

BARBARA SLAUGHTER FAMILY 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.

The plat illustrates the proposed 3.2± acre, 4-lot subdivision, which is located on the West side of Anthony Drive West at the West terminus of Anthony Drive South in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

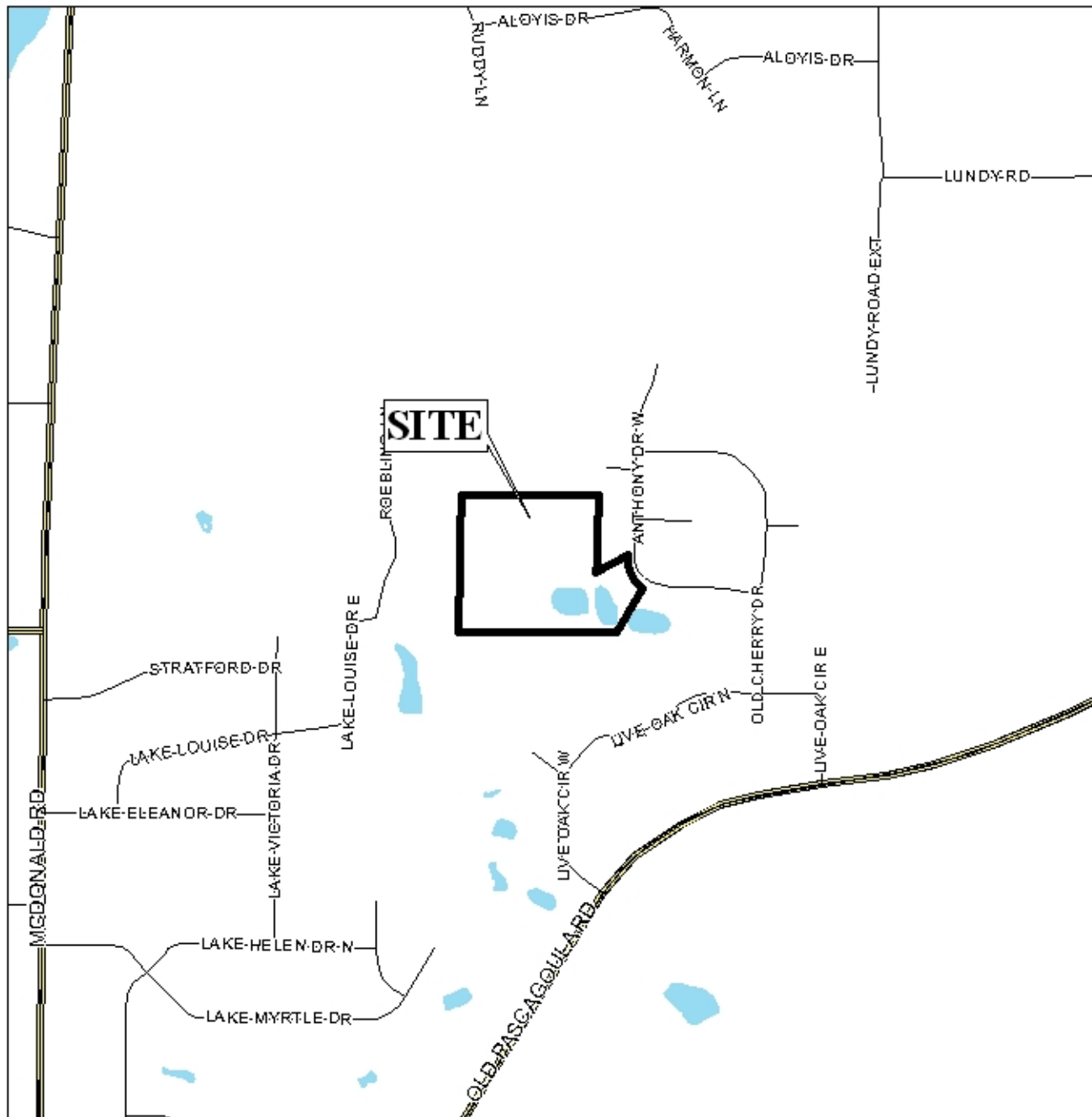
The purpose of this application is to resubdivide three legal lots of record into four legal lots of record.

