

J.A. ZIRLOTT 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.

Mobile Area Water and Sewer Systems Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 6.2± acre, 1 lot subdivision, which is located on the North side of Half Mile Road, 1000'± East of Ranch Road – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel. It appears that the subject parcel is a child, among several others, of Tax Parcel R023809290000002, created after 1984 without going through the legal subdivision process. In some cases, years will have passed from the initial split and properties will have changed ownership multiple times; these are typically forgiven by the Commission. However, this application is unique in that, while a few parcels have had multiple ownerships, the “splits” are fairly recent and mostly undeveloped (all but one). This means that, before building permits can be issued, each of the affected parties will be required to undergo a subdivision process in order to create a legal lot record, such as the application at hand. Furthermore, since there was no legal subdivision review, almost every parcel is in violation of the Subdivision Regulations. A few, including the subject site, exceed the maximum depth allowed by Section V.D.3; two are flag-shaped and out of character; and the parent parcel (still originally owned) is now landlocked. This application should be held over, and all of the “illegal” parcels should be included in the subdivision process.

The site fronts Half Mile Road, a planned major street with sufficient right-of-way.

As proposed, the subdivision has approximately 274' of frontage along Half Mile Road. If approved and as a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut to Half Mile Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

As already mentioned, the proposed lot exceeds the maximum depth allowed by Section V.D.3 of the Subdivision Regulations. It is important to note that no similar *legal* lots or parcels exist in the immediate vicinity that can provide the Commission with justification to approve the applicant's request. Furthermore, any argument based on the property being an existing tax parcel is invalid, since it was created without going through the legal subdivision process, with a creation date (2001 according to current tax records) well after the County's 1984 adoption of the Subdivision Regulations.

Wetlands exist near the site, the presence of which indicates that the area may be environmentally sensitive; therefore if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

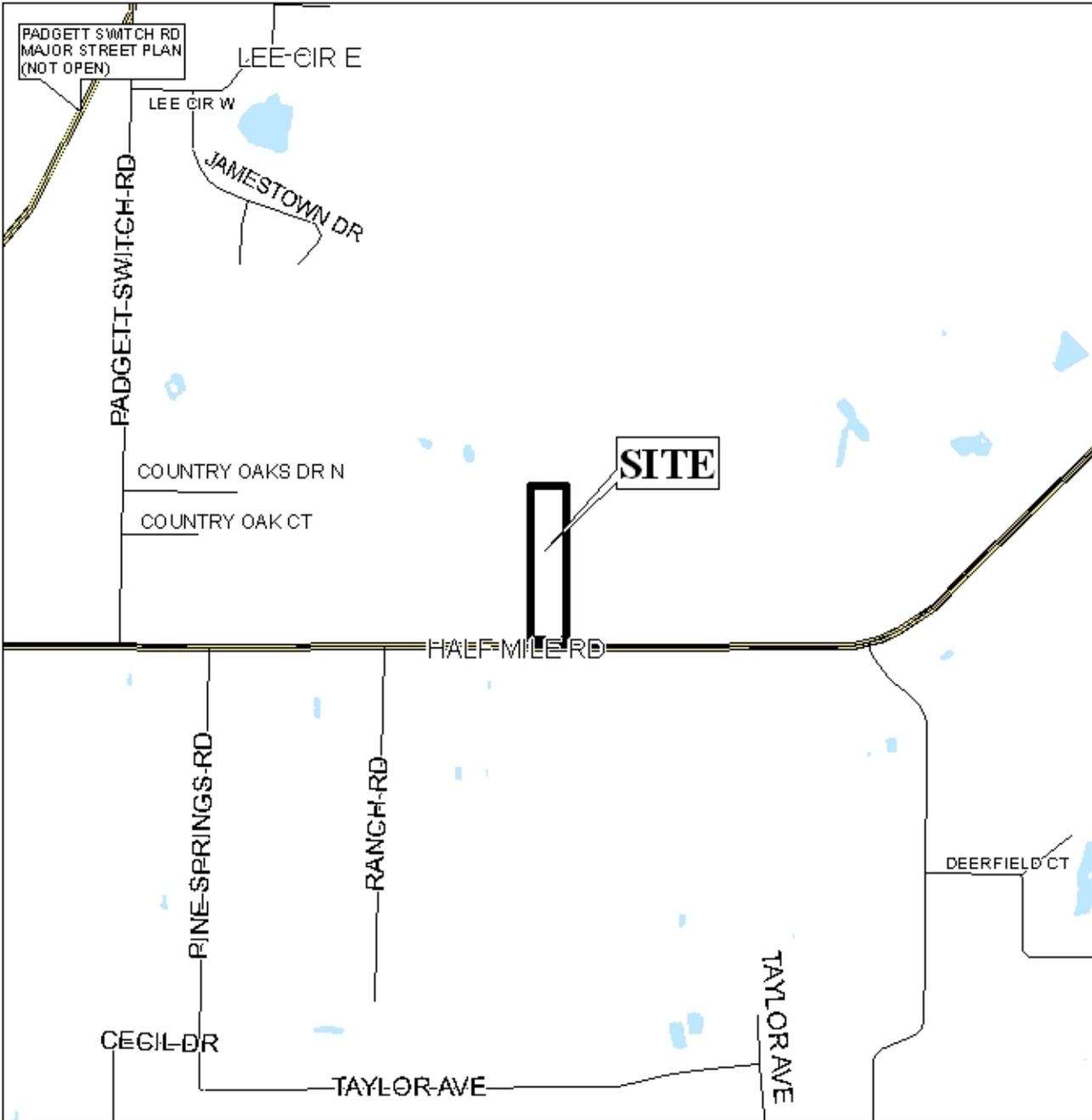
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. If approved, development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the county. Therefore if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, it is recommended that this application be held over until the December 3rd meeting to allow the applicant to include all "illegal" parcels and to revise the plat to comply with Section V.D.3 of the Subdivision Regulations. Revisions shall be submitted by November 13, along with additional lot and mailing fees.

