

GRELOT ROAD SUBDIVISION, NORTHPORT HOLDING LLC, ADDITION TO

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, 9.11± acre subdivision which is located on the North side of Grelot Road, 3/10± mile West of Schillinger Road South. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer systems. The purpose of this application is to amend a previously recorded plat to alter an interior lot line between two legal lots of record.

The subject site was originally part of a 3-lot subdivision that was approved by the Planning Commission at its May 2, 2002 meeting. During this time only one of the three lots were recorded and approvals for the additional two lots had expired. Then at its August 6, 2015 meeting, the Planning Commission approved a 6-lot subdivision of the subject site. The applicant now desires to relocate an interior lot line 200'± North of its current location between the proposed Lots A and B. The relocation of the interior lot line will increase the size of the proposed Lot A while decreasing the size of the proposed Lot B.

It should be mentioned that one of the conditions of the 2015 approval was that there would be no future subdivisions of Lots 1 through 6 until additional frontage along a paved public or private street is provided. Since the number of lots is not being increased, the Planning Commission should consider the request.

The proposed lots front Grelot Road, a major street with a 100' right-of-way as shown on the Major Street Plan Component of the Comprehensive Plan. The right-of-way width is depicted as "115'+'' on the preliminary plat and should be retained on the Final Plat, if approved.

The preliminary plat depicts minimum building setback lines for each lot. The setback line for Lot A is 25 feet from the property line. The setback line for Lot B is over 640' from the front property line, as that is where the proposed lot is at least 60 feet in width. If approved, the minimum building setback line for each proposed lot should be retained on the Final Plat.

The proposed lots appear to meet the minimum size and frontage requirements as stated in Section V.D.2. of the Subdivision Regulations, however, the proposed lots do not comply with Section V.D.3. of the Subdivision Regulations as it relates to the maximum width to depth ratio. Additionally, due to each lot's irregular shape, the proposed lots are also considered to be "flag" lots. Section V.D.1. of the Subdivision Regulations generally does not allow the use of "flag" lot configurations unless irregularly-shaped lots are common to the area, where there are natural or pre-existing man-made barriers which may cause an undue hardship to the owner, or in the case a family division. Being that this is a family subdivision and has previously been approved by the Planning Commission, a waiver of Section V.D.1. and Section V.D.3. of the Subdivision Regulations will be required, if approved.

A note should be placed on the Final Plat stating that no future subdivisions of Lots A and B is allowed until adequate frontage on a compliant public road or private street is provided.

The width of the "flag pole" sited along Grelot Road for the proposed Lot A depicts a distance of 74.92' wide, while Lot B has 50'± of frontage.

The proposed lots, ranging from 157,392 – 239,881 square feet, exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat, and, if approved, should be retained on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lots A and B are limited to one curb cut each to Grelot Road, with changes to 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, 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 be placed on the Final Plat, if approved.

