

LANCASTER ESTATES SUBDIVISION, PHASE TWO

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 plat illustrates the proposed 5-lot, 21.3± acre subdivision which is located at the East terminus of River Plantation Drive, extending to the East terminus of Lancaster Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by city water and individual septic tanks. The purpose of this application is to create five (5) legal lots of record from one (1) existing legal lot of record and one (1) existing metes-and-bounds parcel.

The existing legal lot (1 acre±) is Lot 14, Oaks of Fowl River Subdivision, Phase Six, which was approved by the County prior to the area falling within the Planning Jurisdiction. The remainder of the site (20 acres±) is the Remaining Area of The Oaks of Fowl River Subdivision, Phase IV, Resubdivision and Addition to Lots 4 and 5, approved by the Commission at its October 5, 2017 meeting. It should be noted that that subdivision was recommended for denial due to its flag lot configuration not being consistent with other subdivisions in the area, but the Commission approved the plat with a waiver of Section V.D.1. of the Subdivision Regulations.

In the current instance, four of the five proposed lots (from the Remaining Area) would again be flag lots and of irregular shape. Existing Lot 14 would lose a 25'-deep portion of its street frontage to allow a 25'-wide finger for proposed Lot 3. The new Lot 14-A would be of standard configuration. Proposed Lots 3, 4 and 14-A would front onto River Plantation Drive, a private street, and proposed Lots 1 and 2 would front onto Lancaster Road, a public right-of-way with a compliant 60' right-of way width. Proposed Lots 1, 2, 3 and 4 would be flag lots with each having the required minimum 25' of road frontage. All lots would meet the minimum 15,000 square-foot size requirement of the Subdivision Regulations for lots served by public water and individual septic tanks. However, there should be no future subdivision of Lots 1 – 4 to create additional lots, other than to adjust interior lot lines between lots, until such time that Lancaster Road Extension is developed to County standards.

Lots 2, 3 and 4 would front along Lancaster Road Extension which is an unopened public right-of-way with a compliant 60' width; therefore, no dedication would be required. Each lot should be limited to one curb cut, with the size, design and location to be approved by Mobile County Engineering and comply with AASHTO standards. As Lancaster Road Extension is currently an unopened right-of-way, access to it should be denied until the road is developed to County standards.

The 25' minimum building setback line is depicted on Lots 1 – 4 where each lot is at least 60' in width and this should be retained on the Final Plat. The plat should be revised to also depict the 25' minimum building setback line for Lot 14-A.

The lot areas in both square feet and acres are depicted on the preliminary plat and should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

