

NEWSOME FAMILY DIVISION 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.

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.

MAWSS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 2 lot, 3.9 \pm acre subdivision which is located on the North side of Leytham Road (private drive) 505' \pm West of Maurice Poiroux Road. The site is located in the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from one metes-and-bounds parcel.

The proposed lots appear to meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, the lots do not comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio. Thus, a waiver of Section V.D.3 will be required in order to approve the subdivision as proposed.

As proposed, Lot 2 would be a "flag" lot, with a 25' wide by 722' \pm foot long "pole". Section V.D.1. of the Subdivision Regulations does not allow flag lots unless such are common within the area, or in the case of a family division of property. The application included a letter indicating that the 2 lot subdivision is indeed a family subdivision. The Planning Commission approved a 2-lot flag lot subdivision immediately East of the site at its February 2, 2006 meeting, but the plat was never recorded.

The proposed lots have frontage along Leytham Road, an existing 30' private substandard road. Due to the fact, the site only has access to a public road via a lengthy sub-standard private road, no additional subdivision should be allowed until the private road is improved to the private street standards contained within Section VIII. of the Subdivision Regulations. As a matter of policy, the Planning Commission typically does not approve subdivisions on private roads that do not meet the requirements of Section VIII.; however, if approved, a note should be placed on the Final Plat, stating that no future subdivision of Lot 2 is allowed until adequate frontage on a compliant public/ private street is provided.

As a means of access management, each lot should have one curb-cut to Leytham Road with the size, design, and location of the curb-cuts to be approved by Mobile County Engineering, if approved.

The 25' minimum building setback is shown on the preliminary plat, and should be placed on the Final Plat, if approved.

The preliminary plat depicts the lot sizes in acres but not in square feet. The lots should be labeled with the sizes in square feet and acres on the Final Plat, or a table should be furnished providing the same information, if approved.

It should be pointed out that the acceptance by owner signature block appears to illustrate the previous owner's name on the preliminary plat. Revisions should be made to the plat to illustrate the current property owner's name.

This 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.

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. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note regarding this requirement should appear on the Final Plat.

The site is in Mobile County, however, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

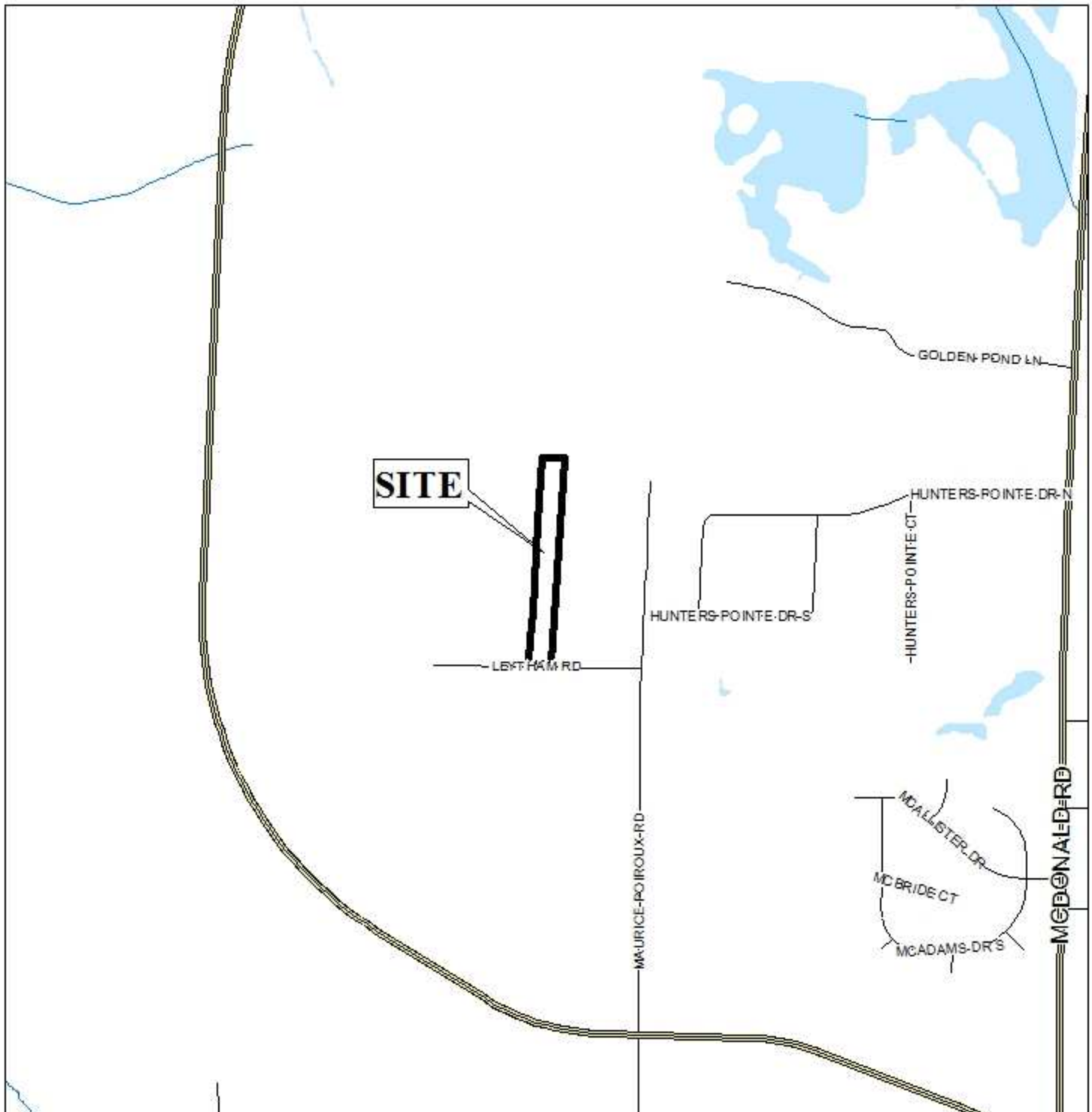
Staff does not recommend the proposed division of land on a substandard private street, and it should be pointed out that it appears that 4 adjacent properties to the west of the site currently access the existing strip of land/ proposed driveway for Lot 2. If the subdivision is approved as proposed, the adjacent property owners would be utilizing the "pole" of the proposed flag lot and may not legally have a way to access the private street (as no access easement information was provided or proposed).

