

## **SULLINS 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: 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, 8.9± acre subdivision which is located on the East side of Eliza Jordan Road North, 450'± North of McLaughlin Lane. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic tanks. The purpose of this application is to create two (2) legal lots of record from one (1) metes and bounds parcel.

The proposed lots front Eliza Jordan Road North, a major street on the Major Street Plan. As a major street, Eliza Jordan Road North requires a 100' right-of-way width. If approved, the 100' right of way width to Eliza Jordan Road North depicted on the preliminary plat should be retained on the Final Plat.

It should be noted that the preliminary plat illustrates Lot 2 as a flag shaped lot. Section V.D.1. of the Subdivision Regulations state, *"Panhandle or flag lots shall generally not be allowed, but may be permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity; or, where unusual circumstances such as an odd shaped lot exists; or, separate disparate uses exist on a single lot; or, where there are natural or pre-existing man-made barriers which may cause an undue hardship on the land owner or in the case of a family division"*. The applicant did not provide documentation that this is a family subdivision, and has not indicated what other factors may necessitate the division as proposed. However, there are several Planning Commission approved flag shaped lots in the nearby vicinity, and abutting the site.

The preliminary plat illustrates a 25' minimum building setback line along Eliza Jordan Road for the proposed Lot 1 and should be retained on the Final plat, if approved. The preliminary plat illustrated a 25' minimum building setback line for the proposed Lot 2 where the lot is at least 60' wide. If approved the minimum building setback line should be retained on the Final Plat for Lot 2 where the lot reaches at least 60' wide.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 15,000 square foot minimum lot size requirement for lots served by public water and individual septic systems. The lot size information for each lot is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

Proposed Lot 1 will have 151 feet of frontage, while proposed Lot 2 will only have 30 feet of frontage on Eliza Jordan Road. As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 and Lot 2 are limited to one curb cut each to Eliza Jordan Road, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

Give the limited frontage of Lot 2, no future subdivision should be allowed, with the exception of adjusting internal lot lines, until additional frontage on a public or compliant improved private street is provided. A note stating such should be placed on the Final Plat.

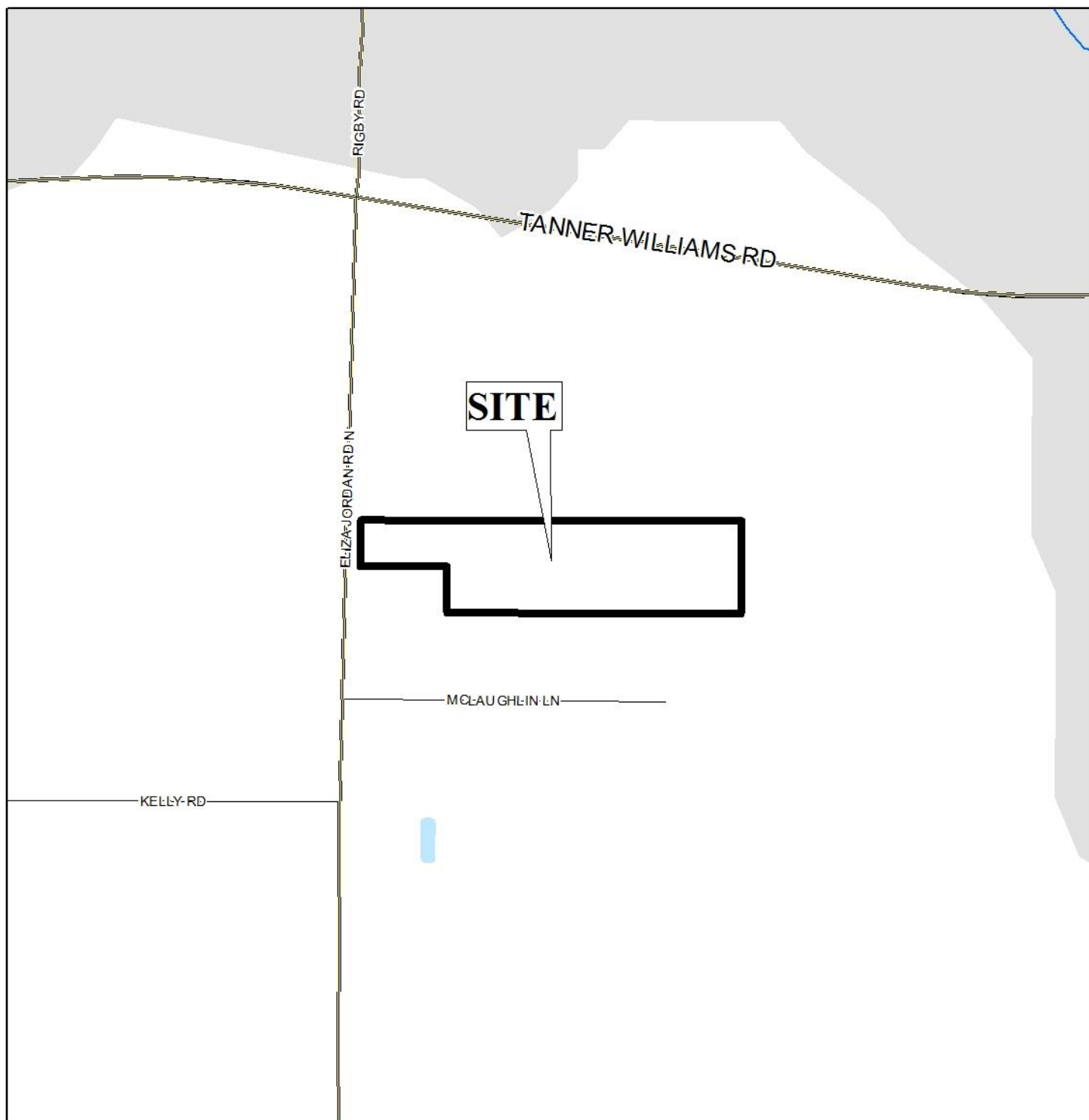
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

