

## **SUN PAWS 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

MAWSS Comments: No comments received.

The preliminary plat illustrates the proposed 2-lot, 11.3± Acre subdivision located at the West side of Travis Road, at the West terminus of Whitehall Drive, within the Planning Jurisdiction. The applicant states the subdivision is served by public water and sanitary sewer systems.

The site was most recently before the Planning Commission at its September 6, 2007 meeting, at which two (2) previous legal lots were re-subdivided and reconfigured as two (2) legal lots. The request was approved and the plat was recorded in Mobile County Probate Court on May 13, 2008. The purpose of this application is to again re-subdivide and reconfigure a portion of two (2) existing legal lots into two (2) legal lots.

The submitted preliminary plat excludes a portion of one of the legal lot from which new lots are proposed to be subdivided, but not as an additional legal lot. No justification was provided for the exclusion of a portion of the previously approved low. Research by staff shows that a 56' X 626' area was deeded to an adjacent property owner in 2013 without going through the Subdivision process. As such, holdover of the request may be appropriate to allow the applicant to include the remainder of the lot from which Lot 1 is proposed to be subdivided, either as a portion of the subject site, or as an addition to an adjacent lot.

Lot 2 is irregularly shaped as a result of proposing to combine two (2) previously approved, irregular lots, one (1) of which is a flag lot. As such, it would have two (2) frontages along Travis Road: 25' to the North of the site, and 149.46' to the South of the Site. Lot 2 would also have frontage along Merwood Court, to the West of the site. Lot 1 would have frontage only on Travis Road. Both Travis Road and Merwood Court are minor streets without curb and gutter requiring 60' right-of-way widths. Adequate right-of-way is depicted along Travis Road, but not along Merwood Court. Previous subdivision of the site did not require dedication of the right-of-way along Merwood Court, but access to the street was denied; therefore, a note should be placed on the Final Plat, if approved, stating Lot 2 is denied access to Merwood Court.

Regarding access management, proposed Lot 1 should be limited to one (1) curb cut to Travis Road, and proposed Lot 2 should be limited to two (2) curb cuts to Travis Road. Any changes in the sizes, locations or designs of any curb cuts should be approved by Mobile County

Engineering and conform to AASHTO standards. This information will need to be indicated as a note on the Final Plat, if approved.

One (1) portion of the frontage of Lot 2 along Travis Road is 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 a depth more than 3.5 times its width at its potential building setback. The remainder of the frontage of Lot 2 is small enough to also contribute to a depth of the lot greater than 3.5 times its width. In addition to exceeding the maximum width-to-depth ratio of the Subdivision Regulations the site, as mentioned, is irregularly shaped. While such a design is inconsistent with other lots in the vicinity, previous approval of the subdivision may indicate additional approval of the lot, as illustrated, is appropriate; however, the site will require a waiver of Section V.D.3. of the Subdivision Regulations to do so.

Both lots satisfy the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer systems, and are appropriately labeled in square feet and acres on the preliminary plat (with the exception of the excluded portion of proposed Lot 1). The 25' minimum building setback line along Travis Road where the lots are at least 60' wide is also illustrated. If approved, this information should be retained on the Final Plat.

This site is located in the County; therefore, any lots that 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 stating as much should be provided 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.

This application is recommended for Holdover until the June 7, 2018 meeting with revisions due by May 7, 2018 to address the following:

- 1) Submit a Subdivision application for the two adjacent lots to incorporate the portion of land being excluded from this application, per the 2013 deed, with additional mailing labels and fees, as appropriate.

***Revised for the May 17<sup>th</sup> meeting:***

*The application was heldover from the May 3<sup>rd</sup> meeting to allow the applicant to submit a Subdivision application for the two adjacent lots to incorporate the portion of land being excluded from the May 3<sup>rd</sup> application.*

*No Subdivision application was received for the adjacent lots, but the applicant did provide a narrative requesting Approval of the subdivision without incorporating the adjacent, excluded portion of land:*

*We are submitting a 2-lot subdivision off Travis Road for Frances Dauster off Travis Road. Ms. Dauster purchased the property some years ago from the previous owners who less and excepted a 50 strip next to the Rawls property at closing. We have now provided a resubdivision of Lots 1 and 2, Meyer Sanders subdivision that does not include the 50 foot strip. The neighbors will not be a part of any resub and we are subdividing her land for her kid's future. Flagged lots already exist so we are consistent with previous approvals. We ask that the subdivision be accepted as submitted and not having the neighbors involved.*