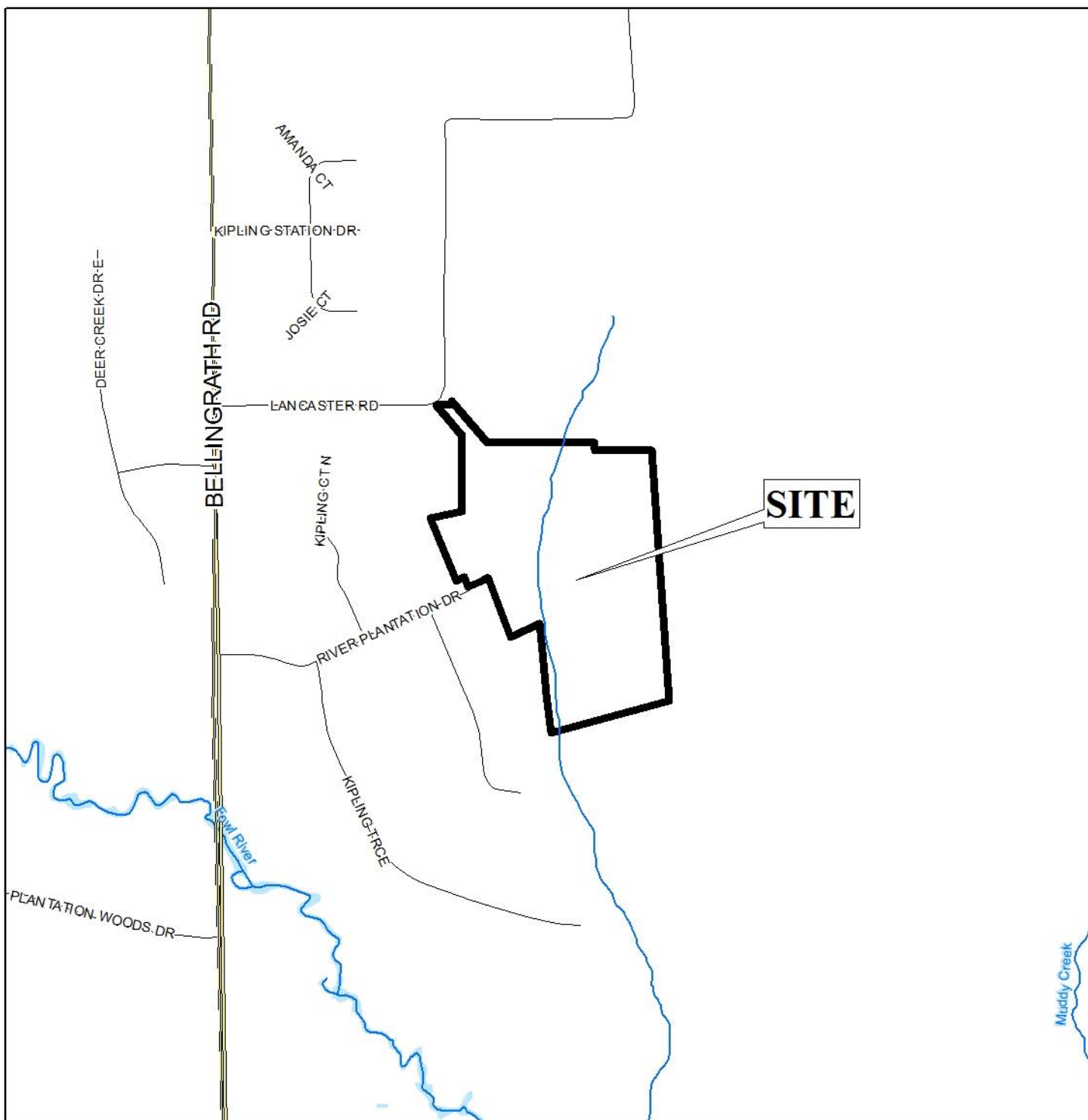
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat stating such.

As the Commission approved the Southern portion of the parent parcel for a flag lot subdivision in October 2017, it would stand that the remainder of the parcel should be granted the same consideration.

Based upon the preceding, and with a waiver of Section V.D.1. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there is to be no future subdivision of Lots 1 – 4 to create additional lots, other than to adjust interior lot lines between lots, until such time that Lancaster Road Extension is developed to County standards;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design and location to be approved by Mobile County Engineering and comply with AASHTO standards;
- 3) placement of a note on the Final Plat stating that access to Lancaster Road Extension is denied for Lots 1 – 4 until the road is developed to County standards;
- 4) retention of the 25' minimum building setback line for Lots 1 – 4 where each lot is at least 60' wide;
- 5) revision of the plat to illustrate the 25' minimum building setback line for Lot 14-A;
- 6) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 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;
- 8) compliance with Engineering Comments and placement of a note on the Final Plat: *(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
- 9) compliance with Fire 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