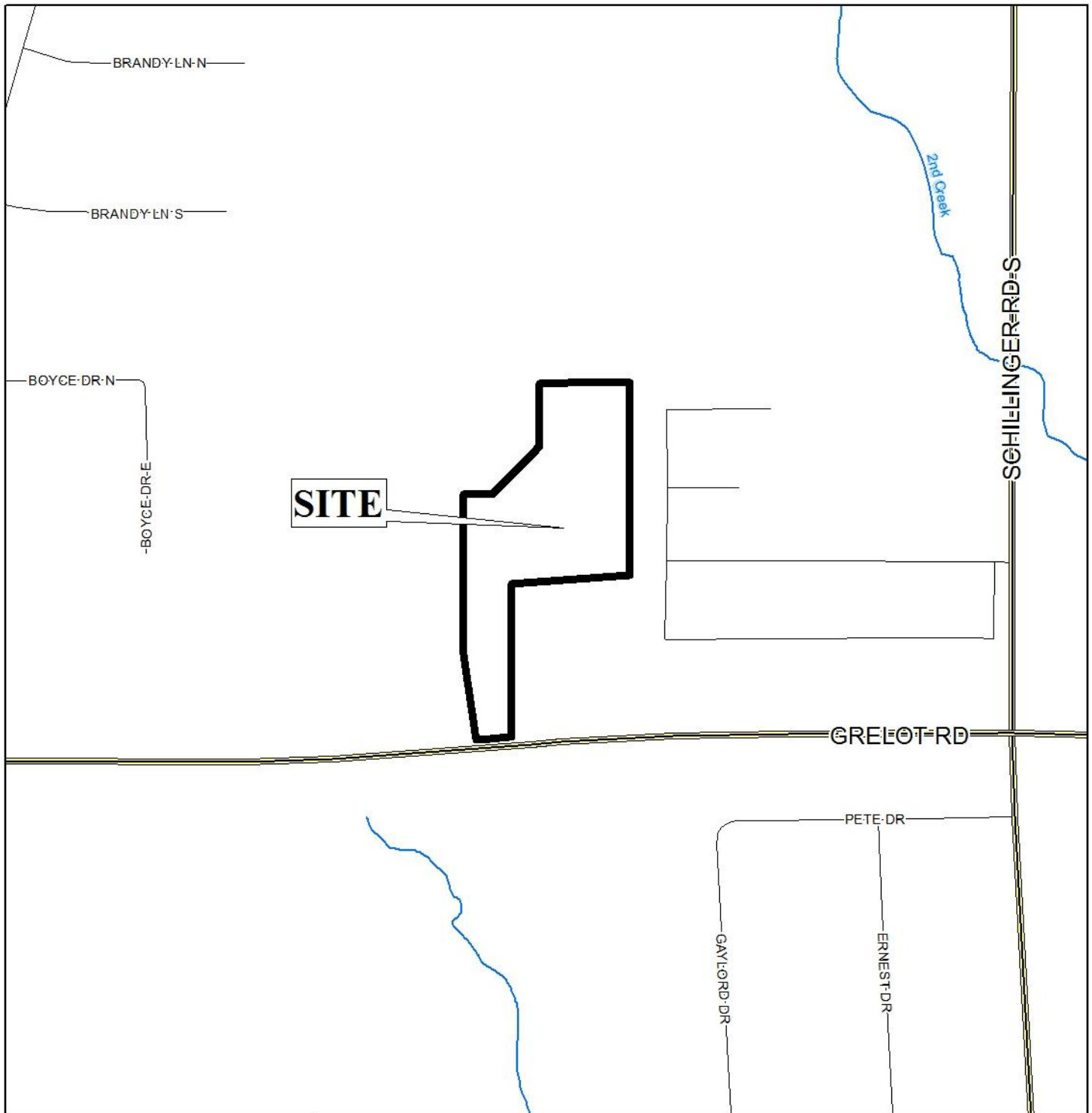
RECOMMENDATION

With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the right-of-way width along Grelot Road;
- 2) Retention of the 25-foot minimum building setback line along Grelot Road for Lot A;
- 3) Retention of the minimum building setback line along Grelot Road for Lot B where the lot is at least 60 feet in width;
- 4) Placement of a note on the Final Plat stating that no future subdivisions of Lots A and B is allowed, with the exception of interior lot line adjustments, until adequate frontage on a compliant public road or private street is provided;
- 5) Retention of the lot size information in both square feet and in acres for each lot;

- 6) Placement of a note on the Final Plat stating that Lots A and B are limited to one curb cut each to Grelot Road, with changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note 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;
- 8) Compliance with 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.); and*
- 9) Compliance with Fire 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)).*

