

## **ALCE PRO 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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The preliminary plat illustrates the proposed 6-lot, 2.79 ± acre subdivision which is located on the East side of Sperry Road, 270' ± South of Rester Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer.

The applicant recently submitted a 7-lot subdivision application that was heard by the Planning Commission at its January 16, 2014 meeting. The application was denied based on the following: 1) the applicant's justification for the creation of 4 flag lots was based off the opinion that the property is irregularly shaped; 2) lot 1 and lot 3 did not meet the minimum 60' lot width as required by Section V.D.2; and 3) the applicant appeared to be over subdividing the site in order to maximize the number of lots and avoid construction of a road.

The applicant has since met with staff to discuss alternative designs and layouts for the site. The applicant now proposes to create 6 legal lots of record from one metes and bounds parcel. It should be noted that the site has an overall depth of 434' ± but only provides 280' ± of street frontage along a public road. As a result, the proposed subdivision will create 2 flag lots, (3) 60' lots, and the remaining lot will be 50 feet wide. Lots 1, 3, 4, and 6 exceed the maximum depth to width ratio required by Section V.D.3 of the Subdivision Regulations, thus if approved, a waiver of Section V.D.1, and V.D.3 will be required. Compliance with V.D.3 would allow only two lots maximum, based upon the depth of the property.

The applicant states that the lots offer a "length to width ratio that is best suited to allow flagged shaped lots on the rear of the property to offer seclusion on the deepest part of the property". The applicant also states that there are other flag lots and irregular shaped lots in the area; however the Commission has only approved one flag lot within the vicinity of this site, in April 2002. While the 2 proposed flag lots meet the minimum 25 feet width for the "pole" and complies with the lot area requirements, there are no found natural or pre-existing man-made barriers which may cause an undue hardship on the land owner; nor is a flag lot necessary to allow the site's owner reasonable use of the site or to alleviate a situation that would otherwise

cause extreme hardship, thus the subdivision, as proposed, does not comply with the expressed intent of Section V.D.1 of the Subdivision Regulations.

The applicant also states that the properties around the site consist of a “Mobile Home Park adjacent to the north, a dirt pit and dog kennel to the rear of the site, and an apartment complex directly across the street. Building a road public or private, does not fit with the surrounding area and we feel the best way to utilize this property for home sites is to have enough lots with access out to Sperry Road without constructing a road”. However, the applicant is proposing 6 lots with possibly 6 different driveways for a lot that is only 280’ wide. Although the applicant has eliminated one of the initial lots, reducing the application to a 6-lot subdivision in comparison to a 7-lot subdivision, it still appears that the applicant may be excessively subdividing the site.

The proposed subdivision fronts Sperry Road, a minor street not provided with curb and gutter. The preliminary plat depicts a 60’ right-of way, thus no dedication is required.

As access management is a concern due to the proposed number of lots and the limited width of the property, Lots 1 and 2 should be limited to one shared curb-cut, Lots 3 and 4 should be limited to one shared curb-cut, and Lots 5 and 6 should be limited to one shared curb-cut to Sperry Road with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

Section V.D.2. of the Subdivision Regulations states “lots for residential use shall be at least 60’ wide at the building setback line” and must be a minimum lot size of 7,200 square feet for lots served by public water and sanitary sewer. The preliminary plat depicts Lot 1 as being only 50’ wide, thus a waiver of Section V.D.2 would also be required, if approved.

The lot sizes are depicted in square feet and acres on the preliminary plat; and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is also depicted on the preliminary plat and should be retained on the Final Plat, if approved.

Due to the limited frontage, if approved, future subdivision of the lots should be prohibited until additional frontage on a public or private street is provided. This note should appear on the Final Plat.

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.