LOCATOR MAP



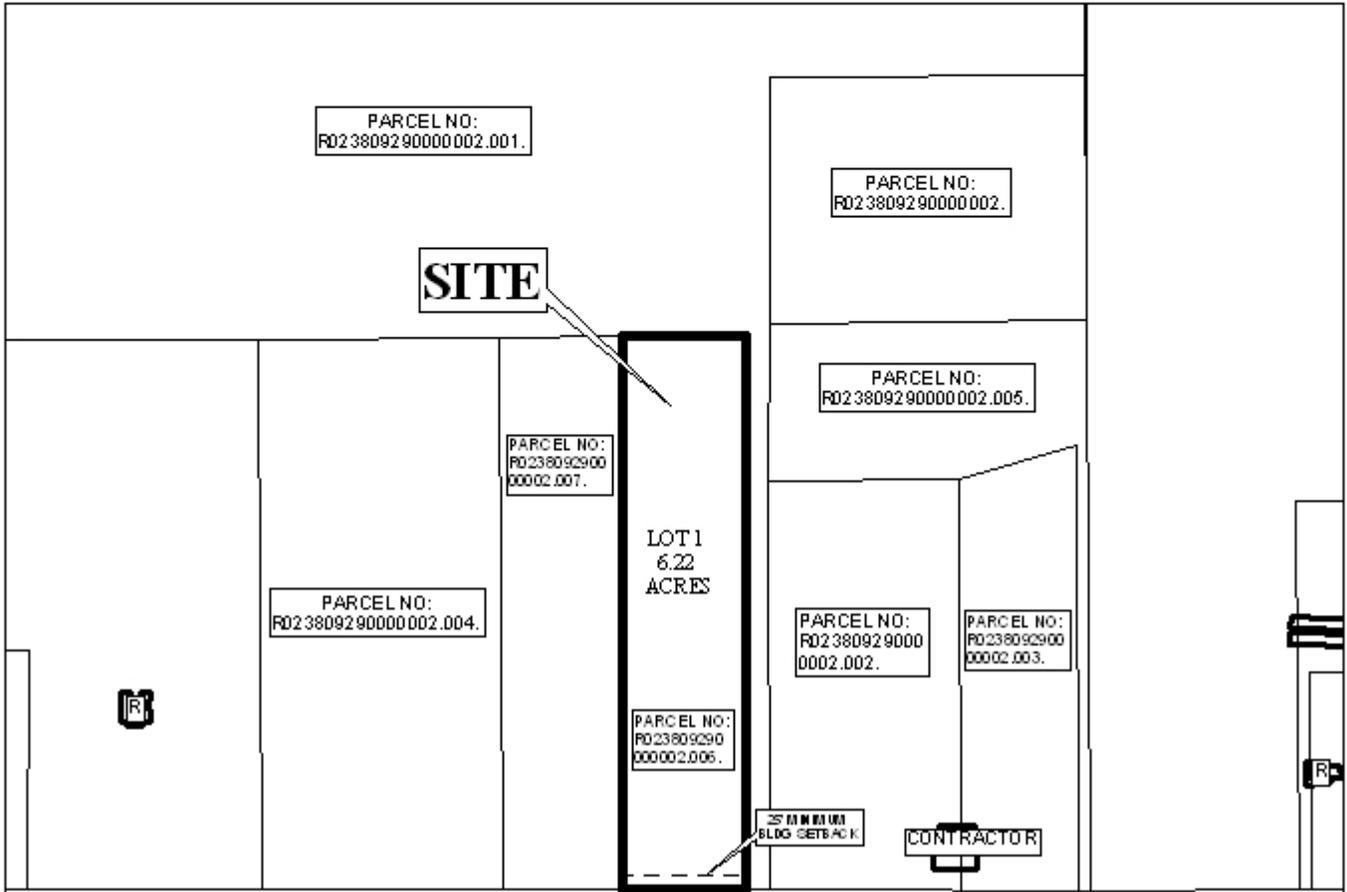
APPLICATION NUMBER 7 DATE November 5, 2009

