

LEONARD E MILLER 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. Turnaround must be compliant with Appendix D of the International Fire Code.

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

The plat illustrates the proposed 3-lot, 9.6 acre \pm subdivision which is located at 4623 Schimpfs Lane (East side of Schimpfs Lane, 400' South of Davis Road). The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create three legal lots of record from an existing metes and bounds parcel.

The proposed Lots 1 and 2 meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, these lots do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth. Both lots are depicted with 109.5 feet of frontage along Schimpfs Lane, which would allow a maximum depth of 383.25 feet. The lots are depicted with a depth of 460 feet.

The proposed Lot 3 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 whether or not this was a family subdivision or any information detailing any unusual circumstance which may exist on the lot. It should be noted that there appears to be no other flag lots in the immediate vicinity of the site. As such, the proposed lot does not seem to satisfy the requirements of Section V.D.1. of the Subdivision Regulations.

The 25-foot minimum building setback line and the lot area sizes, in square feet, are depicted on the plat.

The proposed lots have frontage along Schimpfs Lane, a minor street not provided with curb and gutter. Section V.B.6. of the Subdivision Regulations requires a turnaround to be provided at the end of a closed-end street. The existing right-of-way is depicted as being variable. Section V.B.14. of the Subdivision Regulations requires a 60-foot right-of-way for minor street not provided with curb and gutter.

The site is in Mobile County, however, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

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, this application is recommended for denial for the following reasons:

- 1) the proposed lots 1 and 2 do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth; and
- 2) the proposed lot 3 does not comply with Section V.D.1. of the Subdivision Regulations regarding size and shape of lots.

Revised for the February 16, 2012, meeting

This application was heldover by the Planning Commission to allow staff to prepare conditions for approval.

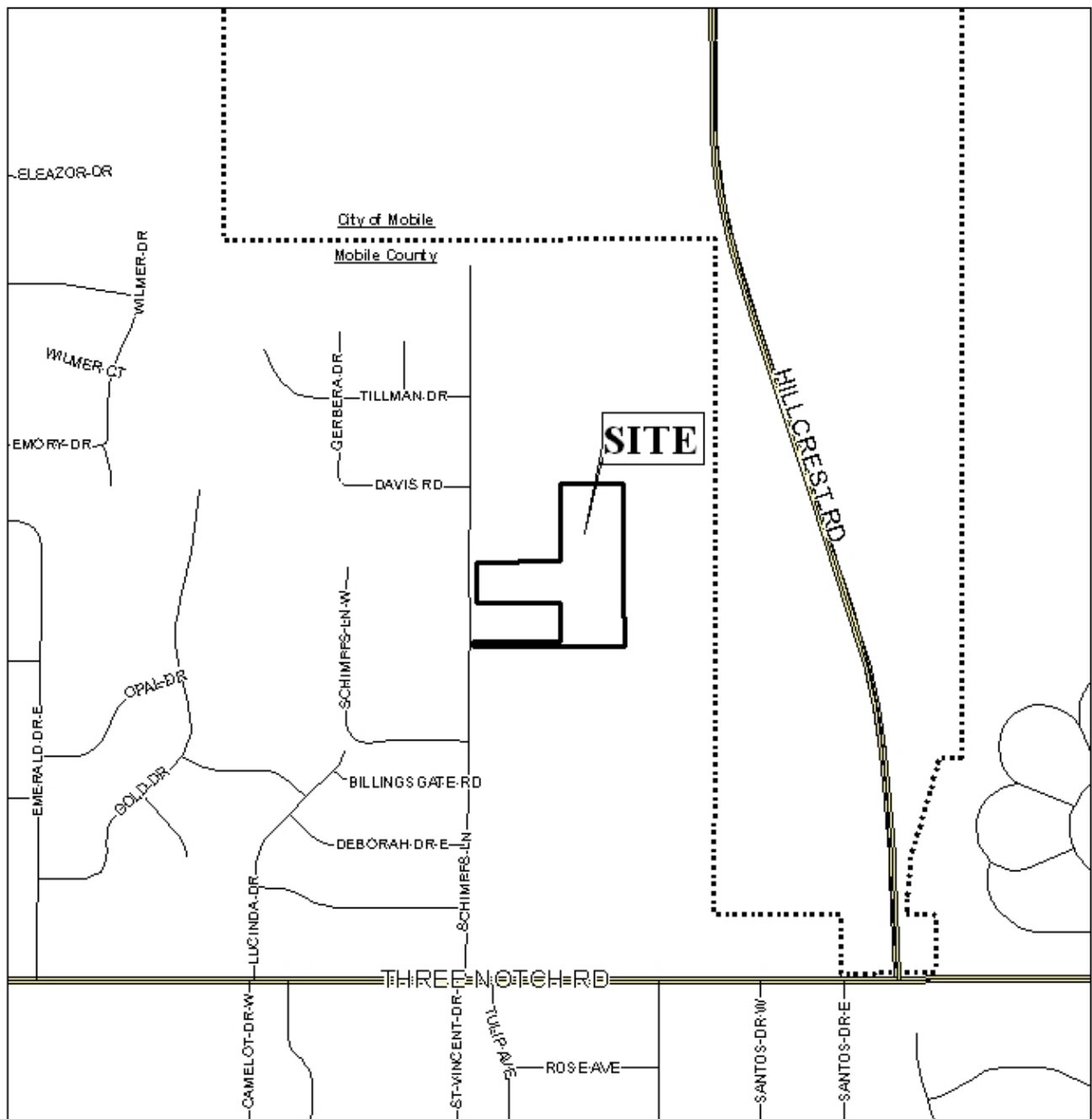
With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulation regarding size and shape of lots and maximum depth of lots, this application is recommended for tentative approval subject to the following conditions:

- 1) retention of the 25-foot minimum building setback line and the lot area size, in square feet, on the Final Plat;*
- 2) dedication sufficient to provide 30 feet from the centerline of Schimpfs Lane;*
- 3) placement of a note on the Final Plat limiting each lot to one curb cut to Schimpfs Lane;*
- 4) placement of a note on the Final Plat stating that no future subdivision of Lot 3 will be allowed until additional frontage is provided on a public right-of-way;*
- 5) placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 7) 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; and*
- 8) full compliance with Fire 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. Turnaround must be compliant with Appendix D of the International Fire Code."*

LOCATOR MAP



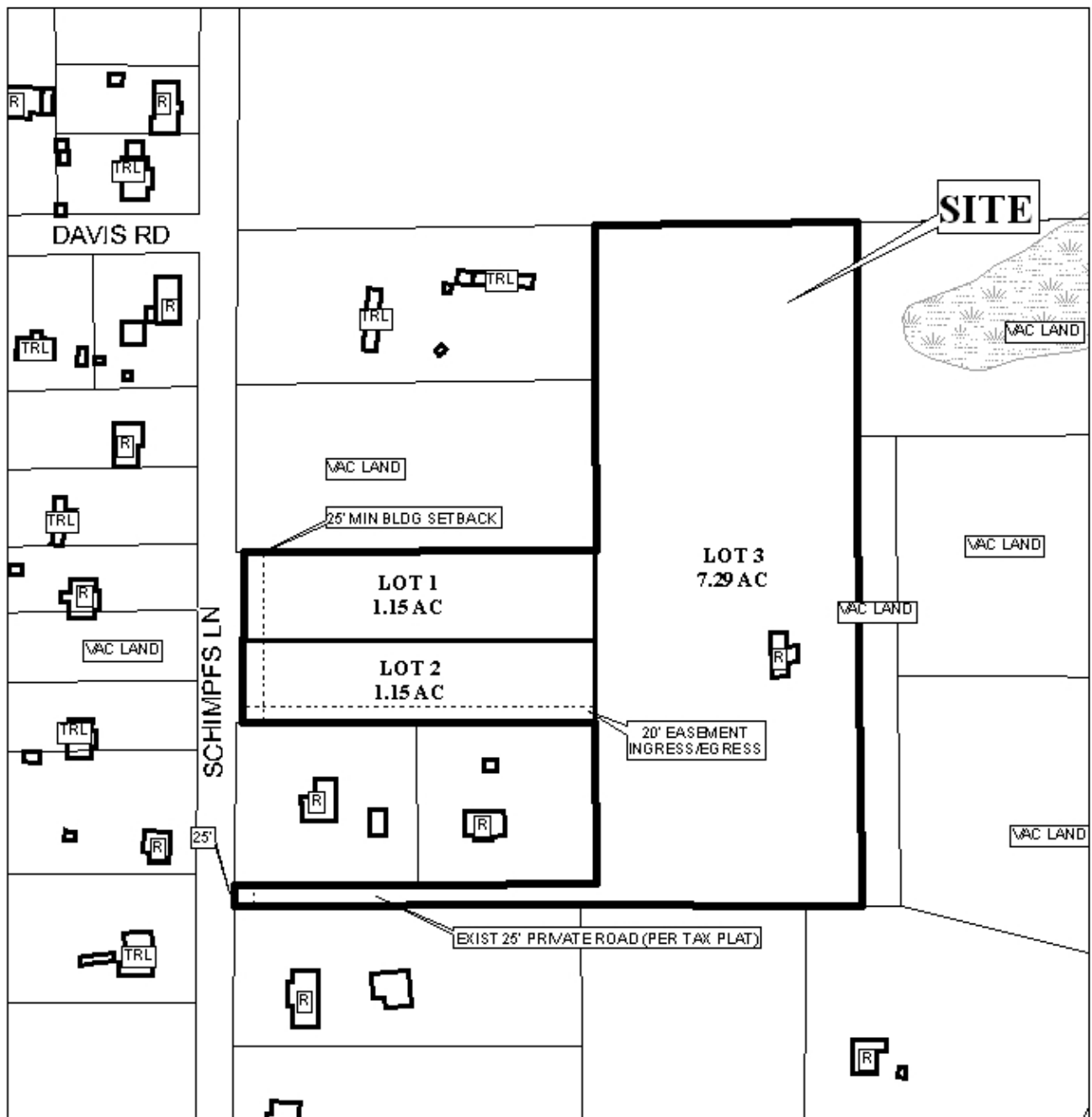
APPLICATION NUMBER 6 DATE February 16, 2012

