

CAROL PLANTATION SUBDIVISION,
THIRD UNIT, RESUBDIVISION OF A PORTION
OF FARM LOT 520

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 1.8± acres subdivision which is located at 6800 Hayfield Circle West (Northwest corner of Hayfield Circle North and Hayfield Circle West). The subdivision is served by public water and individual septic tanks.

The purpose of this subdivision is to divide an existing portion of a legal lot of record into two “flag-lot” legal lots of record.

The original Lot 520 has been divided into several different parcels with several different owners. Certification should be submitted to show that this site was in existence prior to 1984.

The site has 45 feet of total public right-way-frontage on Hayfield Circle North. Hayfield Circle North is a minor street, not provided with curb and gutter, with a right-of-way of 40 feet. Hayfield Circle North turns South and becomes Hayfield Circle West at this site. Hayfield Circle North is also a minor street, not provided with curb and gutter, but it has a right-of-way of 50 feet.

The applicant proposes to dedicate an additional 10 feet of right-of way for Hayfield Circle North and an additional 5 feet of right-of-way for Hayfield Circle West to Mobile County. As the applicant only has 45 feet of public right-of-way frontage, the applicant currently does not have adequate frontage for two “flag-lots” with the required 25 feet of public right-of-way frontage, hence their desire to dedicate the above mentioned right-of-way.

Given the age of the subdivision, as well as the level of development already existing in the subdivision, it seems unlikely that very many subdivision applications will be received from this area. Similarly, as this site is in unincorporated Mobile County, it is not subject to the same planning and zoning controls that are in place in the City. As such, it would seem to be difficult task to ever be able to have additional dedications in this neighborhood to match the one proposed by the applicants. That being said, instead of a dedication, a seemingly more appropriate solution would be the construction of a modified cul-de-sac off Hayfield Circle North, constructed to county standards and dedicated to the Mobile County. This construction and dedication would serve two purposes – increasing the public right-of-way frontage to the site and eliminating the need for a “flag-lot.” The Mobile County Engineering Department has stated that if the applicants intend to construct the cul-de-sac, they should meet with County Engineering Staff to discuss County Road requirements. The “flag-lots” themselves are another issue.

The commission has, in the past, approved “flag-lots” in neighborhoods where they already existed and were in keeping with the general character and development trends of the existing neighborhoods, or where there were specific topographical or environmental issues endemic to the property to necessitate the “flag-lot.” Neither is the case in this instance. That being said, a waiver of Section V.D.2 of the Subdivision Regulations should not be granted.

Lastly, the plat seemingly indicates a proposed third lot, but it is not labeled on the plat as such. This is likely a drafting error, as this lot would deny Lot 1 access to a public right-of-way altogether and the lot would not meet the minimum size requirements according to section V.D.2 of the Subdivision Regulations.

Given the above information, this subdivision is recommended for denial with the advisement that the applicants meet with Mobile County Engineering staff about the construction and dedication of a modified cul-de-sac and resubmittal of this application showing the recommended changes.

Revised for the July 5, 2007, Meeting

At the June 21, 2007, Meeting, the applicant submitted a revised plat for the proposed subdivision. The proposed subdivision no longer includes the previously proposed dedication along the junction of Hayfield Circle North and Hayfield Circle West. The “mystery” line in the proposed Lot 1 was also removed.

The proposed subdivision now features two lots, both flag lots, with 22.5-feet of road frontage, which is less than the required 25-foot minimum for flag lots. Also, as stated previously, the presence of a flag-lot in this neighborhood seems to be out of character as there are no other flag lots in the area. However, given the substantial size of the lot, the real issue here is a matter of road frontage. The road frontage for each proposed lot is deficient by only 2.5 feet. Because of this, a waiver of Section V.D.2 would not be ideal, but could be considered appropriate, with a stipulation that there be a note placed on the final plat denying any future subdivision of this property until additional public right-of-way frontage is acquired. Further, due to the lack of adequate space for a curb cut for each lot, a note should be required on the final plat requiring both sites to share a single curb cut.