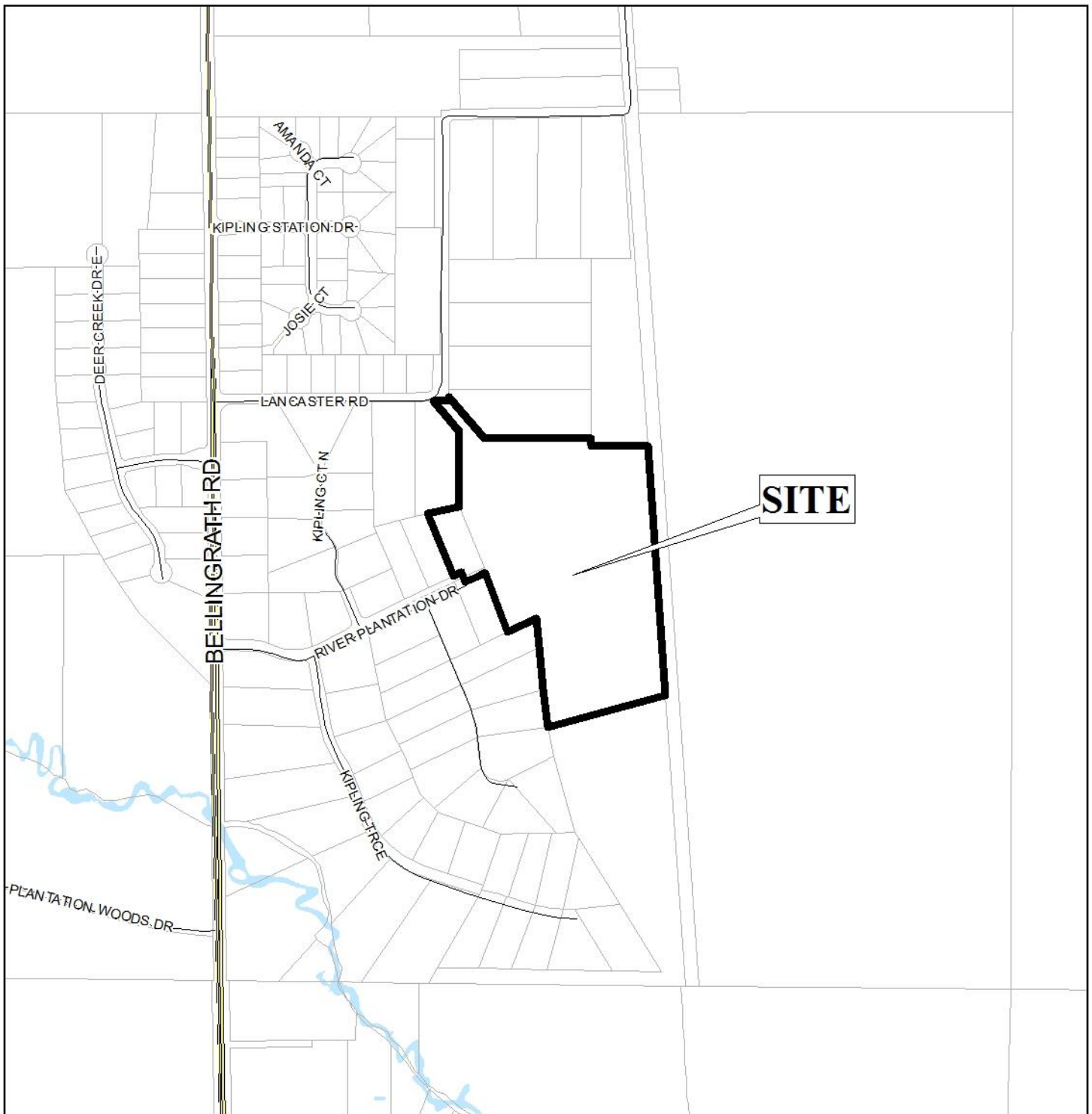
APPLICATION NUMBER 6 DATE May 3, 2018

APPLICANT Lancaster Estates Subdivision, Phase Two

REQUEST Subdivision



LOCATOR ZONING MAP