The site was approved as part of a four-lot subdivision in 2004, of which two of the lots were flag lots. The applicant now desires to rearrange interior lot lines and create a third flag lot for family purposes. However, the Subdivision Regulations were amended in 2008 to generally prohibit flag lot subdivisions but making exceptions for family subdivisions. But in this instance, the creation of a third flag lot becomes more out of character with the surrounding neighborhood and access management becomes more of a problem along Anthony Drive West due to the possibility of multiple curb cuts in close proximity to one another. Section V.D.1. of the Subdivision Regulations states that “multiple panhandle or flag lots shall not be allowed as an alternative to road construction.” Staff believes that a more appropriate approach would be a private street subdivision which would eliminate the flag lot configuration and require only one curb cut along Anthony Drive West.

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

- 1) the proposed flag lot configuration would be more out of character with the surrounding neighborhood;
- 2) access management concerns of multiple curb cuts in close proximity along Anthony Drive West; and
- 3) the subdivision could be more appropriately configured as a private street subdivision and eliminate all flag lots.

LOCATOR



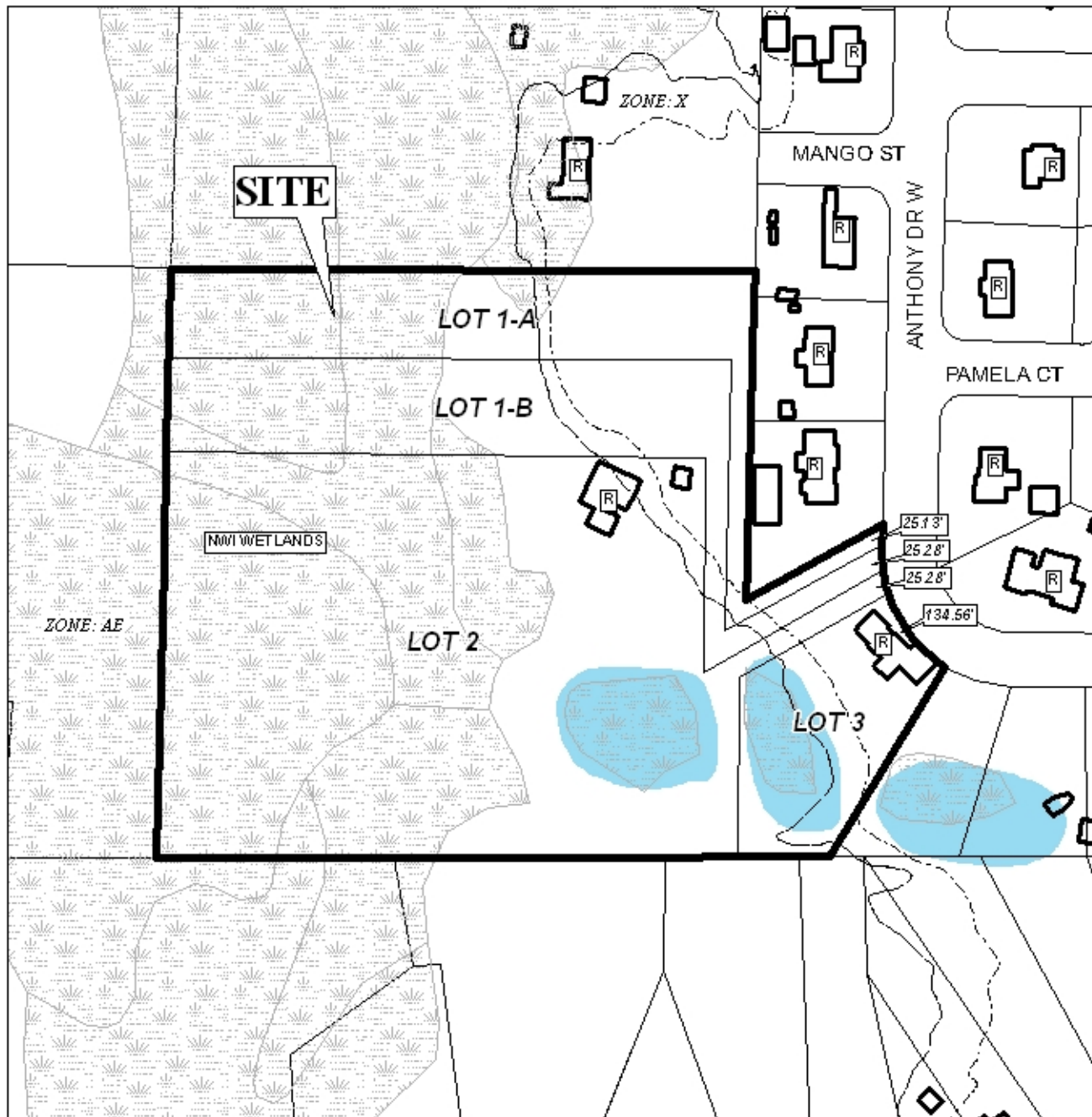
APPLICATION NUMBER 9 DATE March 18, 2010

