

## **LAURENDINE LANDING 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 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: No comments.

The preliminary plat illustrates the proposed 3-lot, 6.2± acre subdivision which is located on the South side of Laurendine Road, 380'± East of Warwood Circle East. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by County water and septic tanks. The purpose of this application is to create three (3) legal lots of record from one (1) metes-and-bounds parcel.

The proposed lots front Laurendine Road, which is depicted on the Major Street Plan as a minor arterial. Laurendine Road is depicted as having an 80' right-of-way width on the preliminary plat. In this case, the existing right-of-way width of 80' is sufficient, thus no dedication is required.

The preliminary plat does not illustrate minimum building setbacks. If approved, a 25' minimum building setback should be illustrated along Laurendine Road.

It should be noted that the proposed Lot 2 does not meet the 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. The proposed Lot 2 is approximately 83'± wide and more than 614'± deep, resulting in a lot that is approximately 323.5'± deeper than would normally be allowed. There are similarly configured lots in the vicinity; therefore, a waiver of Section V.D.3. of the Subdivision Regulations may be appropriate.

It should also be noted that the preliminary plat illustrates Lot 2 as a flag shaped lot. Section V.D.1. of the Subdivision Regulations state, *"Panhandle or flag lots shall generally not be allowed, but may be 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; or, where unusual circumstances such as an odd shaped lot exists; or, separate disparate uses exist on a single lot; or, where there are natural or pre-existing man-made barriers which may cause an undue hardship on the land owner or in the case of a family division"*. The applicant did not provide documentation that this is a family subdivision, and has not indicated what other factors

may necessitate the division as proposed. However, there are several flag shaped lots in the nearby vicinity.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 15,000 square foot minimum lot size requirement for lots served by public water and individual septic systems. The lot size information for each lot is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

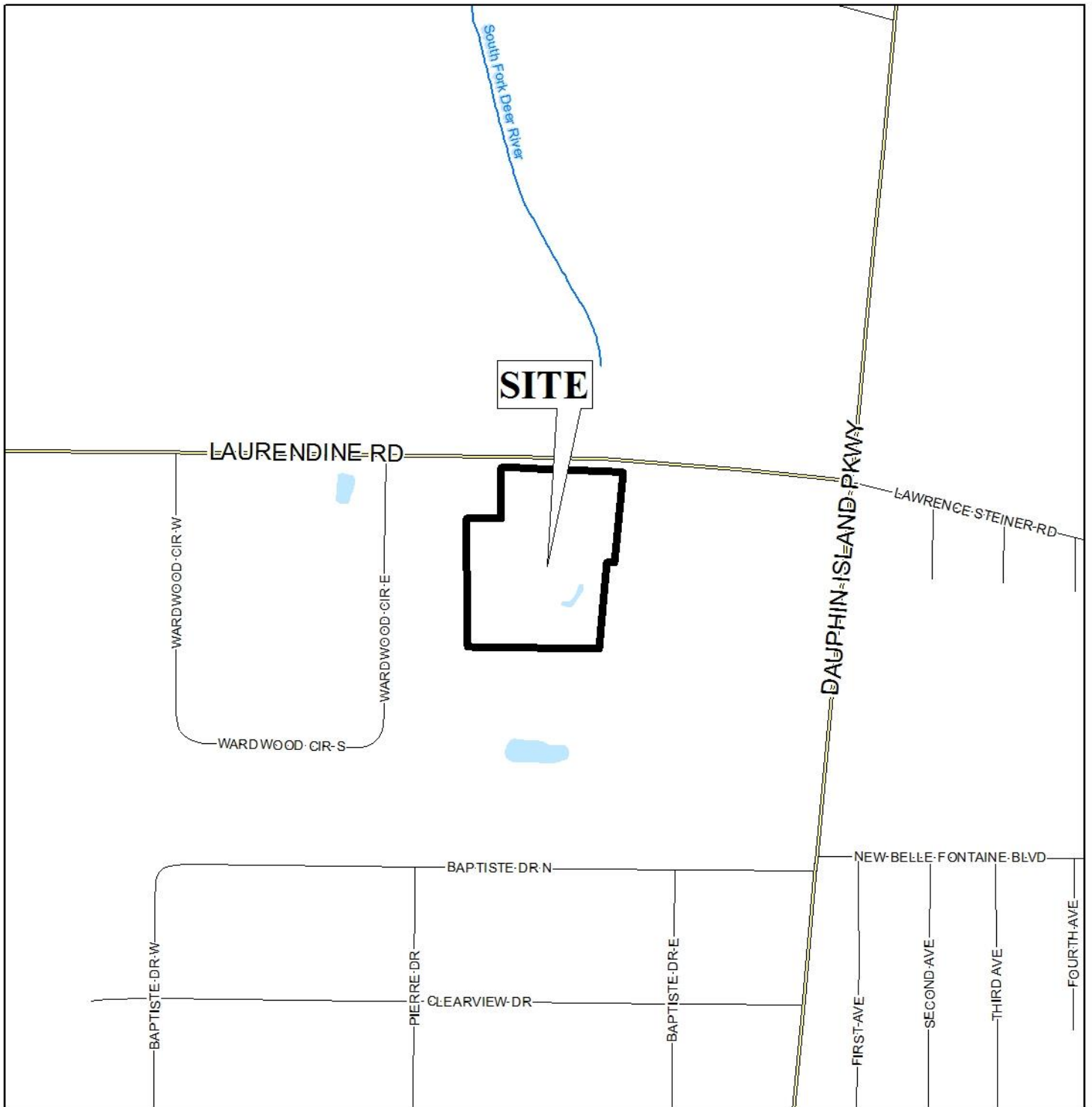
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lots 1, 2 and 3 are limited to one curb cut each, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, 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 should be placed on the Final Plat, if approved.