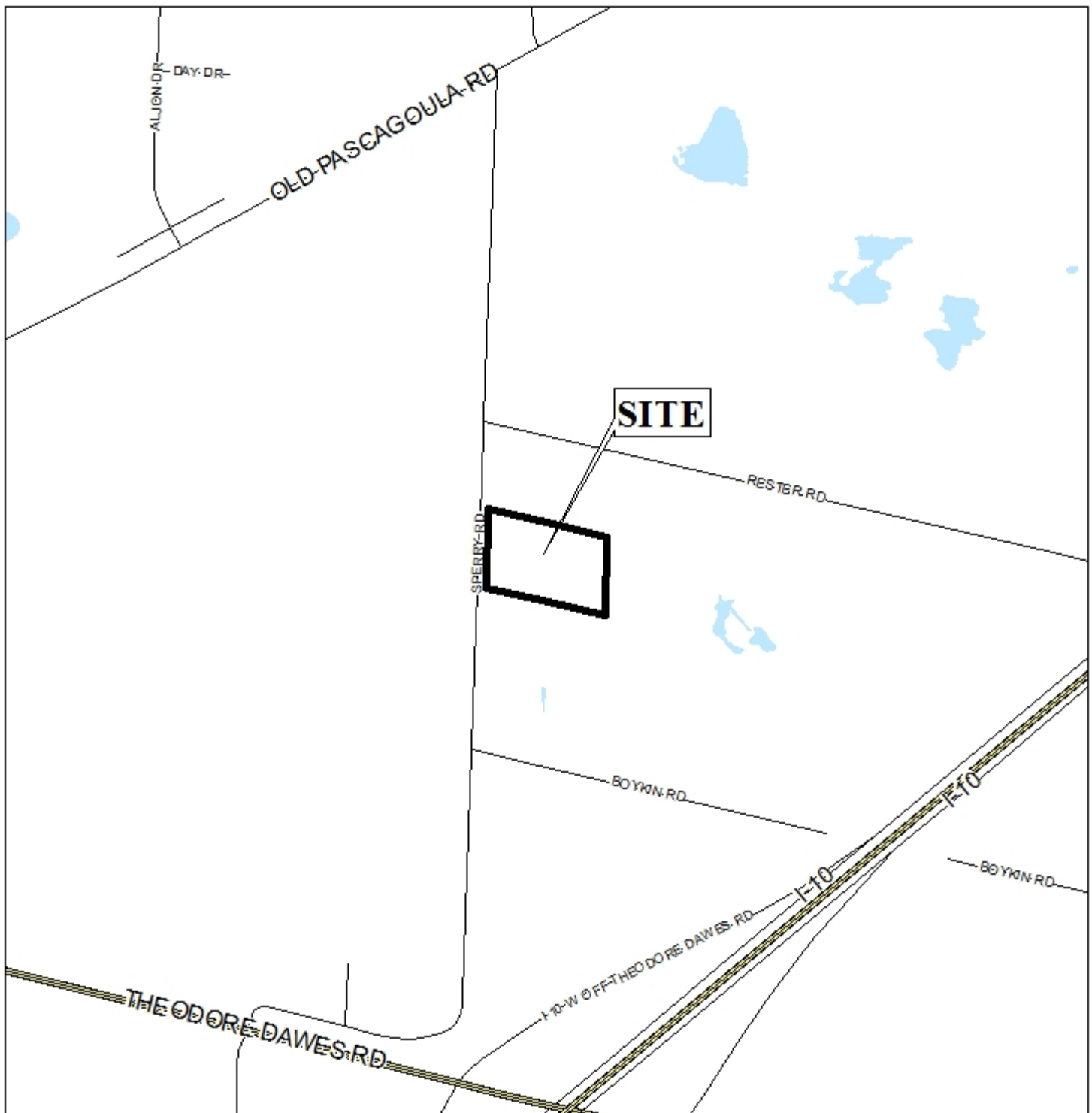
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state

and Federal regulations regarding endangered, threatened or otherwise protected species. If approved, a note should appear on the Final Plat to reflect this requirement.

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

- 1) the applicant has not shown that the flag lots are necessary to allow the owner reasonable use of the site or to alleviate a situation that would otherwise cause an extreme hardship, as required by Section V.D.1 of the Subdivision Regulations;
- 2) lot 1 does not meet the minimum 60' lot width as required by Section V.D.2;
- 3) lots 1, 3, 4, and 6 do not comply with Section V.D.3 of the Subdivision Regulations regarding the width to depth ratio; and
- 4) the applicant appears to be over subdividing the site in order to maximize the number of lots.

