

D. L. ATCHISON FARMETTES SUBDIVISION, **PHASE TWO, ADDITION TO**

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: 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) 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: MAWSS has **No** water or sewer services available.

The plat illustrates the proposed 1-lot, 47.8± acre subdivision which is located at the North side of Ben Hamilton Road, 1059'± North of the Northern terminus of March Road, within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

It should be noted that the currently proposed lot was originally included in the D. L. Atchison Subdivision that was approved at the October 1, 2009 Planning Commission meeting as three flag lots. However, when the Final Plat was recorded in June, 2010 the proposed lot was illustrated in its current shape and labeled “reserved for future development”. The proposed lot was then presented at the Planning Commission’s November 17, 2011 meeting with the intention of creating a single, 65.8± acre lot; however the 2011 approval expired. In 2014, the applicant obtained Planning Commission approval to subdivide the aforementioned 65.8± acre lot into a single 18± acre lot, with the remaining 47.8± acres labeled as “reserved for future development”. The applicant now wishes to obtain approval for the single 47.8± acre lot was previously reserved for future development.

The proposed lot is a “flag” lot with a “pole” providing frontage onto Ben Hamilton Road that is 70'± wide and more that 1400' long. Flag lots are generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity. Because there are several flag shaped lots in this area, including the 18± acre lot addition to the current subdivision that was approved by the Planning Commission at its November 20, 2014, a waiver of Section V.D.1. may be appropriate. Furthermore, the Planning Commission’s previous approval of the D. L. Atchison Subdivision in 2009, 2011, and 2014 sets a precedent for the approval of this subdivision, also making the waiver of Section V.D.1. of the Subdivision Regulations appropriate. However a note should be required on the Final Plat stating that no further re-subdivision of Lot 1 will be allowed until additional public street frontage is provided.

The proposed lot size is provided in square feet and acres; however the width of the “pole” of the proposed “flag” lot is large enough to be potentially re-subdivided and, in accordance with the Subdivision Regulations, is not exclusive of unusable land thus contributing to a maximum depth more than 3.5 times the width of the lot at the potential building setback line. A waiver of Section V.D.3. will be required for approval. Additionally, because of the width of the “pole” of the proposed “flag” lot, it would allow for the construction of a public or private road in the future. Irrespective of the width to depth ratio, the proposed lot exceeds the minimum size requirements and, as is mentioned, is appropriately labeled along with the 25’ minimum building setback line. This information should be retained on the Final Plat, if approved.

The site is located on Ben Hamilton Road, a minor street with sufficient right-of-way, making no dedications necessary. As a means of access management, though, a note should be required on the Final Plat stating that the lot is limited to one curb cut to Ben Hamilton Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

The Northwest portion of the site contains a section of Baker Creek, and wetlands associated with the creek occur on a portion of the site. The site, additionally, appears to be partially located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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. The note regarding this requirement should also appear on the Final Plat, if approved.

