

W D R 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: 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, 19.3± acres subdivision located at the West Side of Dykes Road North, 9/10± mile South of Tanner Williams Road West, within the Planning Jurisdiction. The applicant states the site is served by public water and individual septic systems. The purpose of this application is to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed lots have frontage along Dykes Road North, a minor street without curb and gutter requiring a 60' right-of-way. A minimum right-of-way of 65' is illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

Proposed Lot 2 is irregularly shaped with Lot 1 proposed to be subdivided from the center of the Lot 2's frontage, thus creating a situation in which Lot 2 will have interrupted street frontage. No justification for the design was provided to staff, but the applicant states that their son wishes to build a house on proposed Lot 1, on which there appears to be located a mobile home. Such a lot design is not common within the vicinity of the subject site with the exception of 767, 801, 1301, and 1321 Dykes Road North; however, these locations are metes-and-bounds parcels and not legal lots approved by the Planning Commission. As such, precedence for legal lots similar to the proposed design of the subject site has not been established, but similar designs for metes-and-bounds parcels may nevertheless reflect the design standard of the neighborhood. A waiver of Section V.D.1. of the Subdivision Regulations would be required for approval.

It should be noted that the widths of the portions of Lot 2 along which it has split street frontage are large enough to be potentially re-subdivided and, in accordance with Section V.D.3. of the Subdivision Regulations, is not exclusive of unusable land thus contributing to maximum depths more than 3.5 times their widths at their potential building lines. Revision to the design of the lot may resolve this issue, but if approved, as proposed, a waiver of Section V.D.3. will be required.

Both lots meet the minimum size requirements for lots served by public water and individual septic systems and are appropriately labelled in square feet and acres. This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line is labeled along the frontages of both lots 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 stating that Lots 1 and 2 are limited to a maximum of two (2) curb cuts each to Dykes Road North, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The 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 appear on the Final Plat, if approved.

Finally, 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, if approved.

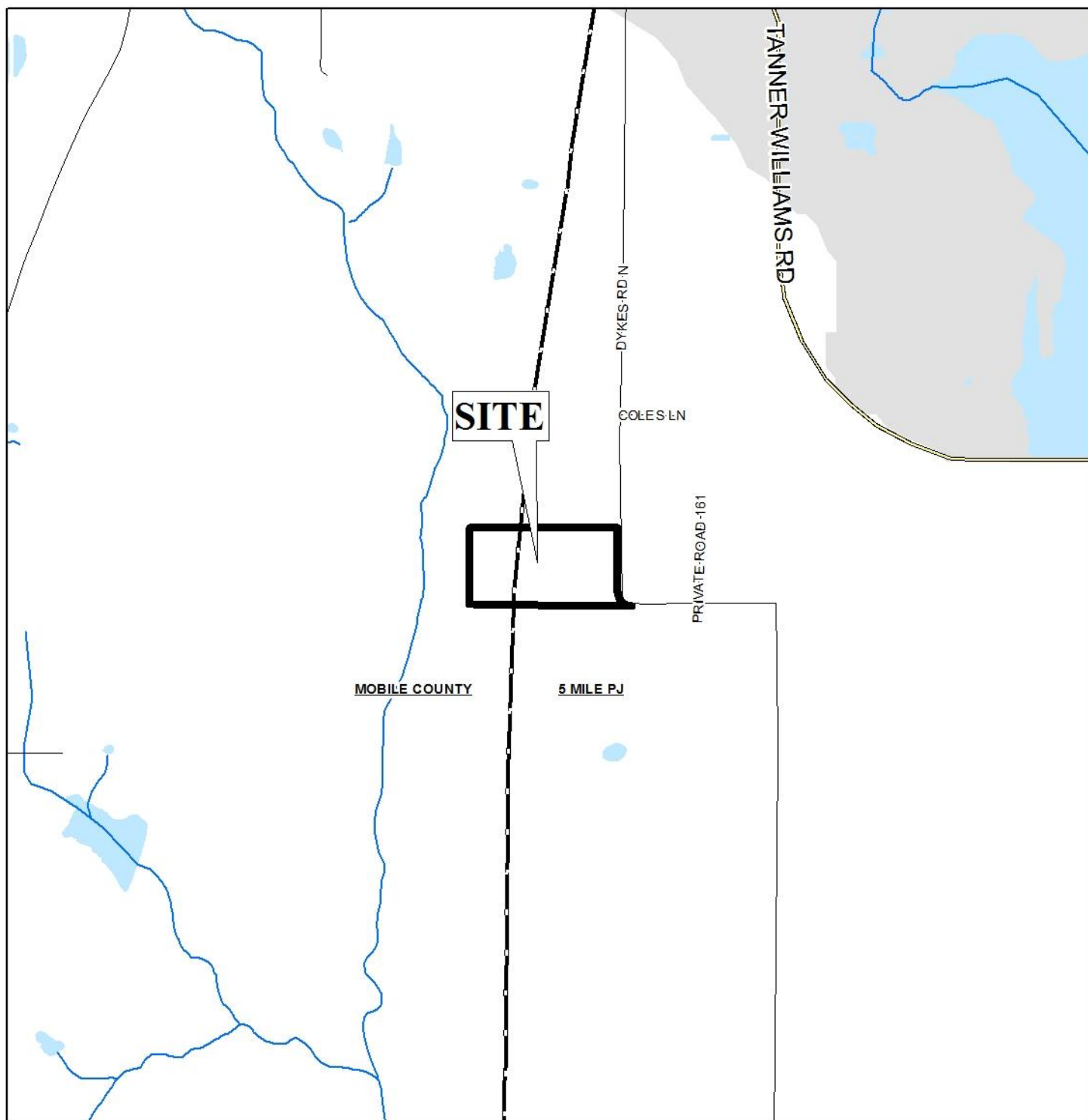
With waivers of Sections V.D.1. and V.D.3. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of a minimum 60' right-of-way along Dykes Road North;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 3) retention of the 25' minimum building setback line along Dykes Road North;
- 4) placement of a note on the Final Plat stating Lots 1 and 2 are limited to two (2) curb cuts each to Dykes Road North, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) 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.8. of the Subdivision Regulations;
- 6) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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,

