

SCHILLINGER SOUTH PARK SUBDIVISION, **RESUBDIVISION OF LOT B**

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: 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 5-lot, 4.9± acres subdivision located at the East side of Roswell Road South, 465'± South of Roswell Road extending to the West side of Schillinger Road South, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems.

The site was originally approved as one (1) lot of a 2-lot subdivision request at the October 5, 2000 meeting of the Planning Commission, which was subsequently recorded in Mobile County Probate Court. The applicant now wishes to re-subdivide the lot into five (5) legal lots.

It should be noted that Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Proposed Lots 1-4 have frontage along Roswell Road South, a minor street without curb and gutter typically requiring 60' of right-of-way. The previously recorded plat for the site illustrates a 50' right-of-way, as does the preliminary plat; therefore, no additional dedication should be required.

Proposed Lot 5 has frontage along Schillinger Road South, a major street requiring 100' of right-of-way. Additional rights-of-way have been acquired by Mobile County, presumably for recent road widening projects, with the remainder of the lot's frontage reflecting adequately dedicated right-of-way. As such, no additional dedications should be required.

Lots 1-3 exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations; therefore, a waiver of this section would be required and may be appropriate considering the Commission has approved similar lots nearby as recent as its April 18, 2002 meeting.

Lot 5 is irregularly shaped and may be considered a "flag" lot, a design discouraged by Section V.D.1. of the Subdivision Regulations unless subdivided as part of a family lot, or the result of

an innovative subdivision. While neither condition applies to the subject lot it will have 300+ feet of frontage on Schillinger Road South, thus a waiver of Section V.D.1. may be appropriate.

The lots meet the minimum size requirements for lots served by a public water supply and private septic systems, and are appropriately labeled on the preliminary plat in square feet and acres. This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line required by Section V.D.9. of the Subdivision Regulations is illustrated on the preliminary plat for all proposed lots and should be retained on the Final Plat, if approved.

With regards to access management, a note should be required on the Final Plat stating that Lots 1-4 are each limited to one (1) curb cut to Roswell Road South, and that Lot 5 is limited to two (2) curb cuts to Schillinger Road South, with any changes to their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, thus 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 regarding this requirement should appear on the Final Plat, if approved.

It should be noted that proposed Lot 4 is developed with what appears to be a single-family residence.

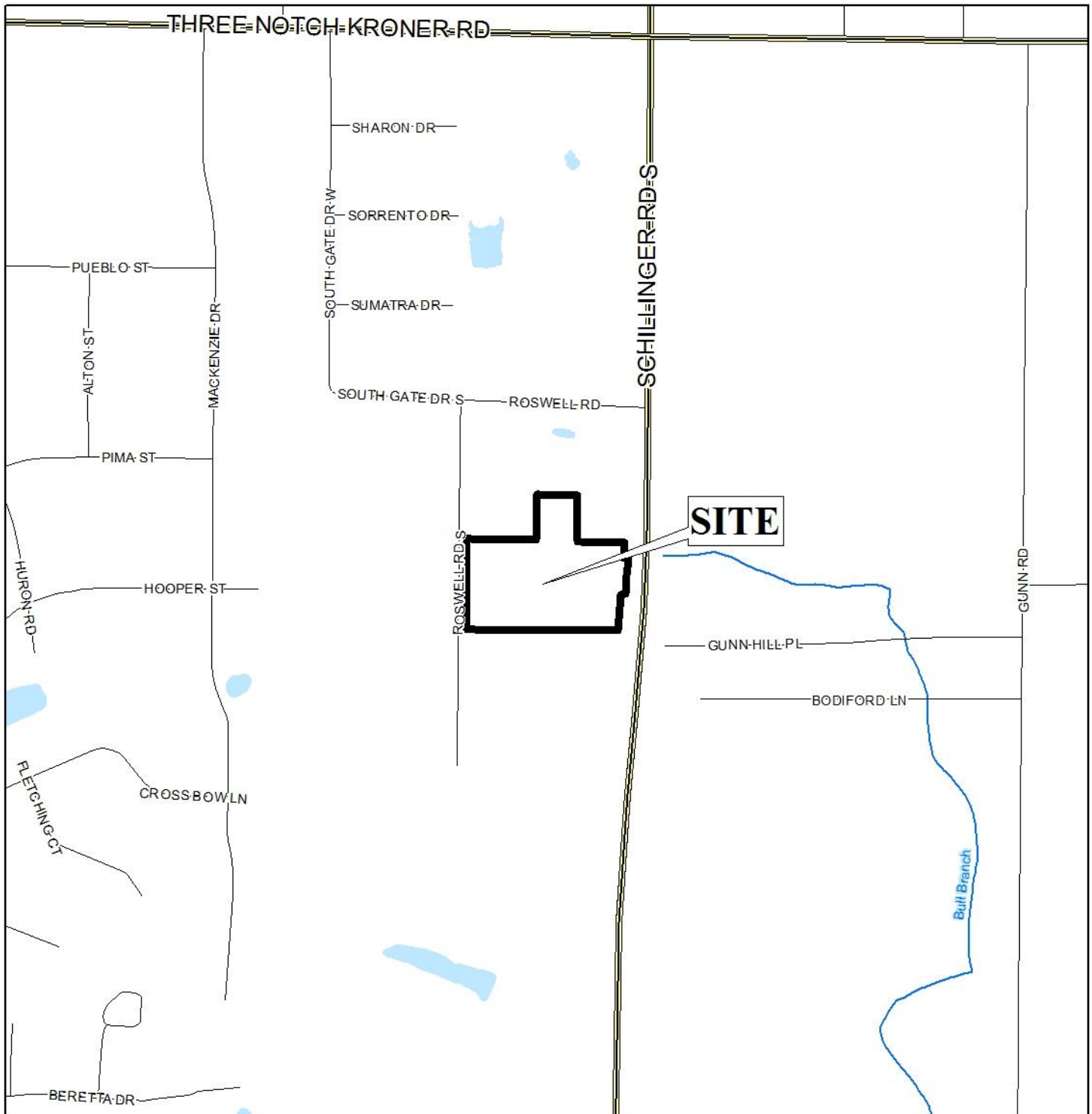
Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the 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.