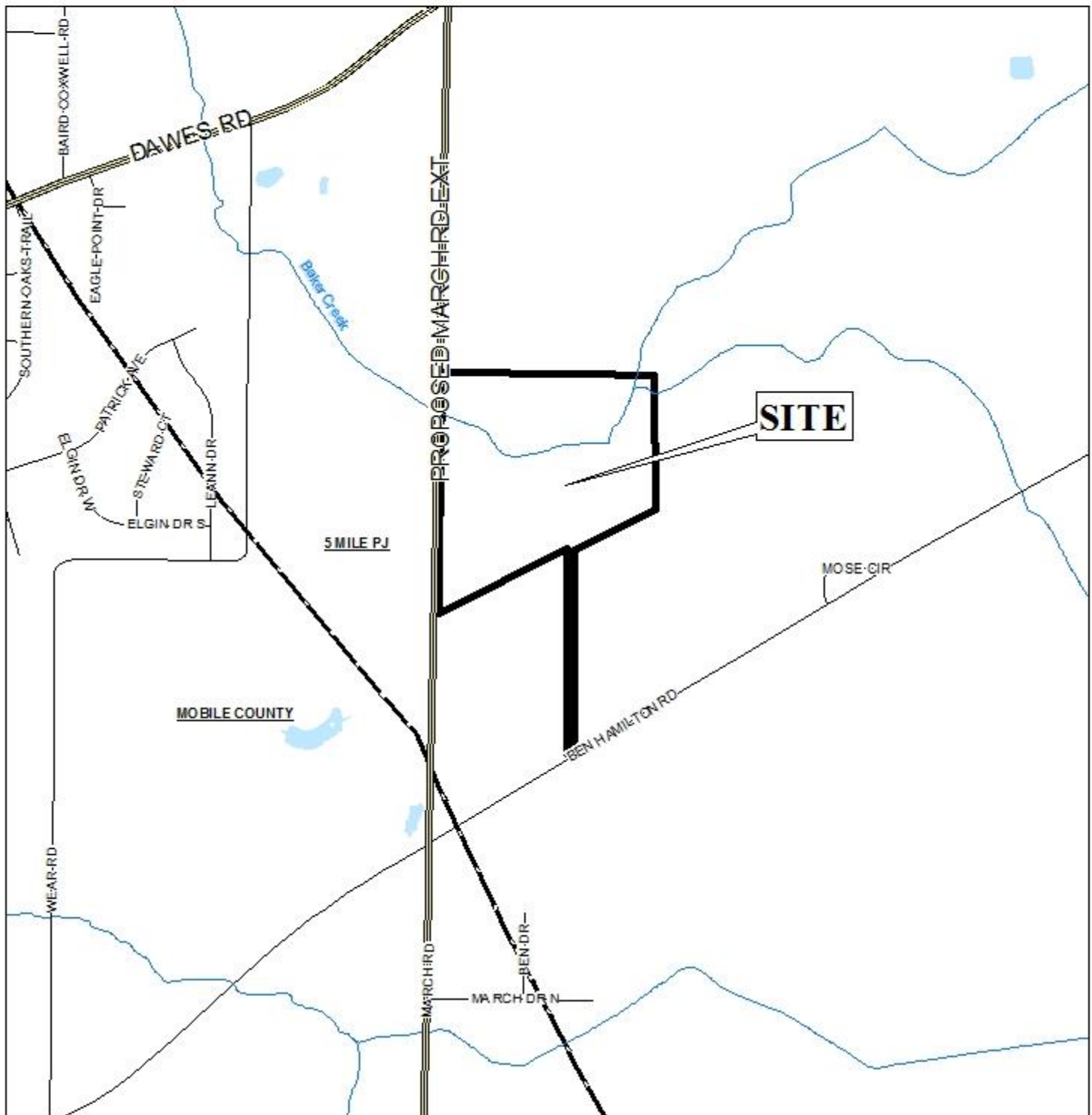
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of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

Based upon the preceding, this application is recommended tentative approval with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) placement of a note stating that no future re-subdivision will be allowed until additional street frontage is provided;
- 2) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25-foot minimum building setback line on the Final Plat;
- 4) placement of a note on the Final Plat limiting the lot to one curb cut to Ben Hamilton Road, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;

- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 6) placement 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.8. of the Subdivision Regulations;
- 7) 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
- 8) placement of a note on the Final Plat to comply with the 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)*)

