

IAIN FROST 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.

MAWSS Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 4-lot, 5.4± acre subdivision which is located on the East side of Dykes Road South, 160'± South of Turmac Road, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create four legal lots of record from four legal lots of record. The site was most recently heard at the Planning Commission's September 1, 2011 meeting as Bill Robinson Subdivision, Resubdivision of Lot 5 and previously as part of the Bill Robinson Subdivision at the Planning Commission's June 18, 1998 meeting.

The applicant proposes that Lot 4 be a "flag" lot, with two proposed 45'± wide by 150'± long poles connecting the lot to Dykes Road South. There are currently five other "flag" lots in the area that were approved by the Planning Commission at its February 6, 1992; June 18, 1998; September 4, 2003; and May 19, 2005 meetings respectively. Because "flag" lots are not uncommon in this area, it may be appropriate to waive Section V.D.1. of the Subdivision Regulations. The plat that was approved for this site as part of Bill Robinsons Subdivision, Resubdivision of Lot 5 in 2011, illustrated Lot 4 as a "flag" lot; however, the layout was more ideal, with Lot 4 having one 90'± wide pole instead of two smaller poles.

It should also be noted that upon reviewing City of Mobile aerial photographs of the site from 2010, the driveway to the existing residence on Lot 4 seems to be located through the currently proposed Lot 2, with no plans illustrated to relocate the driveway to the newly proposed poles for Lot 4. On the previously approved plat the driveway of Lot 4 was located in the pole for that lot.

It should be noted that while the proposed Lot 4 is not located in a flood zone as depicted on FEMA Flood Insurance Rate Maps, it does contain a portion of a small lake. The presence of this lake would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

It should also be noted that the proposed Lot 4 is 90'± wide at the building setback line and 600'± deep. Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, proposed Lot 4 is 285'± deeper than allowed.

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

The 25-foot minimum building setback is shown and labeled on the preliminary plat; however, the setback line for Lot 4 should be revised to illustrate it from where the poles meet the “flag”. If approved the minimum building setback should be illustrated on the Final Plat.

If approved, a note should be placed on the Final Plat limiting each lot to one curb cut to Dykes Road South with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

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. A note reflecting this requirement should appear 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. A note regarding this requirement should also appear on the Final Plat, if approved.

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.

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

- 1) lot shapes not in compliance with Section V.D.1. of the Subdivision Regulations;
- 2) lot width-to depth ratio not in compliance with Section V.D.3. of the Subdivision Regulations; and
- 3) driveway of Lot 4 would encroach on Lot 2.

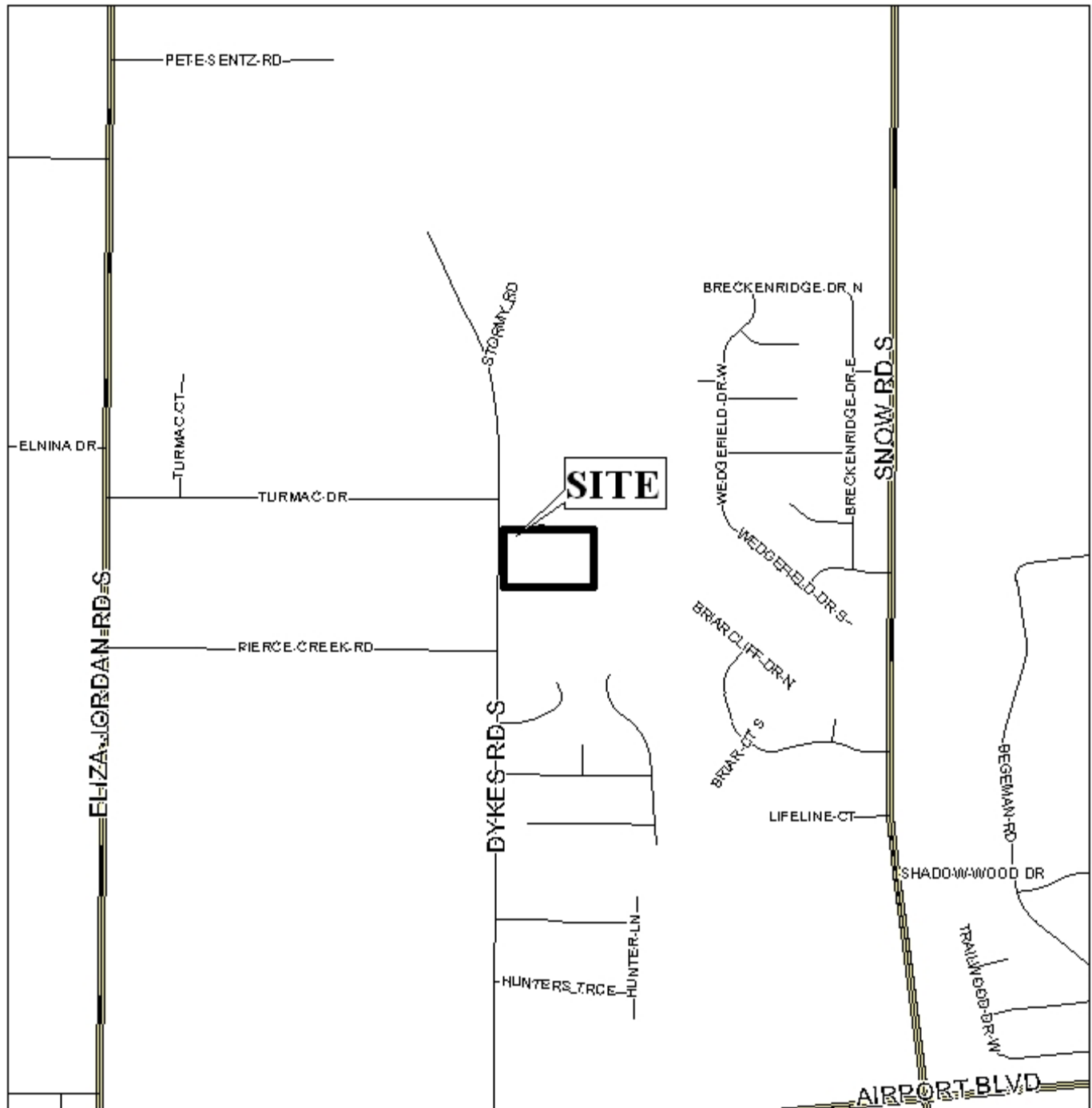
Revised for the August 2, 2012 meeting.