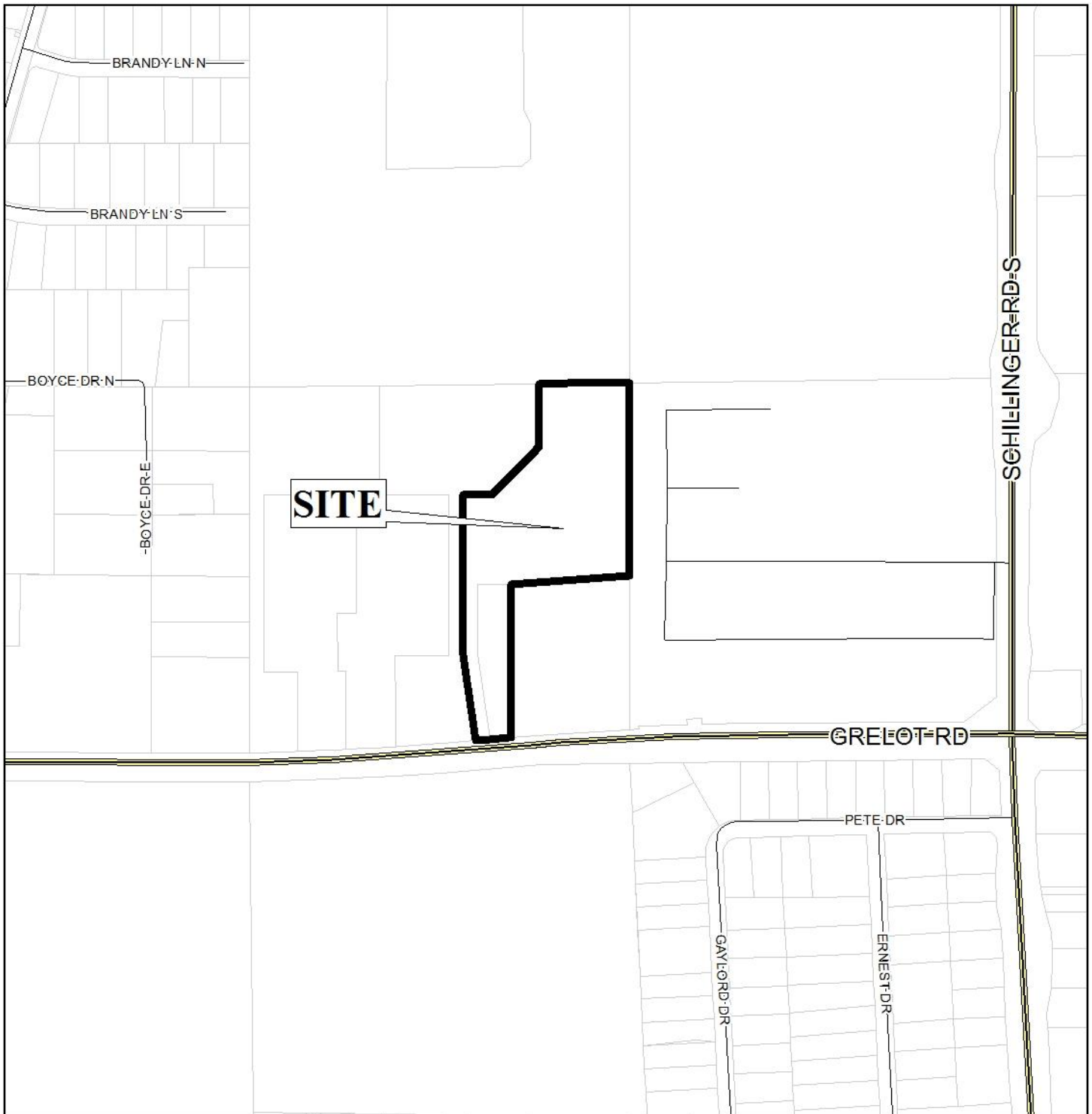
LOCATOR MAP



APPLICATION NUMBER 5 DATE March 9, 2017
APPLICANT Grelot Road Subdivision, Northport Holding LLC, Addition to
REQUEST Subdivision