Based upon the preceding, and with a waiver of Section V.D.1., this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 100' right-of-way width to Eliza Jordan Road;
- 2) Retention of 25' minimum building setback line along Eliza Jordan Road North for Lot 1;
- 3) Retention of 25' minimum building setback line for Lot 2 where the lot is at least 60' wide;
- 4) Retention of the lot size information in both square and in acres on the Final Plat;
- 5) Placement of a note on the Final Plat stating that Lot 1 and Lot 2 are limited to one curb cut each to Eliza Jordan Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Placement of a note on the Final Plat stating that no future subdivision of Lot 2 is allowed, with the exception of adjusting internal lot lines, until additional frontage on a public or compliant improved private street is provided;
- 7) 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;
- 8) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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*
- 9) Compliance with Fire 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



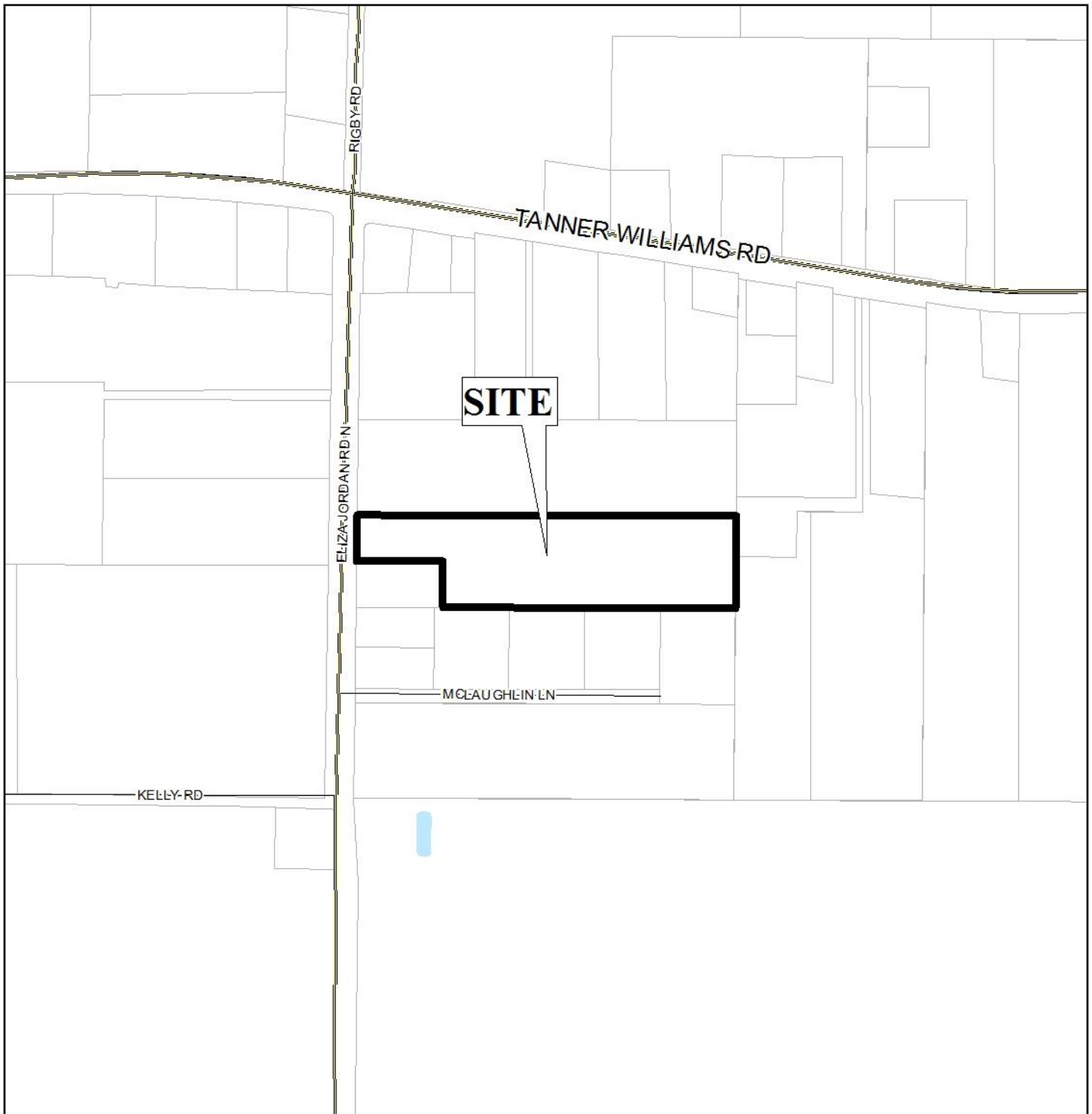
APPLICATION NUMBER 7 DATE March 1, 2018

APPLICANT Sullins Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



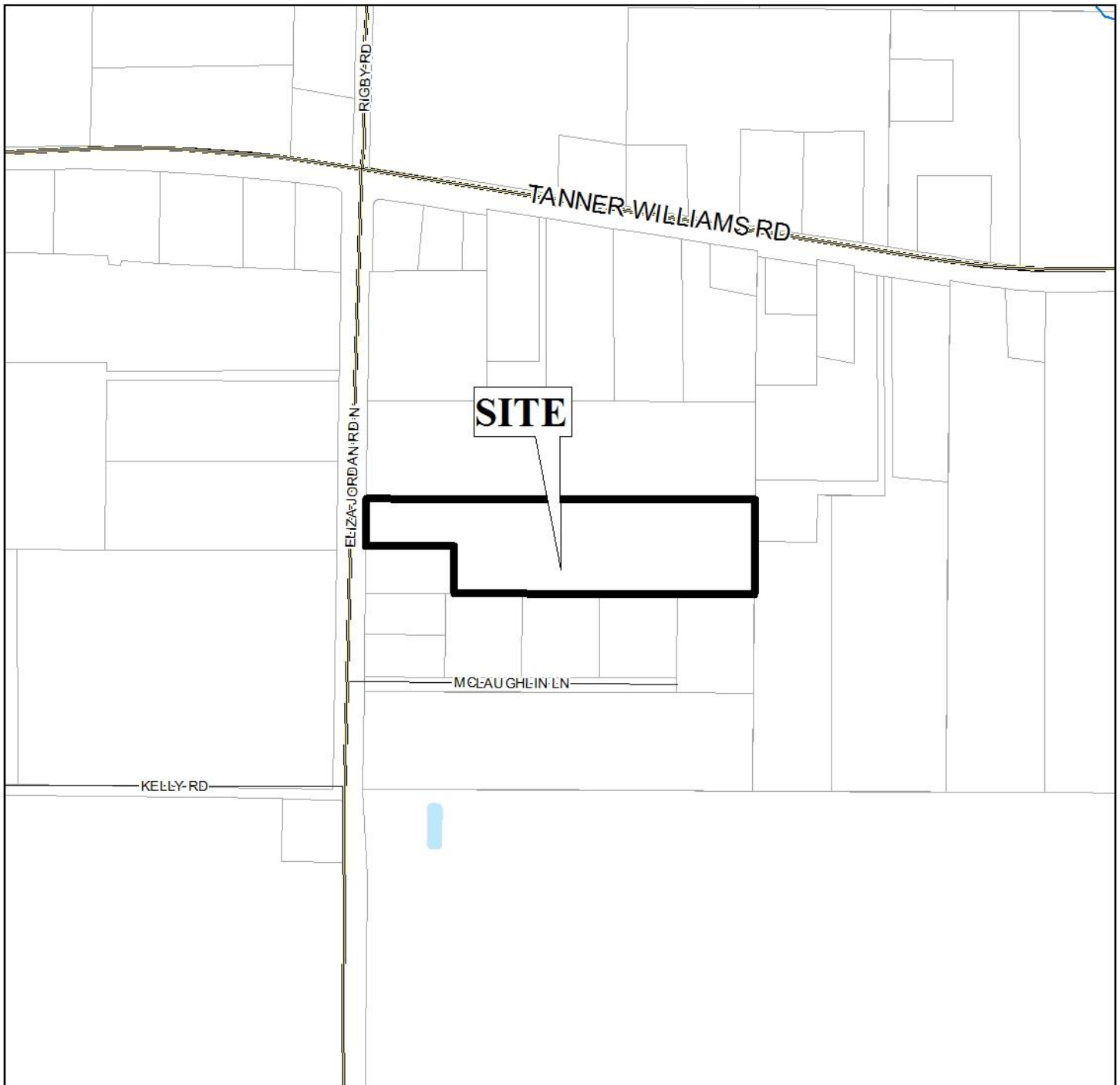
APPLICATION NUMBER 7 DATE March 1, 2018

APPLICANT Sullins Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE March 1, 2018