With waivers of Sections V.D.1. and V.D.3. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that Lots 1-4 are each limited to one (1) curb cut to Roswell Road South, and that Lot 5 is limited to two (2) curb cuts to Schillinger Road South, with any changes to their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards;

- 4) placement of a note on the Final Plat stating 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;
- 5) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *“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.”*; and,
- 6) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)”*

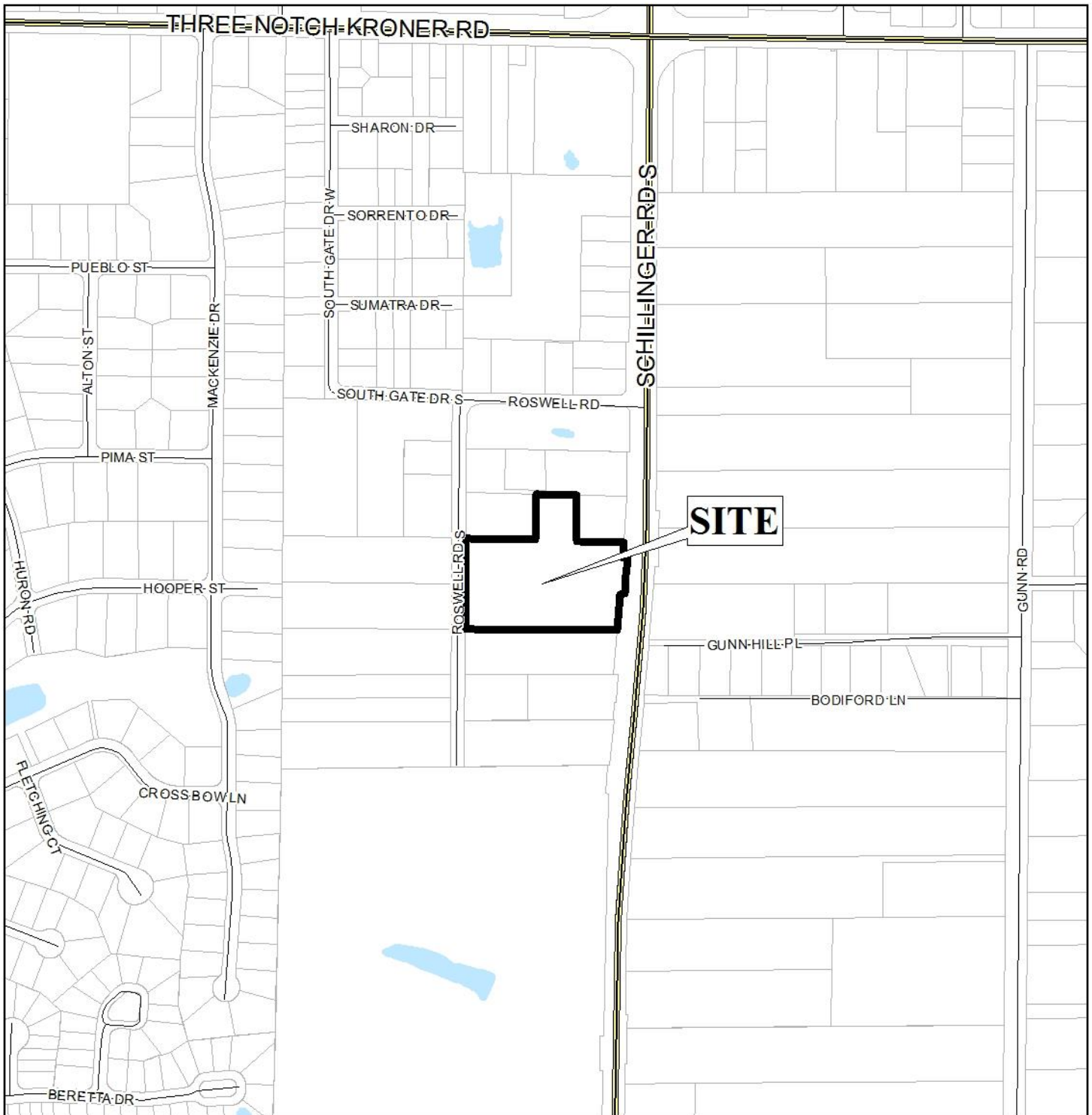
LOCATOR MAP



APPLICATION NUMBER 9 DATE October 19, 2017
APPLICANT Schillinger Southpark Subdivision, Resubdivision of Lot B
REQUEST Subdivision