# LOCATOR MAP



APPLICATION NUMBER 6 DATE March 6, 2014

APPLICANT ALCE PRO Subdivision

REQUEST Subdivision



# ALCE PRO SUBDIVISION



APPLICATION NUMBER 6 DATE March 6, 2014

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2





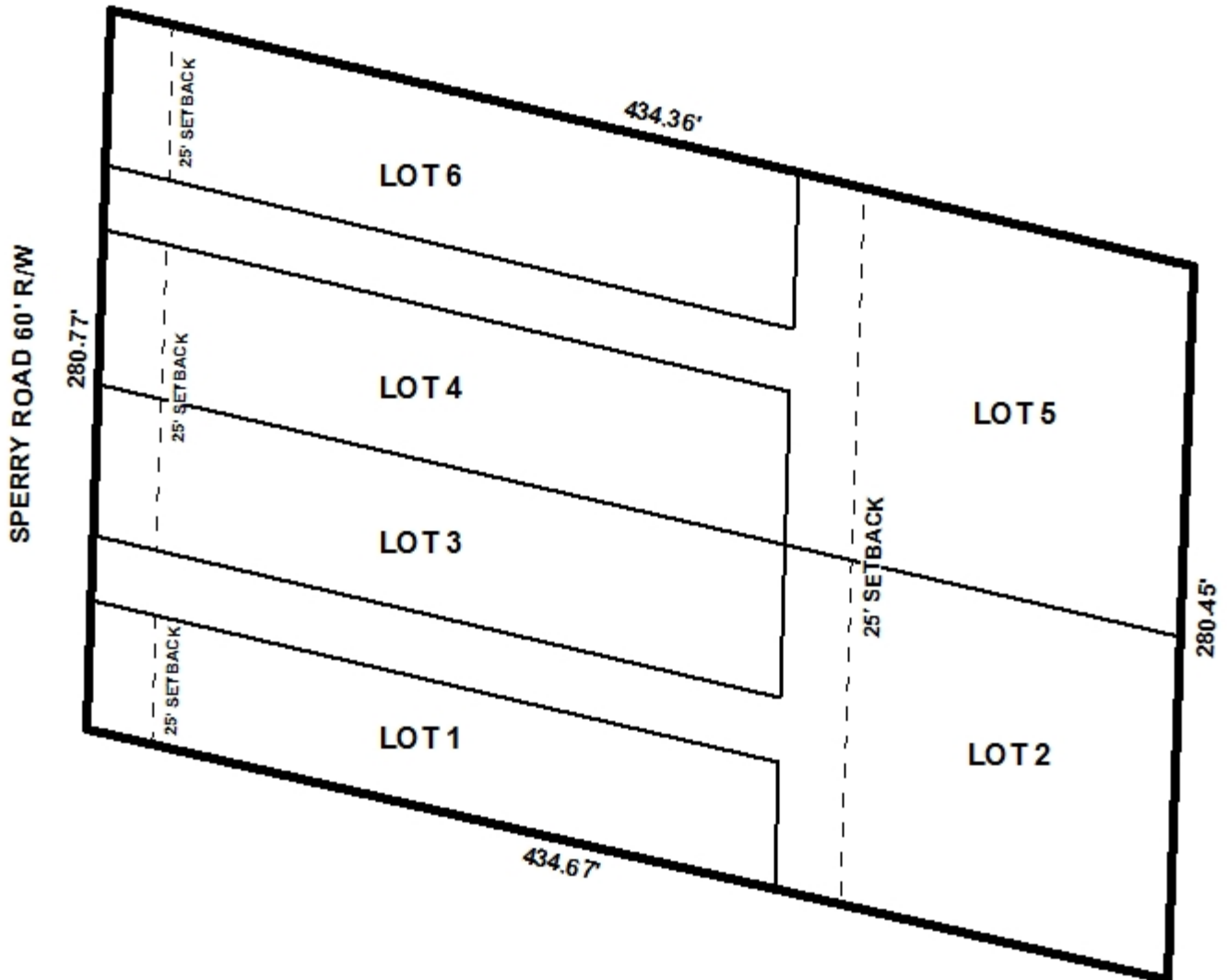
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APPLICATION NUMBER 6 DATE March 6, 2014



## DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE March 6, 2014

APPLICANT ALCE PRO Subdivision

REQUEST Subdivision