Based upon the preceding, with a waiver of Section V.D.1. and Section V.D.3., this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 80' right-of-way width to Laurendine Road;
- 2) Illustration of 25' minimum building setback line along Laurendine Road for Lots all lots;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that Lots 1, 2 and 3 are limited to one curb cut each, 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 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;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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
- 7) Compliance with Fire Comment: *(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



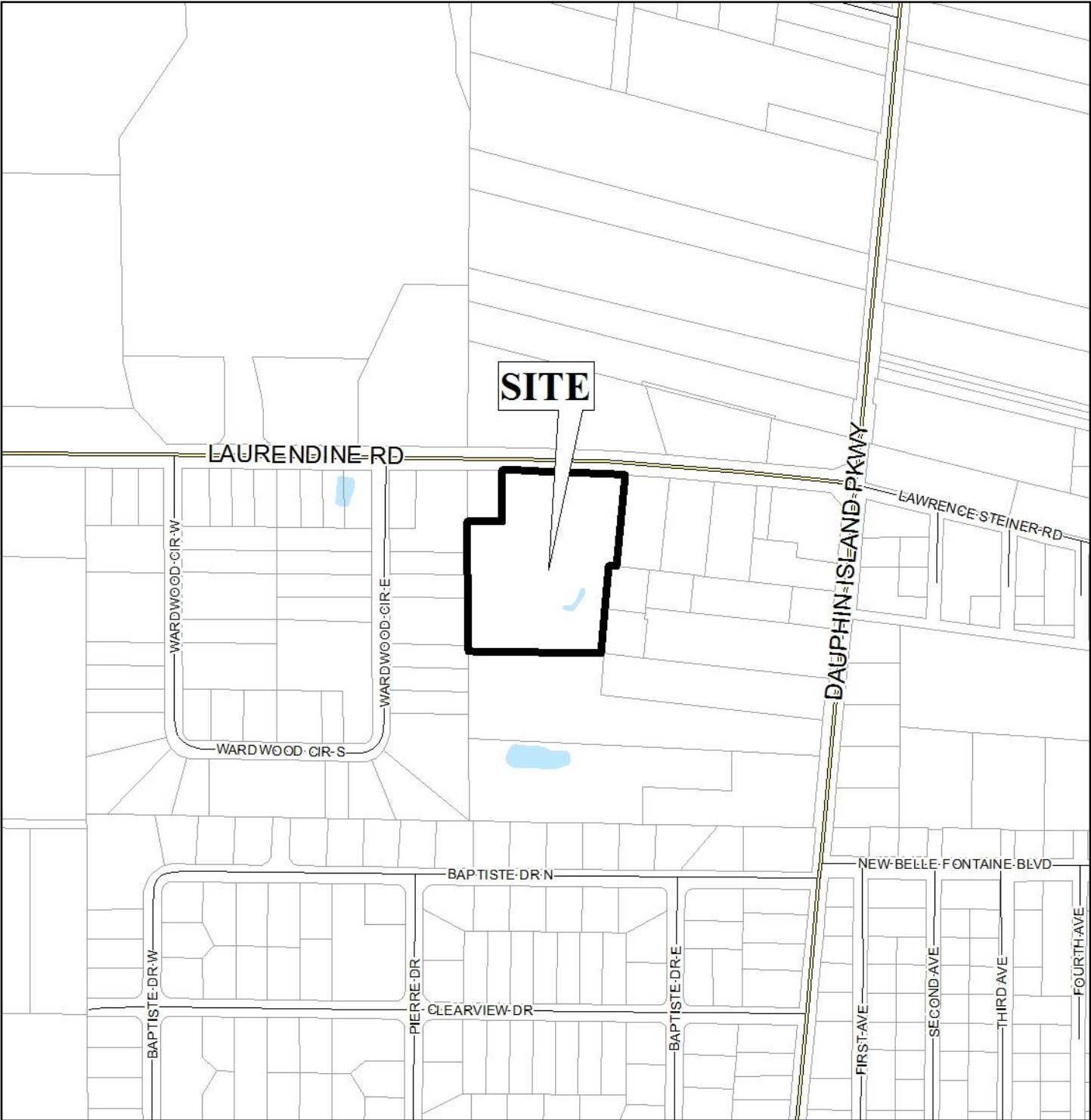
APPLICATION NUMBER 12 DATE September 6, 2018

