

## **WEST POINT PLAZA 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.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 4 lot, 20.9 ± acre subdivision which is located on the South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 4 lot subdivision from a metes-and-bounds parcel.

The site in question was most recently approved by the Planning Commission at it's April 19, 2007 meeting as a 15-lot subdivision. This site was also approved in 2002 and extended in January 2004 for a 46-lot subdivision. All previous approvals have expired. The applicant now wishes to create a 4 lot subdivision.

Proposed Lot 1 appears to meet the minimum size and frontage requirements of Section V.D.2. of the Subdivision Regulations. However, Lots 2, 3, and 4 do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth. Thus, a waiver will be required in order to approve the subdivision as proposed.

Proposed Lots 2, 3 and 4 appear to be flag lots, and, while meeting the minimum width of 25 feet for a flag lot, the applicant did not provide any information stating unusual circumstances which may exist on the lots, or if there is a natural or pre-existing man-made barriers which may cause an undue hardship. Flag lots are generally not allowed, and there appears to be only one flag lot in the immediate vicinity of the site which was approved by Planning Commission in September 2001. However, the proposed lots do not appear to satisfy the requirements of Section V.D.1. of the Subdivision Regulations and no justification was provided.

Lots 2, 3, and 4 are flag lots and if approved, a note should be placed on the Final Plat stating no future subdivision of Lots 2, 3, and 4 shall be allowed until adequate frontage is provided.

Airport Boulevard, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan, requires a minimum right-of-way of 100-feet. The preliminary plat does not depict a right-of-way width. Revisions should be made to note the right-of-way width of Airport Boulevard. The dedication of sufficient right-of-way along Airport Boulevard to provide 50' from centerline may be required; thus, revisions to the 25' minimum building setback line along Lot 1 would be required as well.

As Airport Boulevard is a major street, access management is a concern. Each lot should be limited to a single curb cut, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The site in question has been approved twice and received one extension for two separate subdivision applications; however, the perimeter of the previous subdivision request did not include any additional parcels or lots. The current subdivision application, as proposed, includes a portion of Barry Victor Subdivision Lot 1. It appears that the applicant is proposing to use a remaining portion of the lot from the Barry Victor Subdivision to serve as two separate access driveways that will connect Lots 3 and 4 to two existing roads. An easement and right-of-way deed was recorded on February 27, 2014 to allow the ingress and egress. As the site is within the planning jurisdiction the applicant must include the entire property on which the easements have been created, so that the easements may be shown on a recorded plat that includes the granting property. This application can not be considered because the adjacent remnant lot has not been included in the subdivision application. The applicant would have to revise the plat to eliminate the two access driveways that connect to the adjacent property or revise the plat to include the entire adjacent lot remnant that they are proposing to utilize as an access point for Lots 3 and 4.

The 25-foot minimum building setback is shown and labeled on the preliminary plat; however, the setback line for Lot 2 should be revised to illustrate it from where the pole meets the "flag". If approved, the minimum building setback should be illustrated on the Final Plat.

The lots are not labeled in acres or square feet. If approved, revisions should be made to depict the lot sizes in square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The plat illustrates wetlands on a portion of Lots 3 and 4. The presence of wetlands 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 signing of the Final Plat.

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.

