WILLIAMS ESTATES 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 1-lot, 6.0± acre subdivision which is located on the East side of Lancaster Road, one mile± South of Laurendine Road. The applicant states that the subdivision is served by public water service and individual septic tanks.

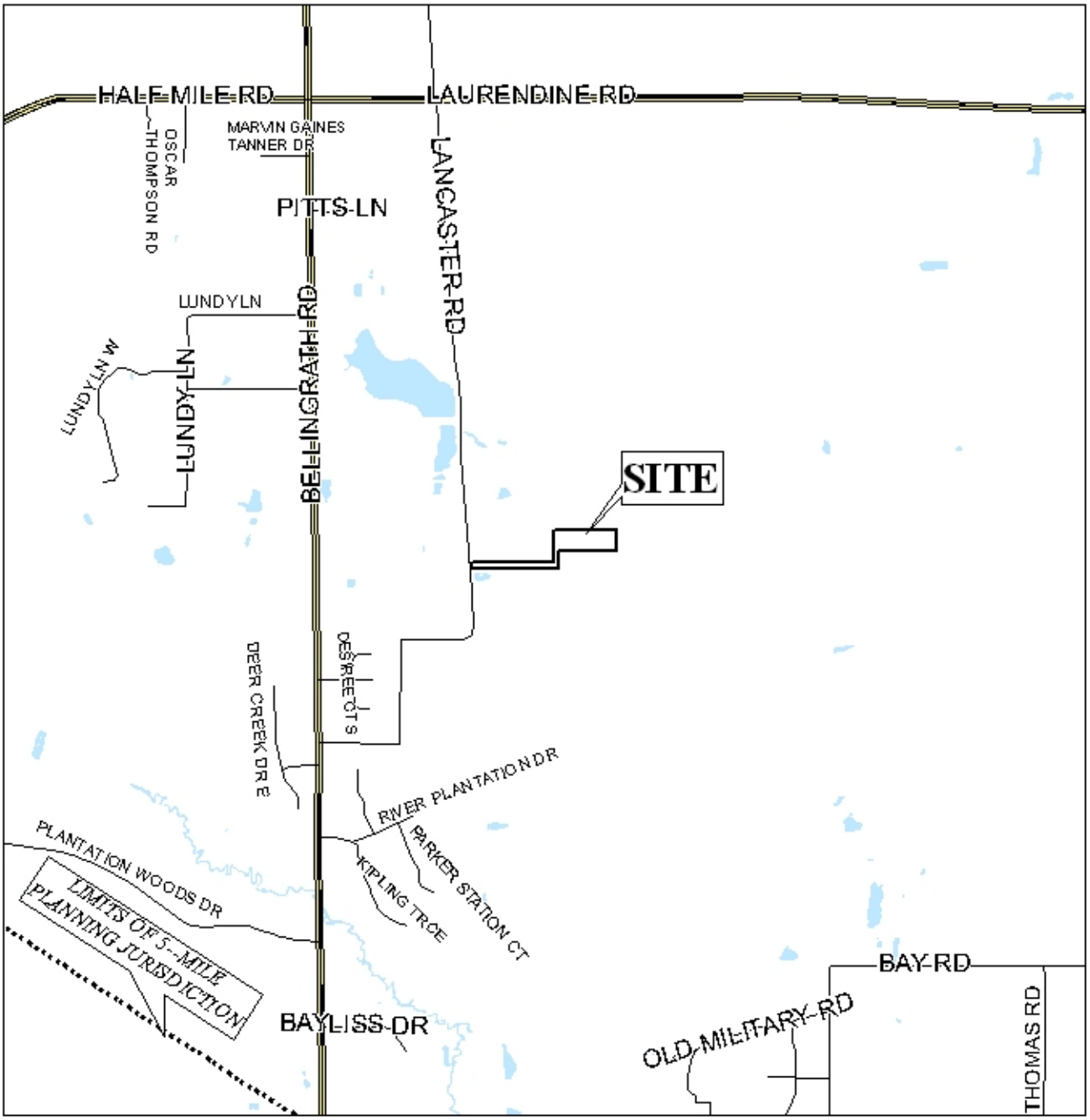
The purpose of this application is to create one legal lot of record from a portion of a metes-and-bounds parcel; the remainder of the parcel is depicted as 'future development". It should be noted that a child parcel (R023808340000001.01), appears to have been created in 1984, prior to the site coming under the City's Planning Jurisdiction. And another portion of the parent parcel was subdivided into one lot via Lancaster Subdivision at the May 20, 2010 Commission meeting.

