

CAROL PLANTATION SUBDIVISION,
THIRD UNIT, RESUBDIVISION OF A PORTION
OF FARM LOT 520

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 1.8± acres subdivision which is located at 6800 Hayfield Circle West (Northwest corner of Hayfield Circle North and Hayfield Circle West). The subdivision is served by public water and individual septic tanks.

The purpose of this subdivision is to divide an existing portion of a legal lot of record into two “flag-lot” legal lots of record.

The original Lot 520 has been divided into several different parcels with several different owners. Certification should be submitted to show that this site was in existence prior to 1984.

The site has 45 feet of total public right-way-frontage on Hayfield Circle North. Hayfield Circle North is a minor street, not provided with curb and gutter, with a right-of-way of 40 feet. Hayfield Circle North turns South and becomes Hayfield Circle West at this site. Hayfield Circle North is also a minor street, not provided with curb and gutter, but it has a right-of-way of 50 feet.

The applicant proposes to dedicate an additional 10 feet of right-of way for Hayfield Circle North and an additional 5 feet of right-of-way for Hayfield Circle West to Mobile County. As the applicant only has 45 feet of public right-of-way frontage, the applicant currently does not have adequate frontage for two “flag-lots” with the required 25 feet of public right-of-way frontage, hence their desire to dedicate the above mentioned right-of-way.

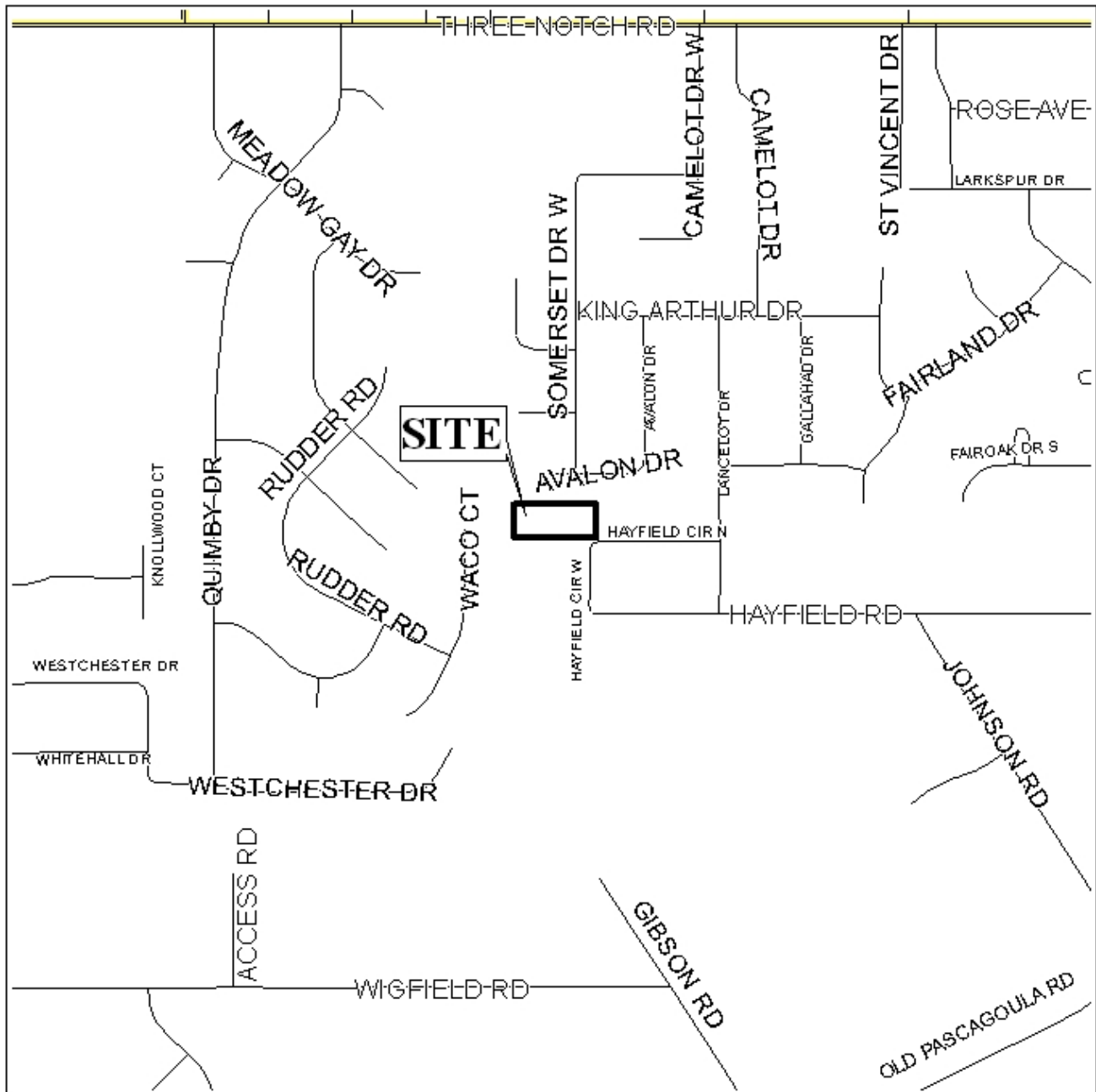
Given the age of the subdivision, as well as the level of development already existing in the subdivision, it seems unlikely that very many subdivision applications will be received from this area. Similarly, as this site is in unincorporated Mobile County, it is not subject to the same planning and zoning controls that are in place in the City. As such, it would seem to be difficult task to ever be able to have additional dedications in this neighborhood to match the one proposed by the applicants. That being said, instead of a dedication, a seemingly more appropriate solution would be the construction of a modified cul-de-sac off Hayfield Circle North, constructed to county standards and dedicated to the Mobile County. This construction and dedication would serve two purposes – increasing the public right-of-way frontage to the site and eliminating the need for a “flag-lot.” The Mobile County Engineering Department has stated that if the applicants intend to construct the cul-de-sac, they should meet with County Engineering Staff to discuss County Road requirements.