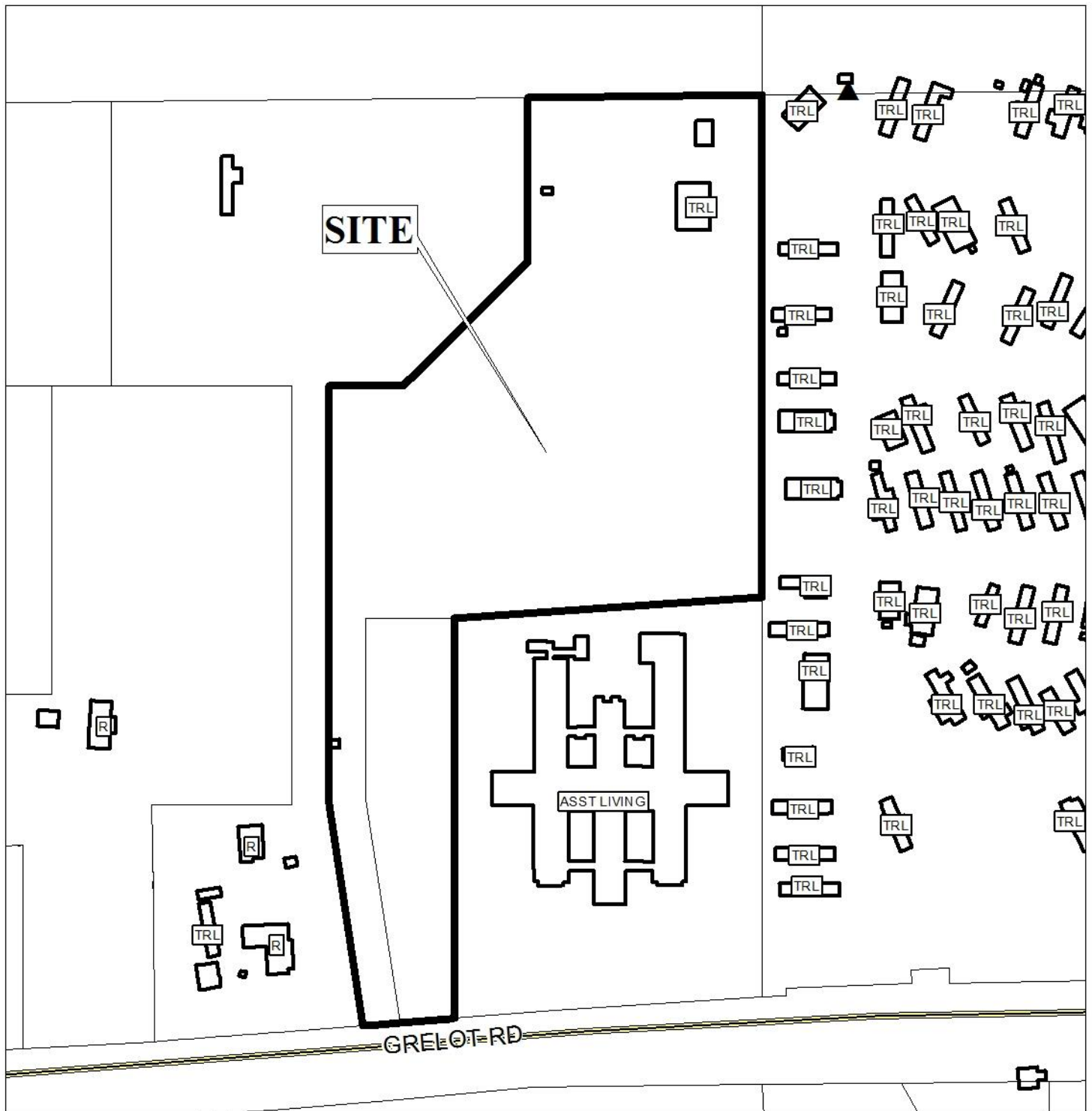
LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE March 9, 2017
APPLICANT Grelot Road Subdivision, Northport Holding LLC, Addition to
REQUEST Subdivision



