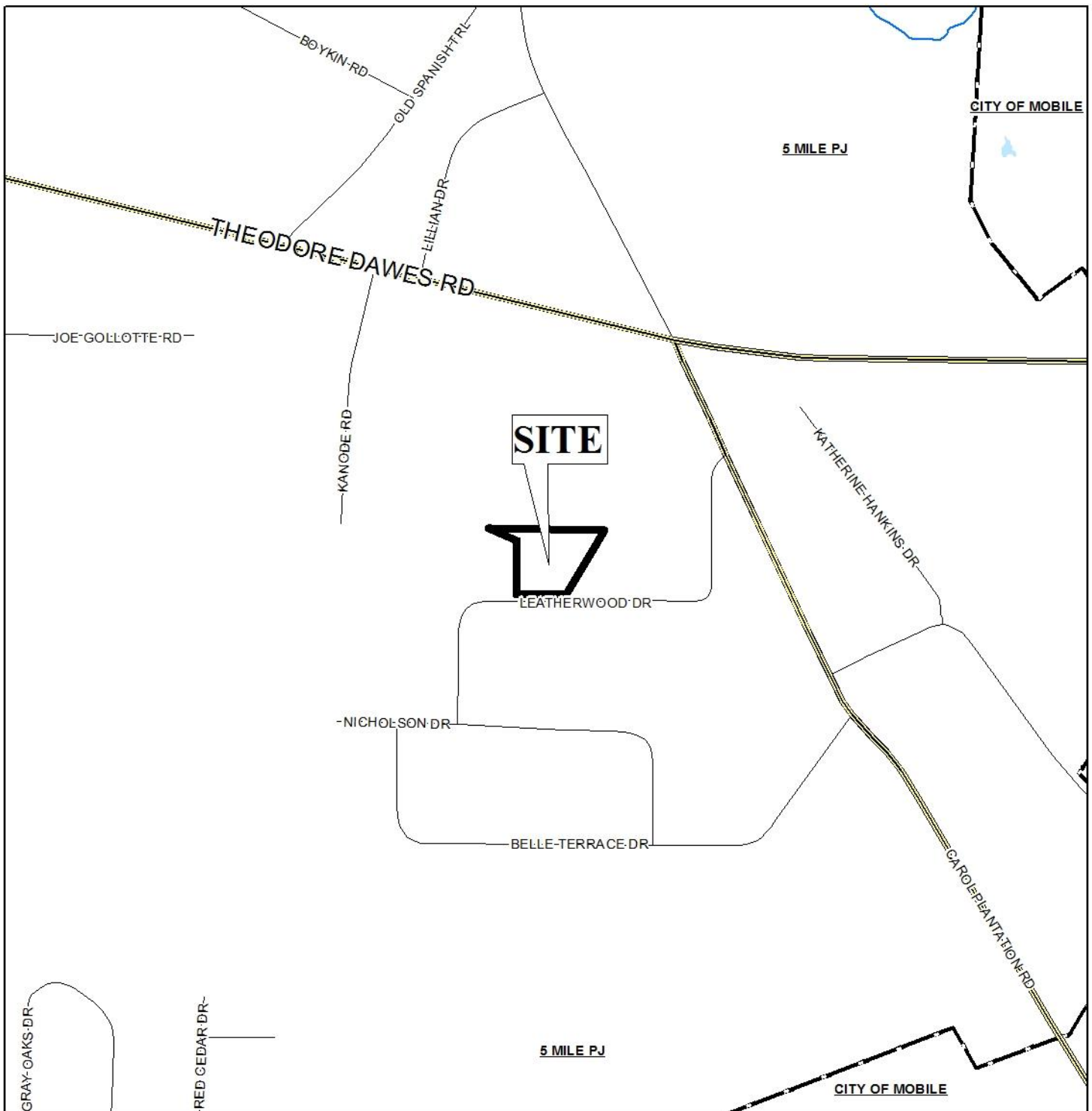
As a means of access management, a note should be placed on the Final Plat, if approved, stating that each lot is limited to one curb to Leatherwood Drive, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

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, this application is recommended for Denial due to the following:

- 1) Lack of justification for the request; and
- 2) No Planning Commission approved flag lot precedent nearby.

