

## **FRED & MILDRED FAMILY DIVISION TWO**

### **SUBDIVISION, RESUBDIVISION OF LOT 1**

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 preliminary plat illustrates the proposed 2-lot, 3.5±-acre subdivision located at the North side of River Road, 2/10± mile East of Thomas Road, within the Planning Jurisdiction. The applicant states the site is served by public water and individual septic systems.

The site was most recently the subject of a 2-Lot Subdivision approved at the November 6, 2014 meeting of the Planning Commission and recorded in Mobile County Probate Court on March 2, 2015. The purpose of this application is to re-subdivide one (1) of the existing legal lots, into two (2) legal lots.

It should be noted that Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed lots front onto River Road, a minor street with no curb and gutter, and is illustrated as having a compliant 80' right-of-way, therefore no dedications should be required.

As a means of access management, a note should be placed on the Final Plat stating both lots are limited to one (1) curb cut to River Road, with any changes in sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

Proposed Lot 2 may be regarded as a "flag" lot, a design discouraged by Section V.D.1. of the Subdivision Regulations. However, there are several such lots previously approved by the Planning Commission in the area, possibly making a waiver of Section V.D.1. of the Subdivision Regulations appropriate. Future subdivision of Lot 2 to create additional lots, should be prohibited until such time as additional frontage on a compliant public or private street is provided.

Both lots meet the minimum size requirements for lots served by public water and individual septic systems and are appropriately labelled in square feet and acres on the preliminary plat.

This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line is depicted for both lots where they exceed 60' in width and should be retained on the Final Plat, if approved.

The 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. A note regarding this requirement should appear on the Final Plat, if approved.

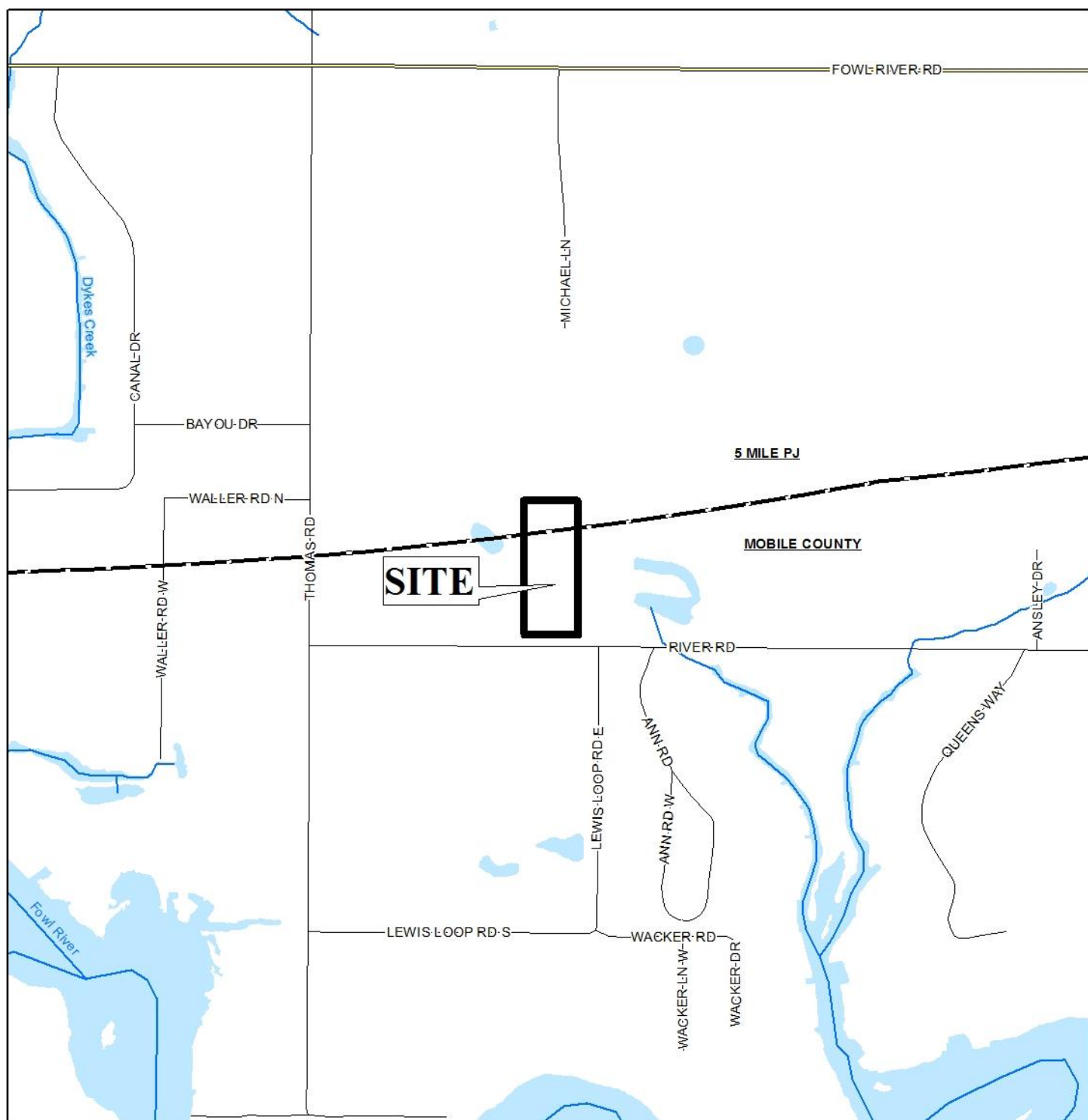
Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the 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.