*The Planning Commission has been sympathetic to situations where neighboring property owners did not participate in the subdivision of property where they otherwise would be required to do so to facilitate approval of the subdivision. As such, approval of the request may be appropriate.*

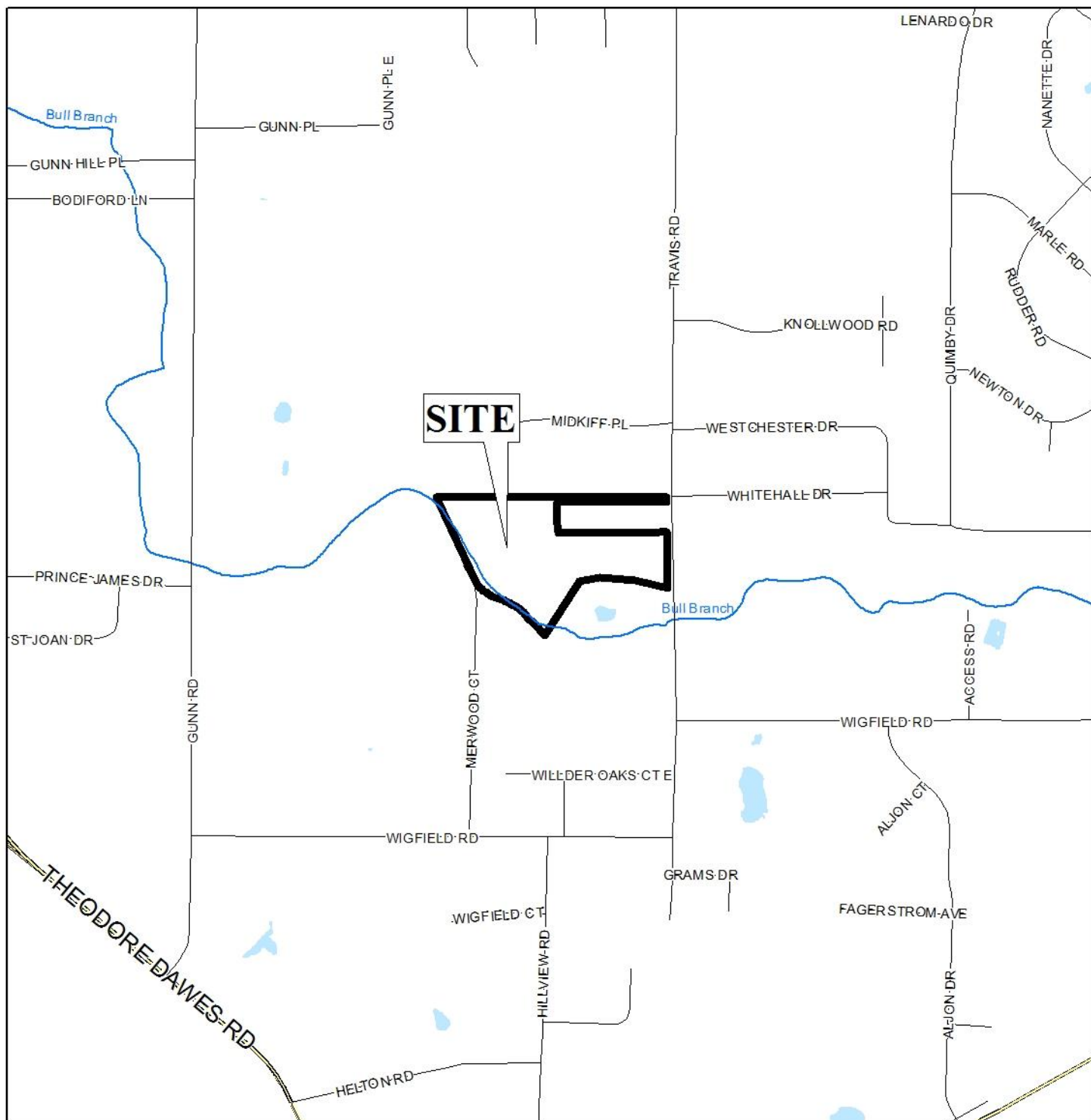
*With a waiver of Section V.D.3. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:*