The application was heldover from the July 5, 2012 meeting at the applicant's request. As no new information has been submitted for staff review, the original recommendation for denial stands.

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

- 4) lot shapes not in compliance with Section V.D.1. of the Subdivision Regulations;*
- 5) lot width-to depth ratio not in compliance with Section V.D.3. of the Subdivision Regulations; and*
- 6) driveway of Lot 4 would encroach on Lot 2.*

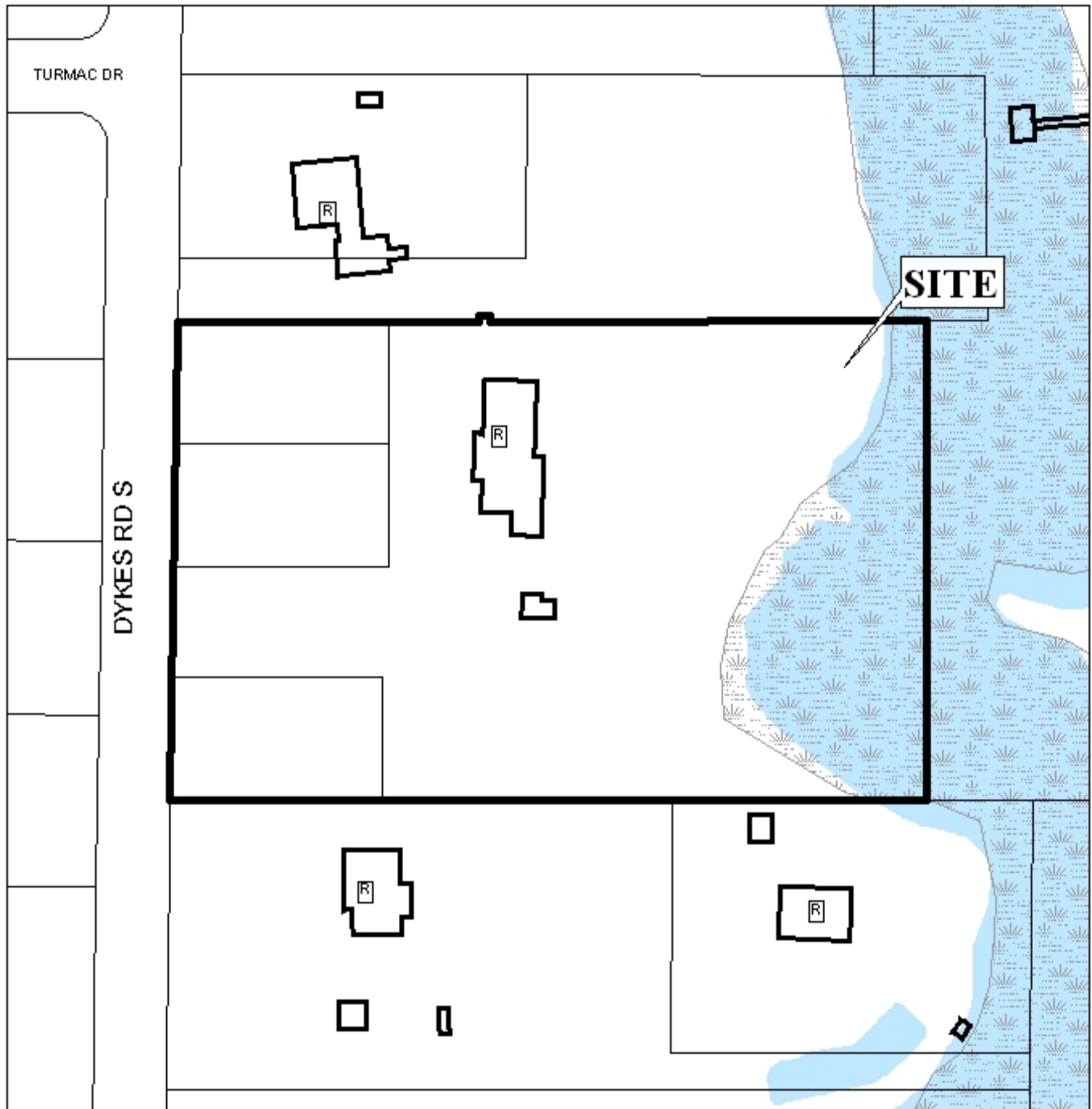