# LOCATOR MAP



APPLICATION NUMBER 5 DATE February 1, 2018

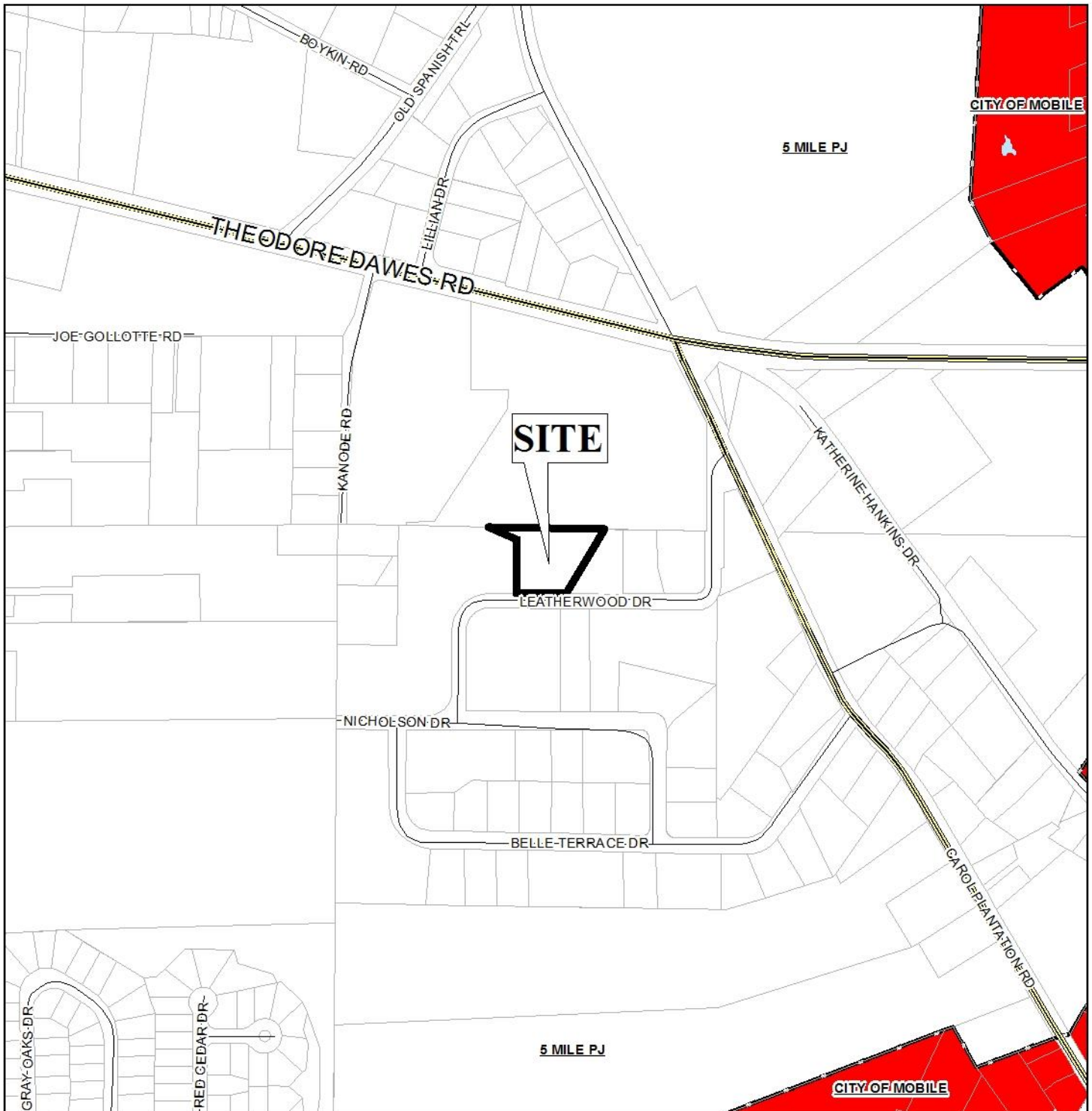
APPLICANT Baughn Subdivision

REQUEST Subdivision



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# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE February 1, 2018

