

JAMES PLACE 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWWS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 2-lot, 6.20 ± acre subdivision which is located at the West side of Travis Road, 610' ± South of Carol Acres Lane. The site is located in the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from one metes-and-bounds parcel.

Both of the proposed lots front Travis Road, a minor street not provided with curb and gutter. Travis Road is depicted with an adequate right-of-way of 80 feet and as such, no further dedication would be required.

The proposed Lot 2 is a flag lot, and while meeting the minimum width of 25 feet for a flag lot, the applicant did not provide any information stating unusual circumstances may exist on the lot, if there is a natural or pre-existing man-made barrier which may cause an undue hardship, or if the proposed subdivision is a family subdivision. Flag lots are generally not allowed, and although there may be other flag lots within the vicinity, only two of those lots were approved by the Planning Commission prior to the 2008 amendments that prohibit flag lots.

It should be pointed out that while the proposed Lot 2 appears to have frontage to the west of the property to an unopened public right-of-way, the proposed layout of Lot 2 implies access only to Travis Road, thus should be considered a flag lot. The opening of the current unopened public right-of-way would allow access to Gunn Place Road for Lot 2; however, the opening of the public right-of-way is unlikely.

The proposed lots meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, Lot 2 does not comply with Section V.D.3. of

the Subdivision Regulations regarding the maximum width to depth ratio. Thus, a waiver of Section V.D.3 will be required in order to approve the subdivision as proposed.

As a means of access management, Lots 1 and 2 should be limited to one curb-cut each to Travis Road with the size, design, and location of the curb-cuts to be approved by Mobile County Engineering. Lot 2 should be denied access to Gunn Place Road until an improved compliant public road is provided to allow connectivity to Gunn Place Road.

The preliminary plat depicts the lot sizes in acres but not in square feet. The lots should be labeled with the sizes in square feet and acres on the Final Plat, or a table should be furnished providing the same information, if approved.

The 25' minimum building setback lines are depicted on the plat, except where Lot 2 abuts the unopened public right-of-way. If approved, the plat should be revised to include the depiction of the 25' minimum building setback line where Lot 2 abuts the unopened public right-of-way.

It should be noted, a waiver of Section V.D.8 regarding double frontage lots will be required for Lot 2, if approved.

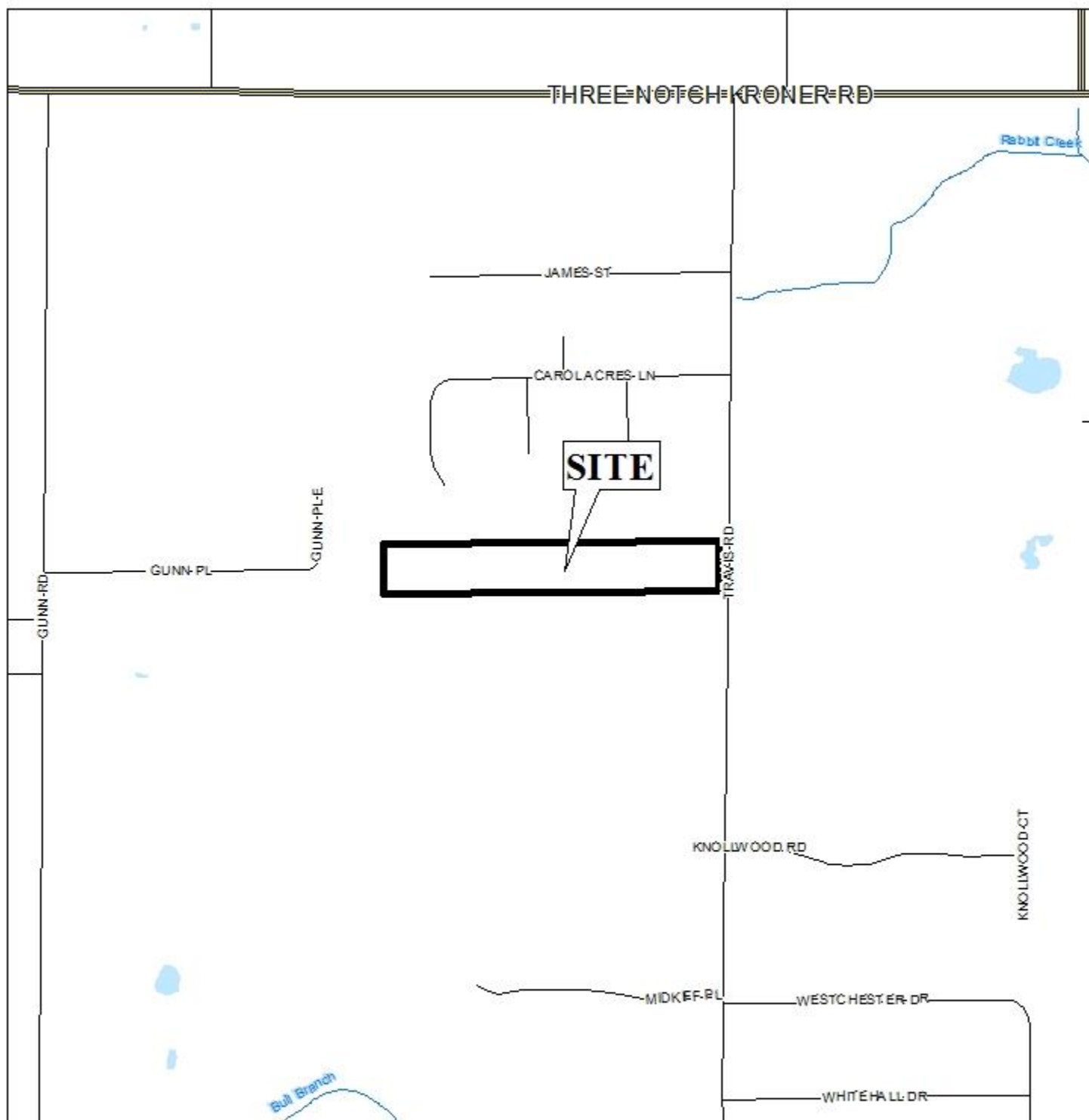
Although this site is in the county, the site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage 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."* should be placed on the Final Plat.