- 7) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

LOCATOR MAP



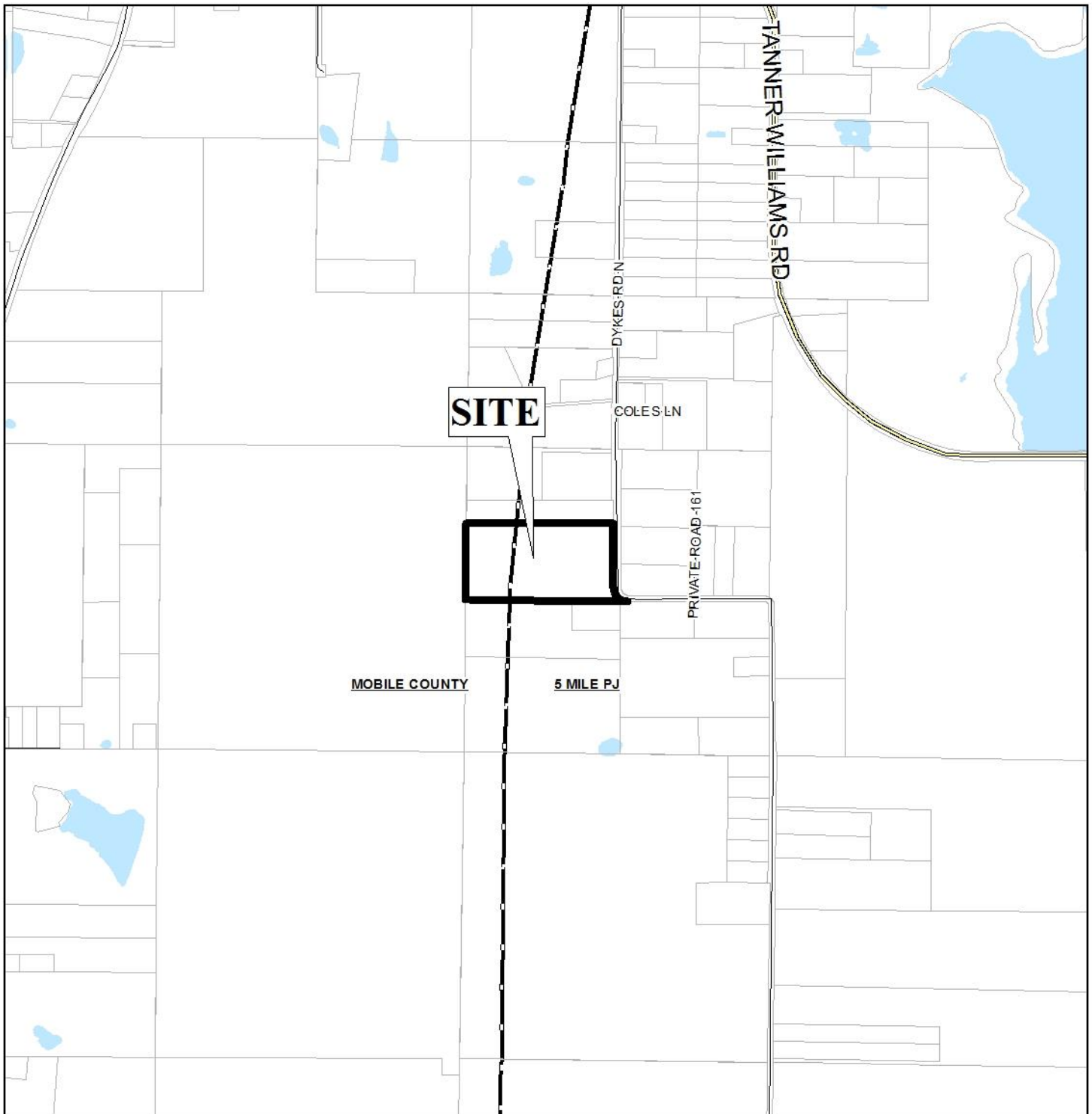
APPLICATION NUMBER 5 DATE March 1, 2018

APPLICANT W D R Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



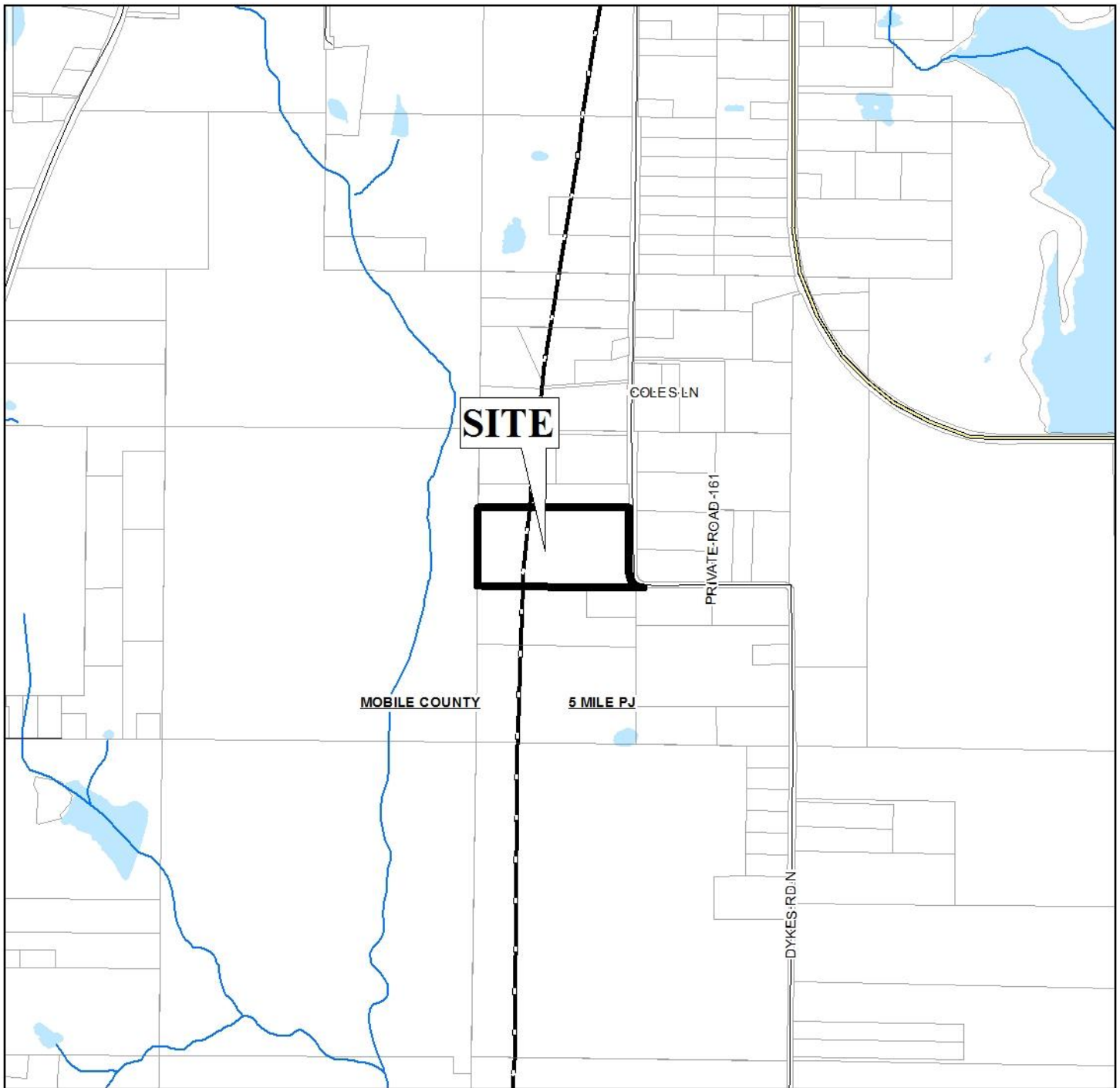
APPLICATION NUMBER 5 DATE March 1, 2018

APPLICANT W D R Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE March 1, 2018