With waivers of Sections V.D.1. of the Subdivision Regulations, the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 80' right-of-way along River Road;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 3) retention of the 25' minimum building setback line where both lots exceed 60' in width;
- 4) placement of a note on the Final Plat stating that further subdivision of Lot 2 to create additional lots, is prohibited until such time as additional frontage on a compliant public or private street is provided;
- 5) placement of a note on the Final Plat stating both lots are limited to one (1) curb cut to River Road, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) 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;
- 7) placement of a note on the Final Plat to comply 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,

- 8) compliance with Fire 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).”*

# LOCATOR MAP



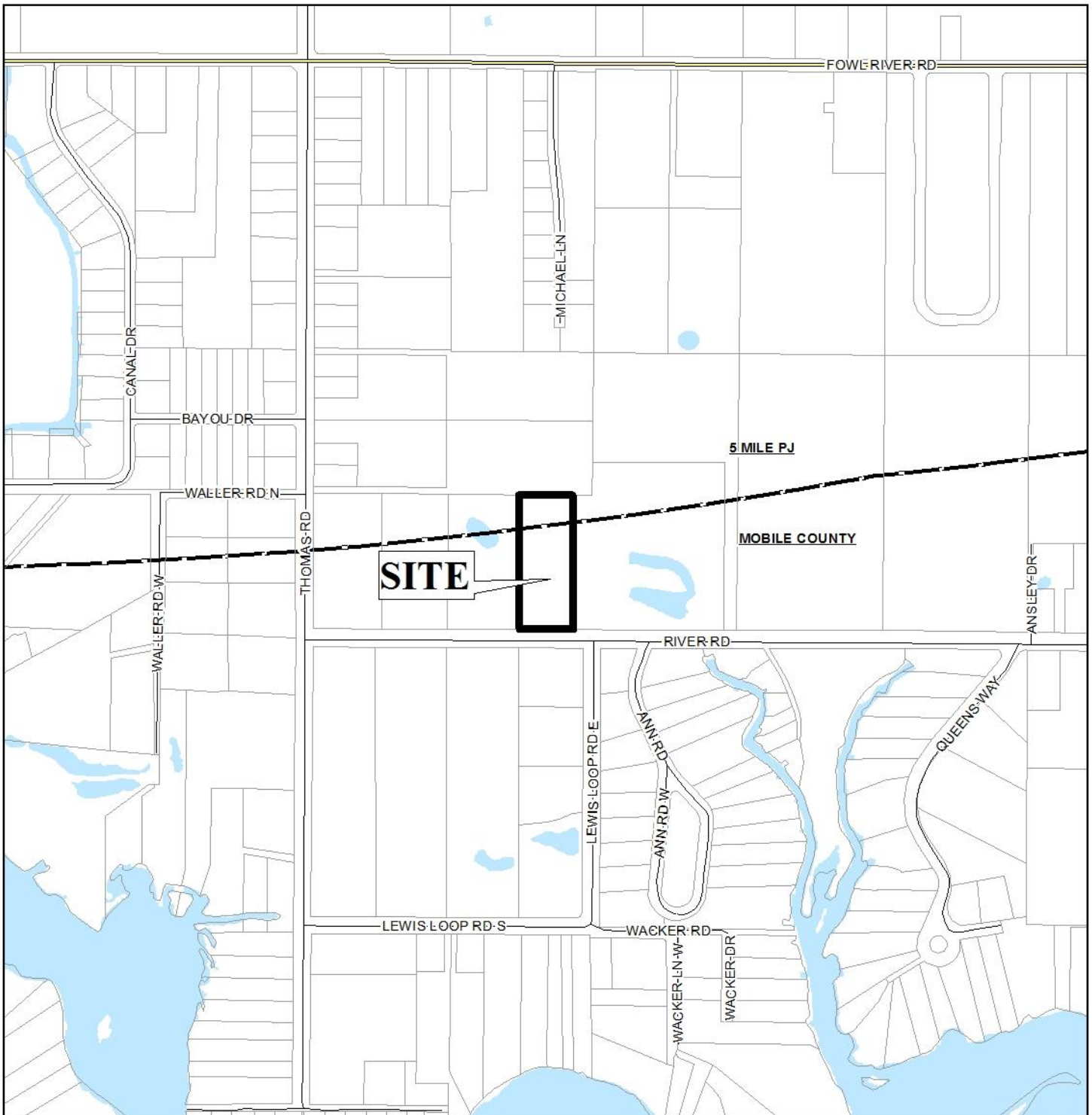
APPLICATION NUMBER 7 DATE September 6, 2018