APPLICANT Barbara Slaughter Family Subdivision

REQUEST Subdivision

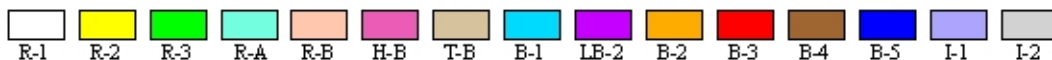


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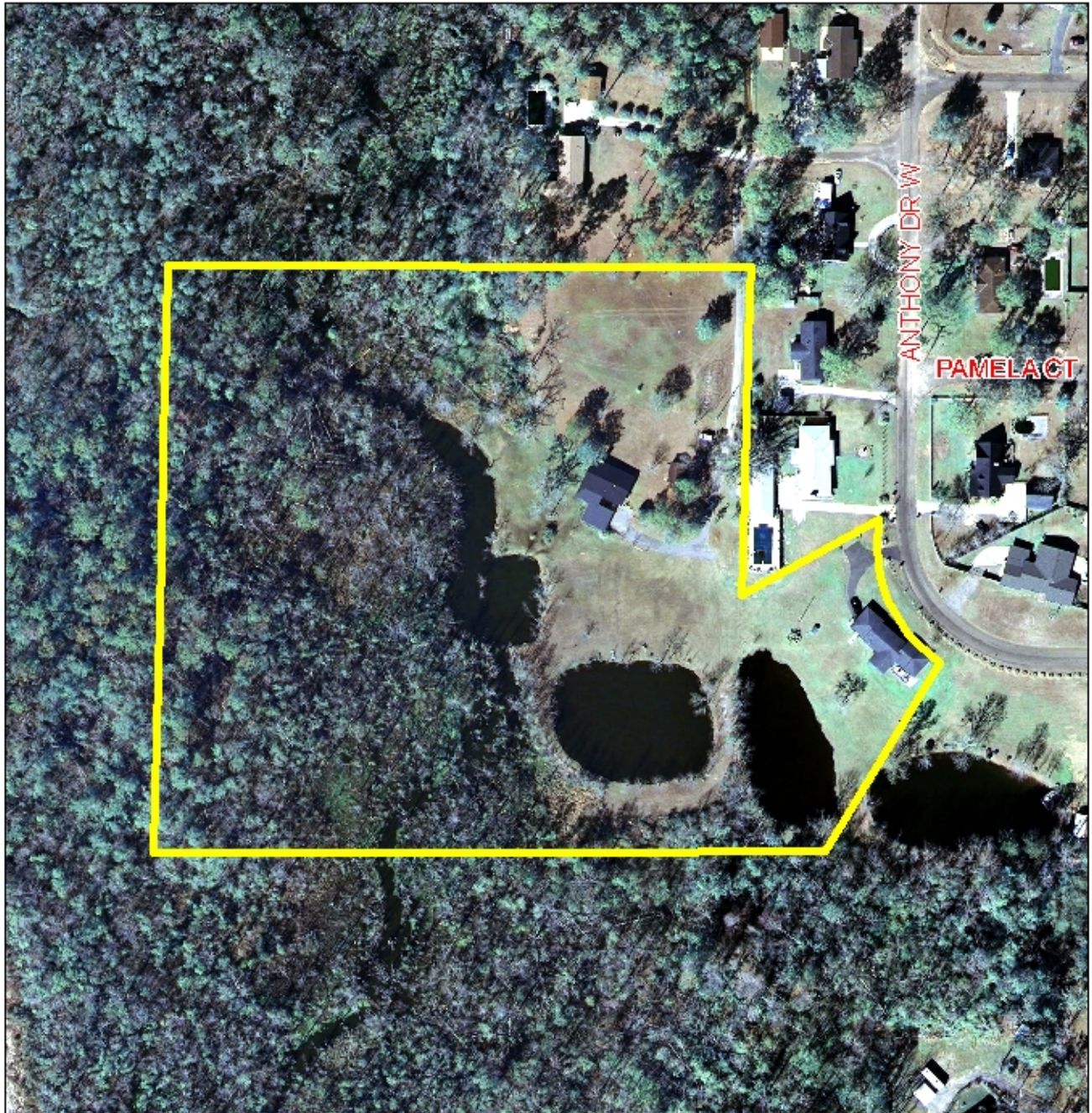
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LEGEND



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