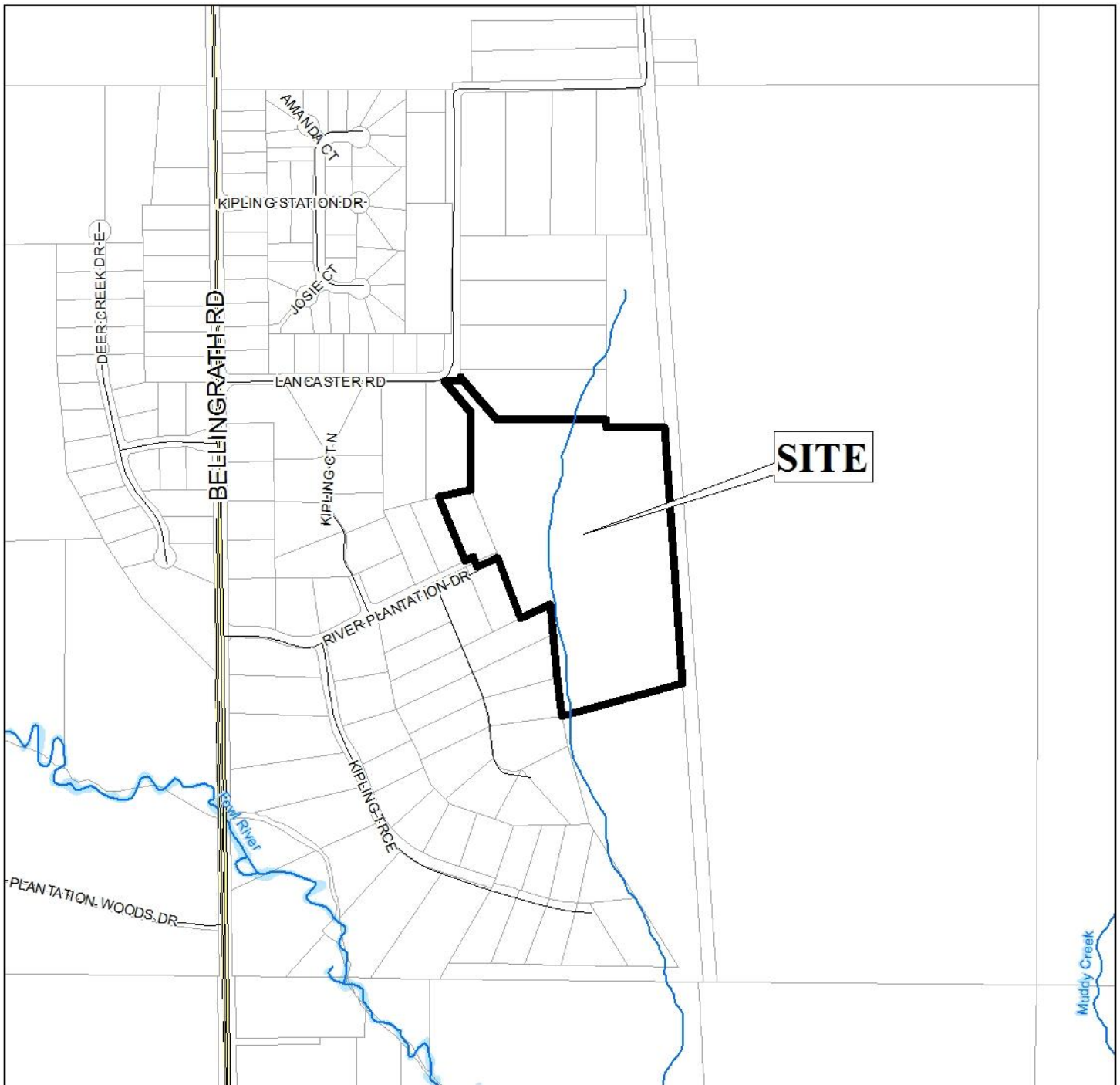
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REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE May 3, 2018

