

LANCASTER SUBDIVISION, PHASE ONE

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: No water or sewer services available.

The plat illustrates the proposed 3-lot, 21.4 acre \pm subdivision which is located on the East side of Lancaster Road, 1 \pm mile South of Laurendine Road. The applicant states that the subdivision is served by public water and individual septic systems.

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

The proposed lots meet the minimum size and frontage requirements of the Subdivision Regulations. The 25-foot minimum building setback line and lot area sizes, in square feet, are depicted on the preliminary plat.

The site fronts Lancaster Road, a minor street not provided with curb and gutter. Lancaster Road is depicted with an adequate right-of-way of 60 feet, and, as such, no dedications should be required.

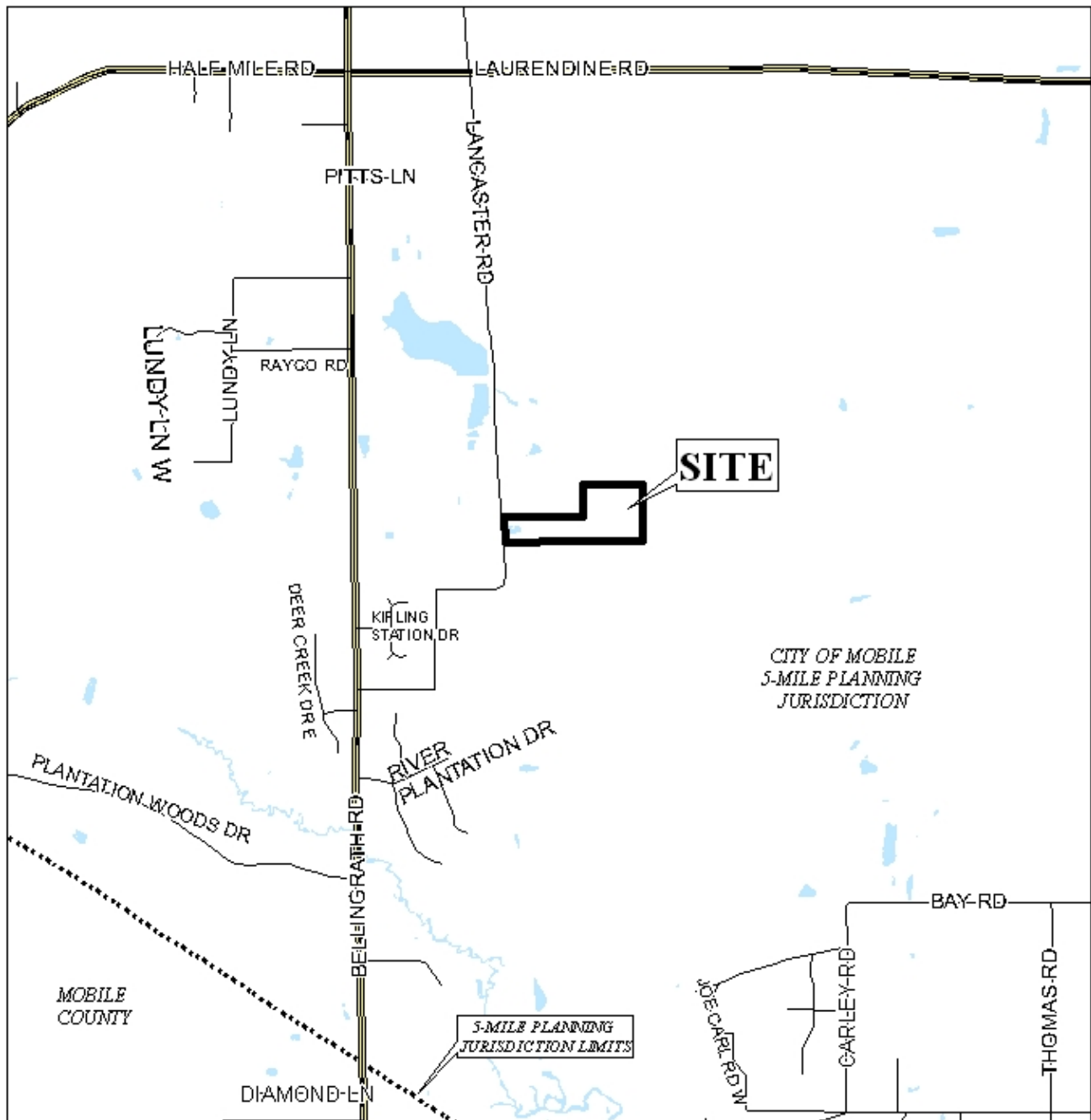
None of the three lots, as proposed, meet Section V.D.3. of the Subdivision Regulations regarding width to depth ratio; further, the proposed Lots 2 and 3 are flag-shaped. While flag-shaped lots usually have a "flagpole" of less than 60 feet in width, these lots, nevertheless, constitute flag-shaped lots. Section V.D.1. of the Subdivision Regulations states that "*Requests for panhandle or flag lots shall be accompanied by evidence showing that each panhandle or flag lot is necessary to allow the site owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship.*" The applicant provided no information regarding justification for flag lots, whether because of natural features or a family subdivision.