- 1) placement of a note on the Final Plat stating Lot 2 is denied access to Merwood Court;*
- 2) placement of a note on the Final Plat stating Lot 1 is limited to one (1) curb cut to Travis Road, and Lot 2 is limited to two (2) curb cuts to Travis Road, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 3) retention of the lots sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;*
- 4) retention of the 25' minimum building setback line along all Travis Road;*
- 5) placement of a note on the Final Plat stating any lots that 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 in compliance 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: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).”*

# LOCATOR MAP



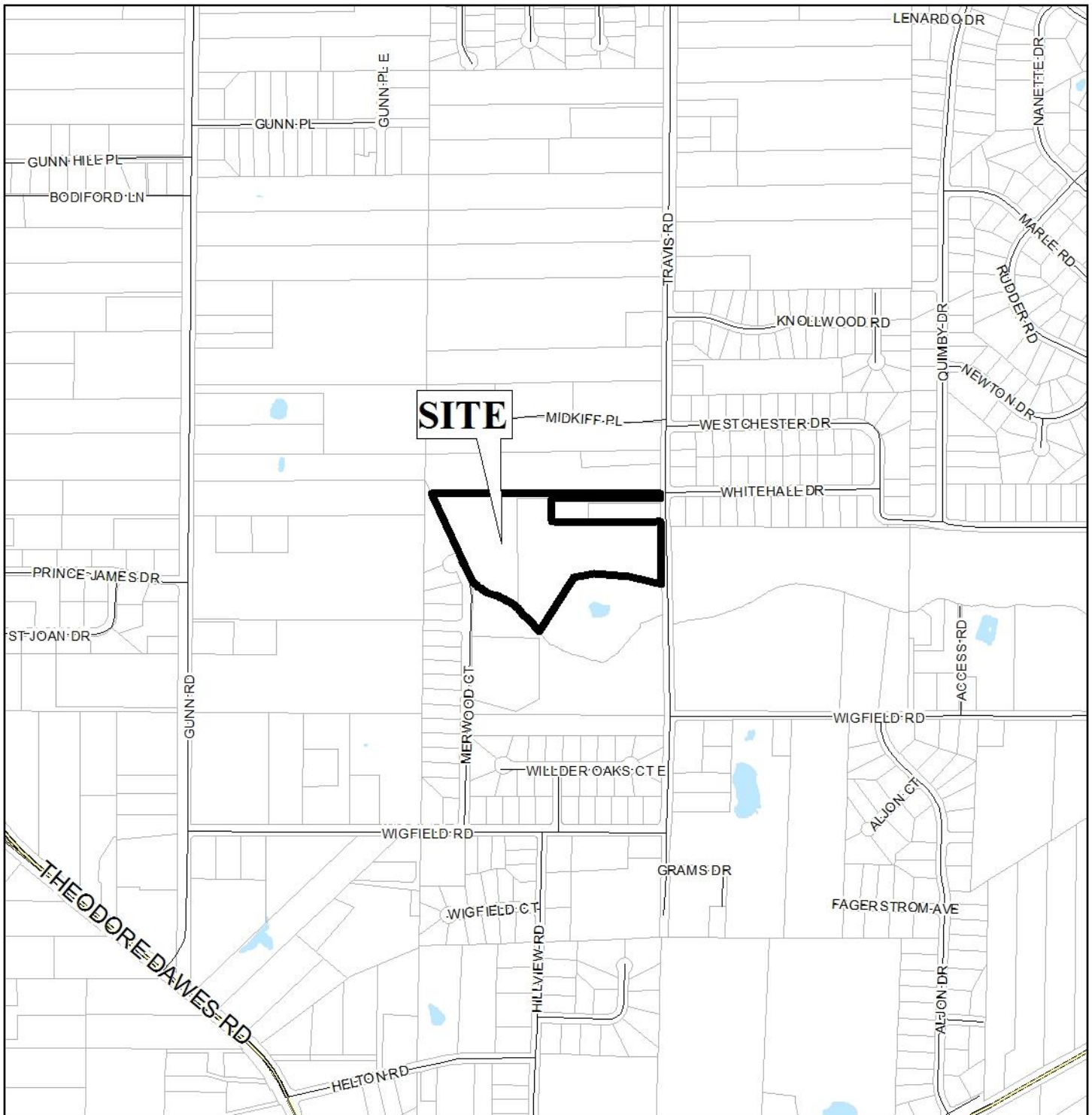
APPLICATION NUMBER 6 DATE May 17, 2018

APPLICANT Sun Paws Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



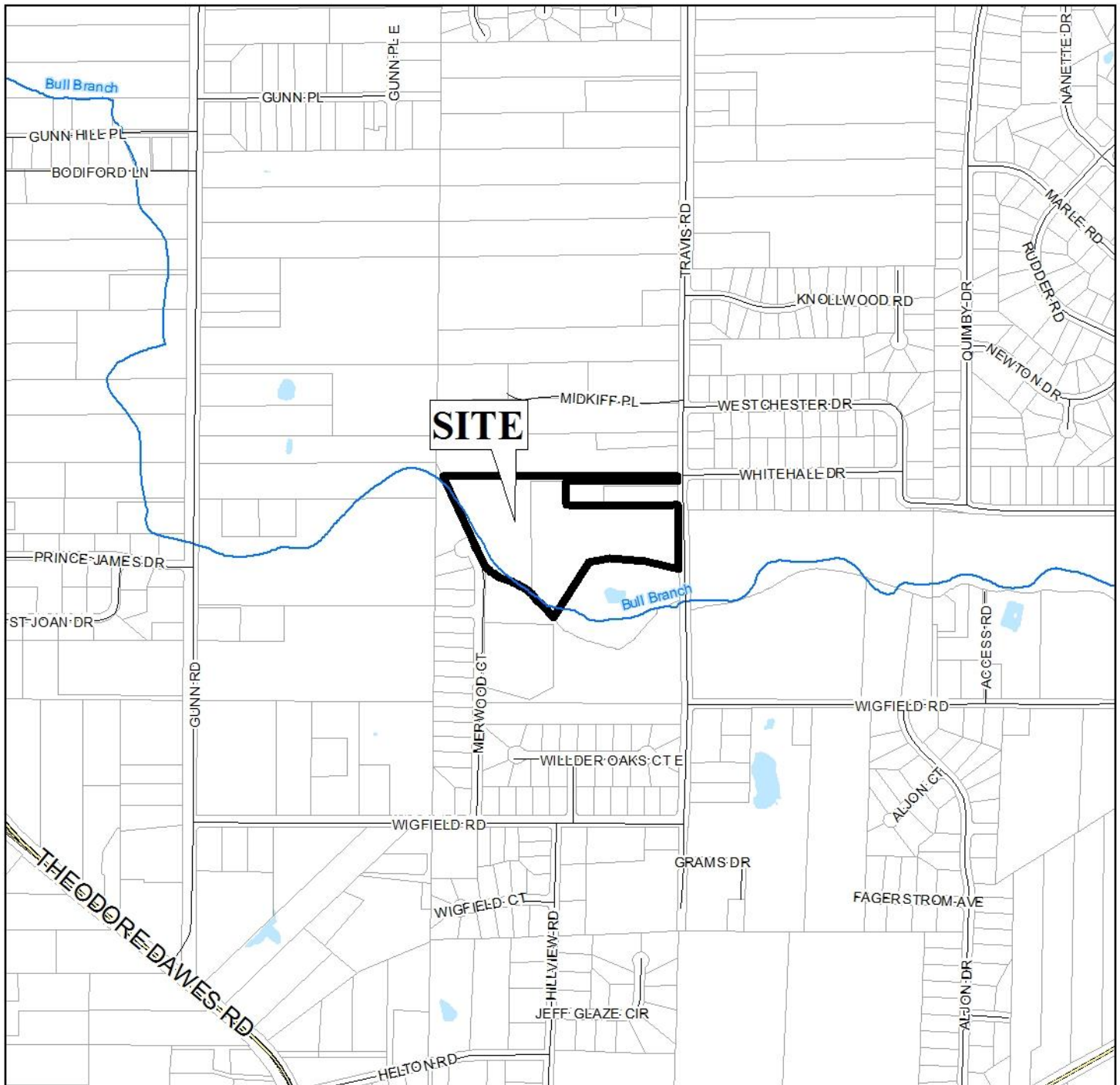
APPLICATION NUMBER 6 DATE May 17, 2018

APPLICANT Sun Paws Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE May 17, 2018