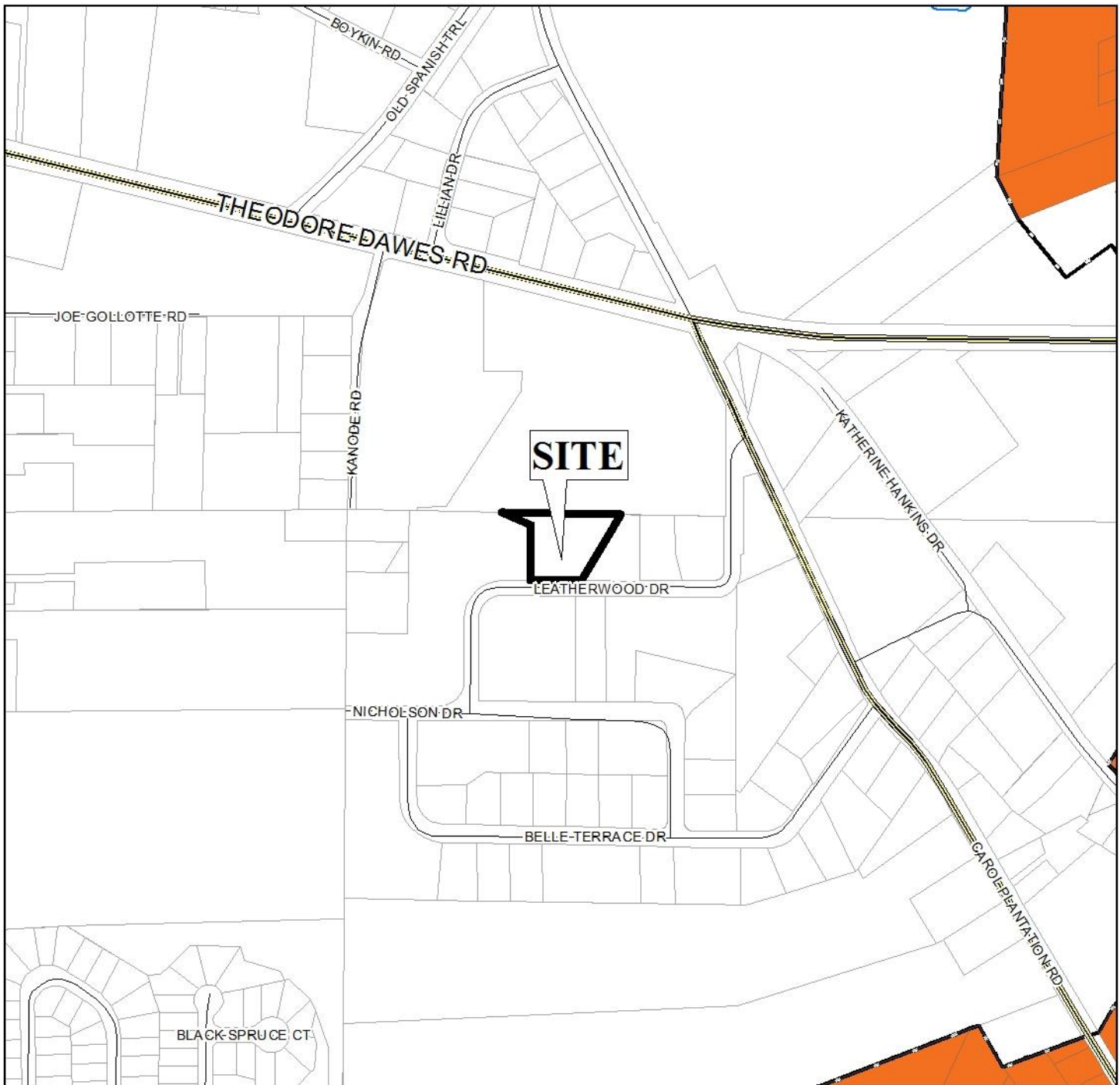
APPLICANT Baughn Subdivision

REQUEST Subdivision



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# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE February 1, 2018

