

## **HICKMAN FAMILY ESTATES 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).

MAWWS Comments: No comments received.

The preliminary plat illustrates the proposed 2-lot, 8.0± acre subdivision, which is located on the West side of Sands Drive at the West terminus of Garris Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems.

The intent of this application is to create 2 legal lots of record from 1 legal lot that was approved by the Planning Commission at its January 16, 2014 meeting. The proposed subdivision seems to be a Family Subdivision; however, the applicant has not appeared to provide justification for such. In addition, the proposed Lot A is irregular in shape and may be considered a flag lot, for which the applicant has also not provided justification. It should be pointed out that there are other irregular shaped lots in the site's vicinity and the previous 2014 approval contained flag lots. As a waiver of Section V.D.1. of the Subdivision Regulations regarding flag lots was approved by the Commission, should the Commission consider approval of the current request, an additional waiver of Section V.D.1. may seem appropriate for the current request at hand.

Ingress/egress for the proposed Lot A is planned via the pole portion of the lot which measures 45'± wide by 317'± long. Due to the limited frontage (45'±) provided, if approved, future subdivision of the proposed Lot A should be prohibited until additional frontage along a public or private street is provided. This note should appear on the Final Plat, if approved.

In accordance with the Subdivision Regulations, both proposed lots exceed the minimum lot size requirements and the 25' minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed subdivision has frontage along Sands Drive, a minor street without curb-and-gutter. As dedication, sufficient to provide 30' as measured from centerline, was a condition of approval from the previous request, the current right-of-way is sufficient and, as such, no further dedication is required. The Final Plat should be revised to depict the minimum existing right-of-way width.

The Major Street Plan component of the Comprehensive Plan illustrates a proposed major street (Eliza Jordan Road) which is planned to run along the western boundary of the proposed Lot A. The proposed right-of-way with is 100', which requires 50' on either side of the centerline. Per the previous 2014 approval and, in conjunction with other subdivisions approved by the Commission which front a portion of the proposed route, instead of requiring dedication from the proposed centerline, the Commission has instead required a 75' setback, which included 50' measured from centerline for the proposed right-of-way and an additional 25' for a front-yard setback. This request should be considered in a similar manner as the previous approval. As such, a 75' setback is depicted on the preliminary plat and, as there are no known immediate plans for the street's construction, the setback should be retained on the Final Plat, if approved.

As the proposed Major Street is planned to run along the western lot line of the proposed Lot A, access management may be a concern since the proposed lot would be considered "Double Frontage Lot" with the construction of the proposed Major Street. Section V.D.8. of the Subdivision Regulations references double frontage lots and prohibits access via the proposed Major Street. Therefore, the proposed Lot A should be denied access to the proposed major street and the Final Plat should be in compliance with Section V.D.8. of the Subdivision Regulations, if approved. It should be noted that if the applicant desires access via the proposed Major Street once it is constructed, the applicant may present this site to the Planning Commission for consideration at that time.

Both proposed lots should be limited to 1 curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, and 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 regarding these requirements should appear on the Final Plat if approved.