APPLICANT Sullins Subdivision

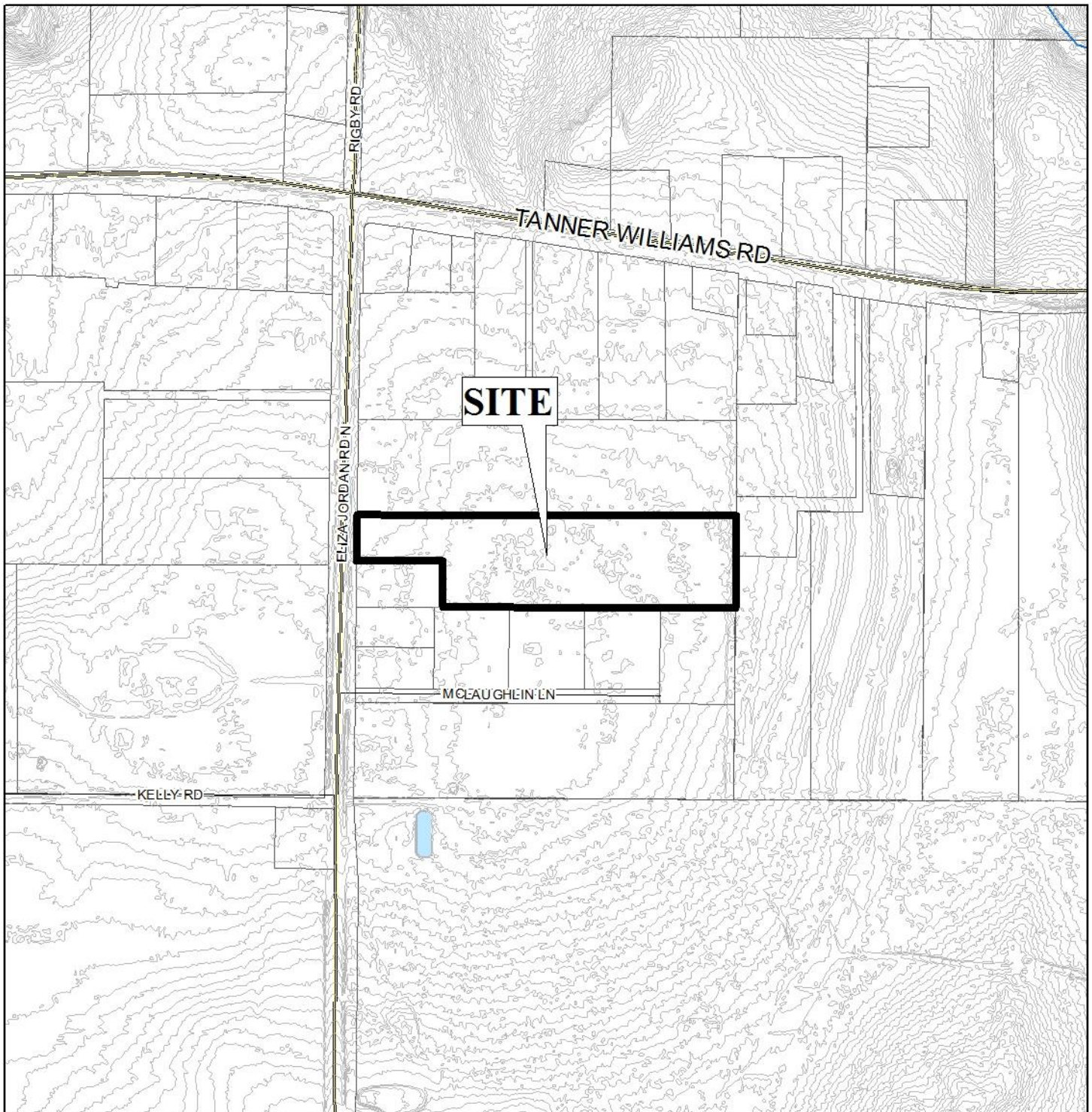
REQUEST Subdivision

<span style="background-color: yellow;">   </span> Low Density Residential	<span style="background-color: darkred;">   </span> Neighborhood Center - Traditional	<span style="background-color: brown;">   </span> Downtown Waterfront	<span style="background-color: lightgreen;">   </span> Parks & Open Space
<span style="background-color: orange;">   </span> Mixed Density Residential	<span style="background-color: blue;">   </span> Neighborhood Center - Suburban	<span style="background-color: lightgrey;">   </span> Light Industry	<span style="background-color: darkblue;">   </span> Water Dependent
<span style="background-color: magenta;">   </span> Downtown	<span style="background-color: pink;">   </span> Traditional Corridor	<span style="background-color: purple;">   </span> Heavy Industry	
<span style="background-color: red;">   </span> District Center	<span style="background-color: orange;">   </span> Mixed Commercial Corridor	<span style="background-color: cyan;">   </span> Institutional	





