

WESTMINSTER ESTATES SUBDIVISION, **RESUBDIVISION OF LOT 24**

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 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).

MAWWS Comments: MAWSS has only water services available.

The plat illustrates the proposed 2-lot, 0.5 acre subdivision located on the South side of Cambridge Way, 150'± West of Oxford Way, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and an individual septic system. The purpose of this application is to create two legal lots of record from one legal lot.

The site was originally approved as part of a 48-lot subdivision at the January 4, 1973 meeting of the Planning Commission.

The lots have frontage along Cambridge Way, a minor street without curb and gutter requiring a 60' right-of-way width. The plat illustrates dedication sufficient right-of-way; therefore, no additional dedication should be required.

The lots, as proposed, would be substandard in width, each being only 52.5' wide; however, Magnolia Village, a 74-lot subdivision directly south of the subject site, is composed of lots substandard in width and was approved at the October 21, 1999 meeting of the Planning Commission. However, while Magnolia Village consists entirely of substandard lots with reduced setbacks, Westminster Estates consists entirely of lots more than 70' in width with standard setbacks; as such, the proposed subdivision is out of character with the parent subdivision.

Also, it should be noted that the proposed lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. If approved, a waiver of Section V.D.3. would be required.

In addition to being substandard in width, the proposed lots do not meet the minimum area requirements of the Subdivision Regulations for lots with a public water supply and individual septic systems. Each lot will be approximately 10,490 s.f., but Section V.D.2. of the Subdivision Regulations requires the lots to be a minimum of 15,000 s.f., each.

With regards to access management, a note should be placed on the Final Plat, if approved, stating each lot is limited to one curb cut to Cambridge Way, with any changes in their sizes, locations, or designs to be approved by County Engineering and conform to AASHTO standards.

The Subdivision Regulations require a 25' minimum building setback line to be illustrated on the plat; however, a 40' minimum building setback line is illustrated. If the applicant chooses to maintain a 40' minimum building setback line, this information should be retained on the Final Plat, if approved; otherwise, a 25' minimum building setback line should be illustrated.

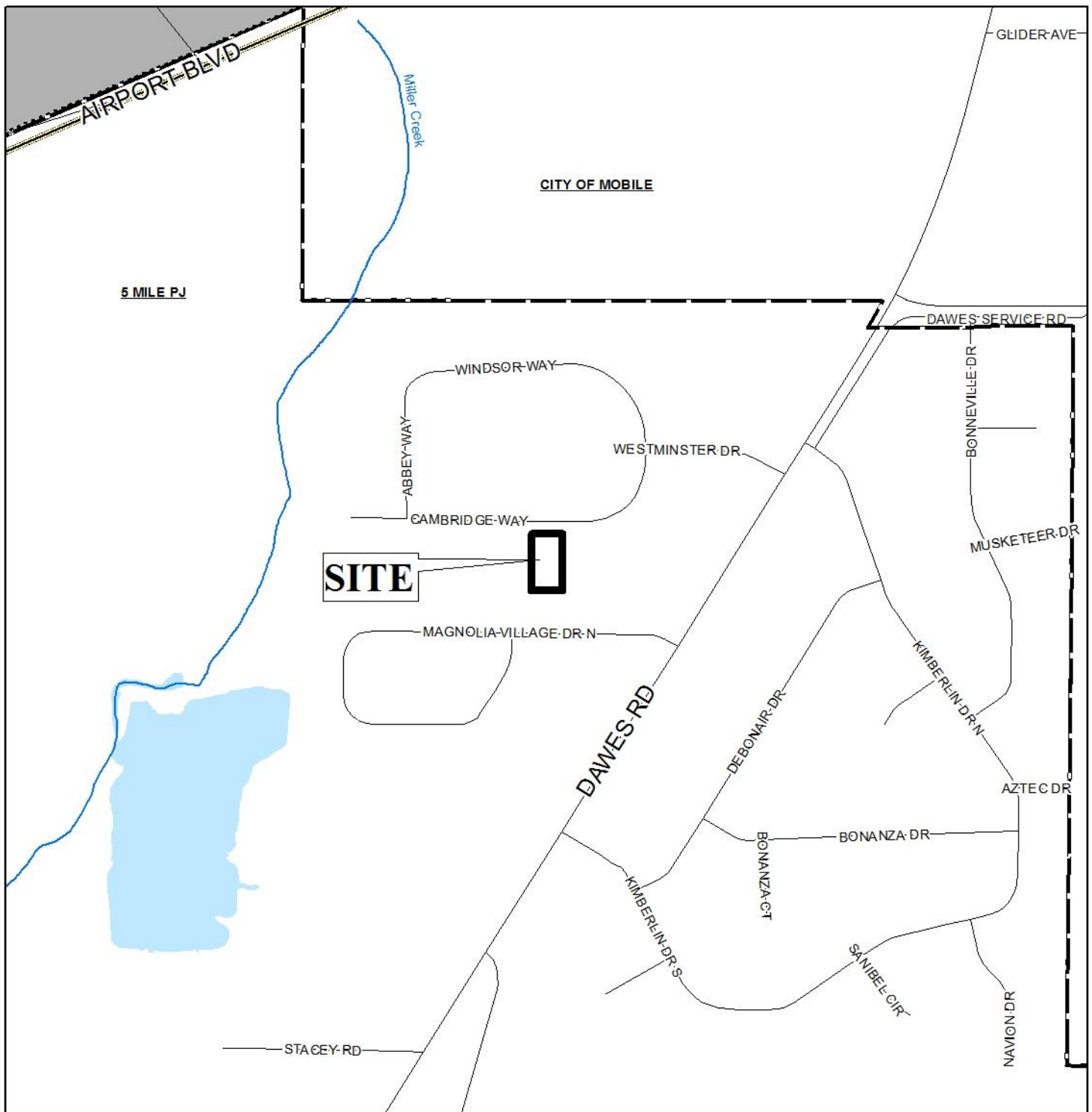
A 7.5' drainage and utility easement is illustrated in the rear of each lot. As such, if approved, a note should be placed on the Final Plat stating no structures will be constructed in any easement.