APPLICANT Sun Paws Subdivision

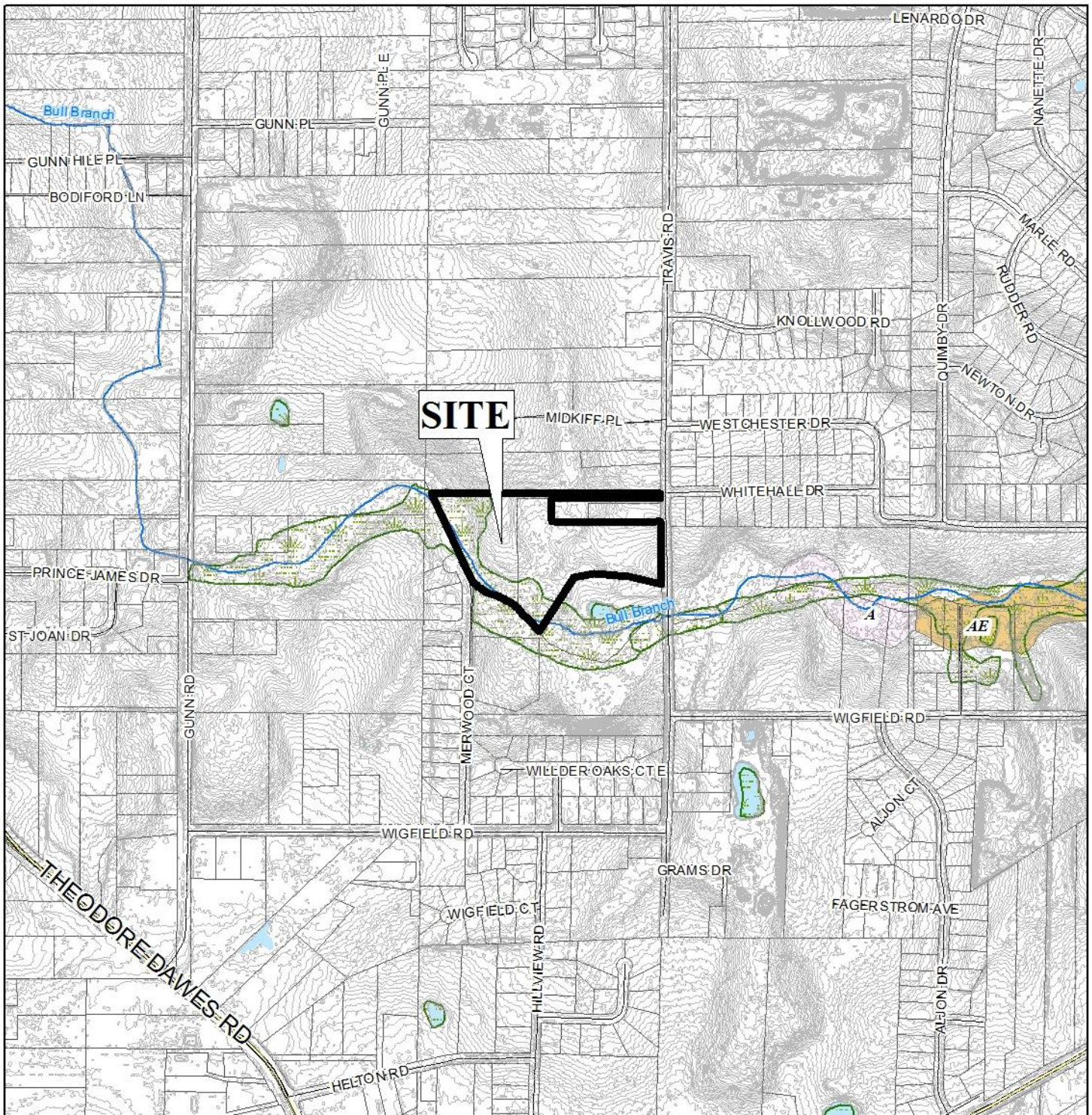
REQUEST Subdivision

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 6 DATE May 17, 2018

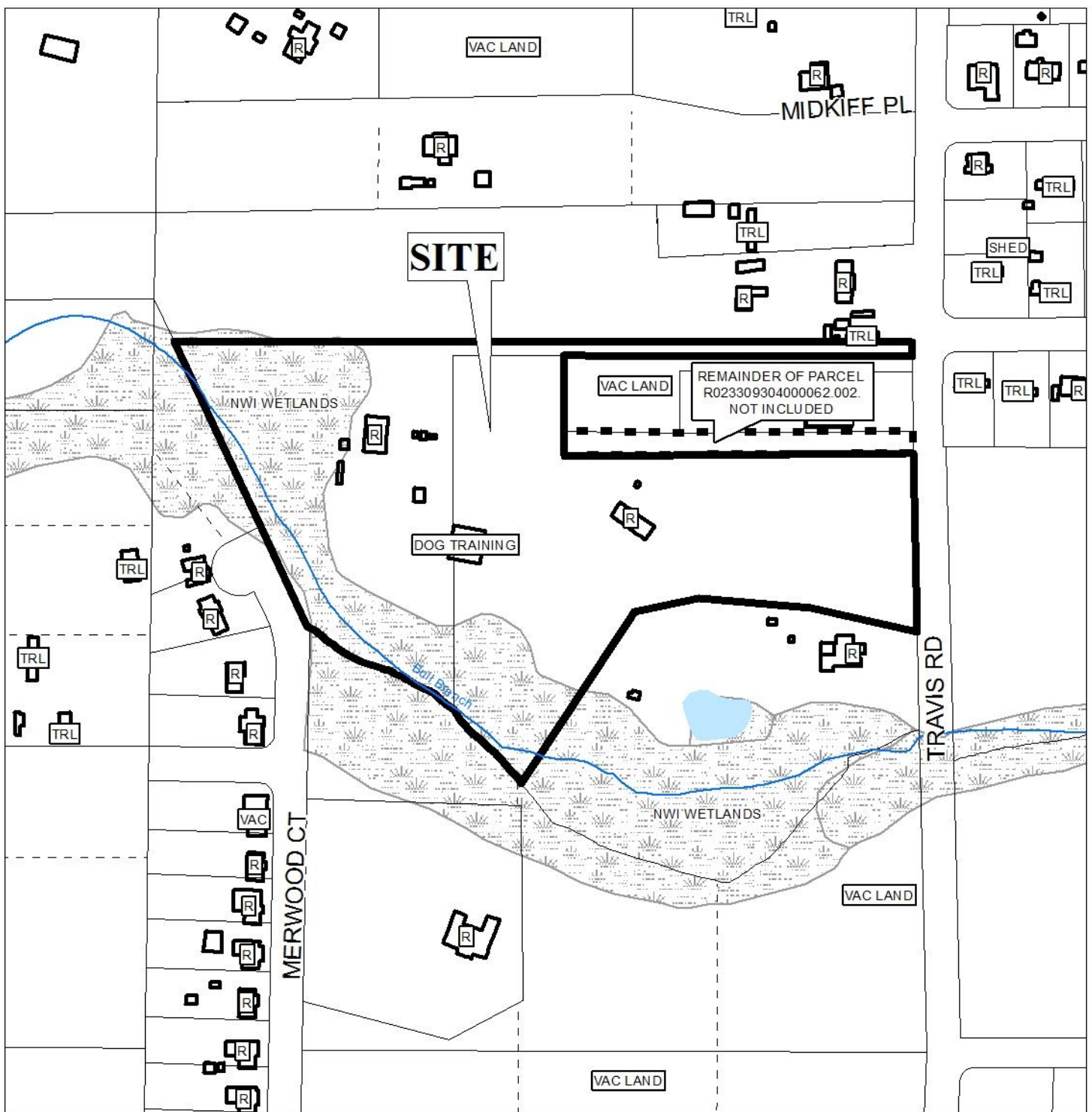
APPLICANT Sun Paws Subdivision

REQUEST Subdivision





# SUN PAWS SUBDIVISION



APPLICATION NUMBER 6 DATE May 17, 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

