

CROMER PLACE 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: 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: No Comments

The plat illustrates the proposed 2-lot, 5.5± acre subdivision which is located at the East side of Carol Plantation Road, 435'± North of Bourne Road, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from one legal lot of record and two metes-and-bounds parcels.

It should be noted that as proposed, Lot 2 is an unusually shaped lot. Section V.D.1. of the Subdivision Regulations states that irregularly-shaped lots are generally only allowed when the design is consistent with other lots in the area, where there are natural or pre-existing man-made barriers which cause undue hardship to the owner, or in the case of a family subdivision. The majority of lots in the area are not irregularly shaped, there does not appear to be any kind of barrier, and no documentation was submitted stating that this is a family subdivision. It is possible for the subdivision to be re-designed in such a manner as to eliminate this irregular lot and comply with Section V.D.1. of the Subdivision Regulations.

It should be noted that the newly proposed "Lot 2" does not meet the minimum standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, Lot 1 will be 167.4' wide and 675.83' deep, resulting in a lot that is approximately 90' deeper than would normally be allowed.

The currently proposed Lot 2 was previously approved as a flag lot as part of the Cromer Estates Subdivision heard by the Planning Commission at its April 19, 1996 meeting. It should be noted that as a condition of approval at that time, Lot 2 was limited to one shared curb-cut with the lot immediately to the North, which was also a flag lot. A note should be placed on the Final Plat limiting Lot 2 to the existing shared curb-cut with the lot to the North, and Lot 1 to one curb cut

to Carol Plantation Road, with the size, design, and location of all curb cuts 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. 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.

The lot size is labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

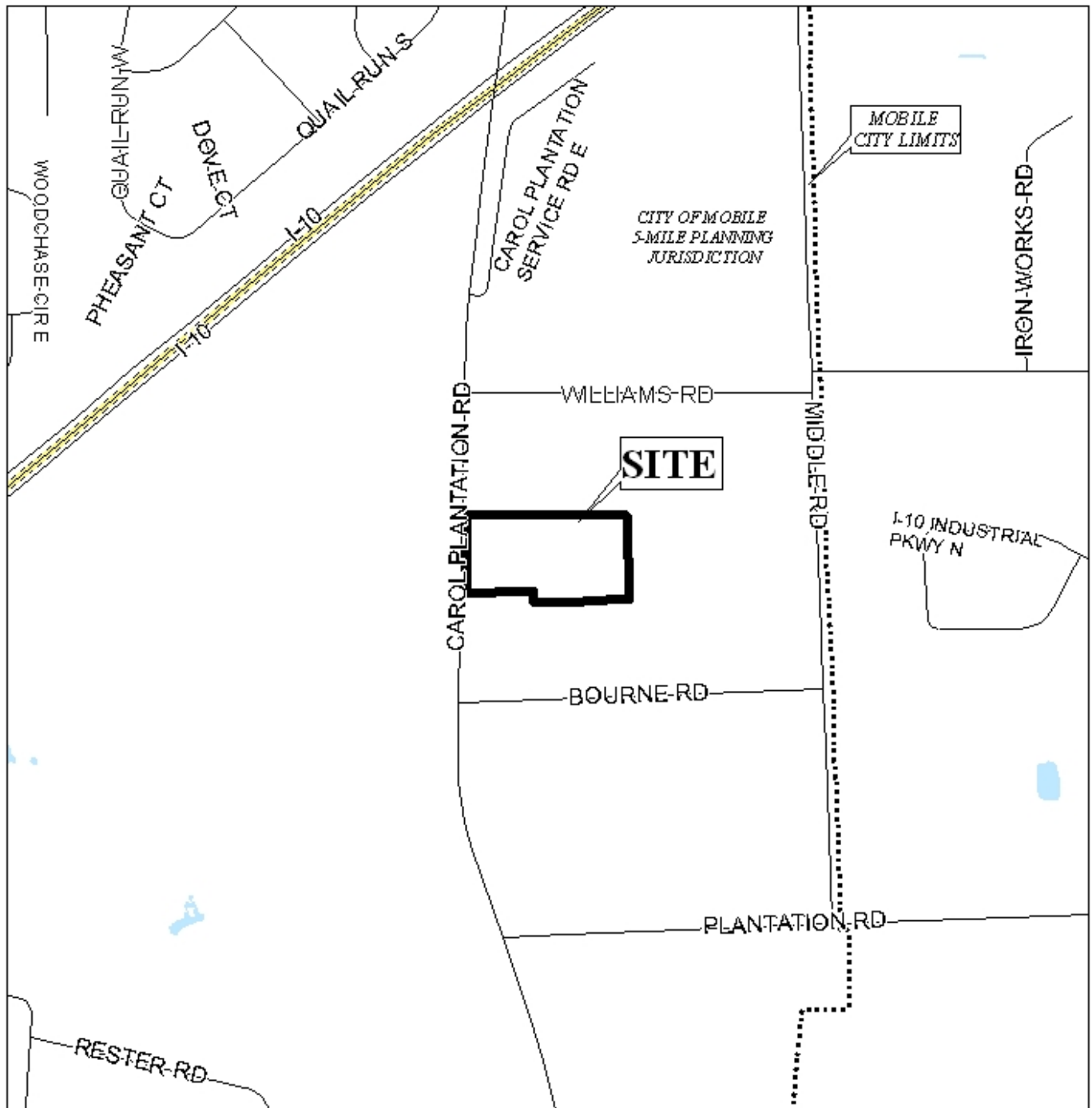
The 25-foot minimum building setback is shown on the preliminary plat. If approved, this should be illustrated and labeled for both lots on the Final Plat.