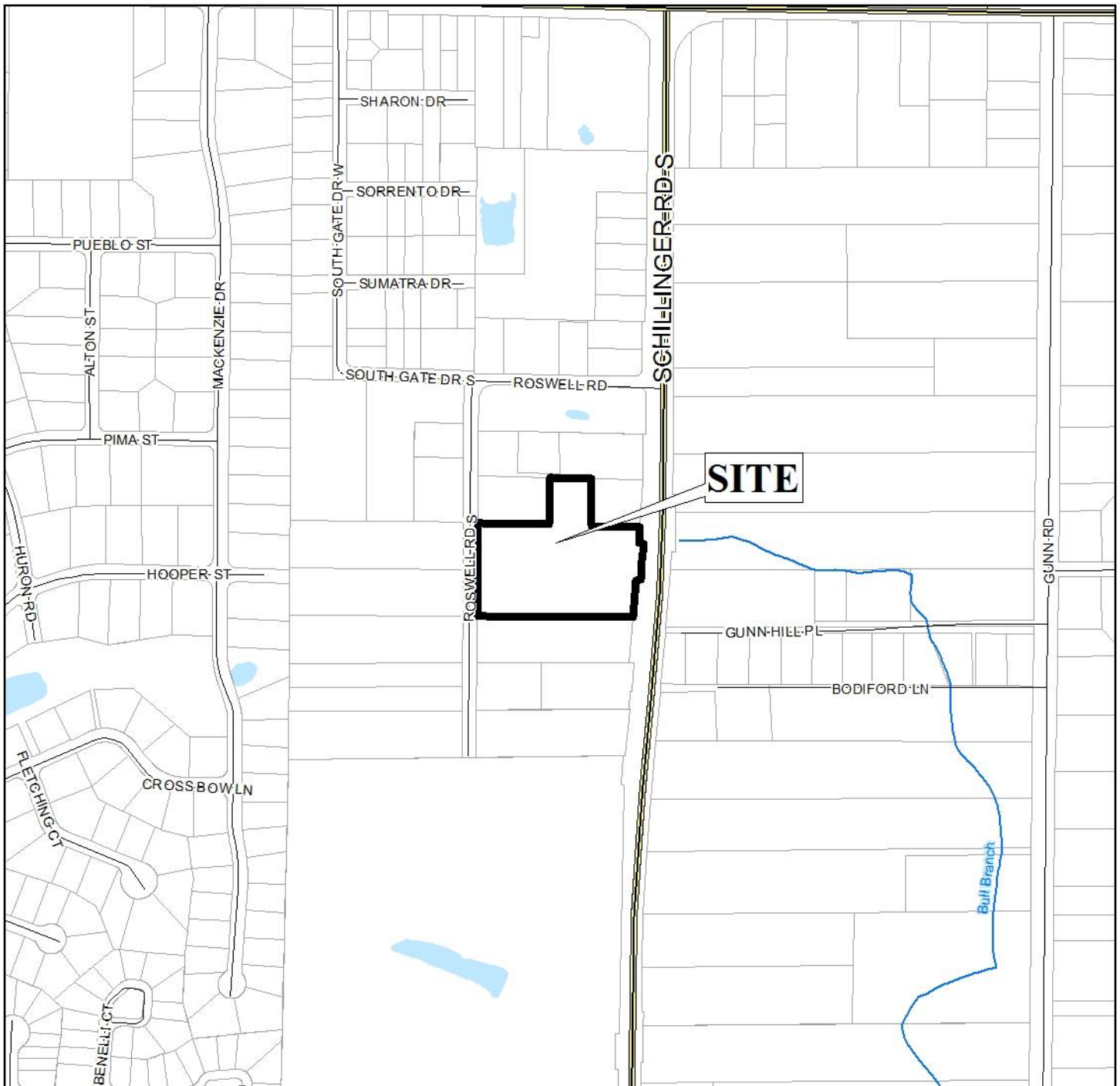
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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