Finally, the site will have to comply with the Mobile County storm water and flood control ordinances. A note stating *"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."* should be placed on the Final Plat, if approved.

Based on the preceding the plat is recommended for denial to the following:

- 1) the proposed lots do not meet minimum lot width requirement of Section V.D.1. of the Subdivision Regulations;
- 2) the proposed lots do not meet the minimum 15,000 s.f. requirement of Section V.D.2. of the Subdivision Regulations;
- 3) the proposed lots exceed the width-to-depth ratio limitation of Section V.D.3. of the Subdivision Regulations; and,
- 4) the proposed lots would be out of character with the parent subdivision.

LOCATOR MAP



APPLICATION NUMBER 8 DATE December 15, 2016
APPLICANT Westminister Estates Subdivision, Resubdivision of Lot 24
REQUEST Subdivision



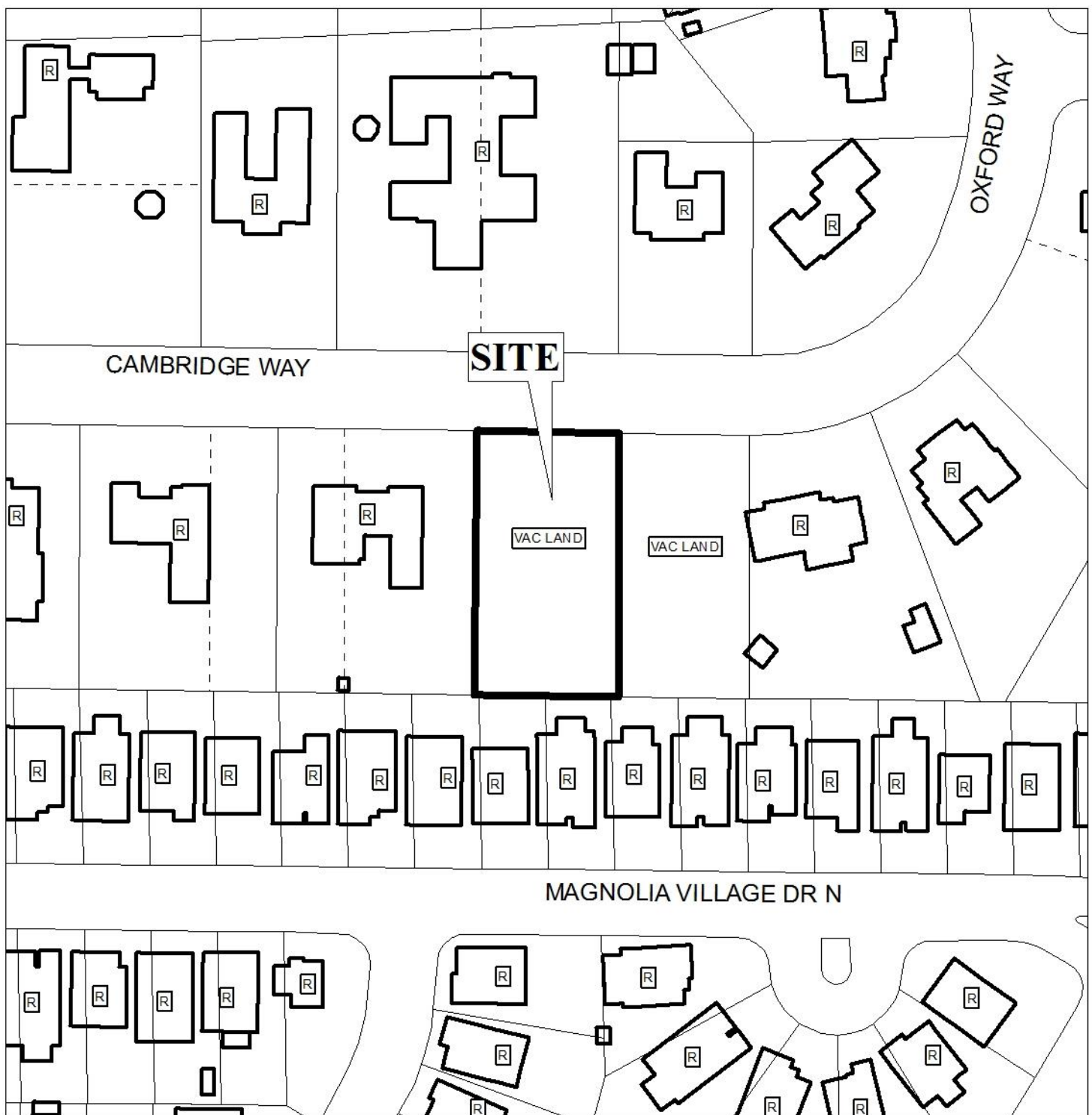
LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE December 15, 2016
APPLICANT Westminister Estates Subdivision, Resubdivision of Lot 24
REQUEST Subdivision