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, the application is recommended for Denial for the following reasons:

- 1) lack of compliance with Section V.D.1. of the Subdivision Regulations, regarding irregularly-shaped lots; and
- 2) lack of compliance with Section V.D.3. of the Subdivision Regulations, regarding the length times depth ratio.

LOCATOR MAP



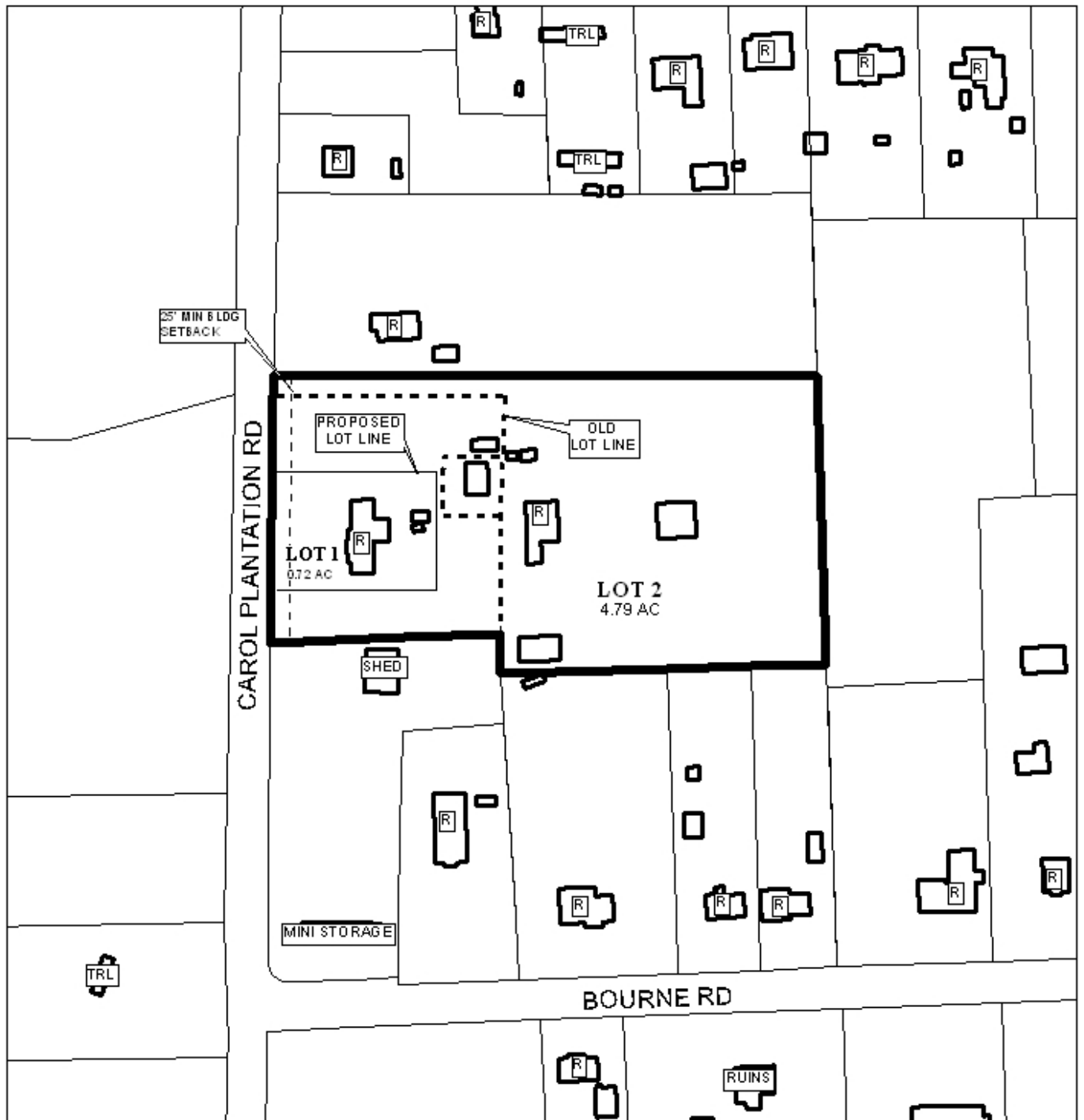
APPLICATION NUMBER 12 DATE October 20, 2011

APPLICANT Cromer Place Subdivision

REQUEST Subdivision



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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
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