This site is located in the County, thus a note should be placed 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.7. of the Subdivision Regulations.

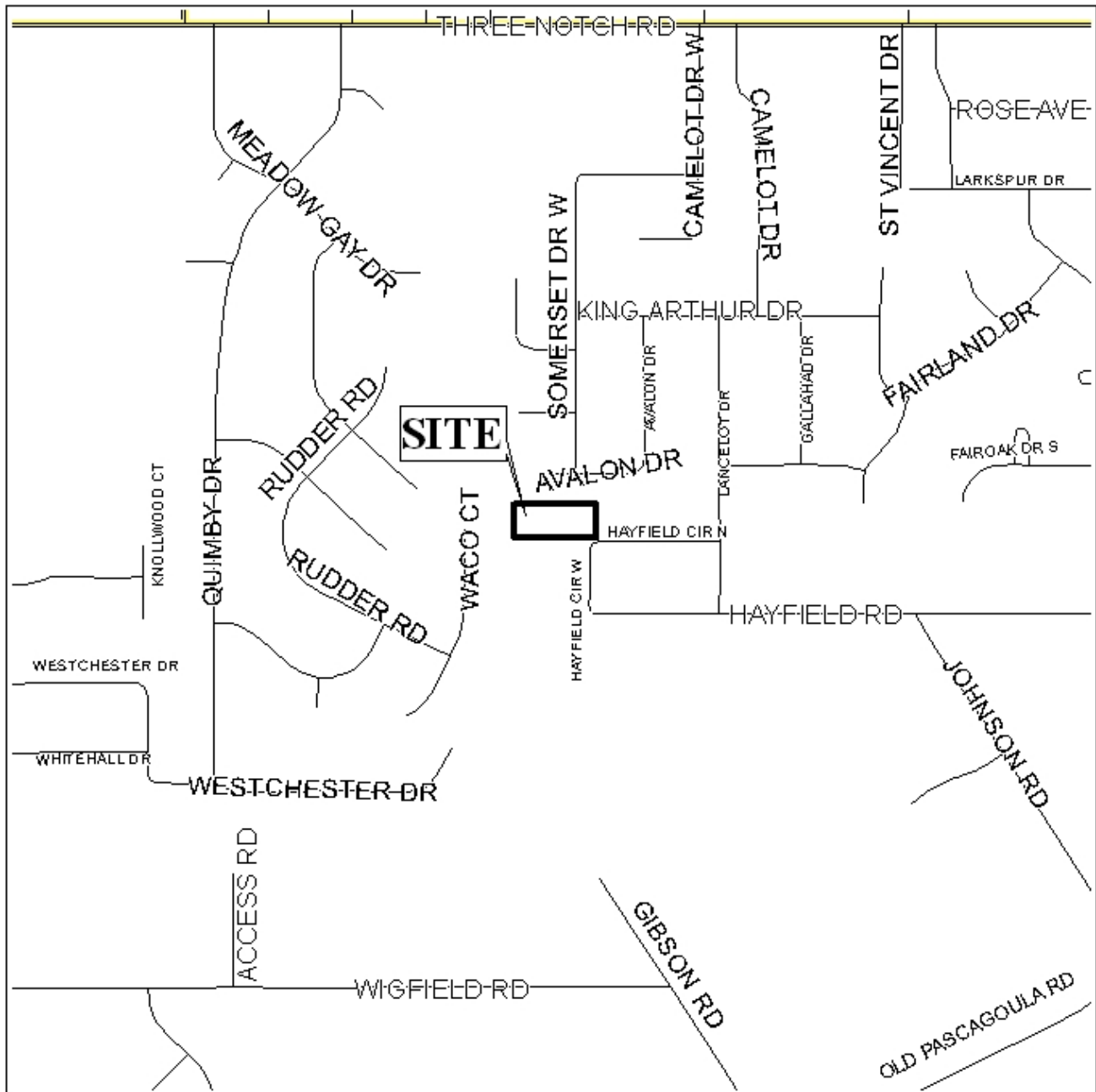
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood 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.

The plat should show the size, in square feet, of each lot, or a table with the same information should be provided.