The “flag-lots” themselves are another issue. The commission has, in the past, approved “flag-lots” in neighborhoods where they already existed and were in keeping with the general character and development trends of the existing neighborhoods, or where there were specific topographical or environmental issues endemic to the property to necessitate the “flag-lot.” Neither is the case in this instance. That being said, a waiver of Section V.D.2 of the Subdivision Regulations should not be granted.

Lastly, the plat seemingly indicates a proposed third lot, but it is not labeled on the plat as such. This is likely a drafting error, as this lot would deny Lot 1 access to a public right-of-way altogether and the lot would not meet the minimum size requirements according to section V.D.2 of the Subdivision Regulations.

Given the above information, this subdivision is recommended for denial with the advisement that the applicants meet with Mobile County Engineering staff about the construction and dedication of a modified cul-de-sac and resubmittal of this application showing the recommended changes.

LOCATOR MAP



APPLICATION NUMBER 7 DATE June 21, 2007

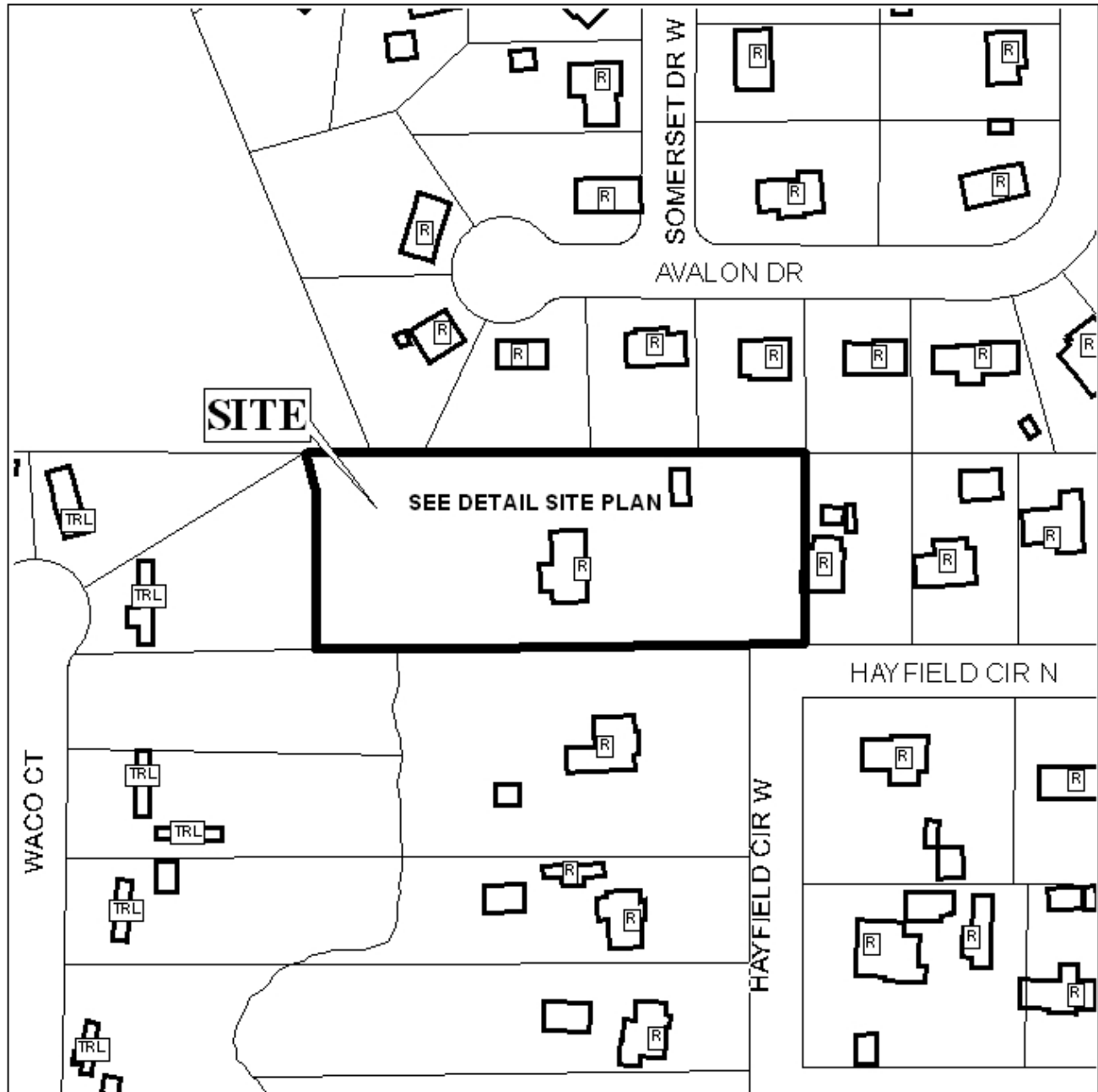
APPLICANT Carol Plantation Subdivision, Third Unit, Resubdivision of a Portion of Farm Lot 520