APPLICANT Baughn Subdivision

REQUEST Subdivision

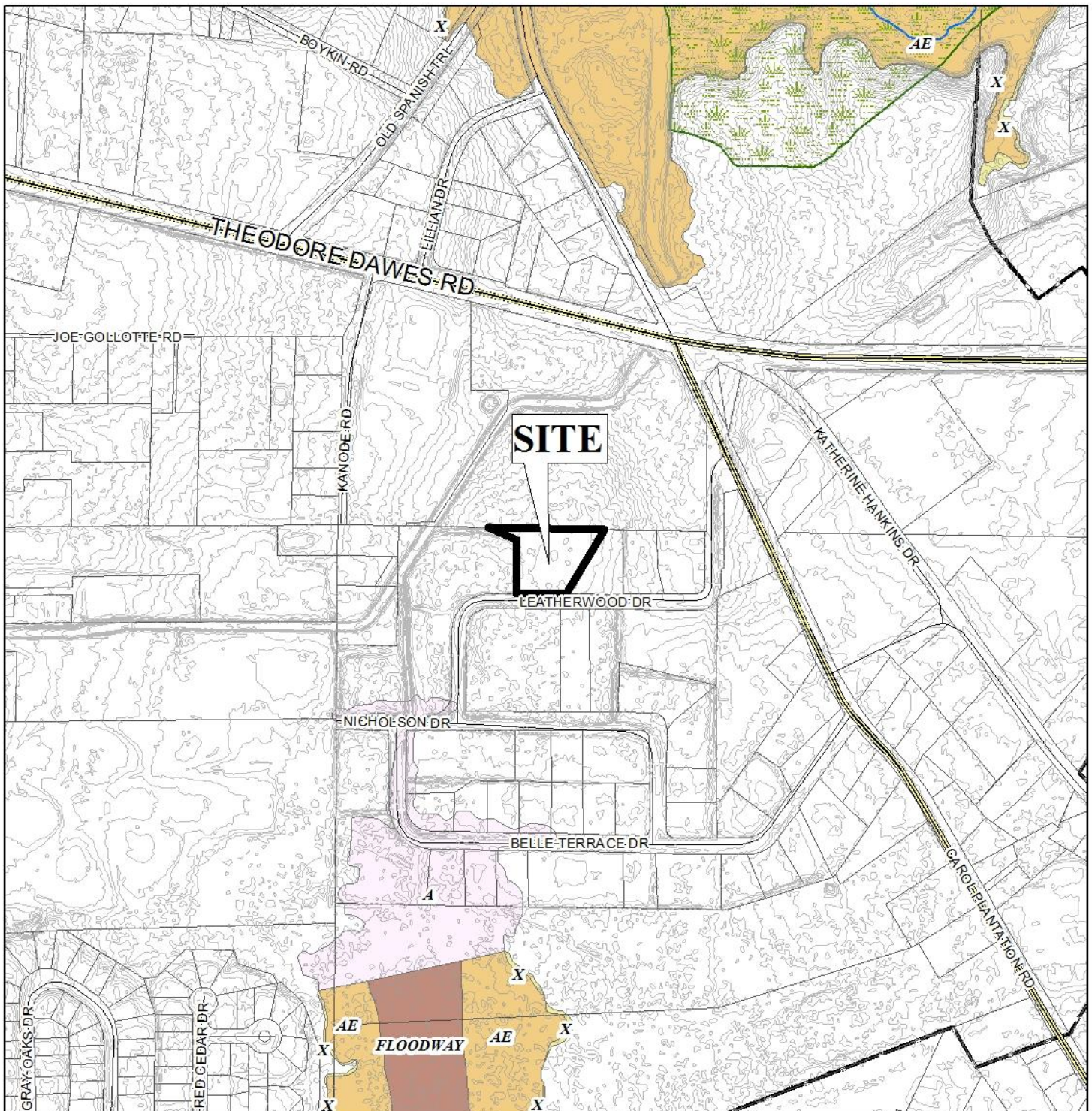
Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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# ENVIRONMENTAL LOCATOR MAP