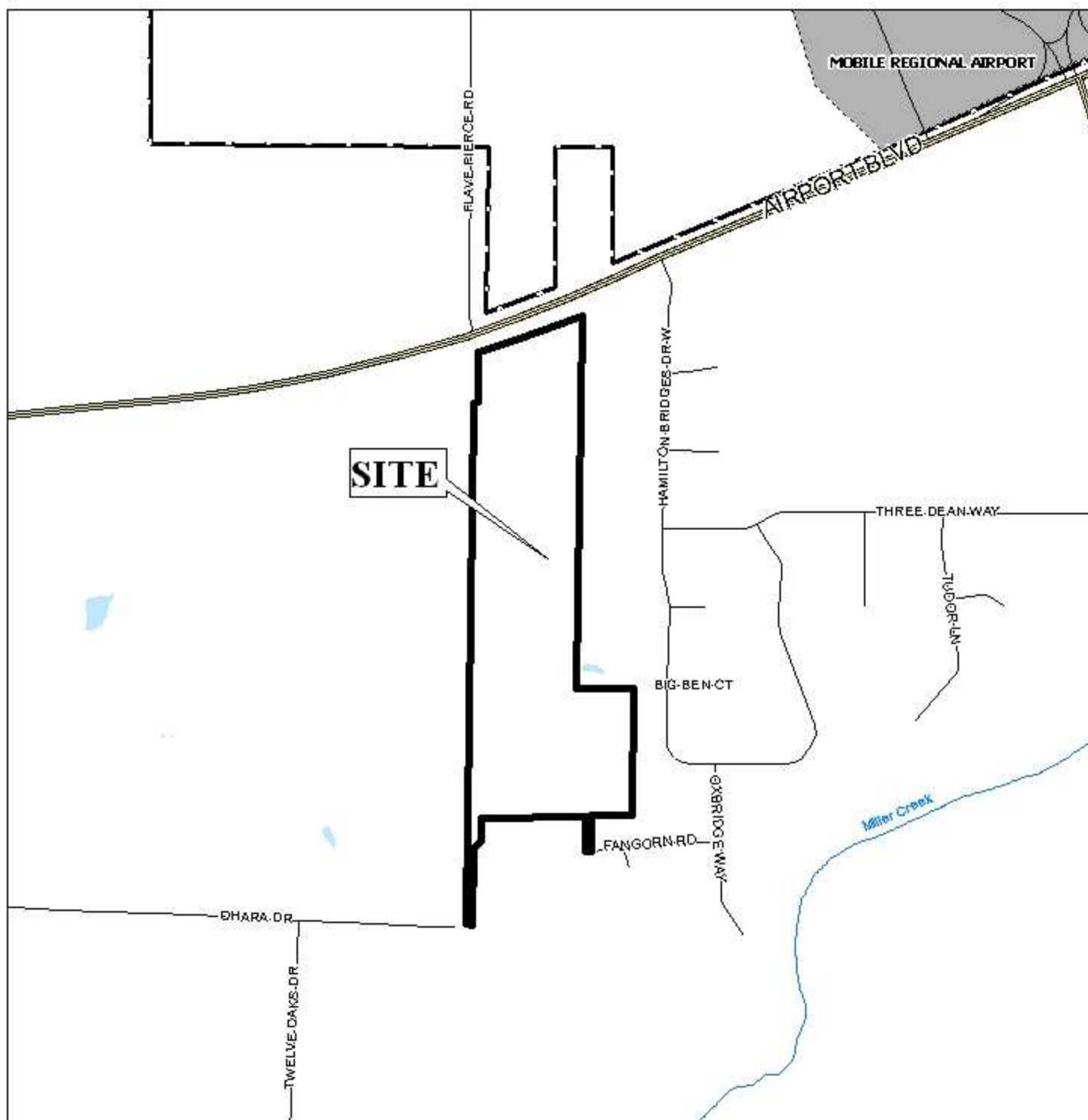
The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating “Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City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

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

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

- 1) the proposed lots 2, 3 and 4 do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth;
- 2) the proposed lots 2, 3, and 4 do not comply with Section V.D.1. of the Subdivision Regulations regarding size and shape of lots, and no justification has been provided; and
- 3) the applicant has failed to include the adjacent property owner’s remnant lot with the subdivision application, as is necessary to establish the easement.