As proposed, the lot would be a flag lot with a 60'± wide pole. Although the Subdivision Regulations were amended in April, 2008, to generally prohibit flag lot subdivisions, allowances were made for family subdivisions and in instances where other flag lots are common in the vicinity. However, no justification for a flag lot or family subdivision was submitted by the applicant. Although a few flag lots exist in the vicinity, these were created prior to the area coming within the Planning Jurisdiction under the Theodore/Tillman's Corner annexation. The creation of new flag lots within the vicinity which do not meet the criteria for the allowances made under Section V.D.1. of the Subdivision Regulations would set a precedent contrary to those regulations.

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

1) the applicant did not submit justification for a flag lot or family subdivision; and
2) existing flag lots in the vicinity were created prior to the area coming within the Planning Jurisdiction, thus should not be considered a precedent.

LOCATOR MAP



APPLICATION NUMBER 8 DATE June 17, 2010

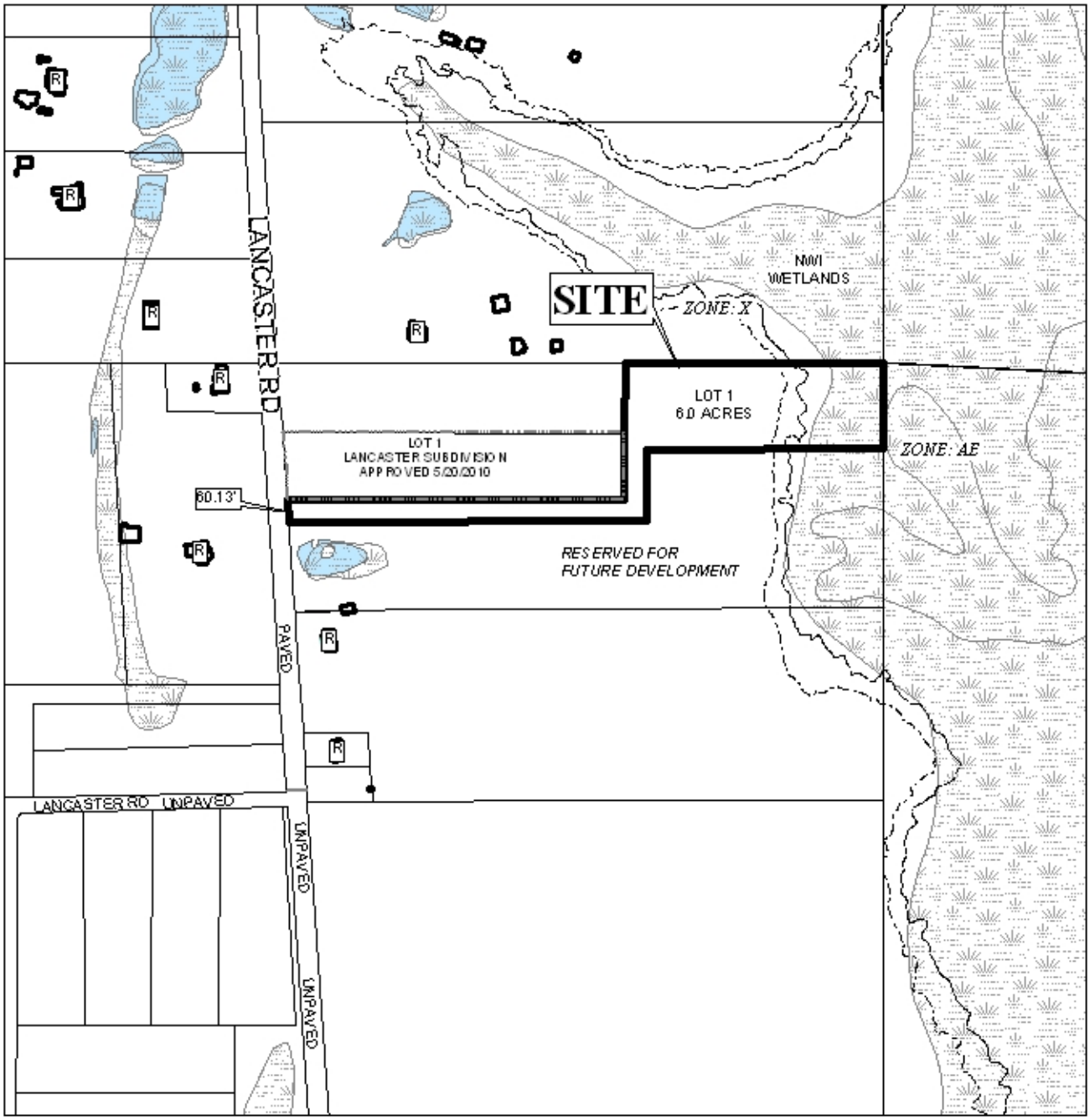
APPLICANT Williams Estates Subdivision

REQUEST Subdivision

N

NTS

WILLIAMS ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE June 17, 2010

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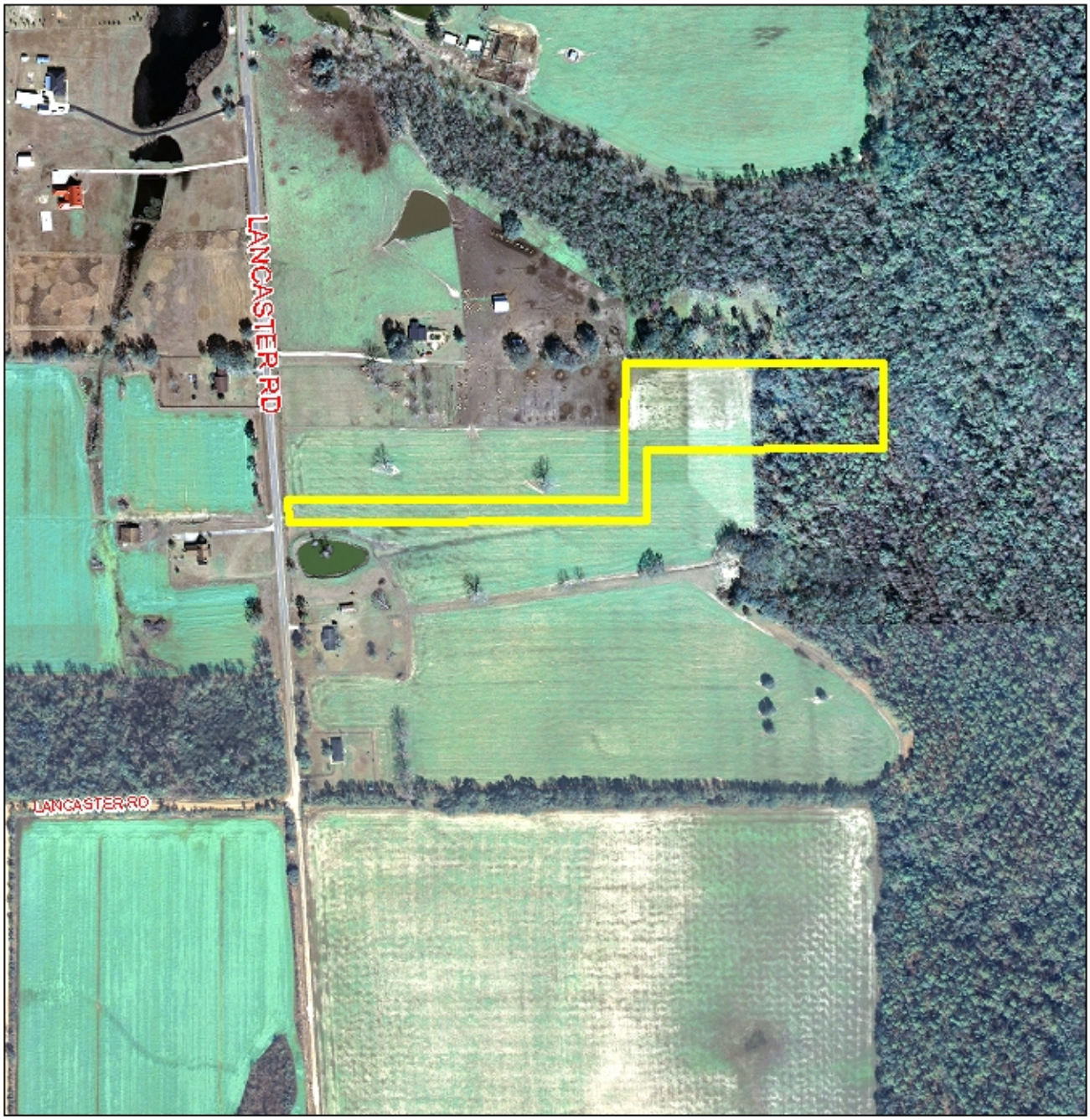
LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

NTS

WILLIAMS ESTATES SUBDIVISION



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