

WIND DANCE ESTATES SUBDIVISION,
FIRST AND SECOND ADDITIONS,
RESUBDIVISION OF LOT 4A

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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, 1.5± acre subdivision which is located on the South side of Talking Leaves Lane, 210'± East of Sequoya Trail. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by individual septic tanks; however, there is no mention of the service provider for water. The purpose of this application is to create two legal lots of record from one legal lot of record.

The subject site is part of the Wind Dance Estates First and Second Additions Subdivision.

The proposed lots front Talking Leaves Lane. Talking Leaves Lane is a paved minor street with ribbon curb and gutter. As a paved minor street with ribbon curb and gutter, this street requires a 50' wide right-of-way width. The existing right-of-way width is depicted as 50' on the preliminary plat, and should be retained as such on the Final Plat, if approved.

The suggested site configurations for the proposed Lots 1 and 2 create irregular-shaped lots. Specifically, the proposed configuration for Lot 2 creates a flag lot. According to Section V.D.1. of the Subdivision Regulations, panhandle or flag lots are generally not allowed, but may be permitted 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; where unusual circumstances such as an odd shaped lot exists; separate disparate uses that exist on a single lot; 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. It appears that there are flag lots located within close proximity to the subject site; however, there are no flag lots located within the immediate vicinity of the subject site in the Wind Dance Estates First and Second Additions Subdivision. It should be noted that there is only one building structure located on the existing site, and the applicant did not provide any details regarding the need for the two-lot subdivision and the irregular-shaped flag lot configuration for the proposed Lot 2.

The 25-foot minimum building setback line is not depicted on the preliminary plat along Talking Leaves Lane for the proposed lots. If approved, the 25' minimum building setback line should be depicted on the Final Plat for both Lots 1 and 2 where they are least 60' wide.

A note should be placed on the Final Plat stating that there shall be no additional subdivisions until such time as additional frontage on a public or compliant private street is provided, if approved.

The lot size information is depicted in both square feet and in acres on the preliminary plat; however, the applicant did not provide any information on the provider for water service to the subject site. This information is pertinent in determining if the suggested lot size for each proposed lot is sufficient and compliant with the Subdivision Regulations: either a 15,000 square foot or 40,000 square foot minimum lot size will be required. The service provider for both water and sewer should be revised on the application and/or provided in a written statement on the Final Plat, if approved.

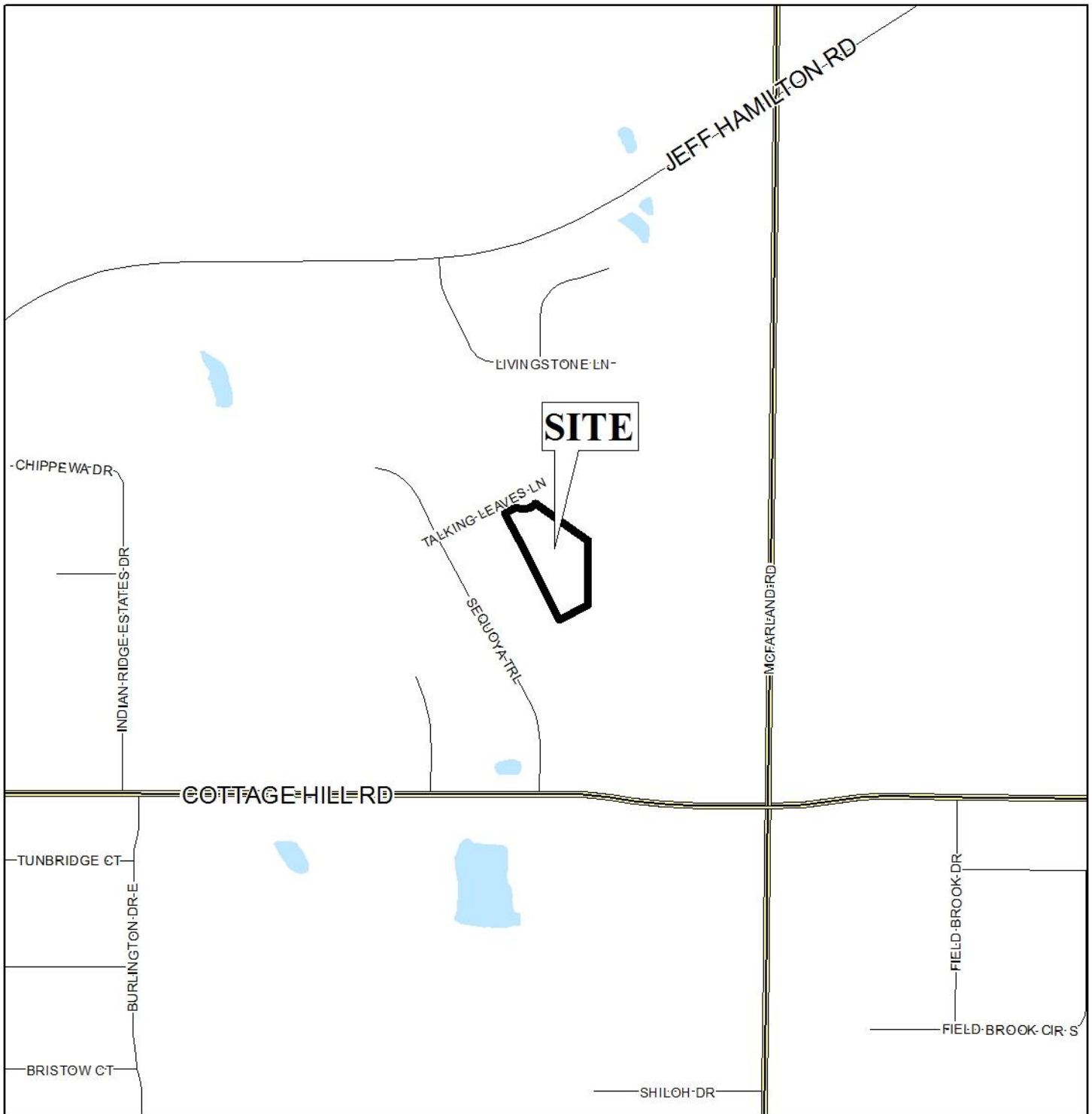
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to the existing curb cut to Talking Leaves Lane and Lot 2 is limited to one curb cut Talking Leaves Lane, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