APPLICANT J. A. Zirlott Subdivision

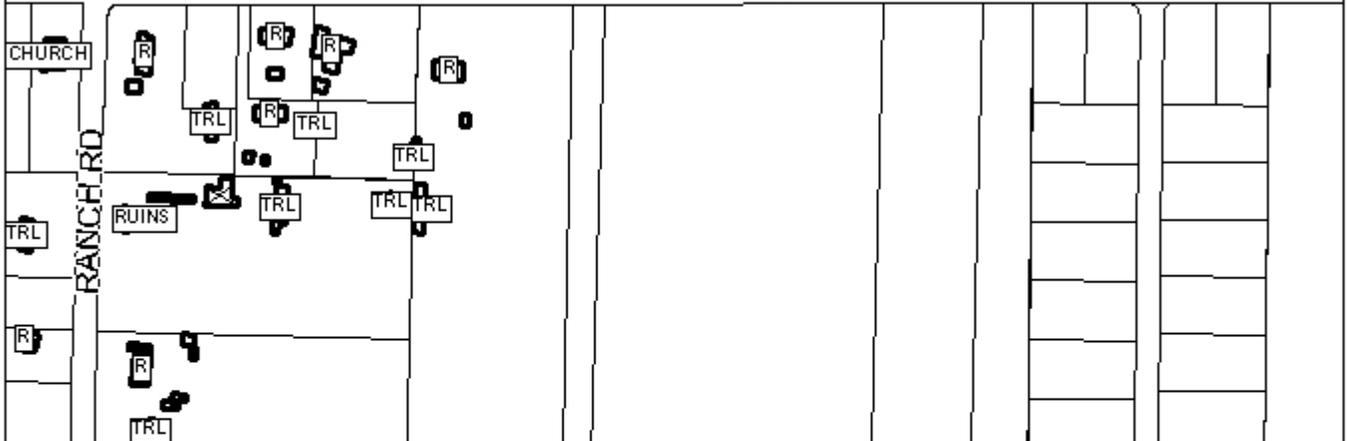
REQUEST Subdivision



J. A. ZIRLOTT SUBDIVISION



HALF MILE RD



APPLICATION NUMBER 7 DATE November 5, 2009



J. A. ZIRLOTT SUBDIVISION



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