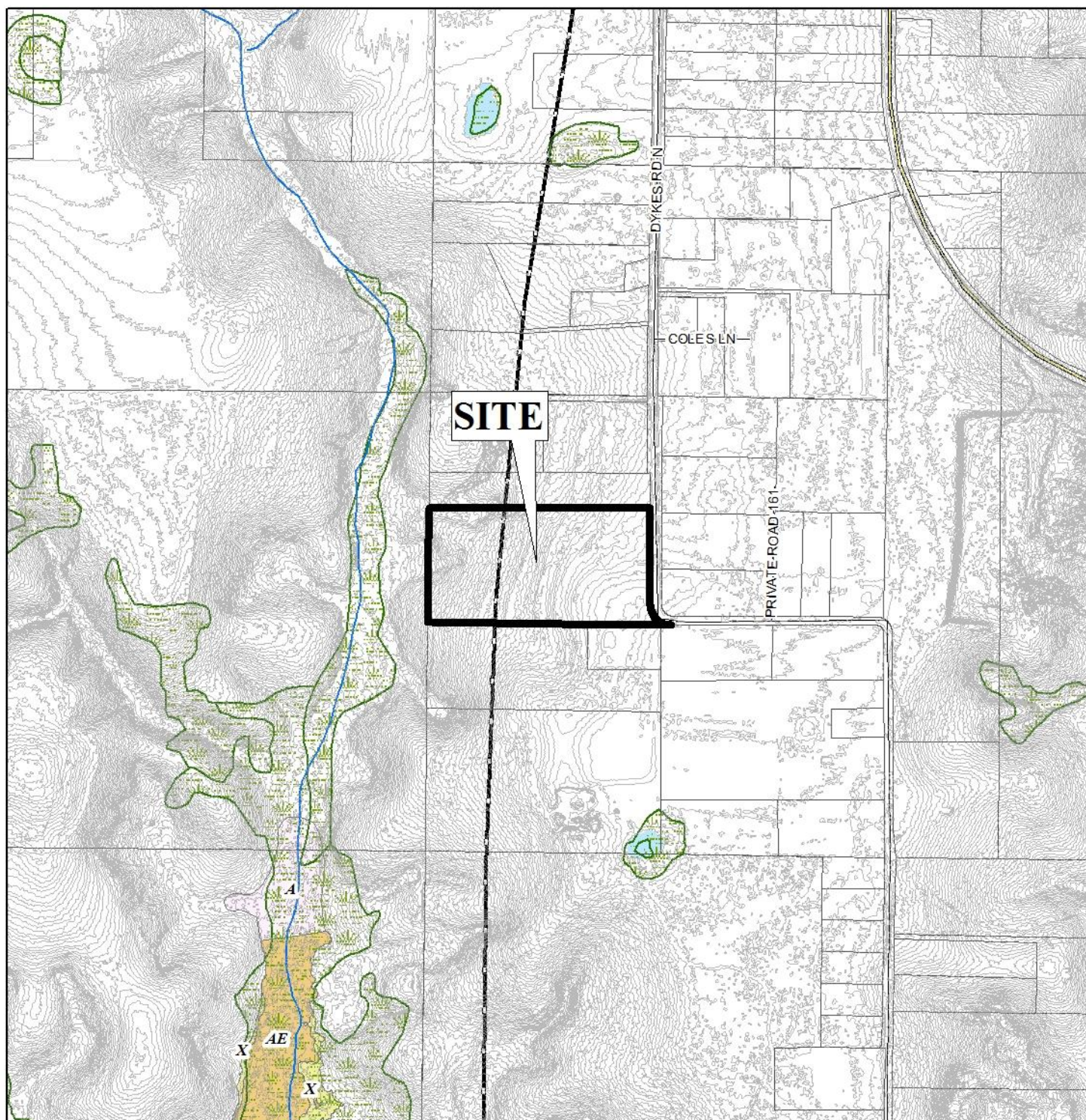
APPLICANT W D R Subdivision

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 | |



ENVIRONMENTAL LOCATOR MAP



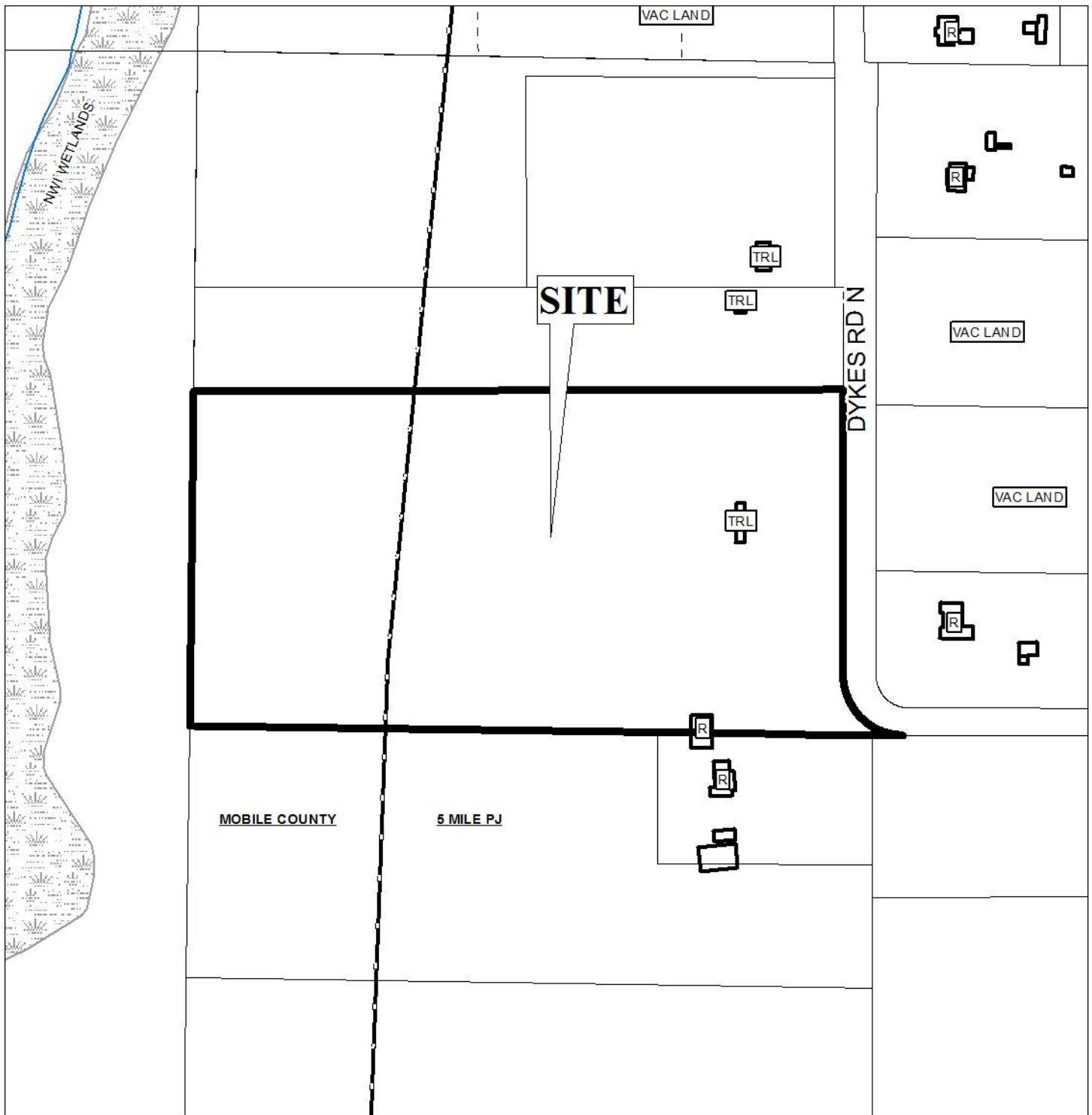
APPLICATION NUMBER 5 DATE March 1, 2018

APPLICANT W D R Subdivision

REQUEST Subdivision



W D R SUBDIVISION



APPLICATION NUMBER 5 DATE March 1, 2018

| | | | | | | | |
|-----|-----|------|-----|-----|------|-------|------|
| 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 |