# ENVIRONMENTAL LOCATOR MAP



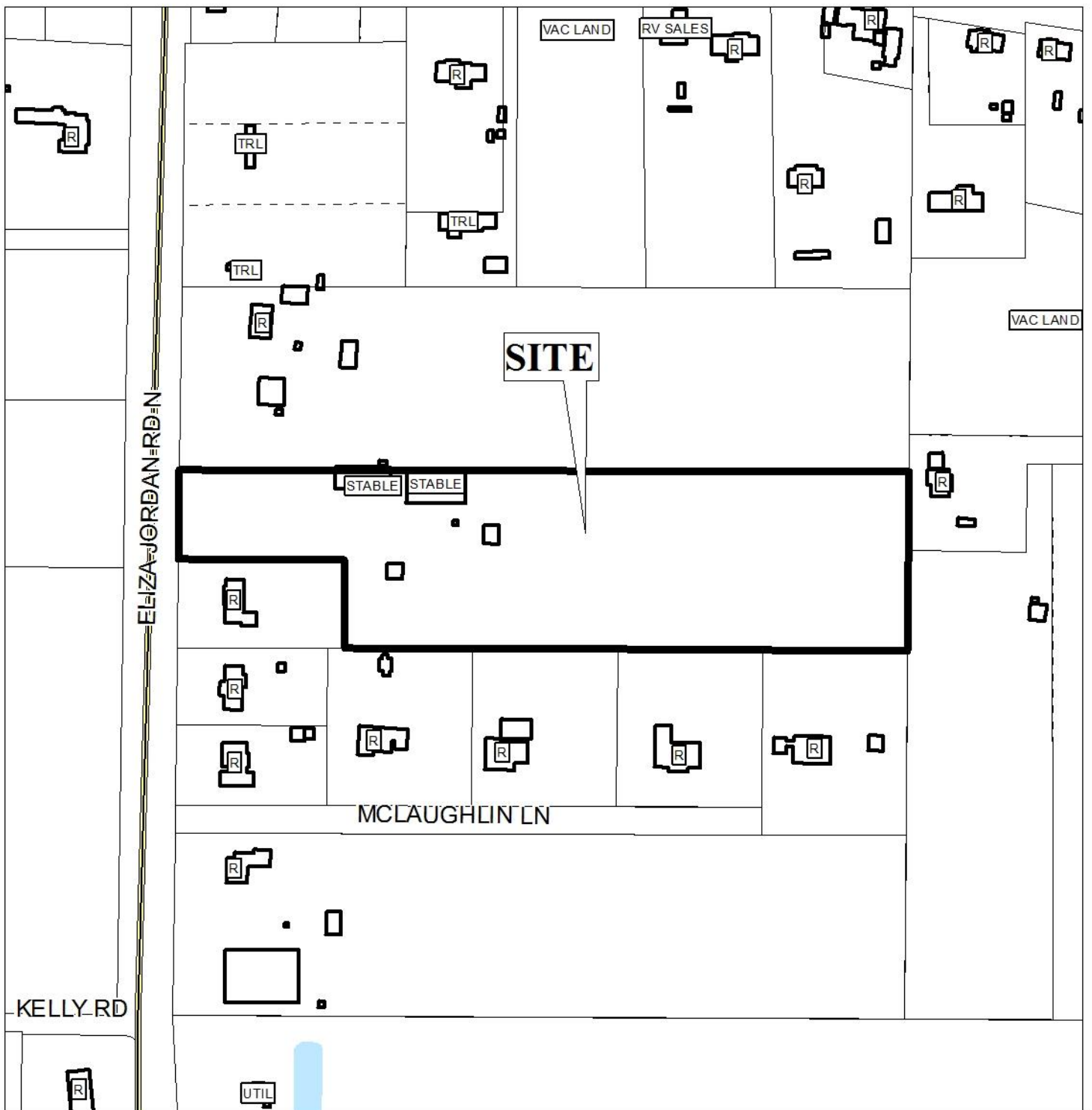
APPLICATION NUMBER 7 DATE March 1, 2018

APPLICANT Sullins Subdivision

REQUEST Subdivision



# SULLINS SUBDIVISION



APPLICATION NUMBER 7 DATE March 1, 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