Further, the Section also states that "*Multiple panhandle or flag lots shall not be allowed as an alternative to road construction*". There is ample space to provide a public road to allow development on the site. It should be noted that while there are some flag-shaped lots in the area of this site, flag-shaped lots are not common and the informality of design is not consistent with other lots in the vicinity.

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

- 1) the proposed Lots 2 and 3 do not comply with Section V.D.1. of the Subdivision Regulations regarding flag-shaped lots; and
- 2) none of the lots comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio.

LOCATOR MAP



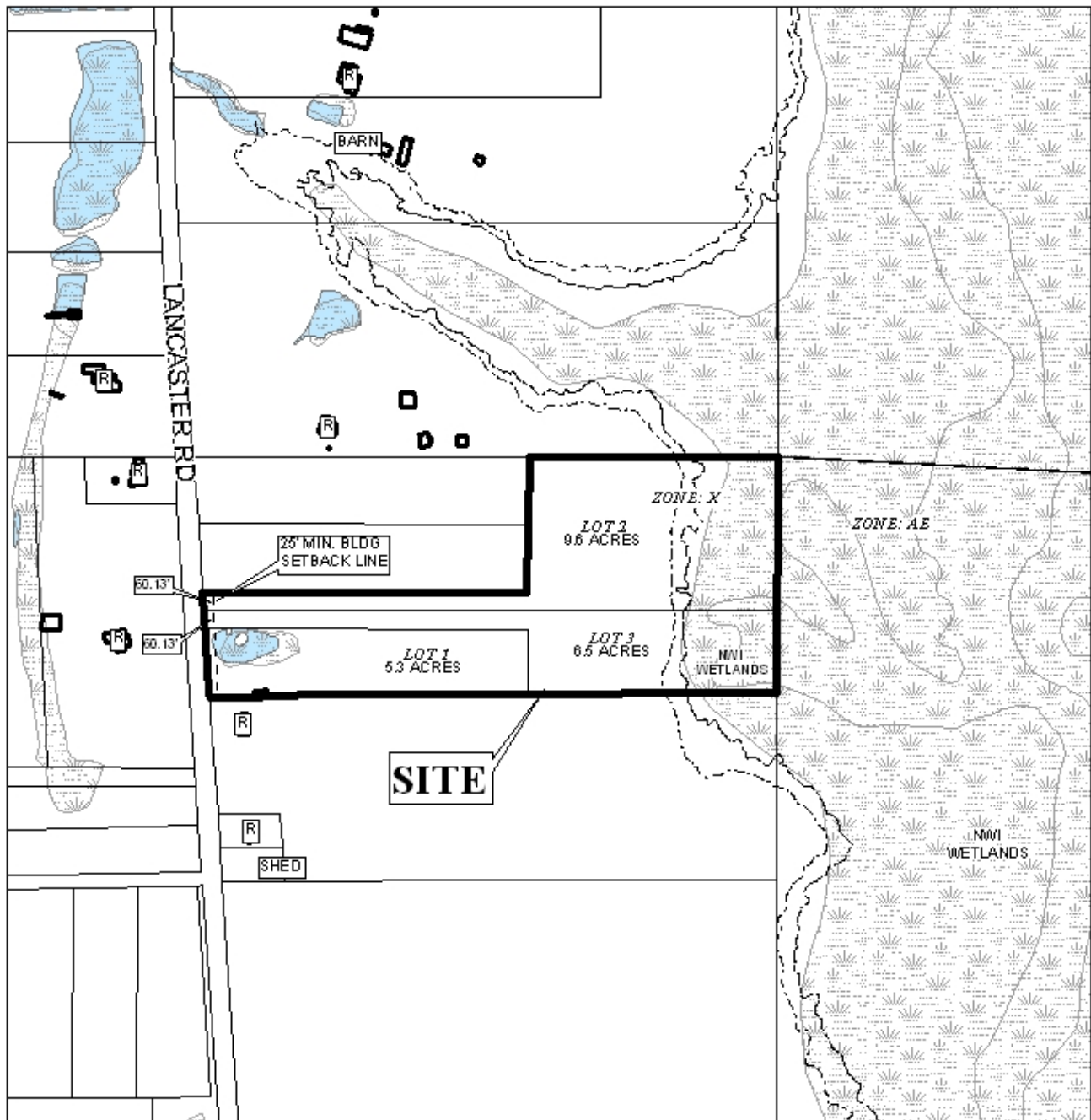
APPLICATION NUMBER 6 DATE August 18, 2011

APPLICANT Lancaster Subdivision, Phase One

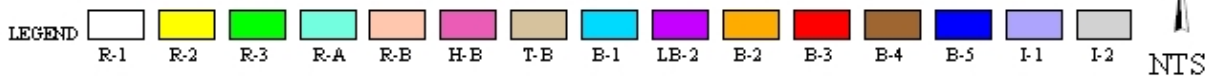
REQUEST Subdivision



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