With the changes submitted, and a waiver of Section V.D.2 of the Subdivision Regulations, the plat is recommended for tentative approval subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line for all lots where they are 60' in width;*
- 2) provision of a note on the final plat stating that Lot 1 and Lot 2 are limited to a single shared curb cut, with the size, design, and location to be approved by the Mobile County Engineering Department;*
- 3) provision of a note on the final plat stating that no further subdivision of this property is to be allowed without acquisition of additional public right-of-way frontage;*
- 4) provision 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.7. of the Subdivision Regulations;*
- 5) provision of a note on the final plat 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; and*
- 6) labeling of each lot in square feet, or provision of a table with the same information.*

LOCATOR MAP



APPLICATION NUMBER 8 DATE July 5, 2007

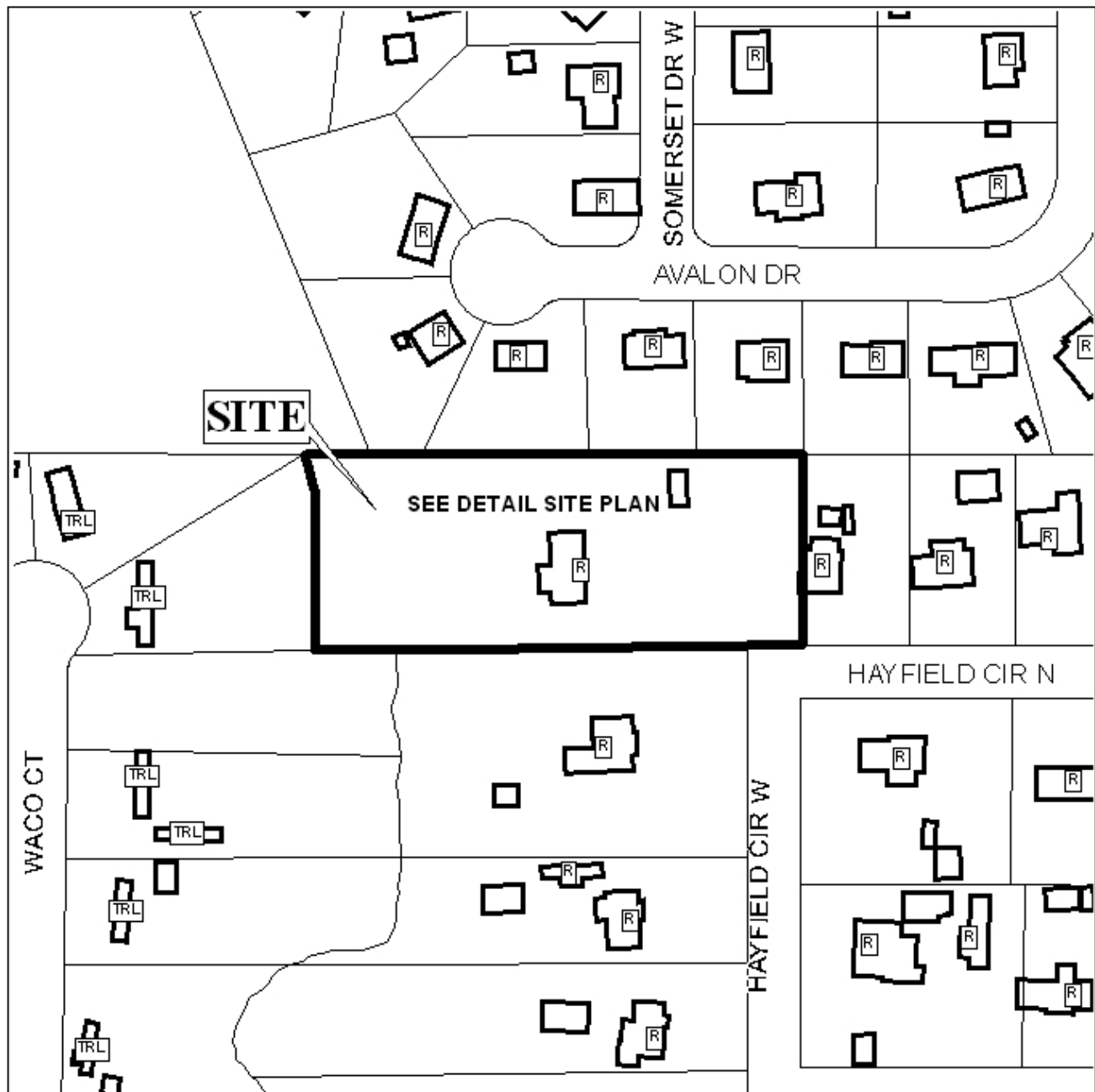
APPLICANT Carol Plantation Subdivision, Third Unit, Resubdivision of a Portion of Farm Lot 520