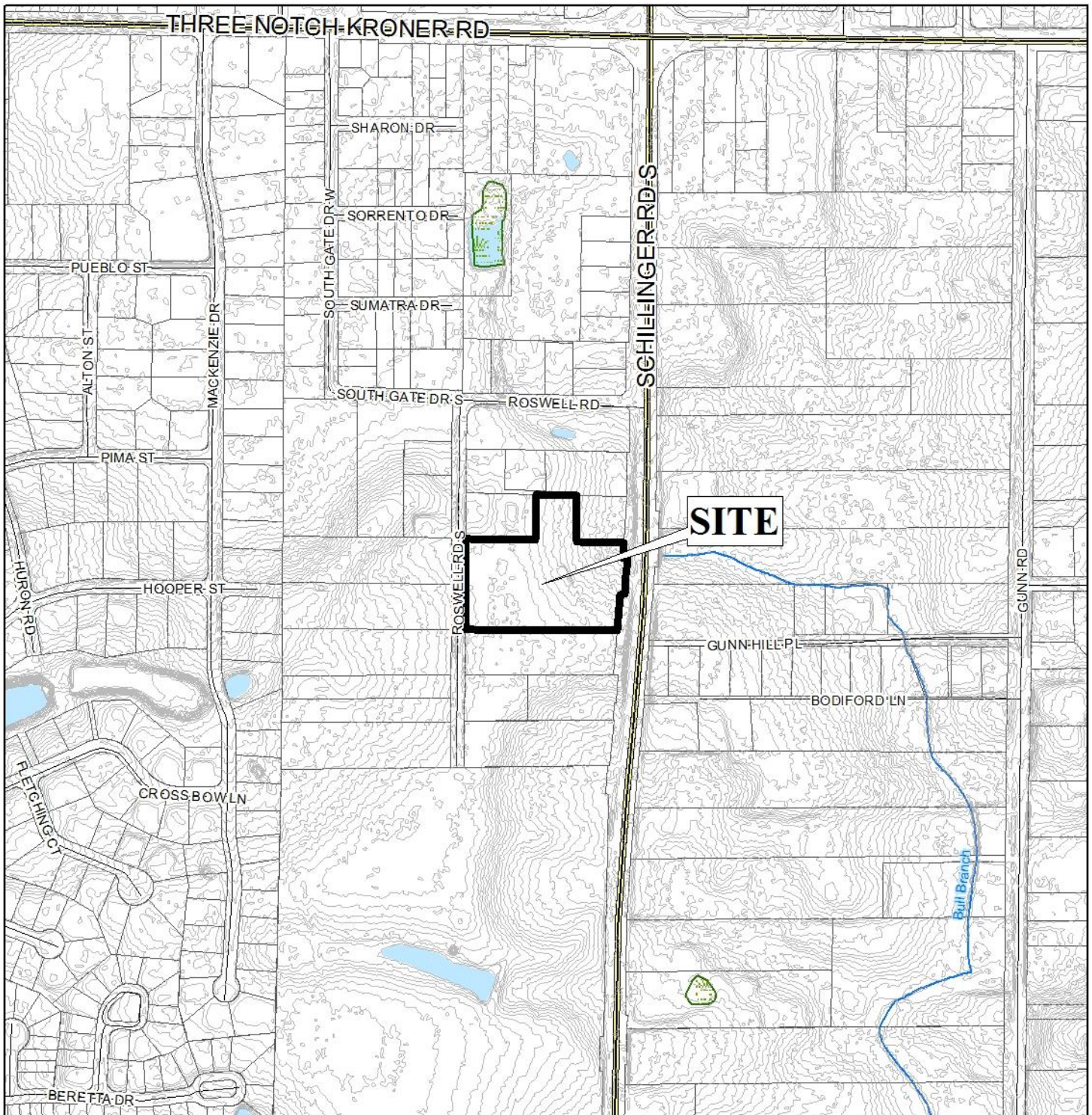
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REQUEST Subdivision