APPLICANT Leonard E Miller Subdivision

REQUEST Subdivision



LEONARD E MILLER SUBDIVISION



APPLICATION NUMBER 6 DATE February 16, 2012

LEGEND

R-1

R-2

R-3

R-A

R-B

H-B

T-E

B-1

LB-

B-2

B-3

B-4

B-5

I-1

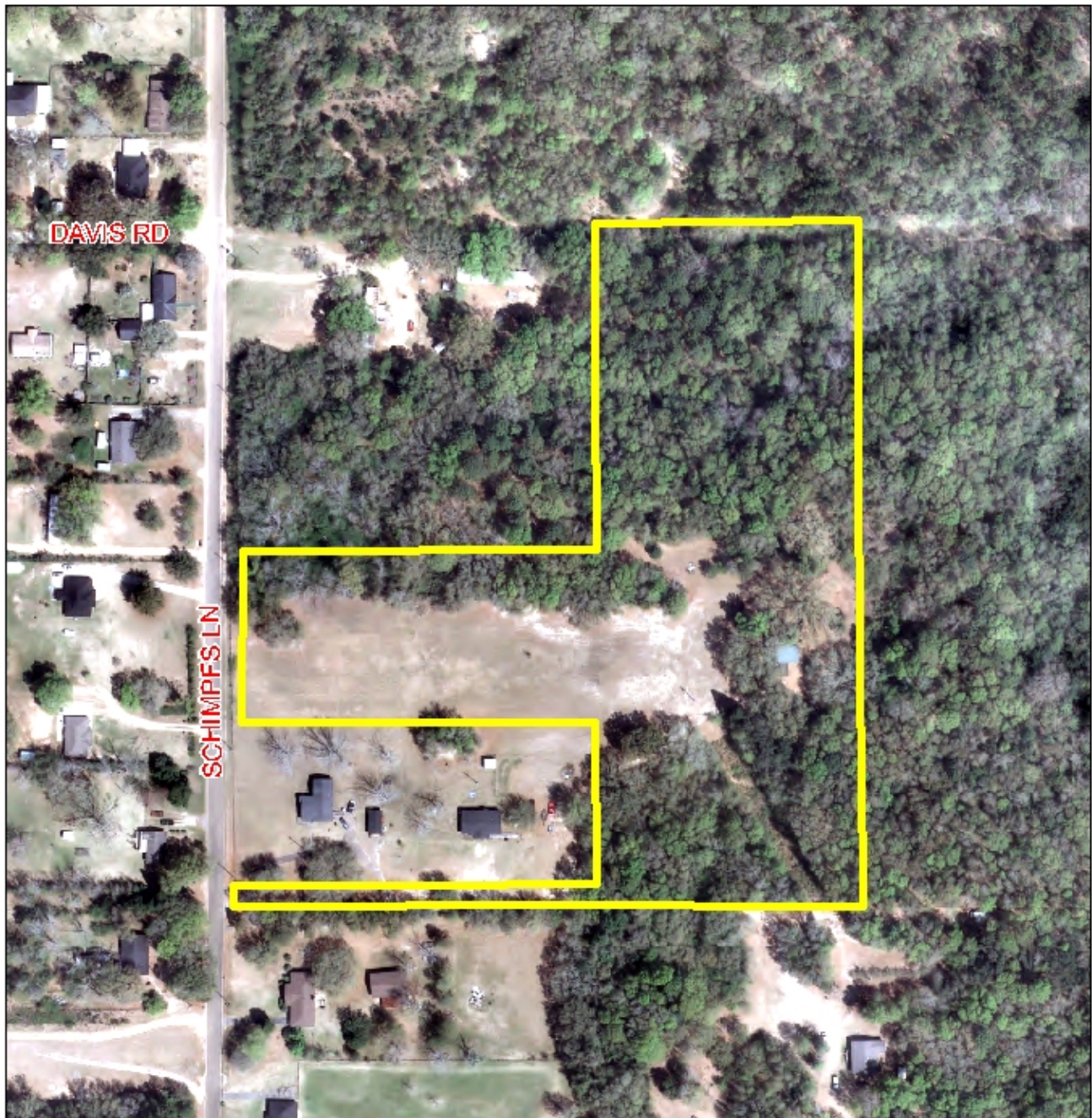
I-2

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NTS



LEONARD E MILLER SUBDIVISION



APPLICATION NUMBER 6 DATE February 16, 2012