APPLICANT Laurendine Landing Subdivision

REQUEST Subdivision



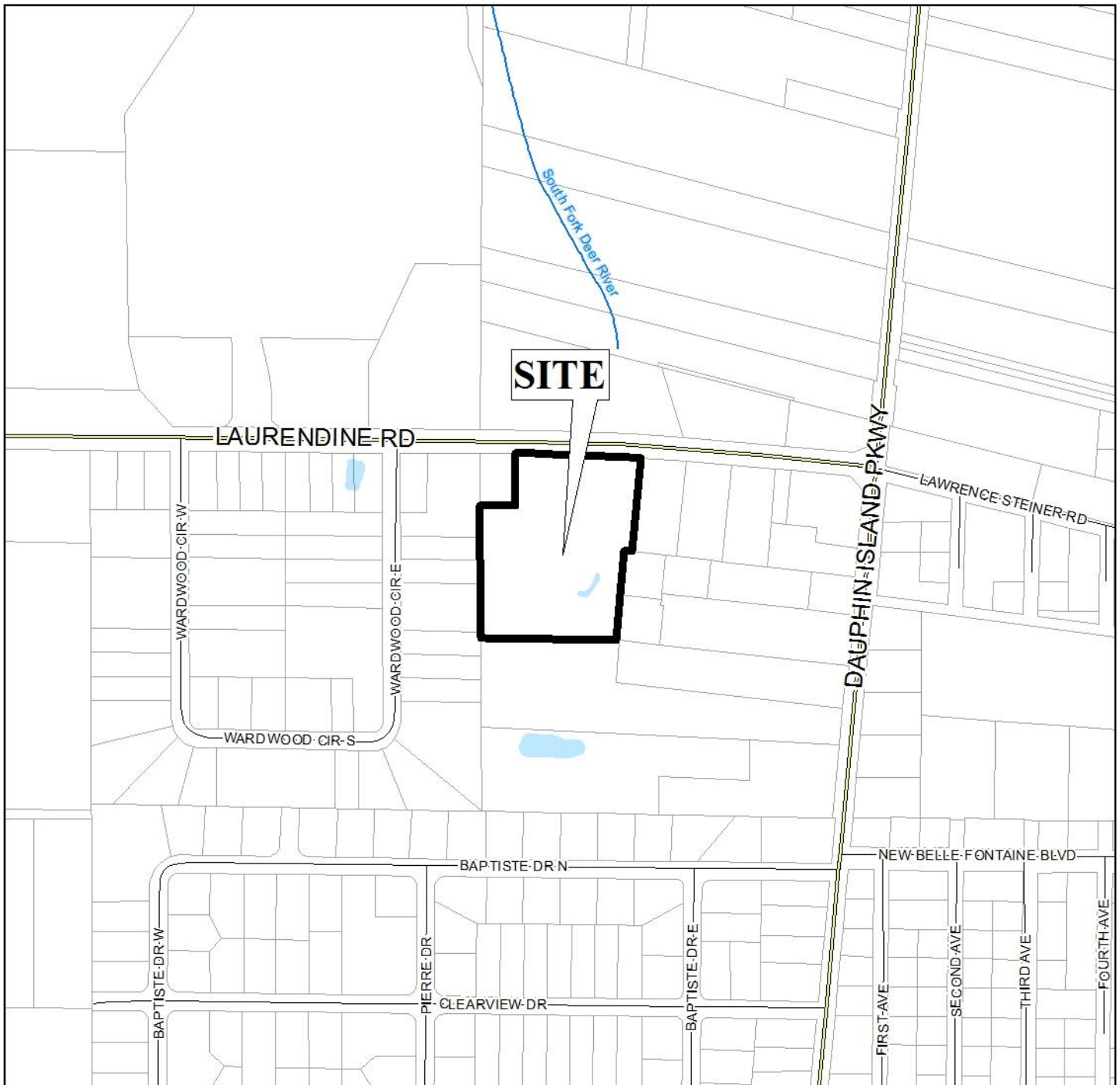
# LOCATOR ZONING MAP



APPLICATION NUMBER 12      DATE September 6, 2018  
APPLICANT Laurendine Landing Subdivision  
REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE September 6, 2018