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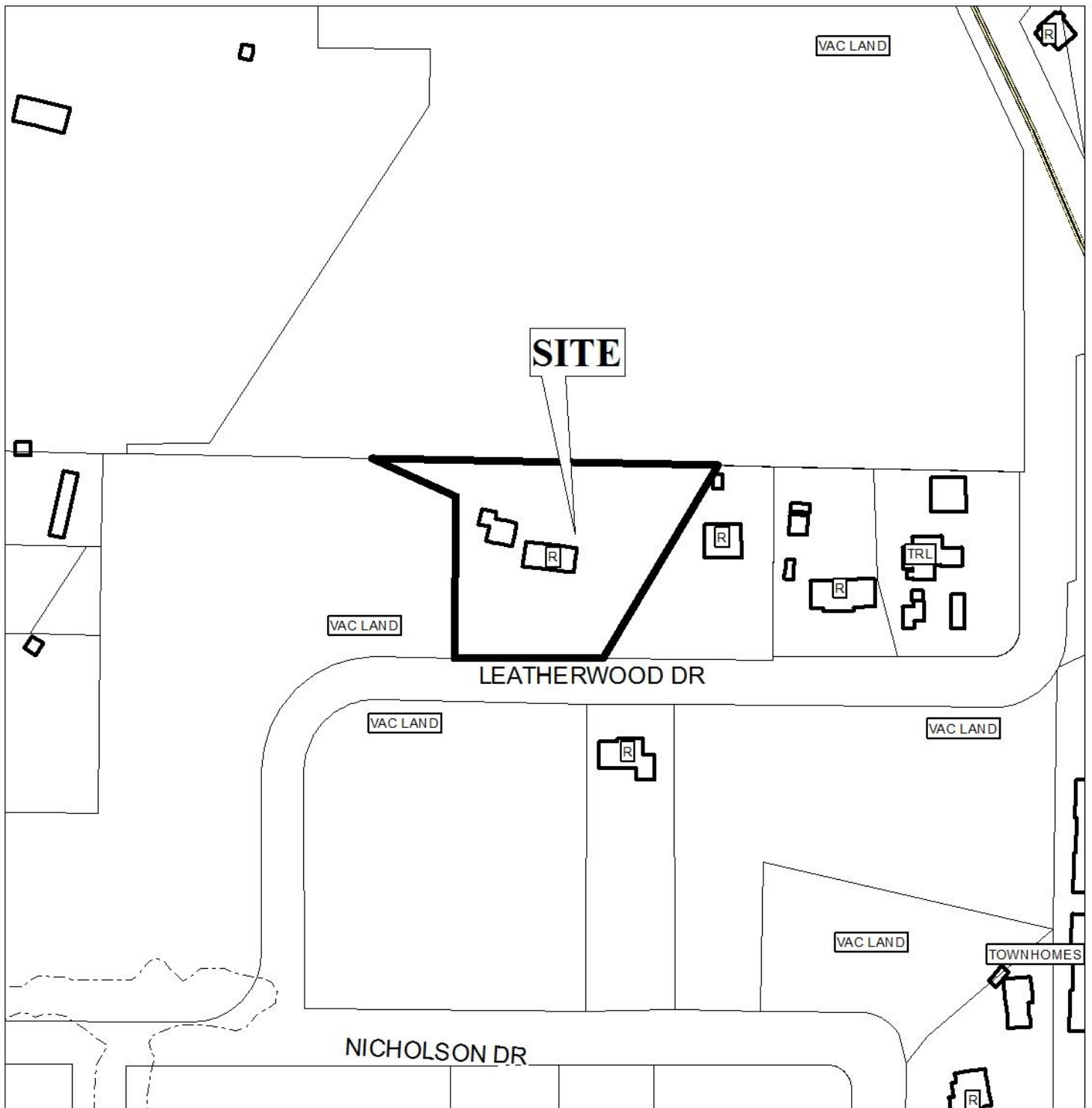
APPLICANT Baughn Subdivision

REQUEST Subdivision



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# BAUGHN 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