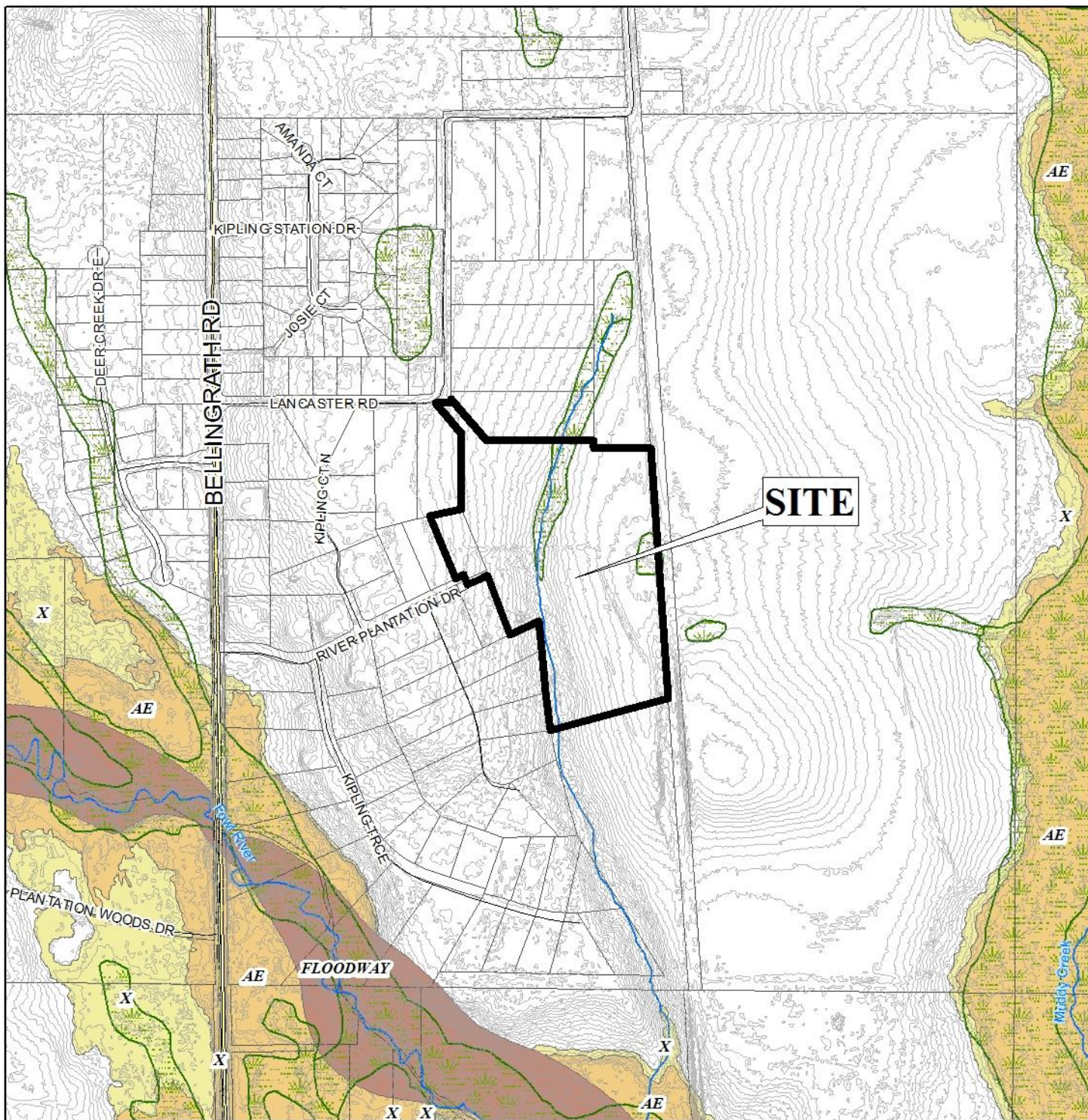
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE May 3, 2018