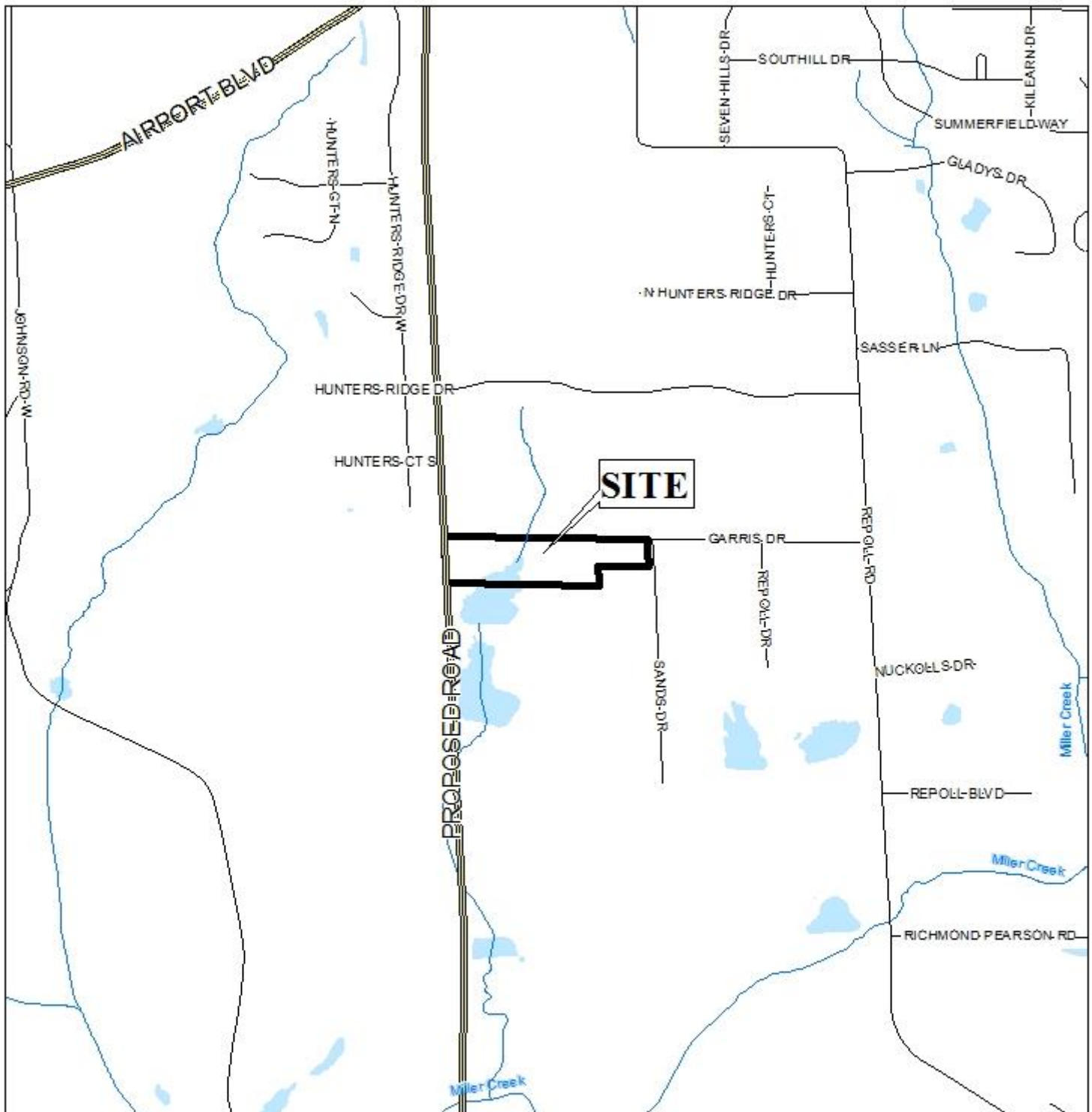
It should be pointed out that although the Final Plat from the previously approved Hickman's Way Subdivision has been recorded in Probate Court, it appears that 7 Final Probated copies of the plat were never submitted to the Planning Division. As such, the previously mentioned 7 copies must be received by the Planning Division, prior to the signing of the Final Plat for the request at hand.

With a waiver of Section V.D.1. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Submission of 7 probated copies of the Final Recorded Plat of Hickman's Way Subdivision, prior to the signing of the Final Plat;
- 2) Revision of the Final Plat to illustrate the minimum existing right-of-way;
- 3) Retention of the lot size information and all setbacks on the Final Plat;
- 4) Placement of a note on the Final Plat stating that no future subdivision of Lot A will be allowed until additional frontage along a paved public street is provided;
- 5) Placement of a note on the Final Plat stating that Lot A is denied access to Eliza Jordan Road, a proposed Major street;

- 6) Placement of a note on the Final Plat stating that both lots are limited to one (1) curb-cut each to Sands Drive, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note on the Final Plat stating: *(This site is located in the County, and 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.);*
- 8) Compliance with Fire 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));*
- 9) 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
- 10) Compliance with Section V.D.8. of the Subdivision Regulations and placement of a note on the Final Plat.