# BAUGHN SUBDIVISION

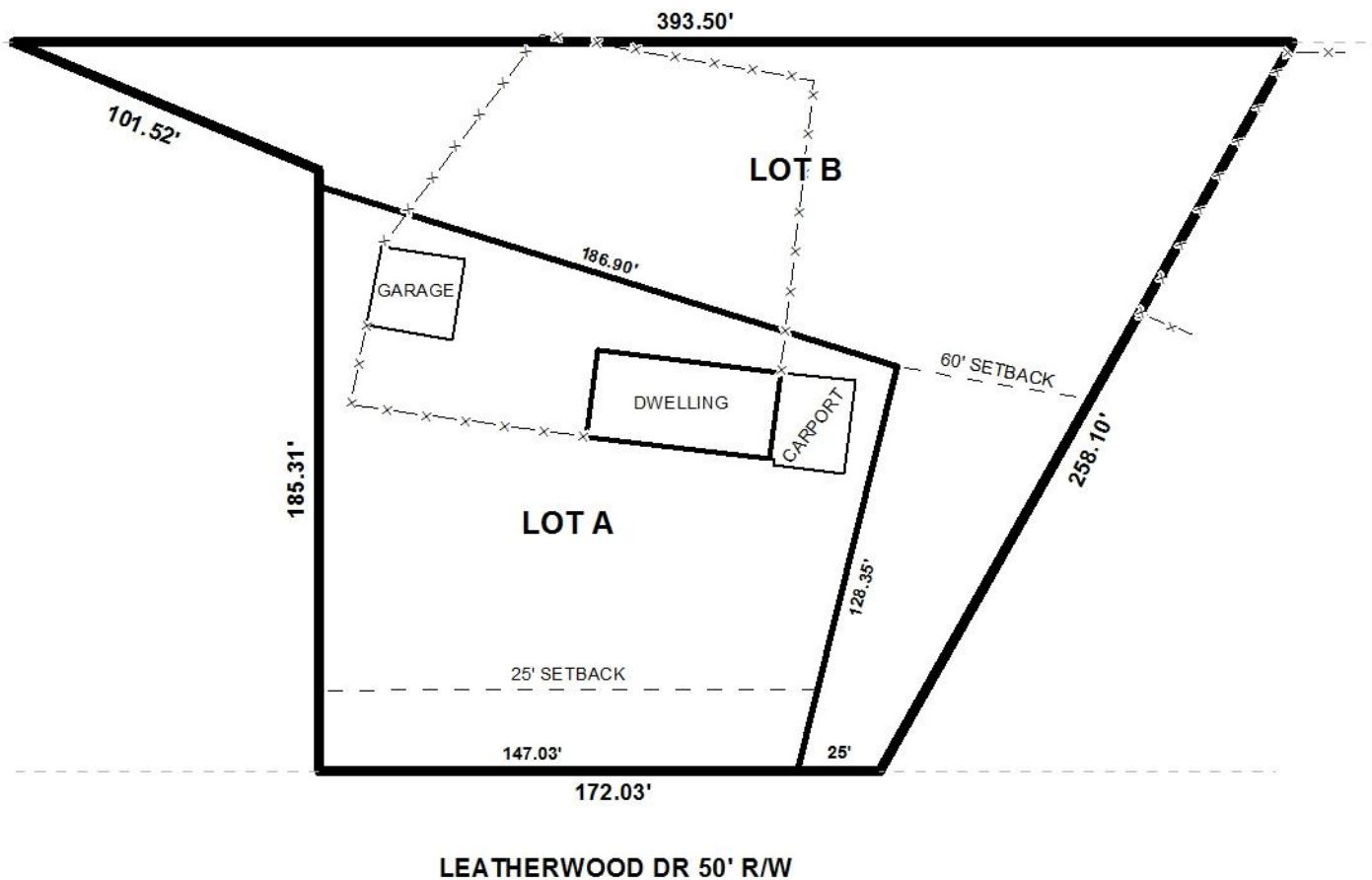


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# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE February 1, 2018

APPLICANT Baughn Subdivision

REQUEST Subdivision