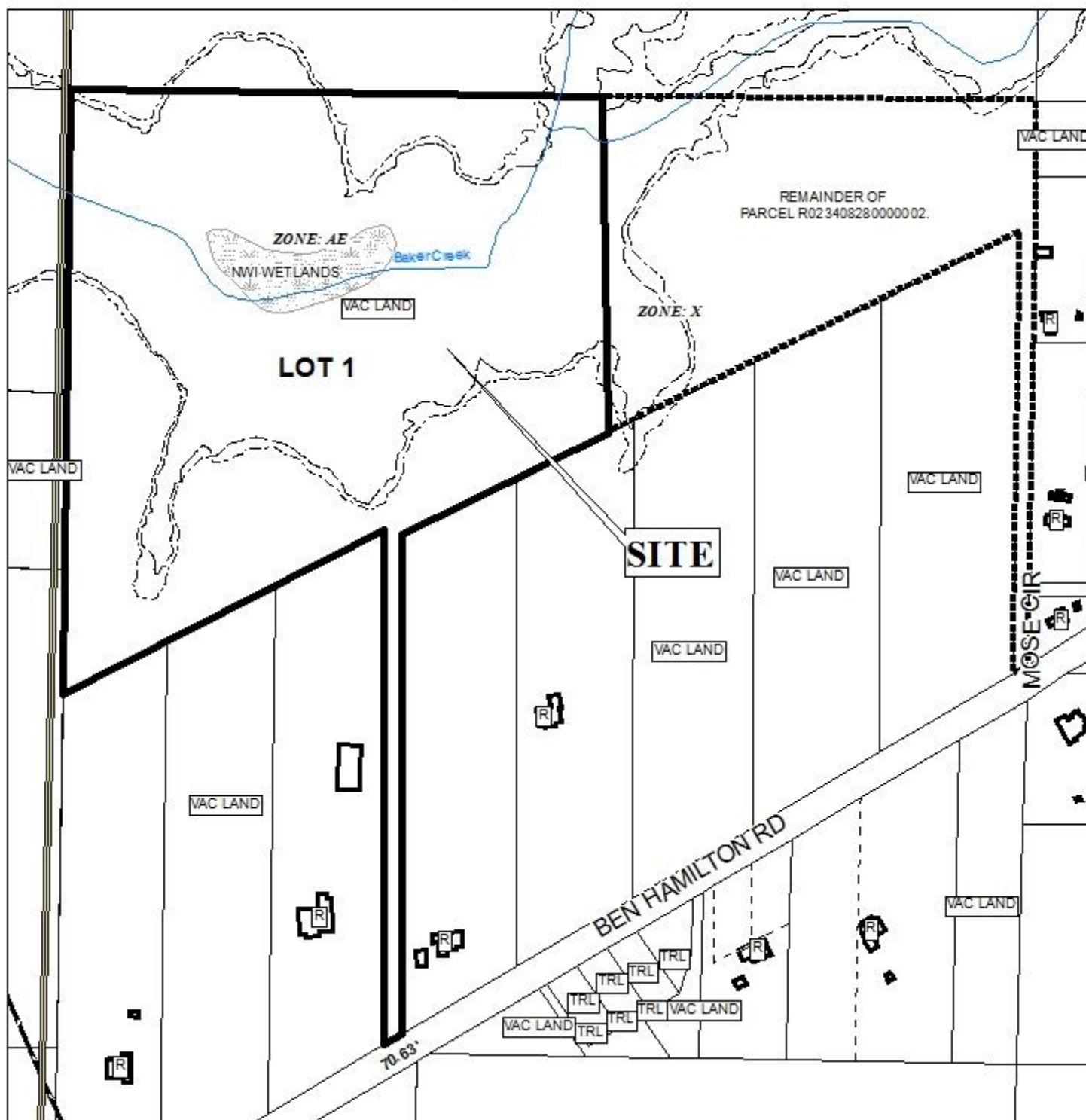
LOCATOR MAP



APPLICATION NUMBER 10 DATE June 4, 2015
APPLICANT D.L. Atchison Farnetts Subdivision, Phase Two, Addition to
REQUEST Subdivision