# LOCATOR MAP



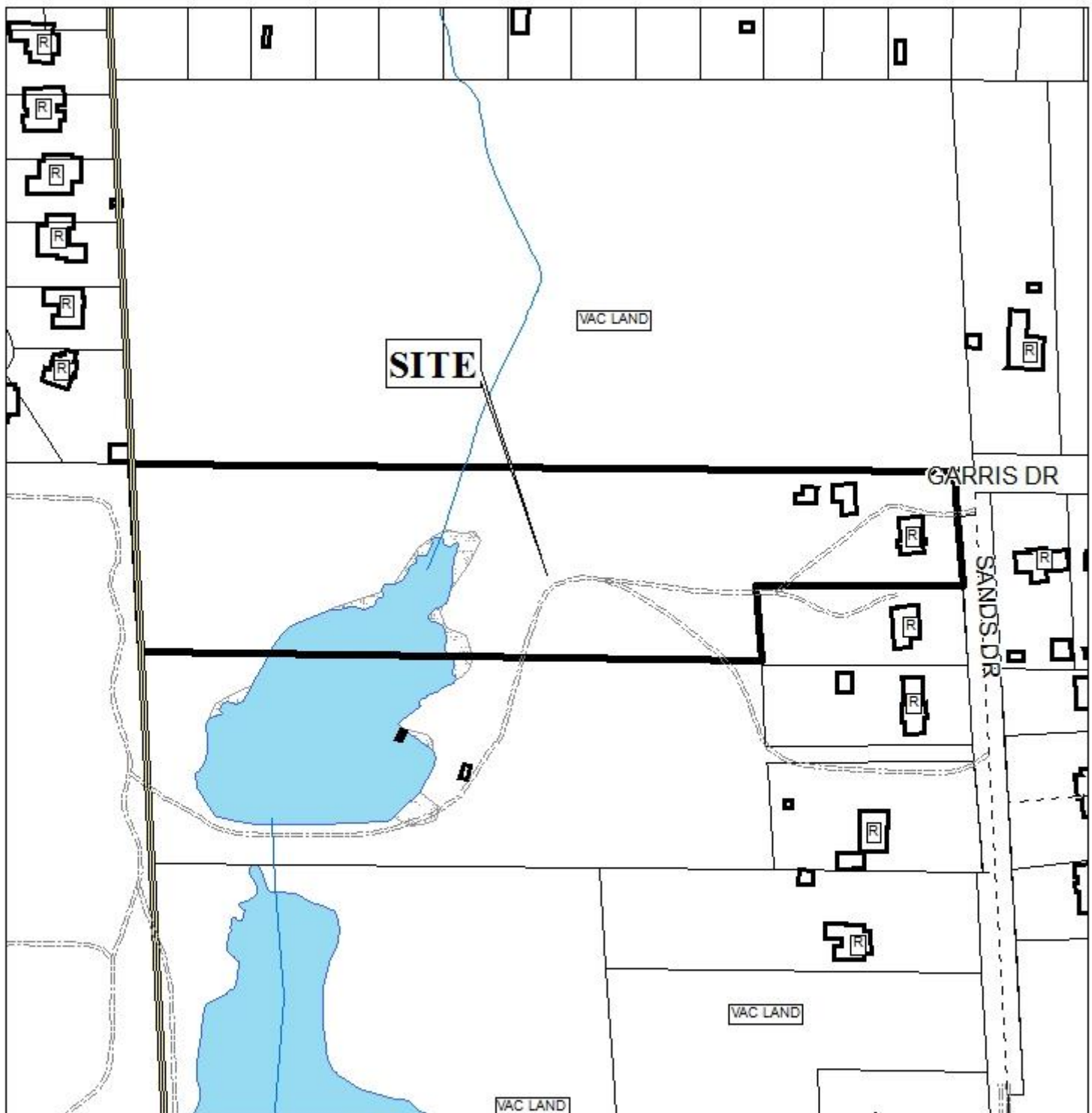
APPLICATION NUMBER 5 DATE September 17, 2015

APPLICANT Hickman Family Estates Subdivision

REQUEST 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





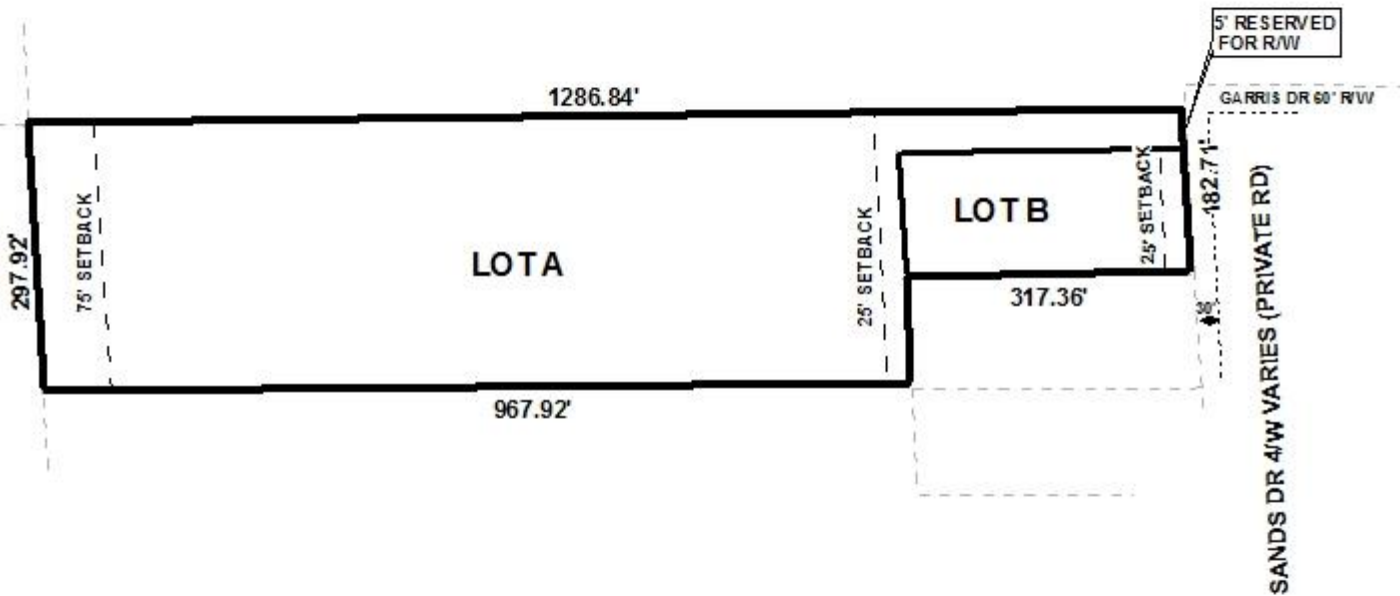
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# DETAIL SITE PLAN



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REQUEST Subdivision