RECOMMENDATIONS Based upon the preceding, this application is recommended for denial due to the following reasons:

- 1) the application would increase the number of lots on a private substandard road that does not meet the requirements of Section VIII.E.2.;

- 2) the site does not comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio; and
- 3) the approval of the flag lot would result in the adjacent property owners utilizing the “pole” of the flag lot to access the private street, due to the existing access driveway.

LOCATOR MAP



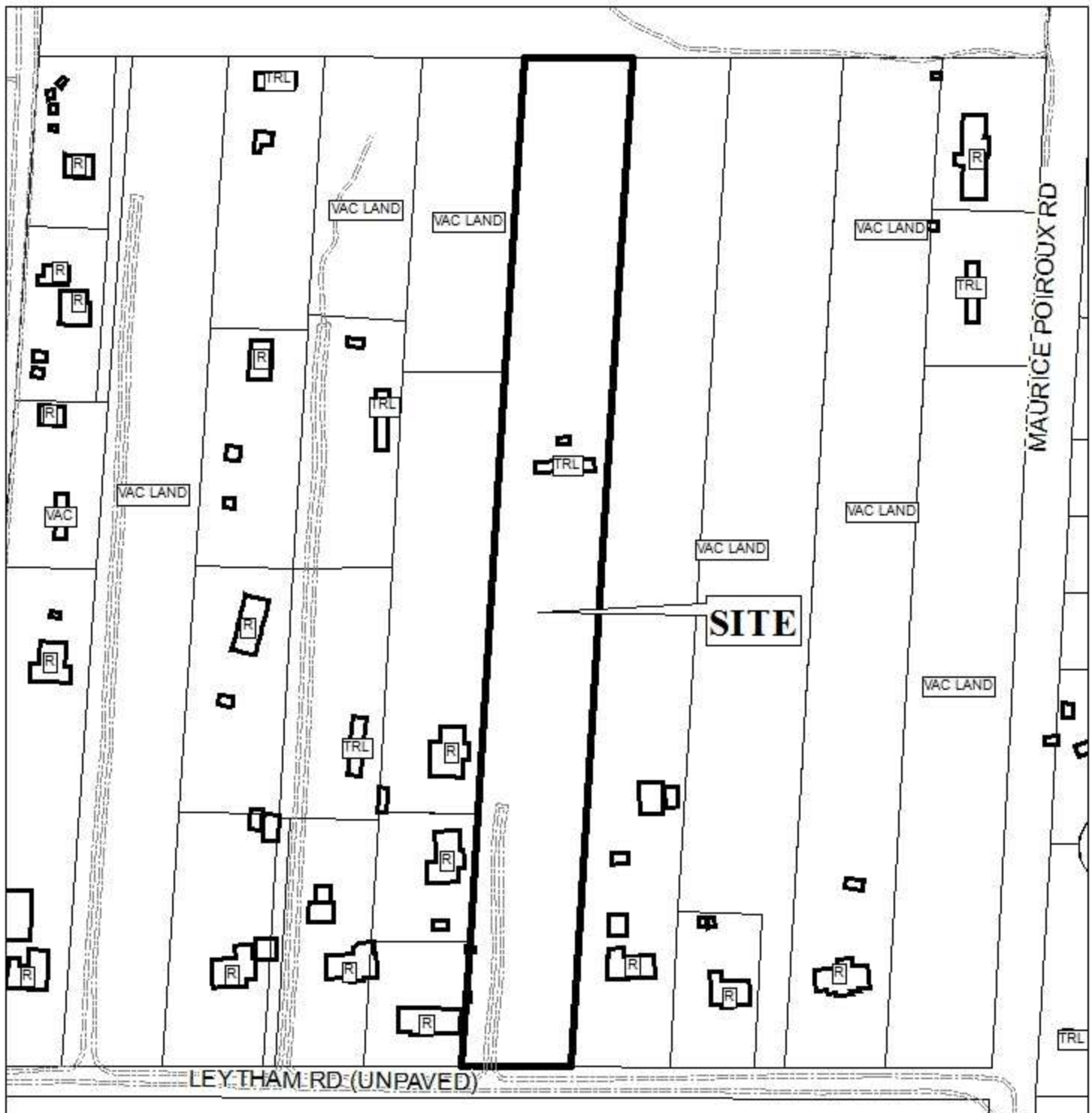
APPLICATION NUMBER 7 DATE October 2, 2014