WESTMINISTER ESTATES SUBDIVISION, RESUBDIVISION OF LOT 24

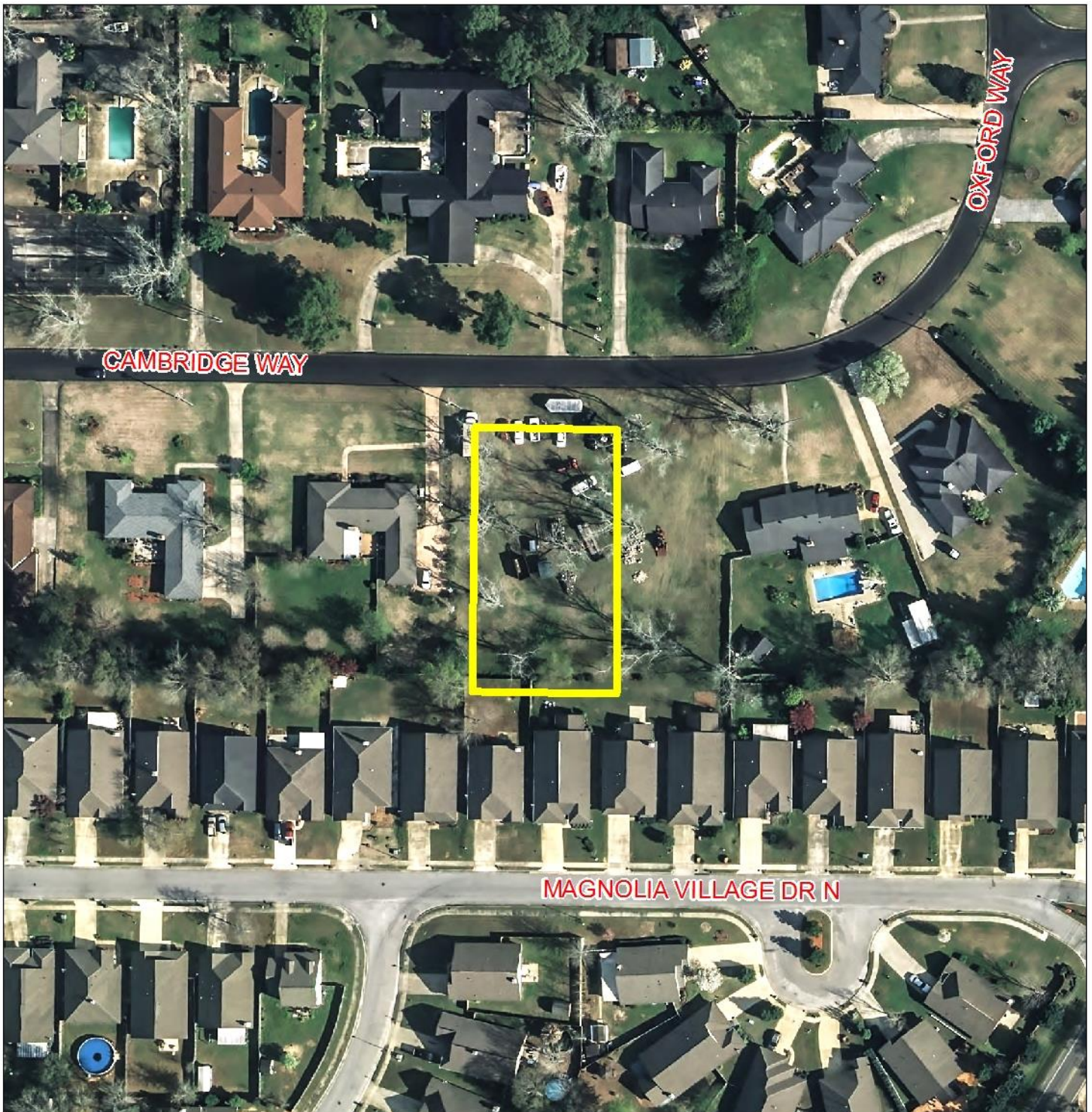


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



WESTMINISTER ESTATES SUBDIVISION, RESUBDIVISION OF LOT 24