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.

Based on the preceding, the application is recommended for denial, for the following reasons:

- 1) the proposed Lot 2 does not comply with Section V.D.1. of the Subdivision Regulations regarding size and shape of lots, and no justification was provided;
- 2) the proposed Lot 2 does not comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio;
- 3) there are currently no recent Planning Commission approved flag lots within the area, reflecting the flag-lot specific amendment of the Subdivision Regulations in 2008.

LOCATOR MAP



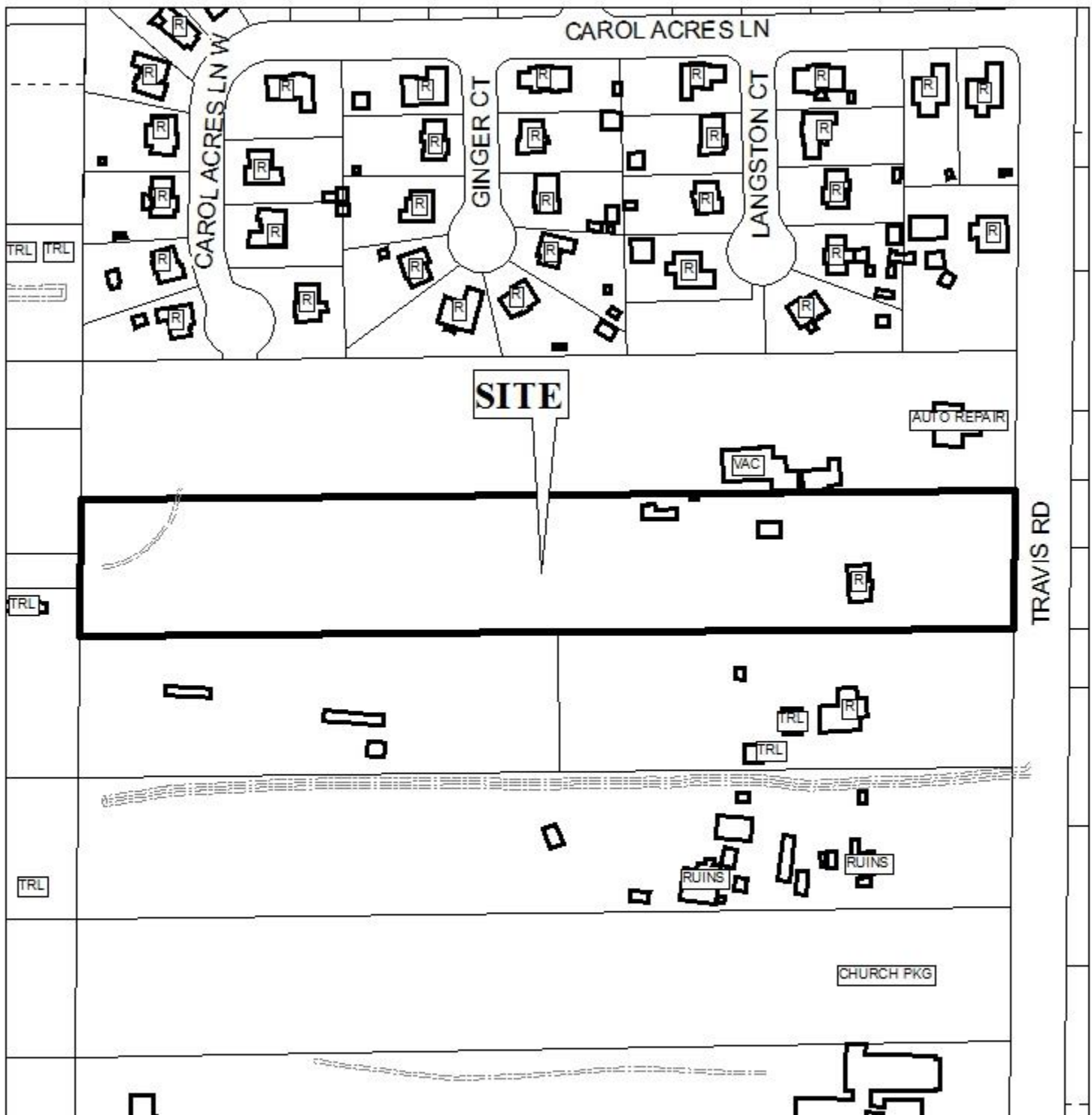
APPLICATION NUMBER 5 DATE April 2, 2015

APPLICANT James Place Estates Subdivision

REQUEST Subdivision



JAMES PLACE ESTATES 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



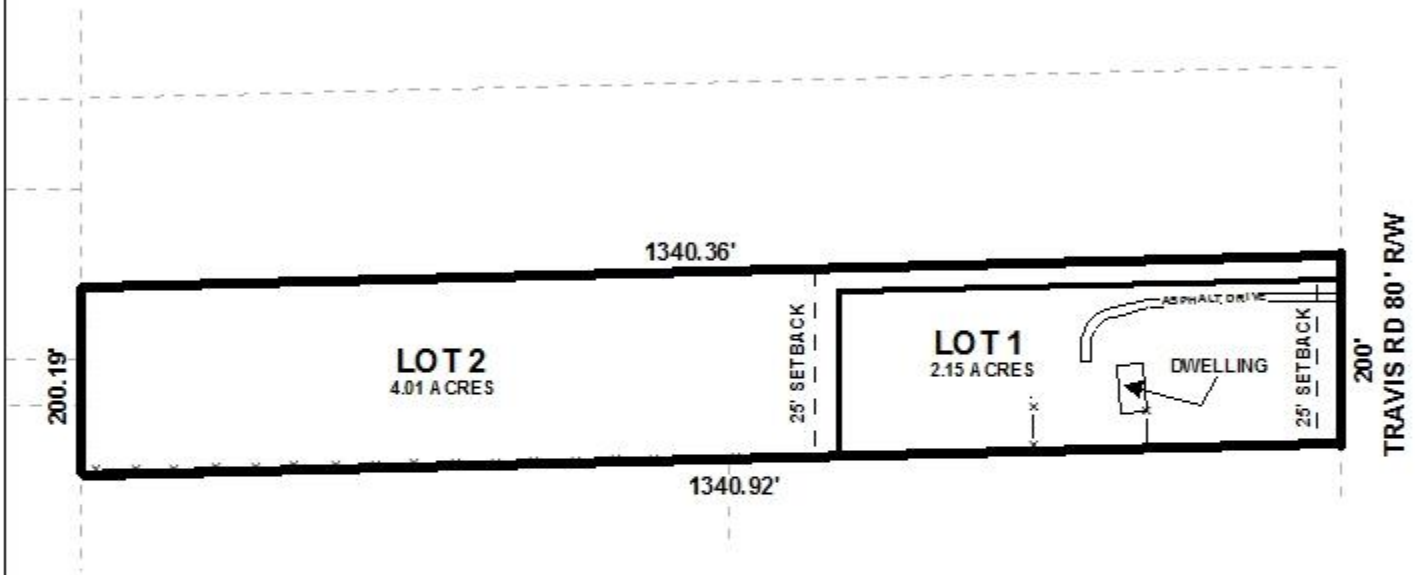
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DETAIL SITE PLAN



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REQUEST Subdivision