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



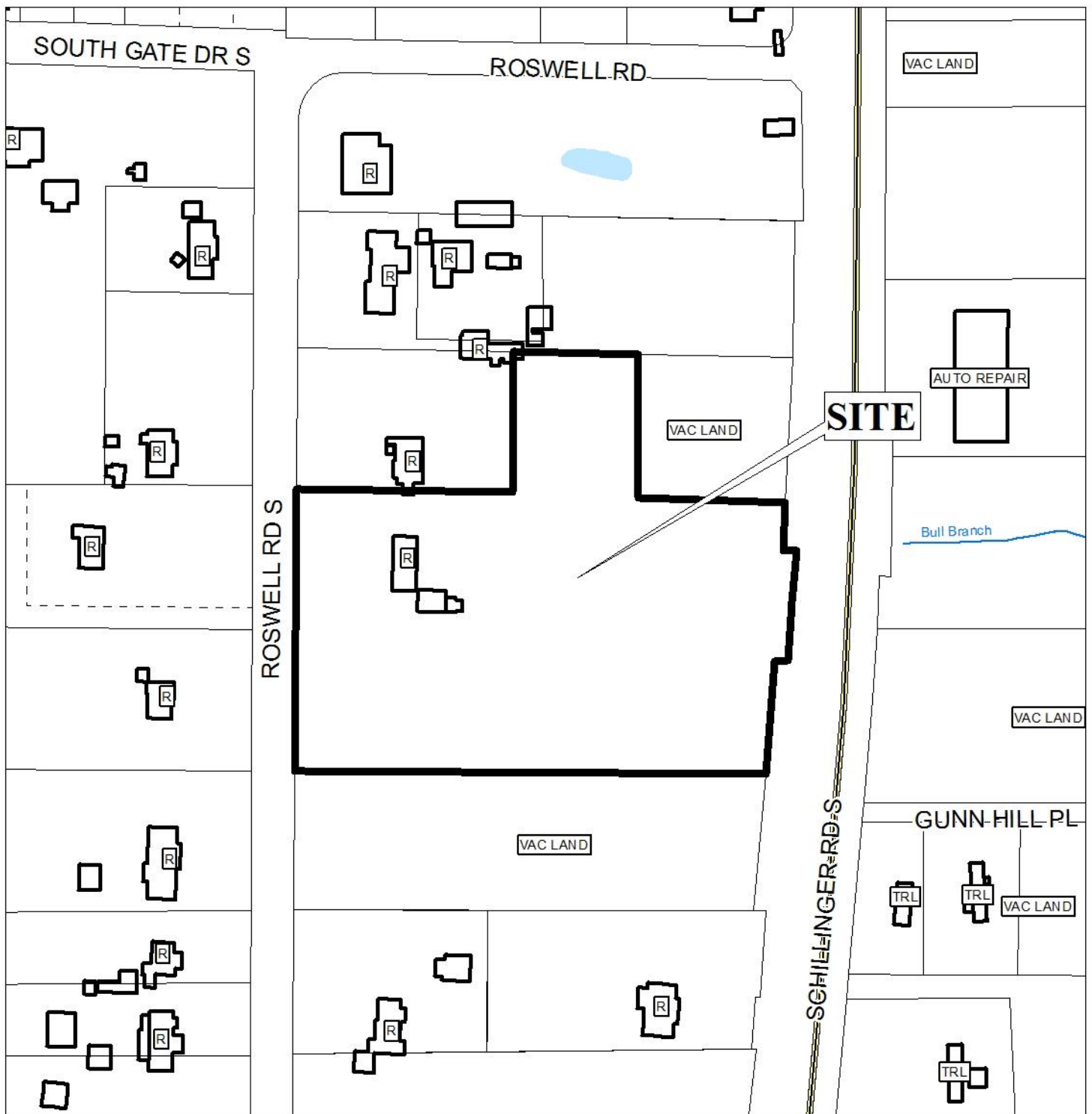
ENVIRONMENTAL LOCATOR MAP



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SCHILLINGER SOUTHPARK SUBDIVISION, RESUBDIVISION OF LOT B



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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