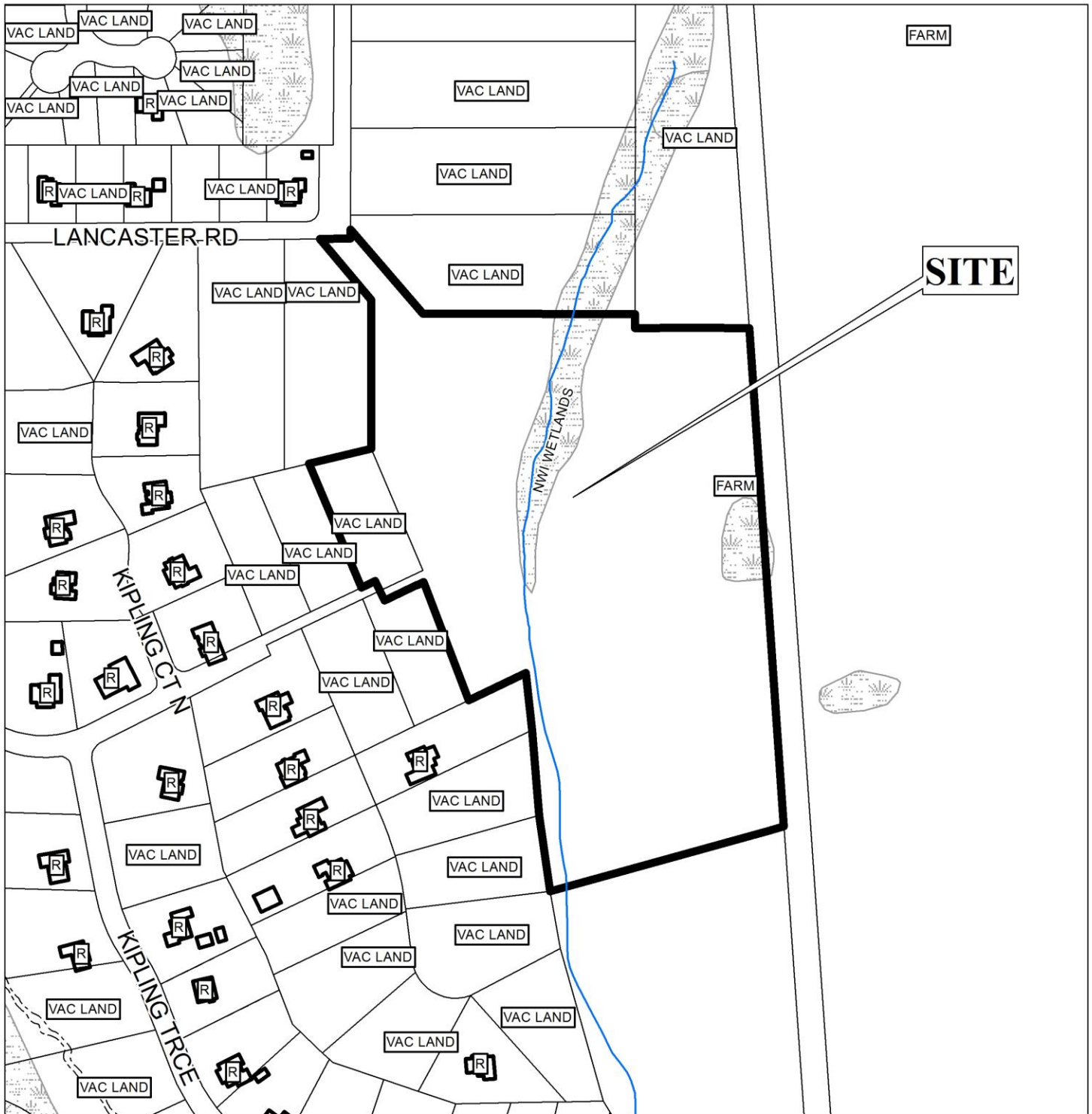
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REQUEST _____ Subdivision _____



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LANCASTER ESTATES SUBDIVISION, PHASE TWO