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 on the preceding, this application is recommended for Denial, due the following reasons:

- 1) the proposed subdivision would result in a lot that does not meet the shape requirements of Section V.D.1 of the Subdivision Regulations; and,
- 2) insufficient information was provided to determine if the proposed subdivision would comply with the minimum dimensions as set forth in Section V.D.2. of the Subdivision Regulations.

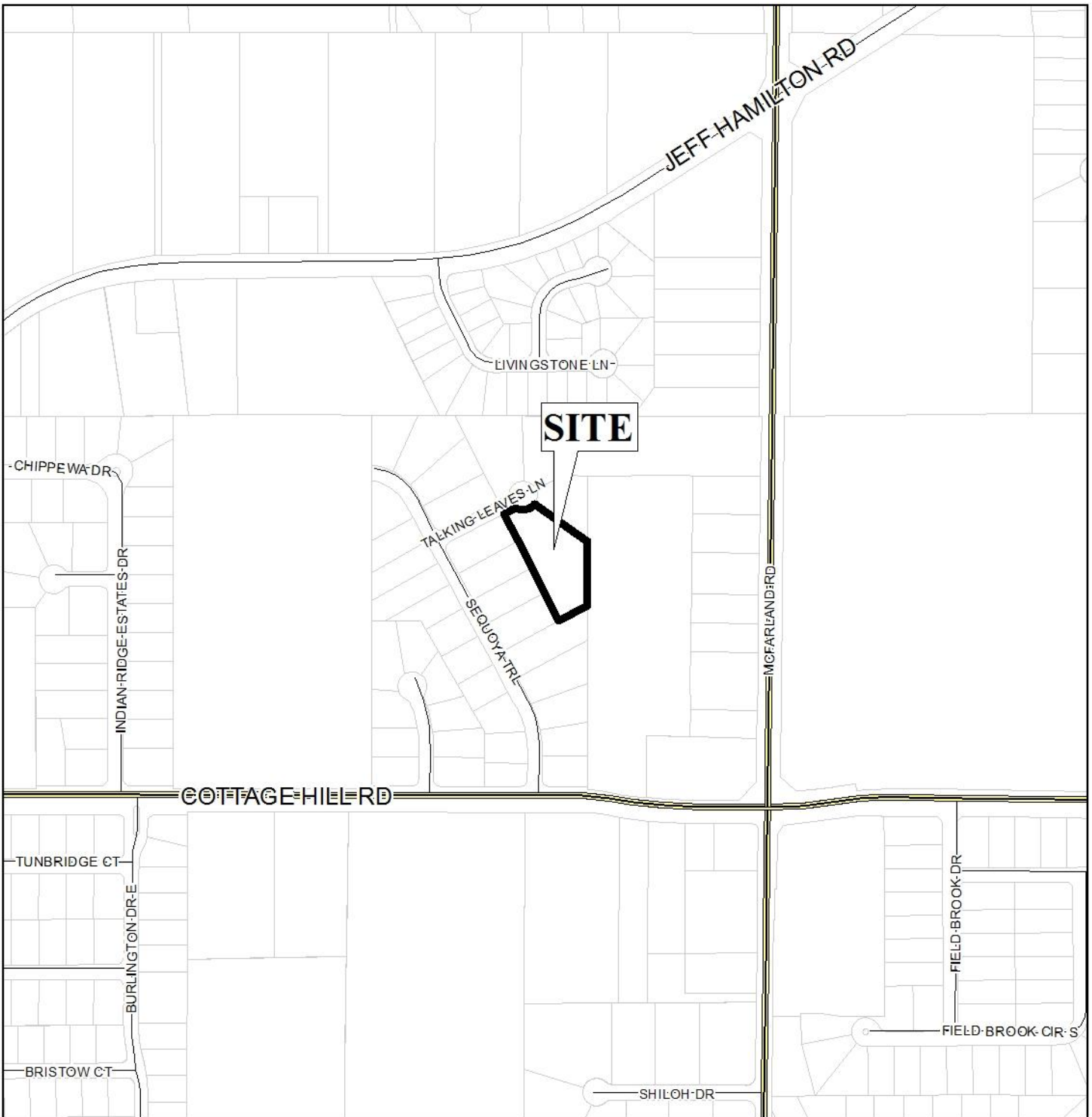
LOCATOR MAP



APPLICATION NUMBER 7 DATE May 18, 2017
APPLICANT Wind Dance Estates Subdivision, First and Second Addition, Resubdivision of Lot 4A
REQUEST Subdivision



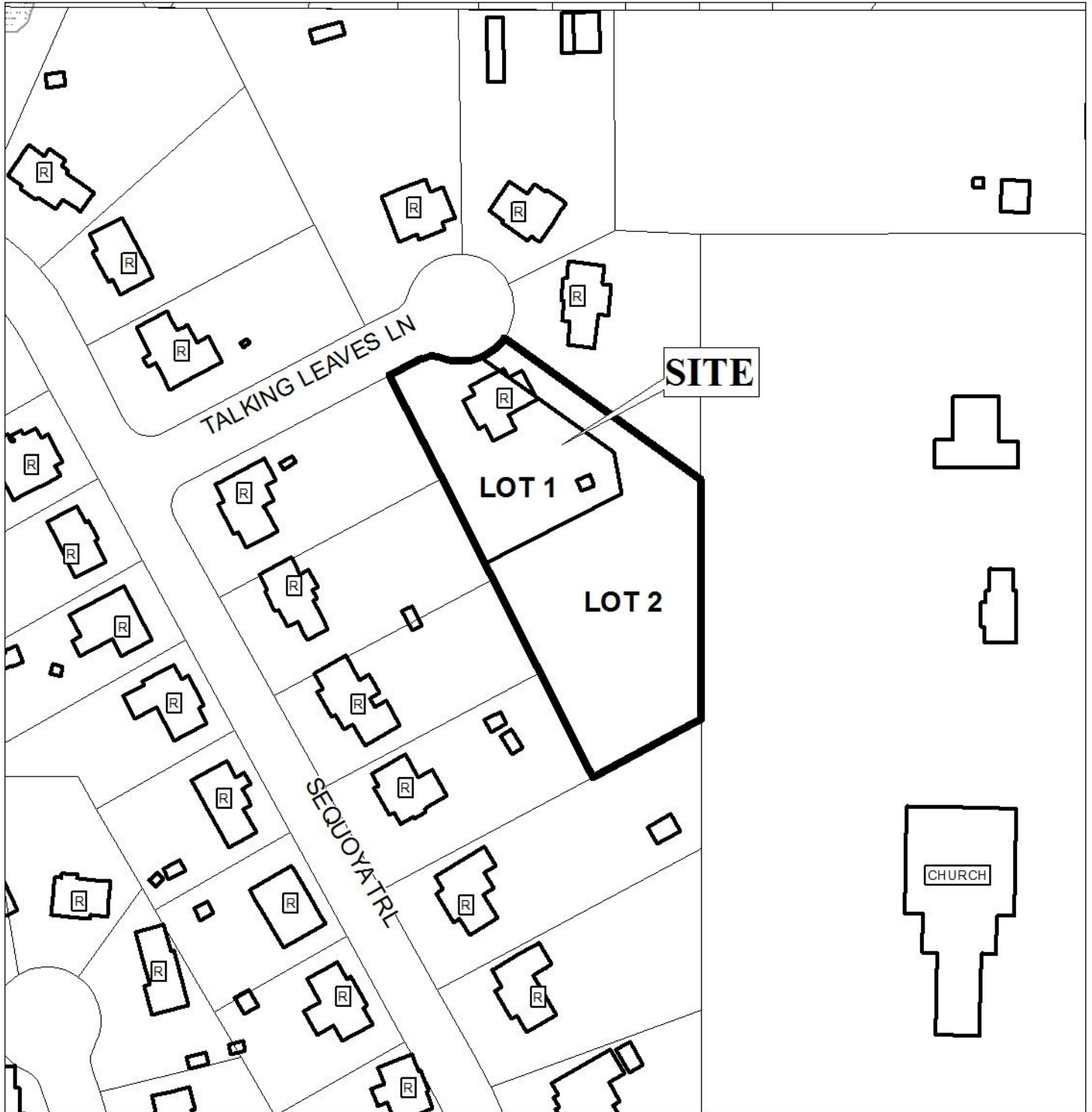
LOCATOR ZONING MAP



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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



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