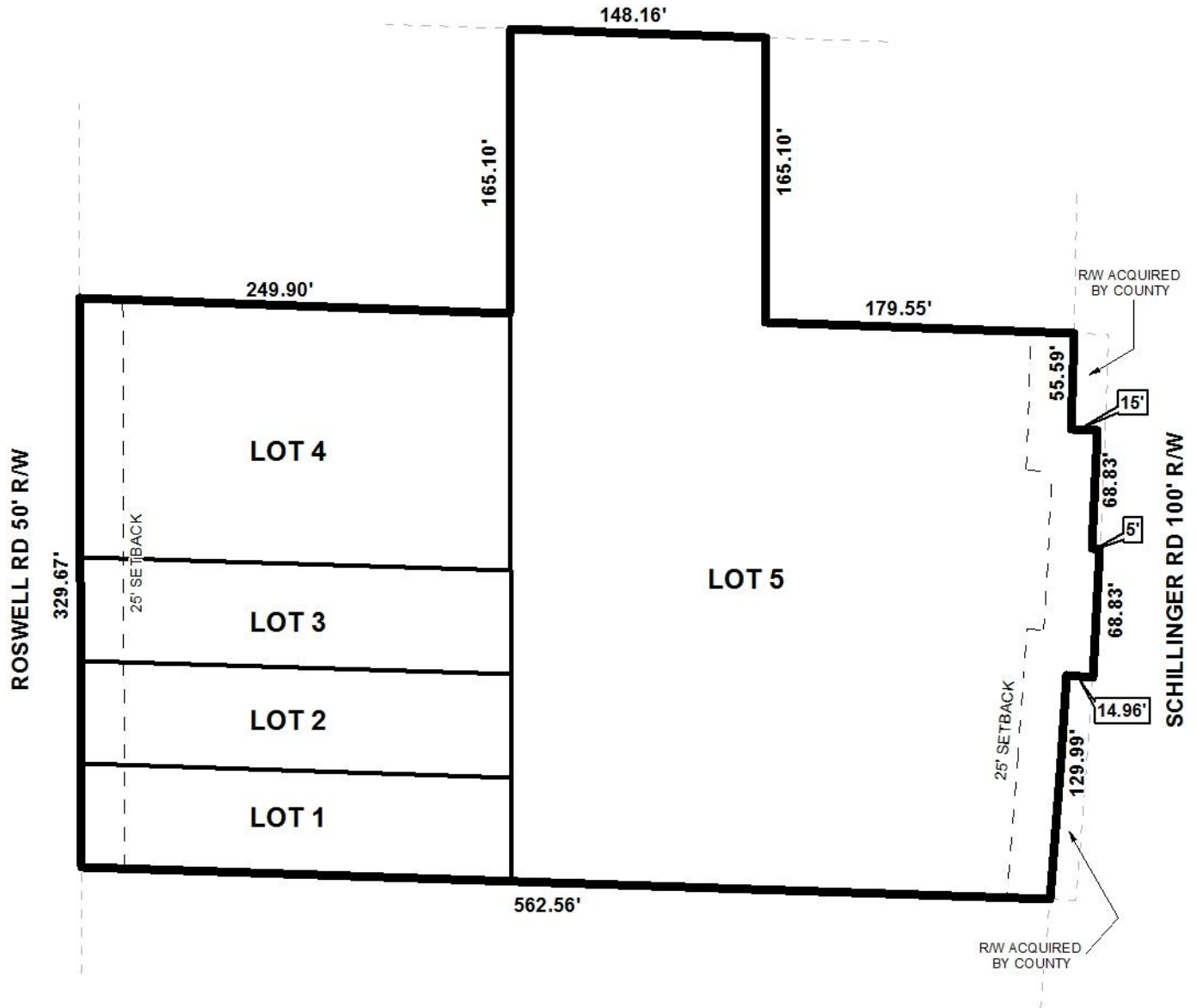
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APPLICATION NUMBER 9 DATE October 19, 2017



DETAIL SITE PLAN



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