APPLICANT Fred & Wildred Family Division Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



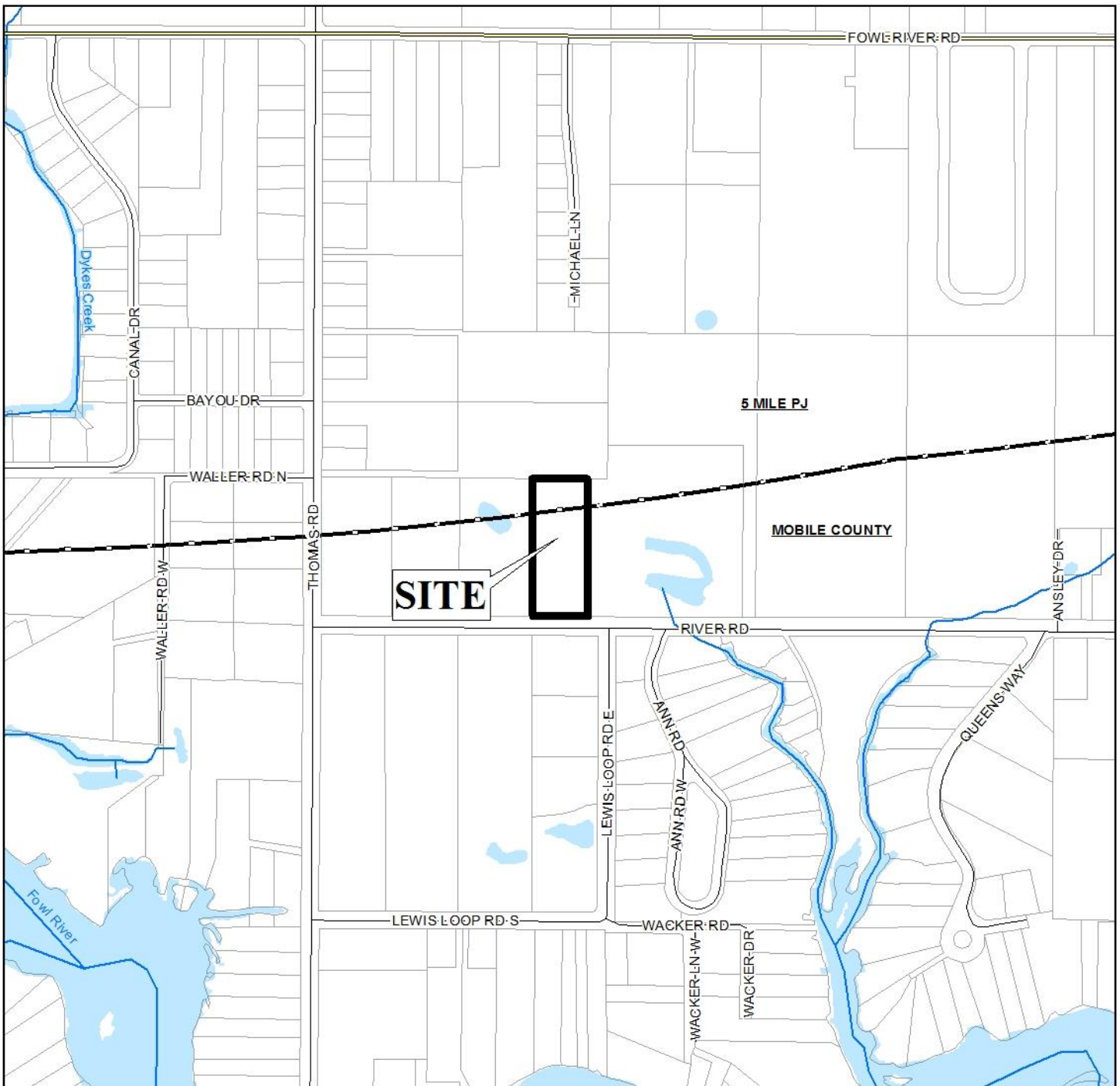
# LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE September 6, 2018  
APPLICANT Fred & Wildred Family Division Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision



# FLUM LOCATOR MAP



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APPLICANT Fred & Wildred Family Division Subdivision, Resubdivision of Lot 1

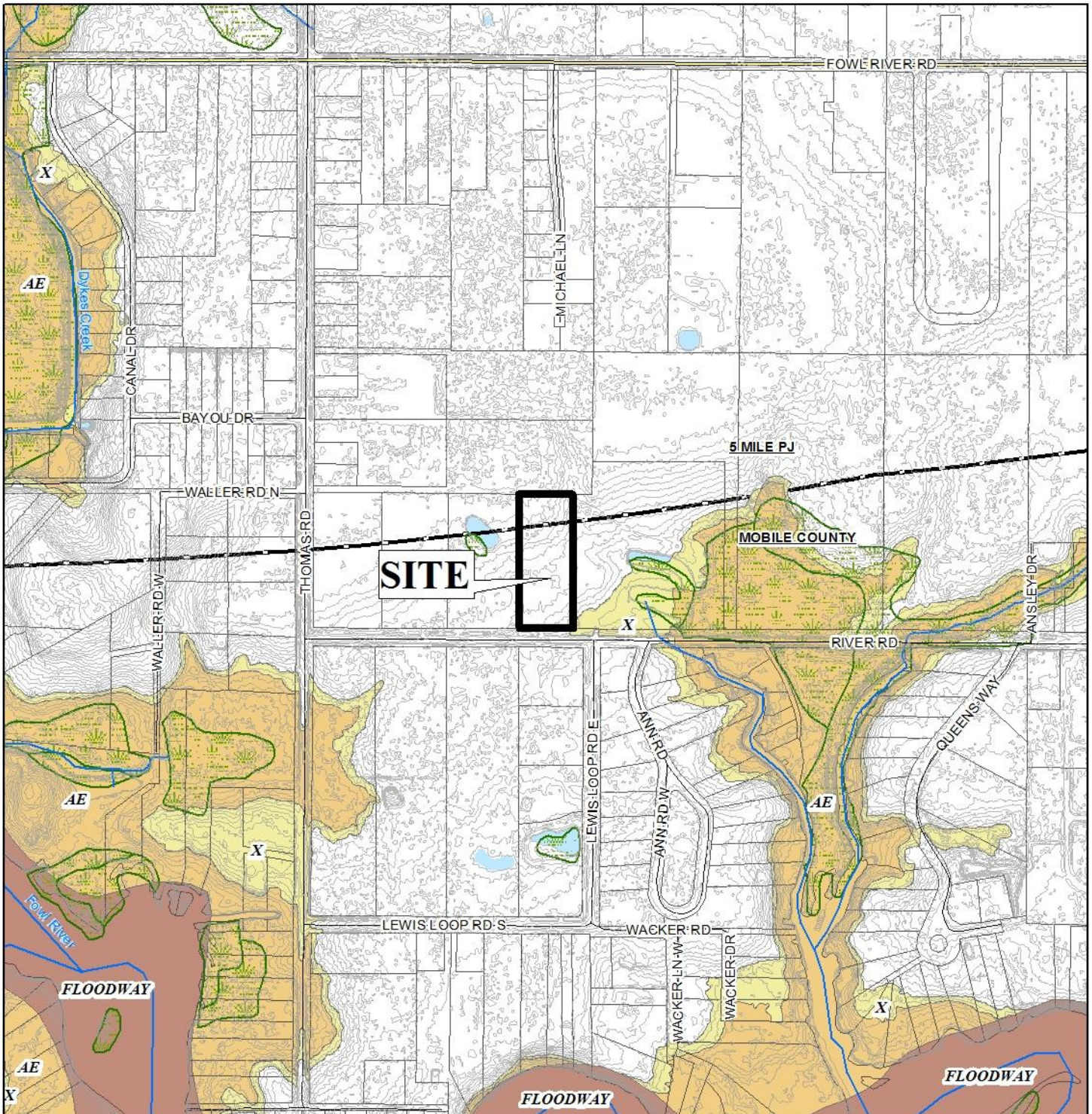
REQUEST Subdivision