# SULLINS SUBDIVISION

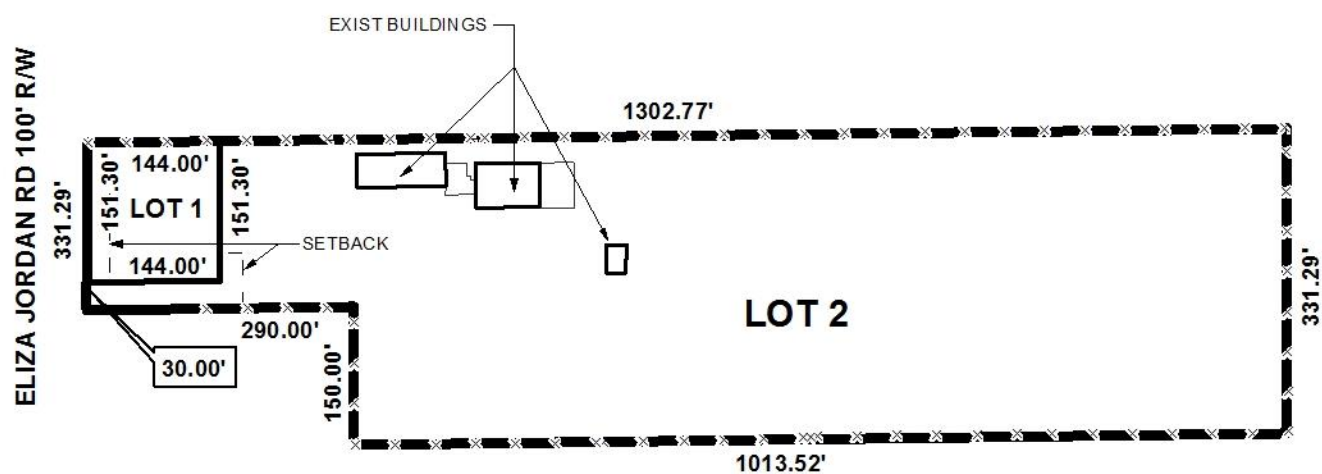


APPLICATION NUMBER 7 DATE March 1, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE March 1, 2018

APPLICANT Sullins Subdivision

REQUEST Subdivision