REQUEST Subdivision



NTS

CAROL PLANTATION SUBDIVISION, THIRD UNIT RESUBDIVISION OF A PORTION OF FARM LOT 520



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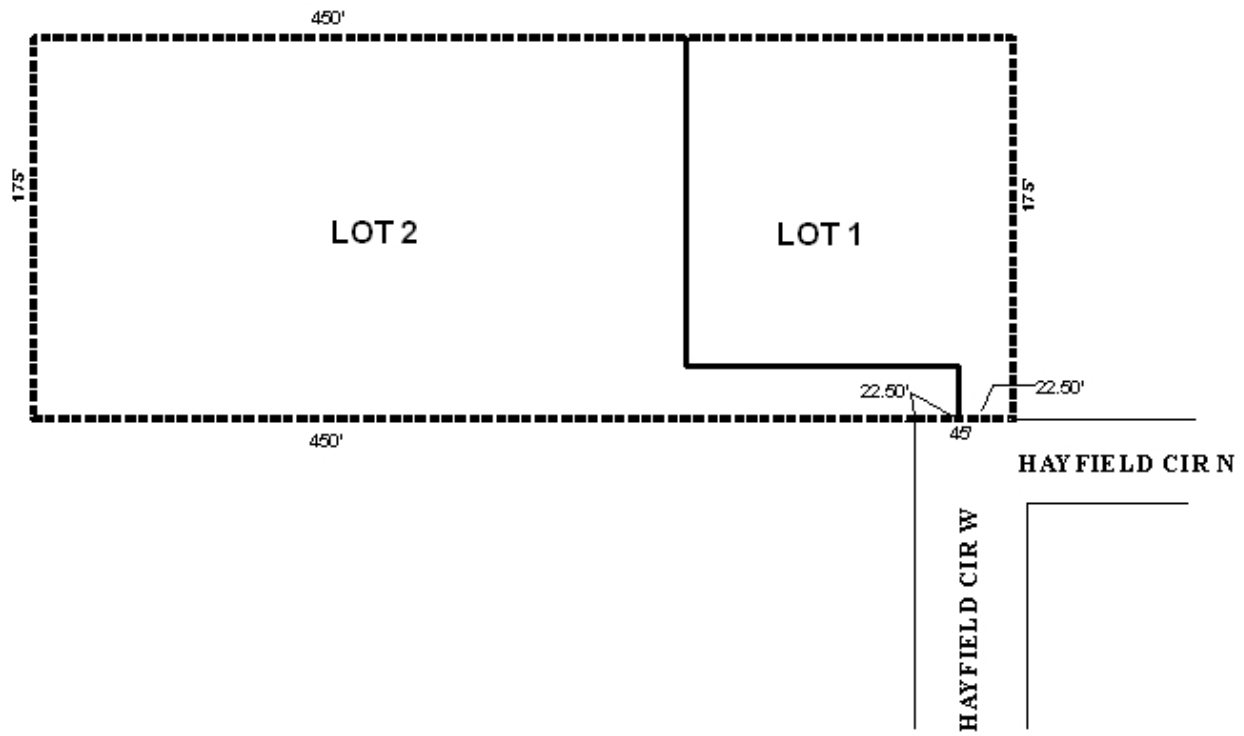
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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DETAIL SITE PLAN



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