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



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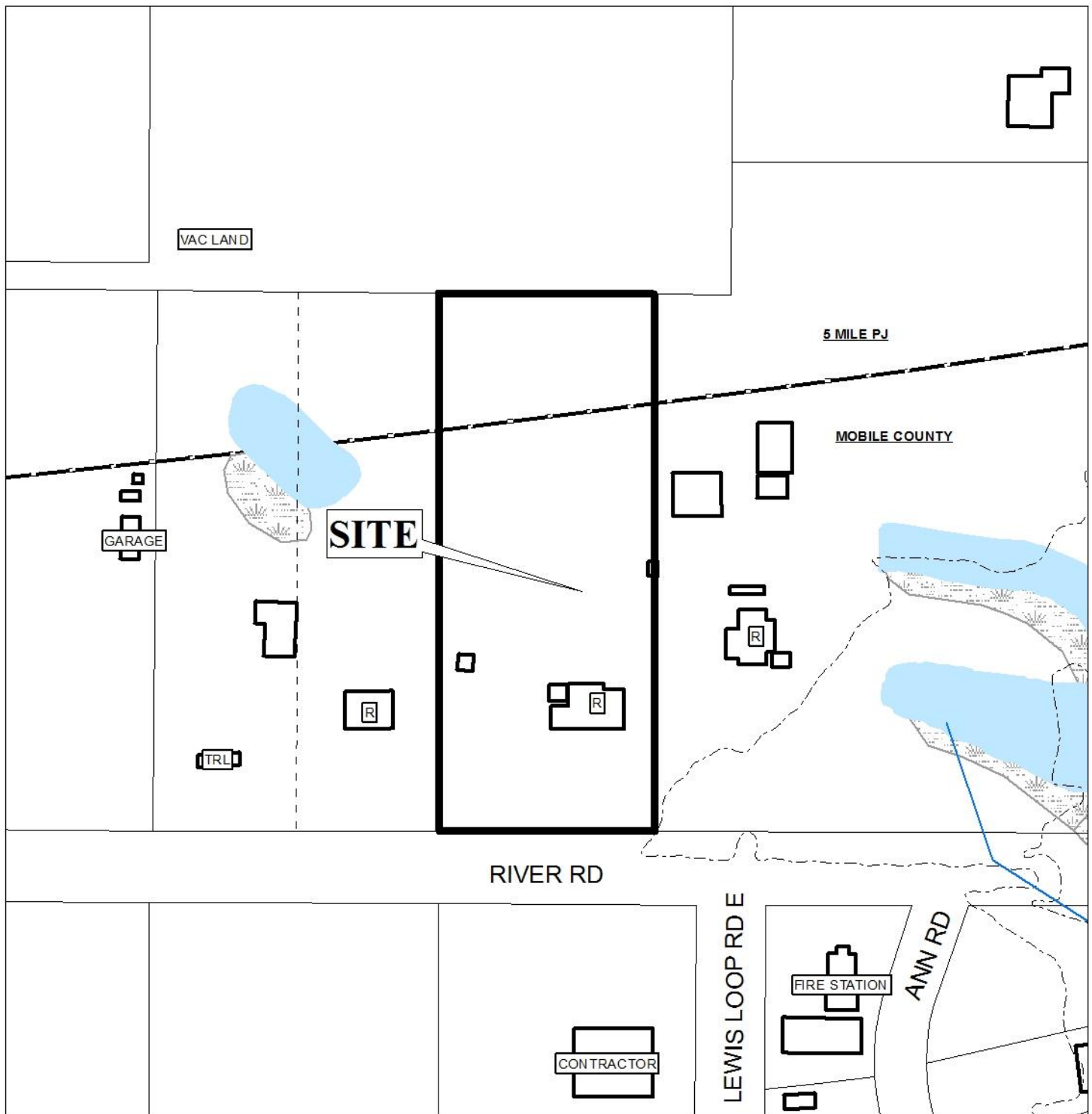
APPLICANT Fred & Wildred Family Division Subdivision, Resubdivision of Lot 1