APPLICANT Newsome Family Division Subdivision

REQUEST Subdivision



NEWSOME FAMILY DIVISION SUBDIVISION

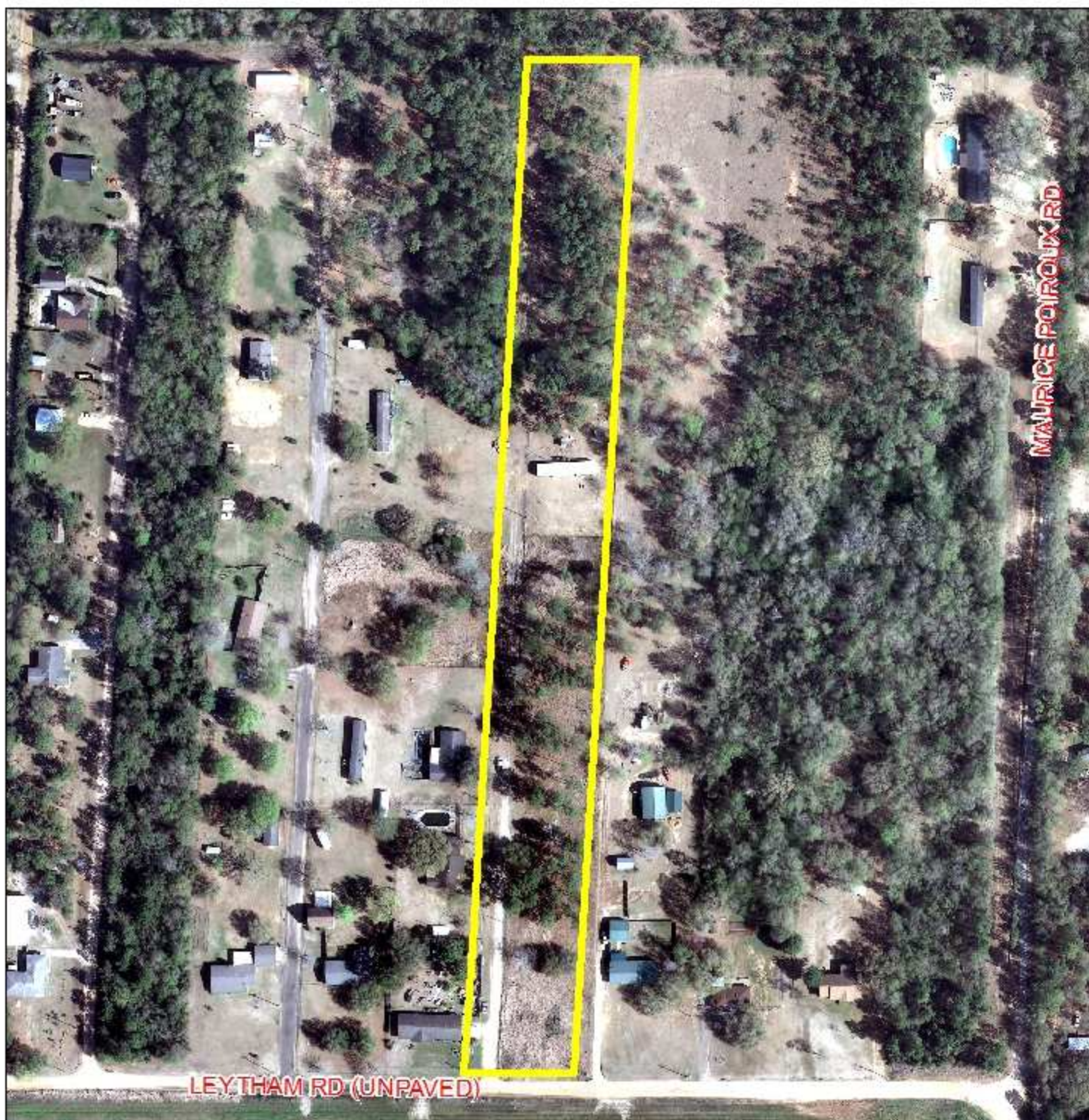


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



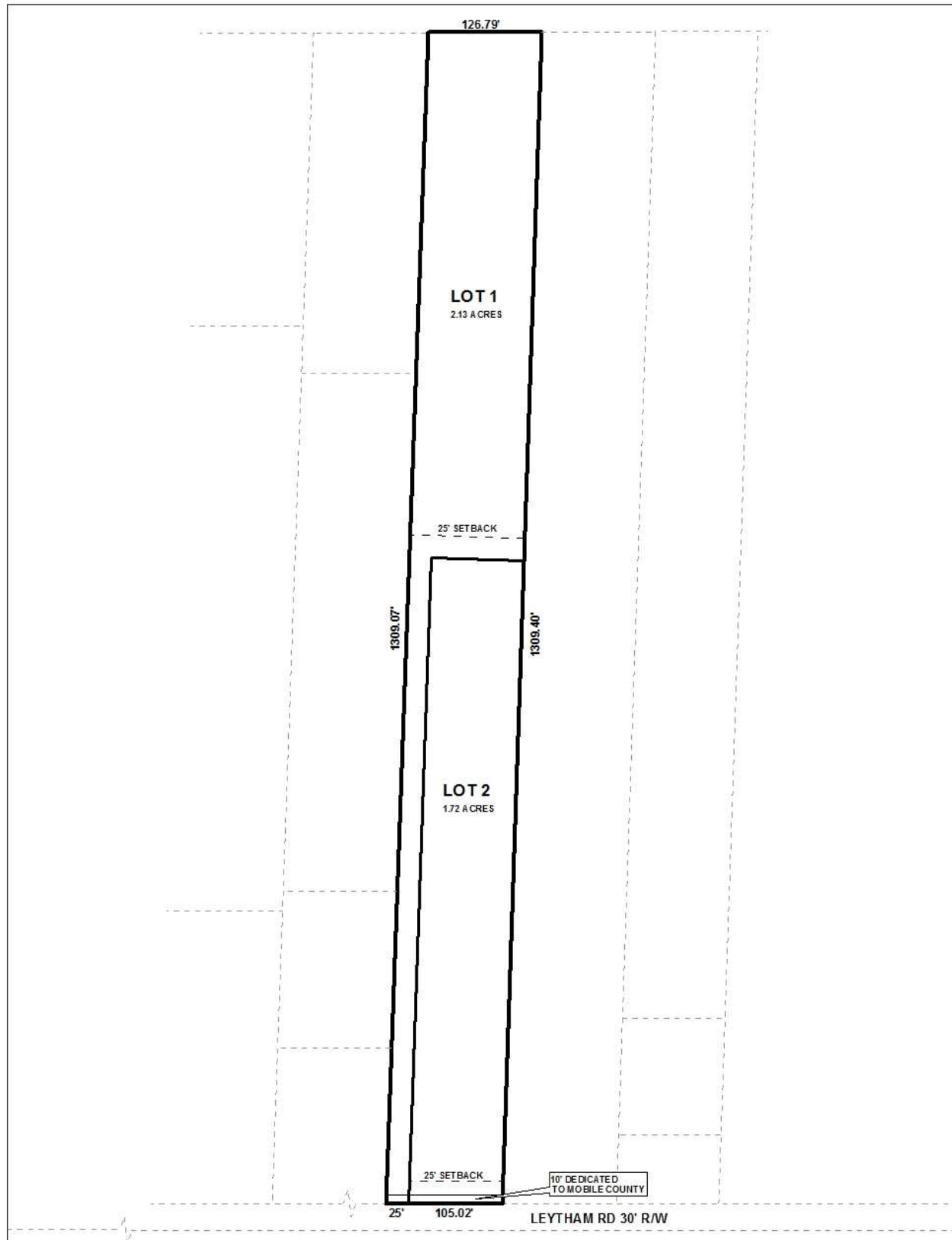
NEWSOME FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 7 DATE October 2, 2014



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE March 6, 2014
APPLICANT Newsome Family Division Subdivision
REQUEST Subdivision



NTS