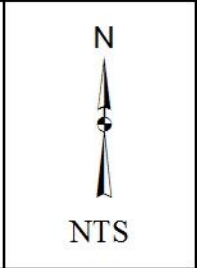




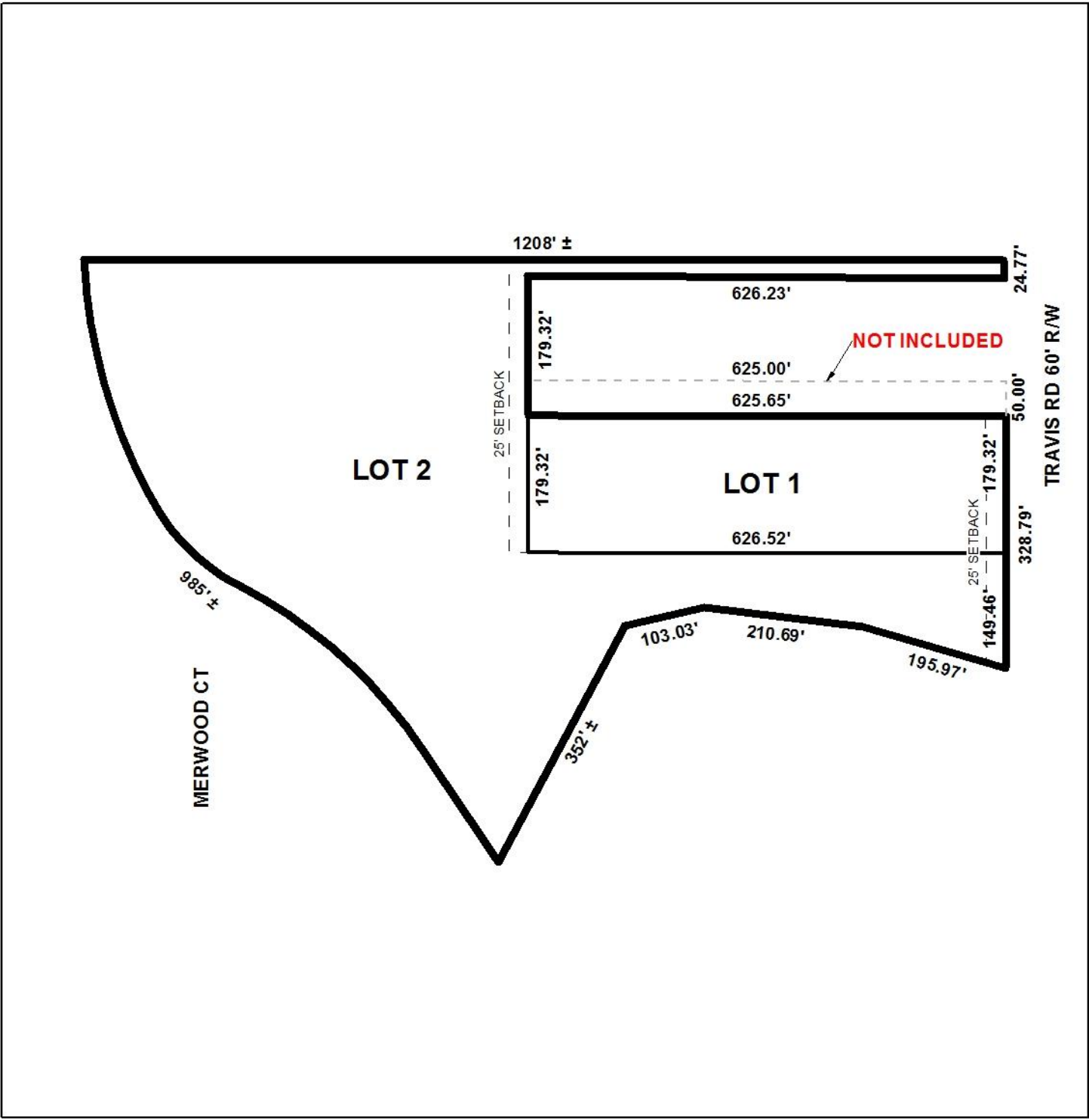
## SUN PAWS SUBDIVISION



APPLICATION NUMBER 6 DATE May 17, 2018



## DETAIL SITE PLAN



NTS