# LOCATOR MAP



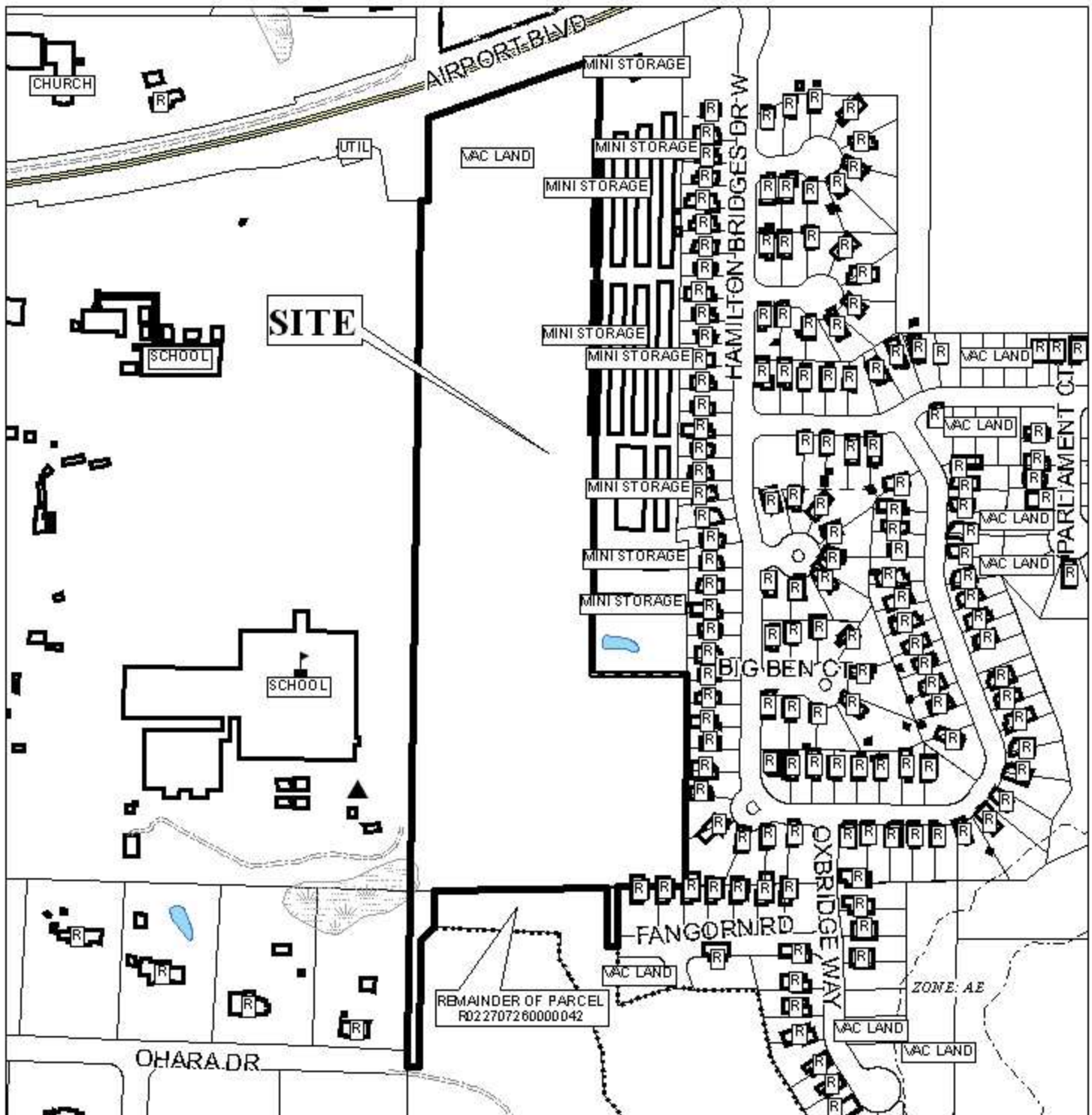
APPLICATION NUMBER 11 DATE July 17, 2014

APPLICANT West Point Plaza Subdivision

REQUEST Subdivision



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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