LOCATOR MAP



APPLICATION NUMBER 6 DATE August 2, 2012
APPLICANT Iain Frost Subdivision
REQUEST Subdivision



IAIN FROST SUBDIVISION



APPLICATION NUMBER 6 DATE August 2, 2012

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



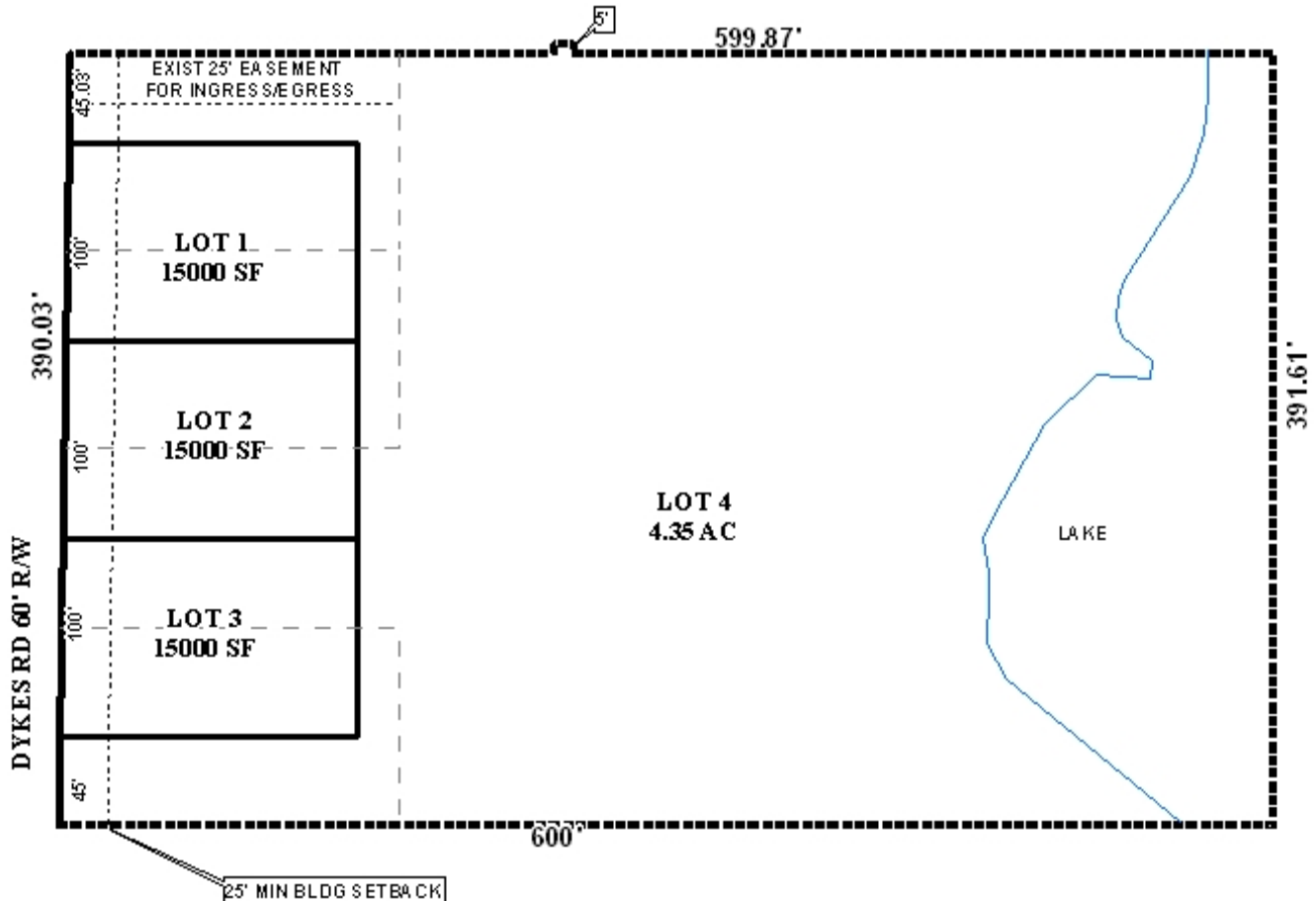
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APPLICATION NUMBER 6 DATE August 2, 2012



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE August 2, 2012
APPLICANT Iain Frost Subdivision
REQUEST Subdivision