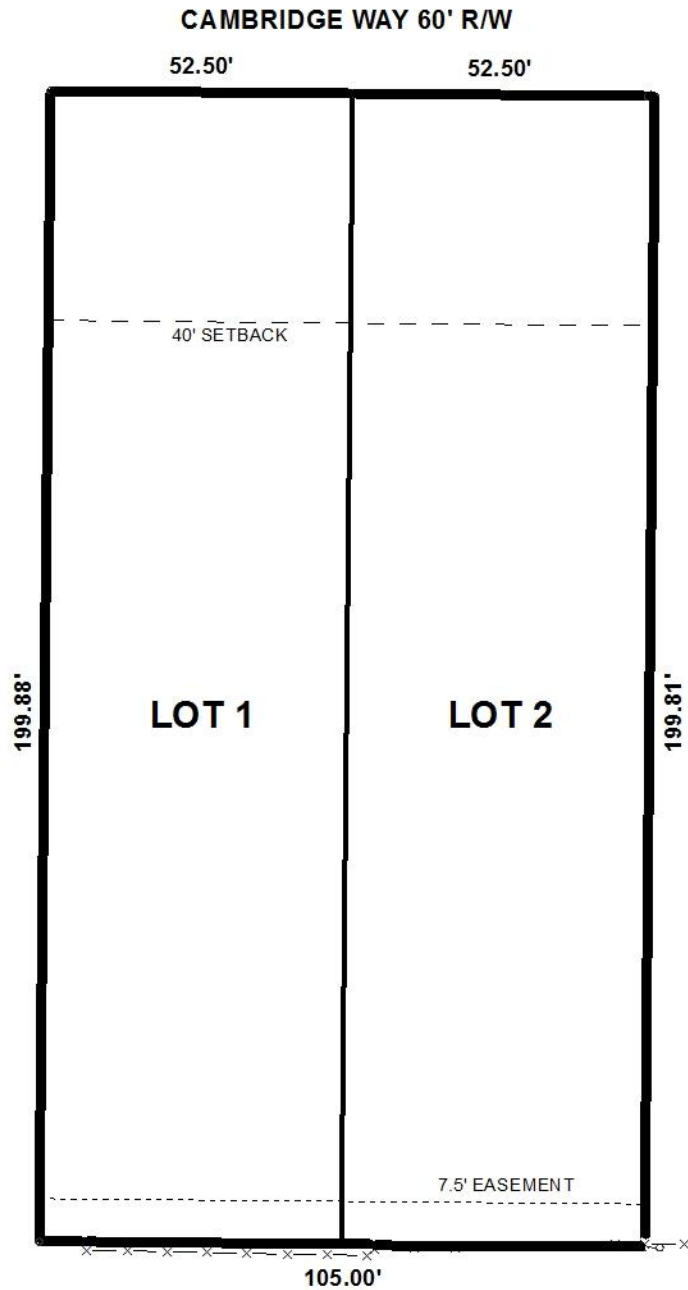


APPLICATION NUMBER 8 DATE December 15, 2016



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE December 15, 2016

APPLICANT Westminister Estates Subdivision, Resubdivision of Lot 24

REQUEST Subdivision



NTS