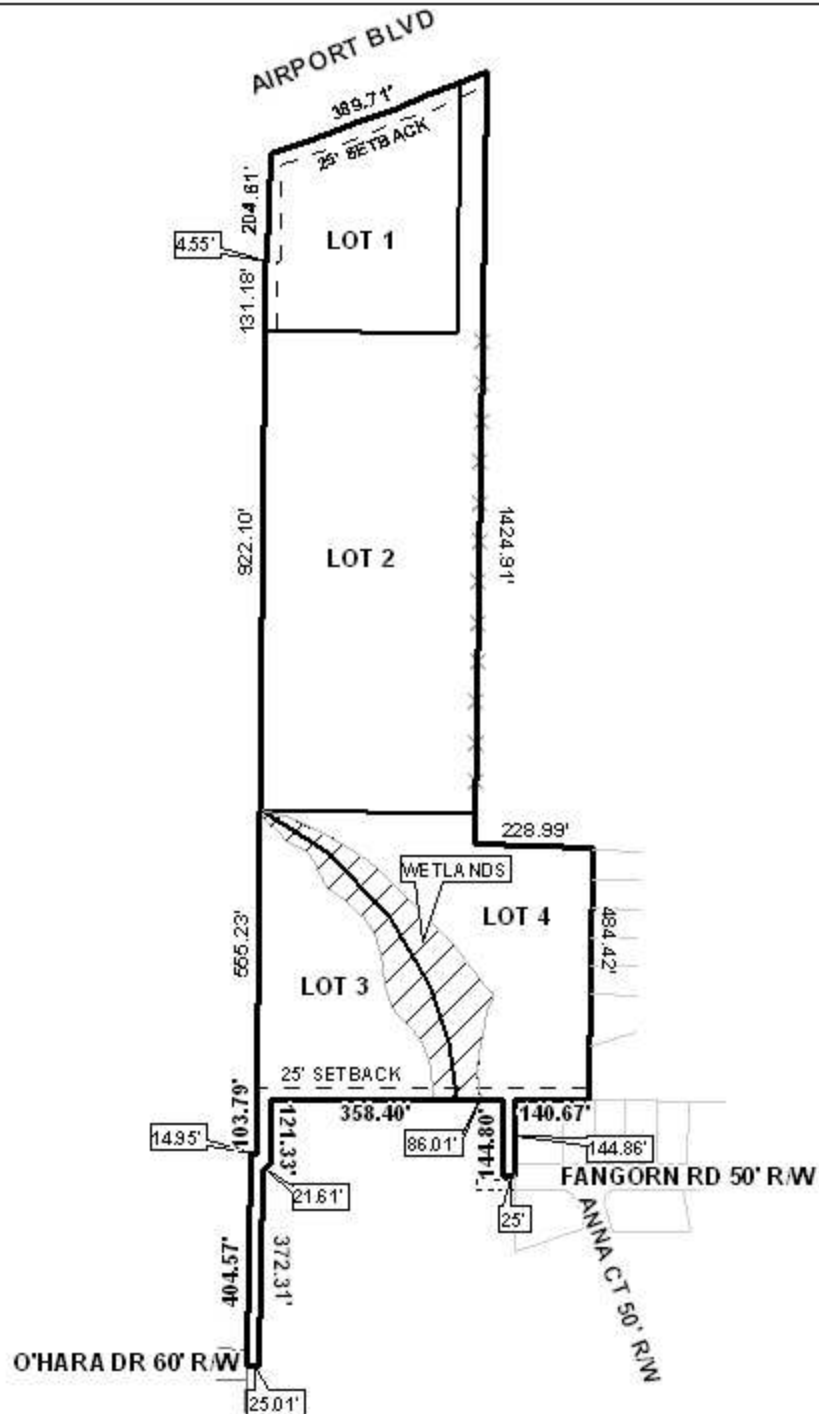
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# DETAIL SITE PLAN



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REQUEST Subdivision