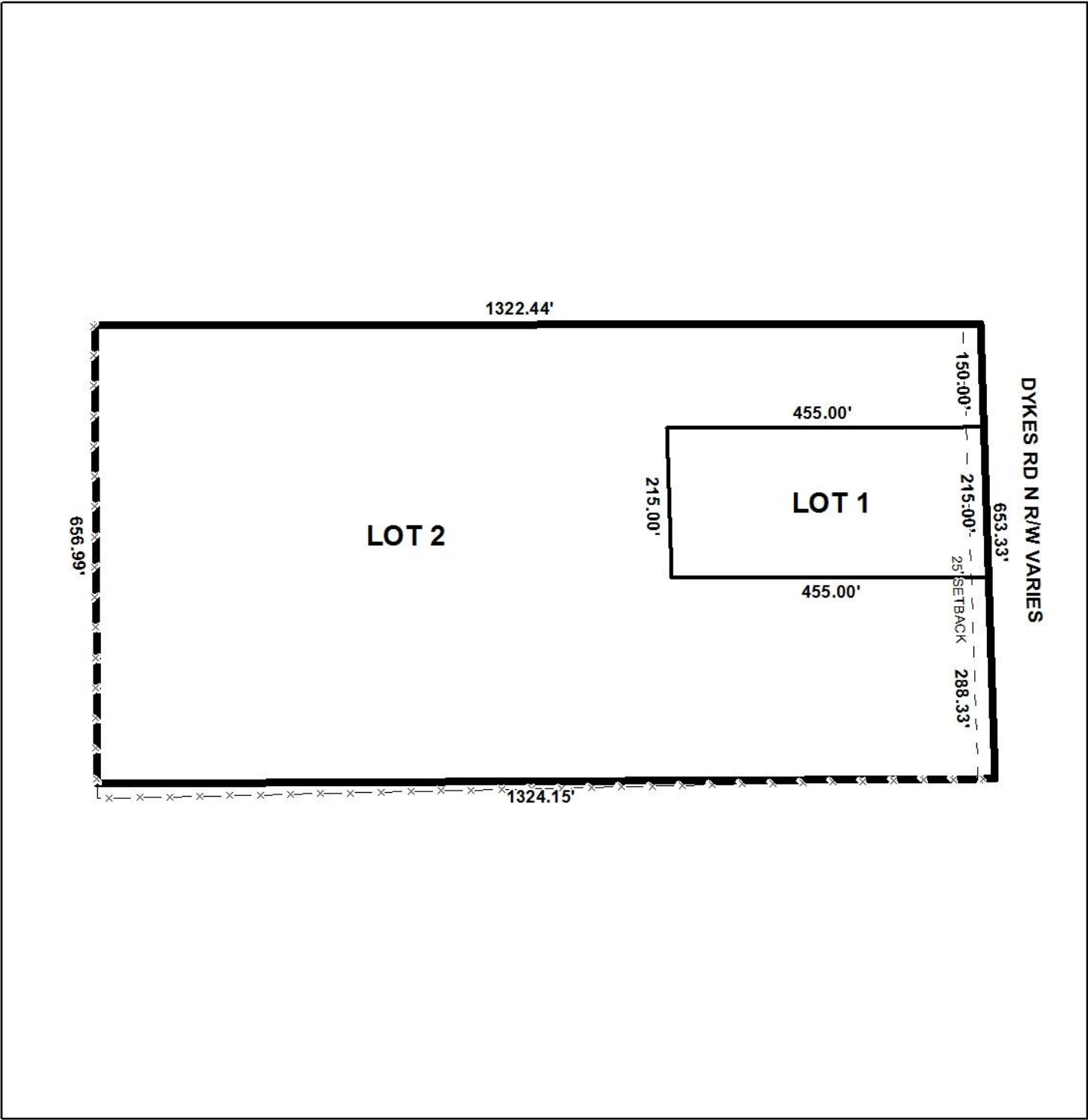
W D R SUBDIVISION




APPLICATION NUMBER 5 DATE March 1, 2018



DETAIL SITE PLAN



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|---|---|
| APPLICATION NUMBER <u>5</u> DATE <u>March 1, 2018</u> |  |
| APPLICANT <u>W D R Subdivision</u> | |
| REQUEST <u>Subdivision</u> | |