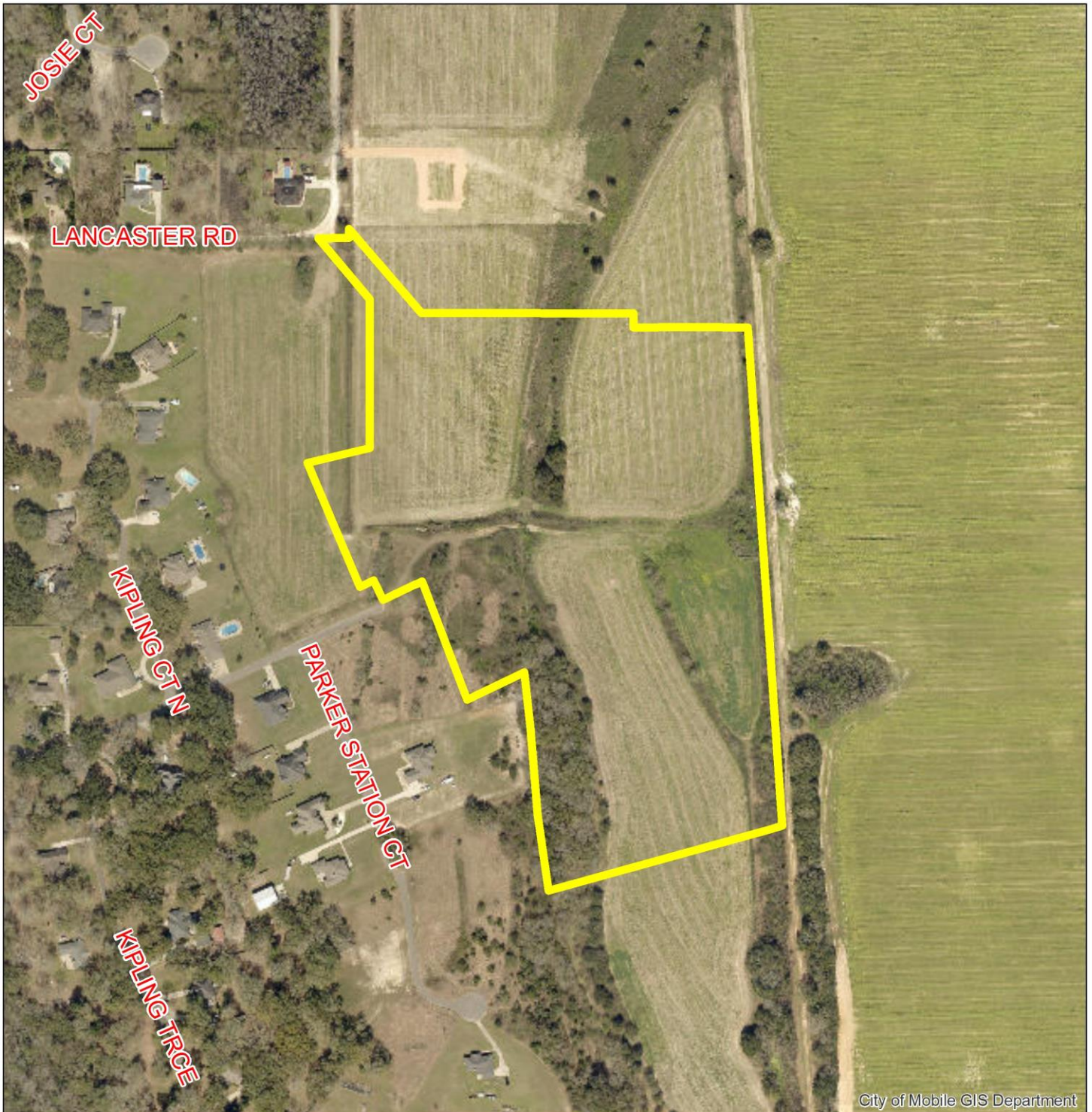


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



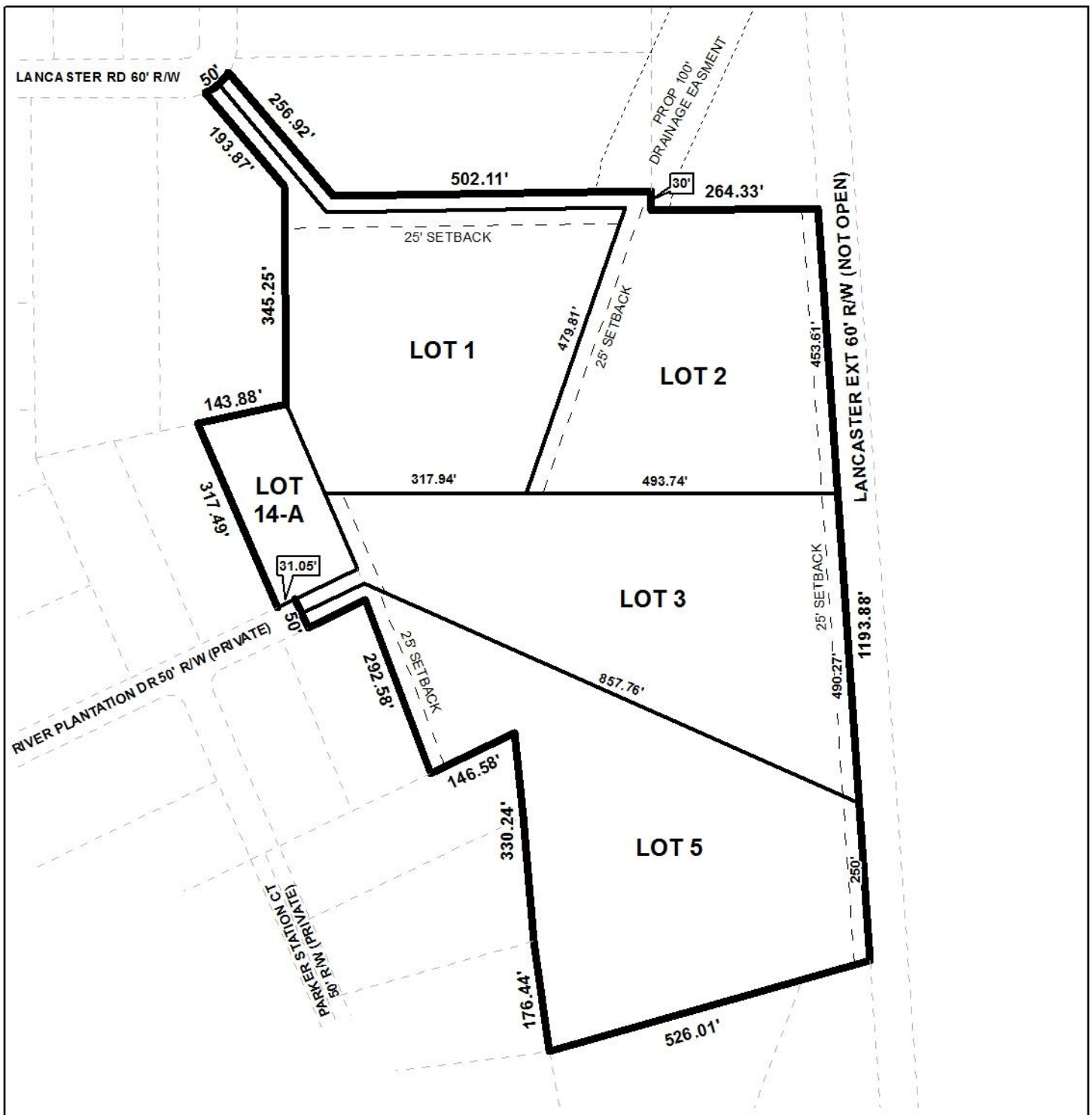
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DETAIL SITE PLAN



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