GRELOT ROAD SUBDIVISION, NORTHPORT HOLDING LLC, ADDITION TO

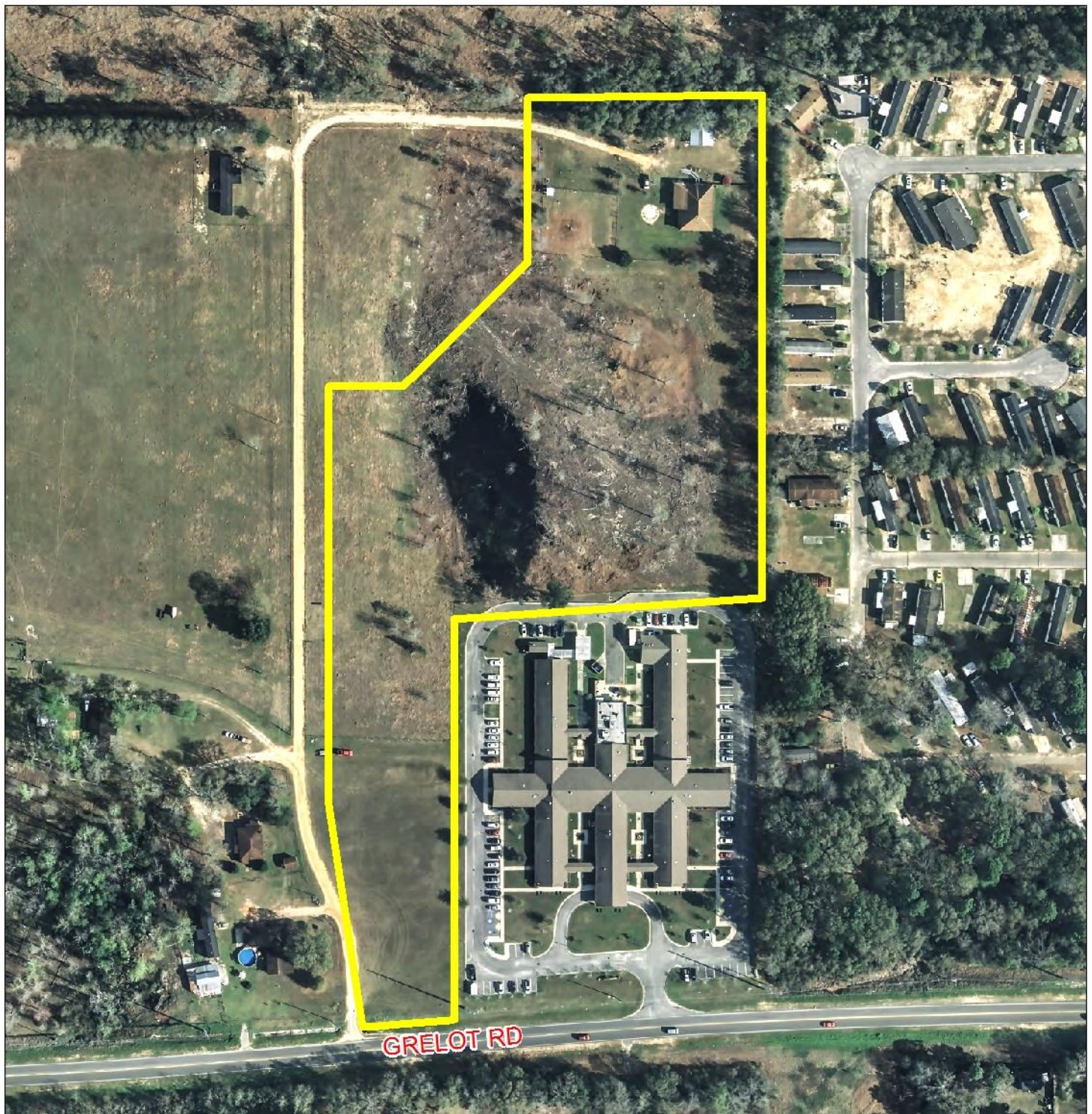


APPLICATION NUMBER 5 DATE March 9, 2017

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



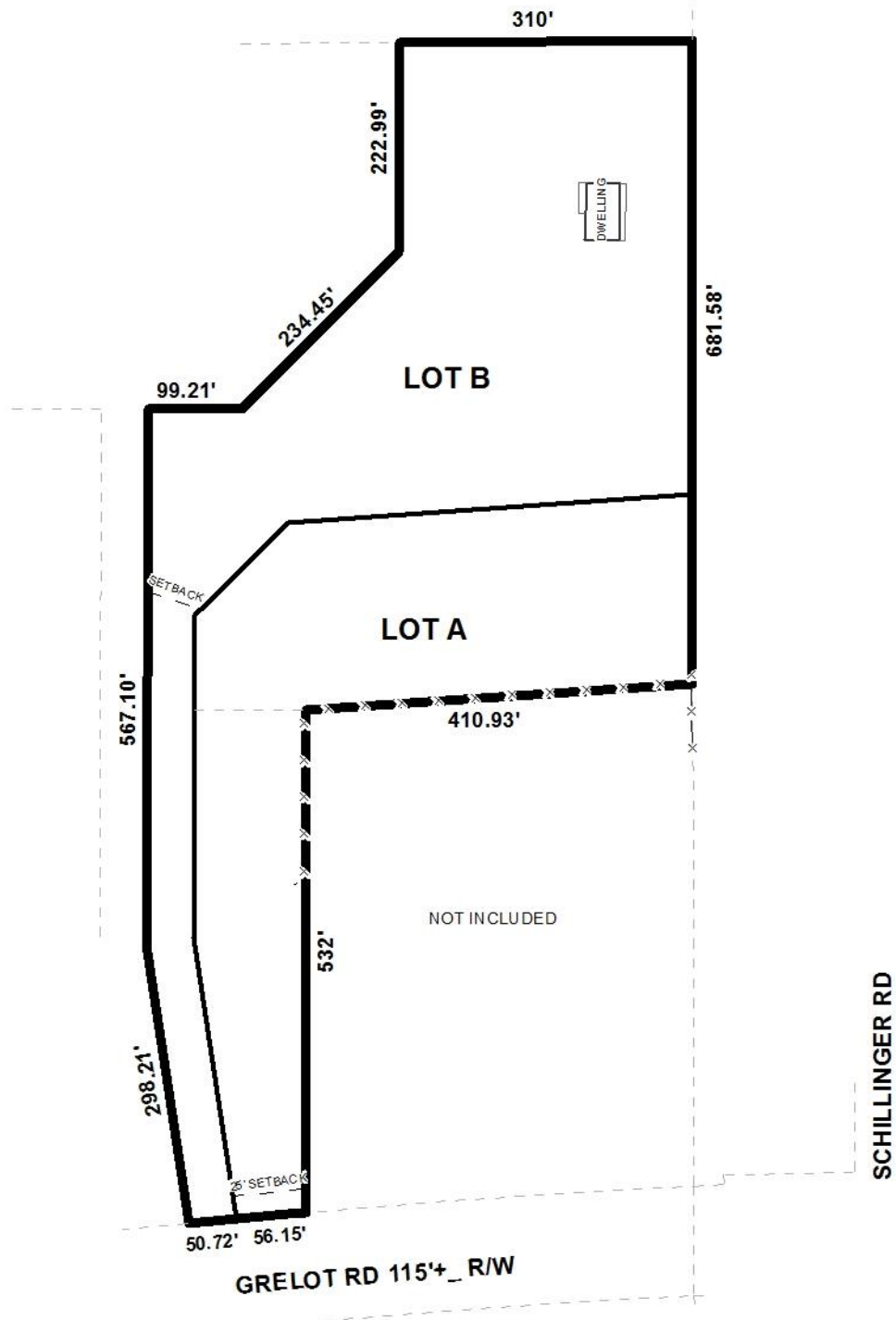
GRELOT ROAD SUBDIVISION, NORTHPORT HOLDING LLC, ADDITION TO



APPLICATION NUMBER 5 DATE March 9, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE March 9, 2017
APPLICANT Grelot Road Subdivision, Northport Holding LLC, Addition to
REQUEST Subdivision