REQUEST Subdivision



NTS

CAROL PLANTATION SUBDIVISION, THIRD UNIT RESUBDIVISION OF A PORTION OF FARM LOT 520



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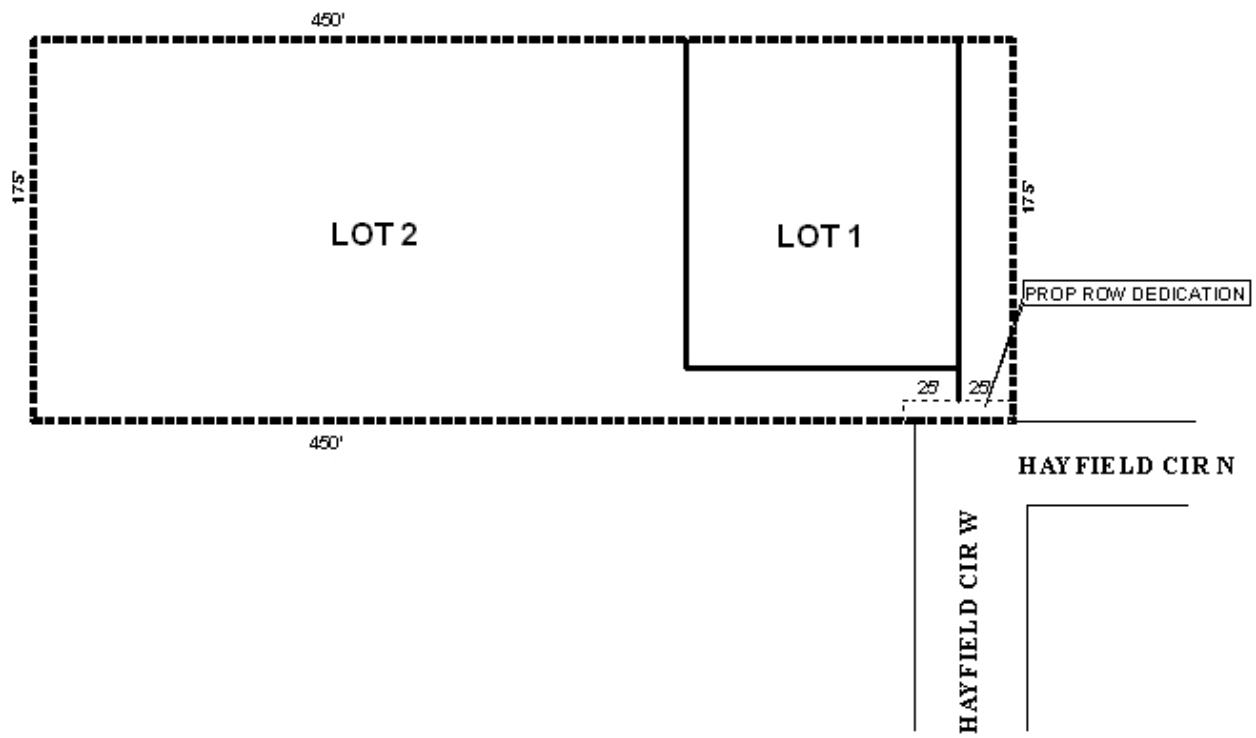
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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DETAIL SITE PLAN



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