REQUEST Subdivision





# FRED & MILDRED FAMILY DIVISION SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 7 DATE September 6, 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





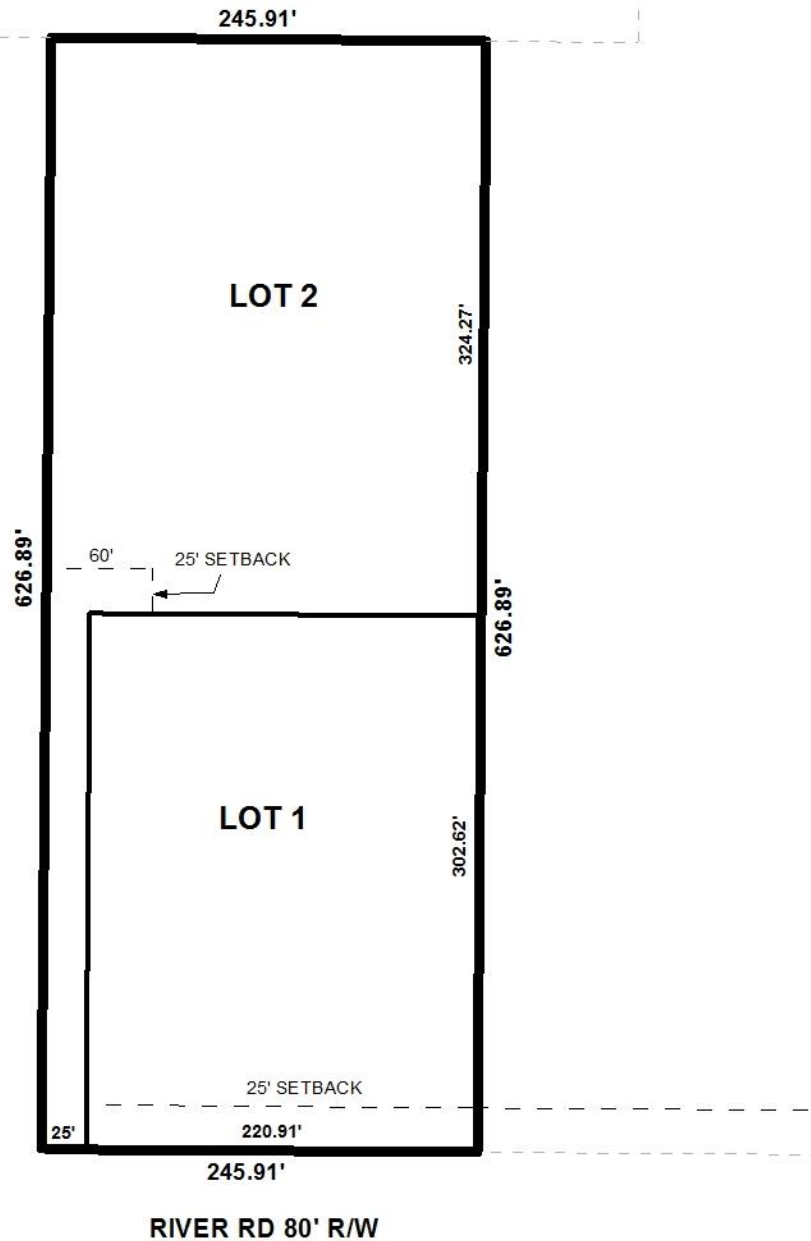
# FRED & MILDRED FAMILY DIVISION SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 7 DATE September 6, 2018



# DETAIL SITE PLAN



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REQUEST Subdivision