D.L. ATCHISON FARMETTS SUBDIVISION, PHASE TWO, ADDITION TO

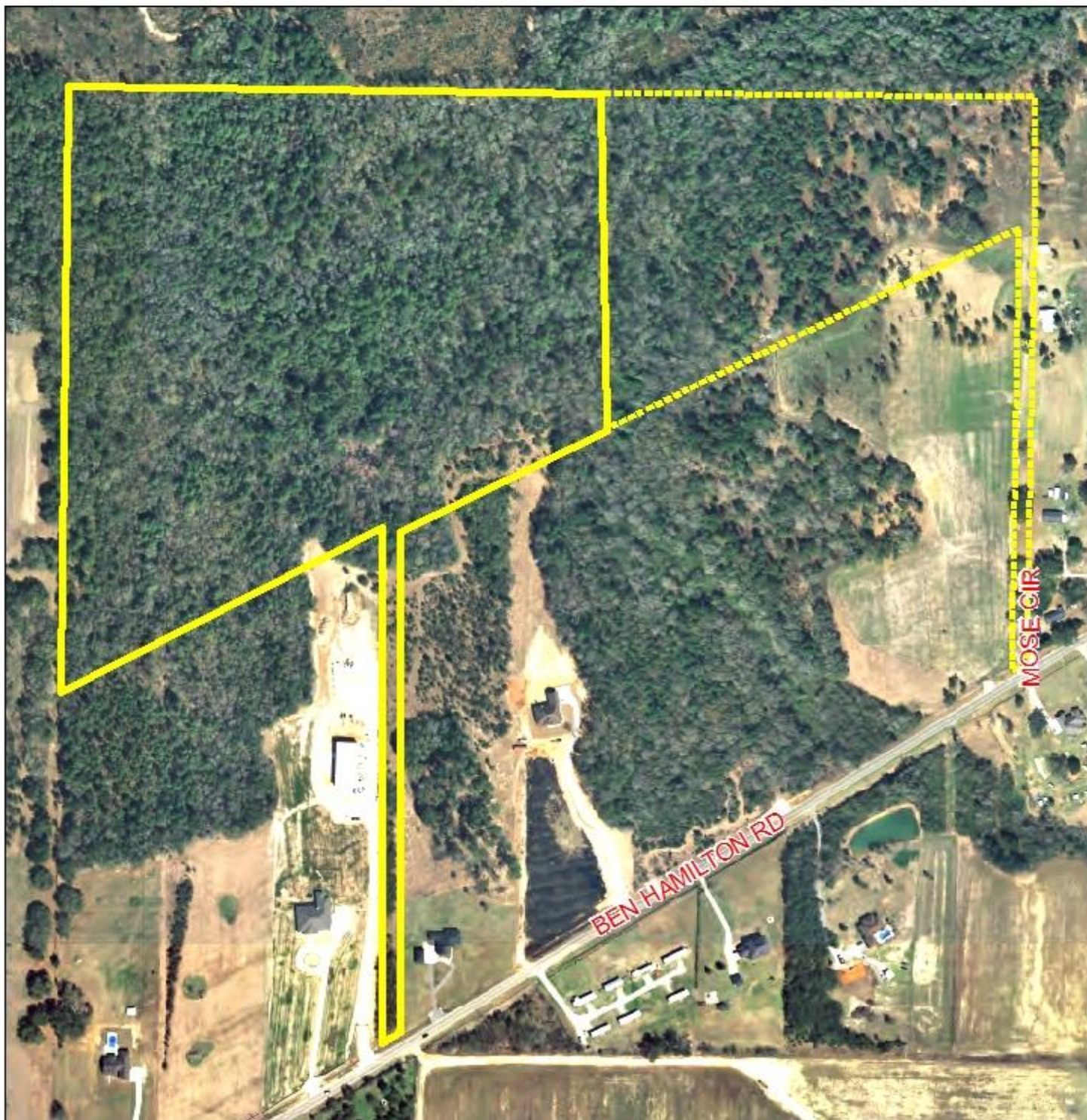


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



**D.L. ATCHISON FARMETTS SUBDIVISION, PHASE
TWO, ADDITION TO**



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