APPLICANT Laurendine Landing Subdivision

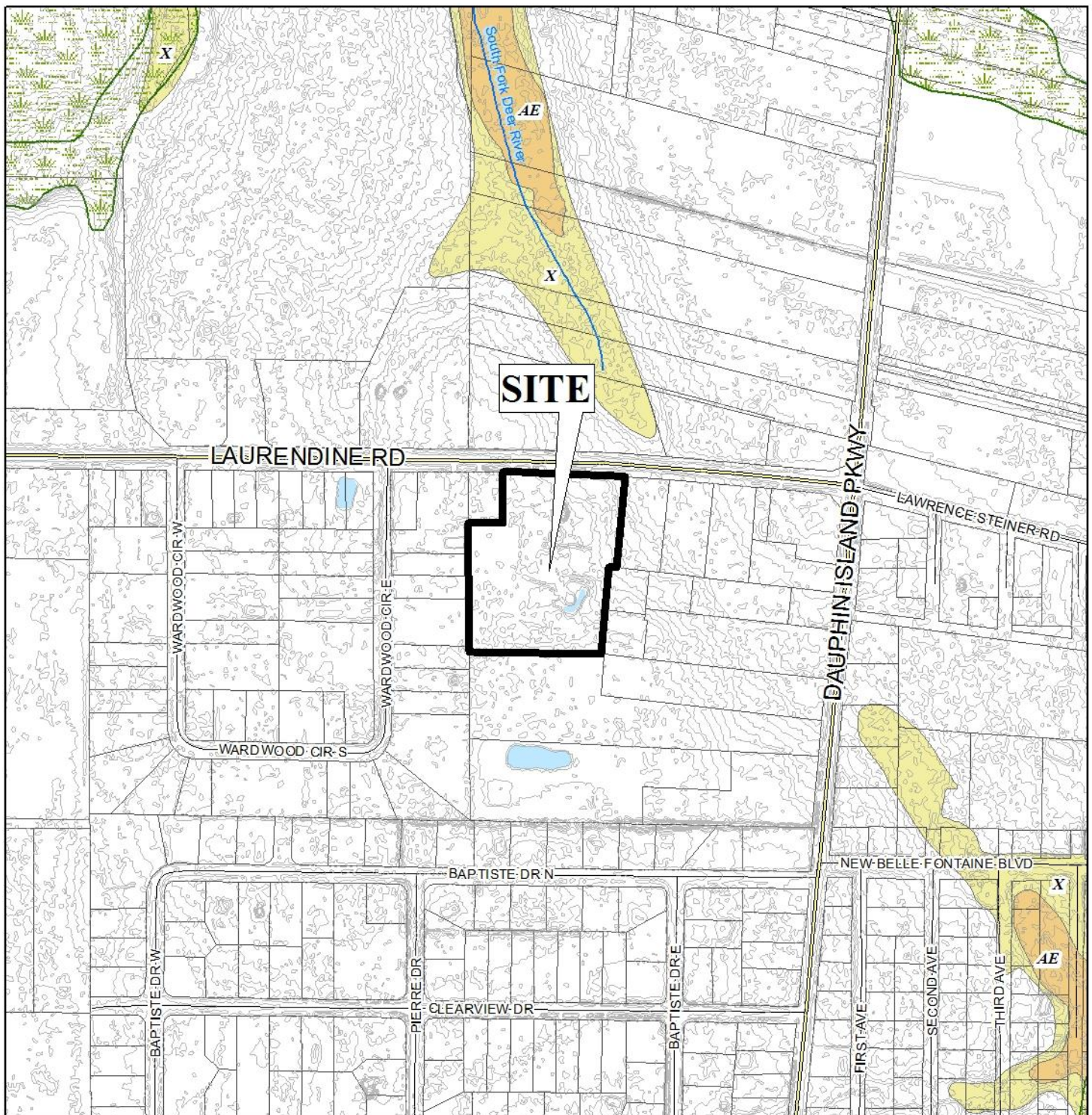
REQUEST Subdivision

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





# ENVIRONMENTAL LOCATOR MAP



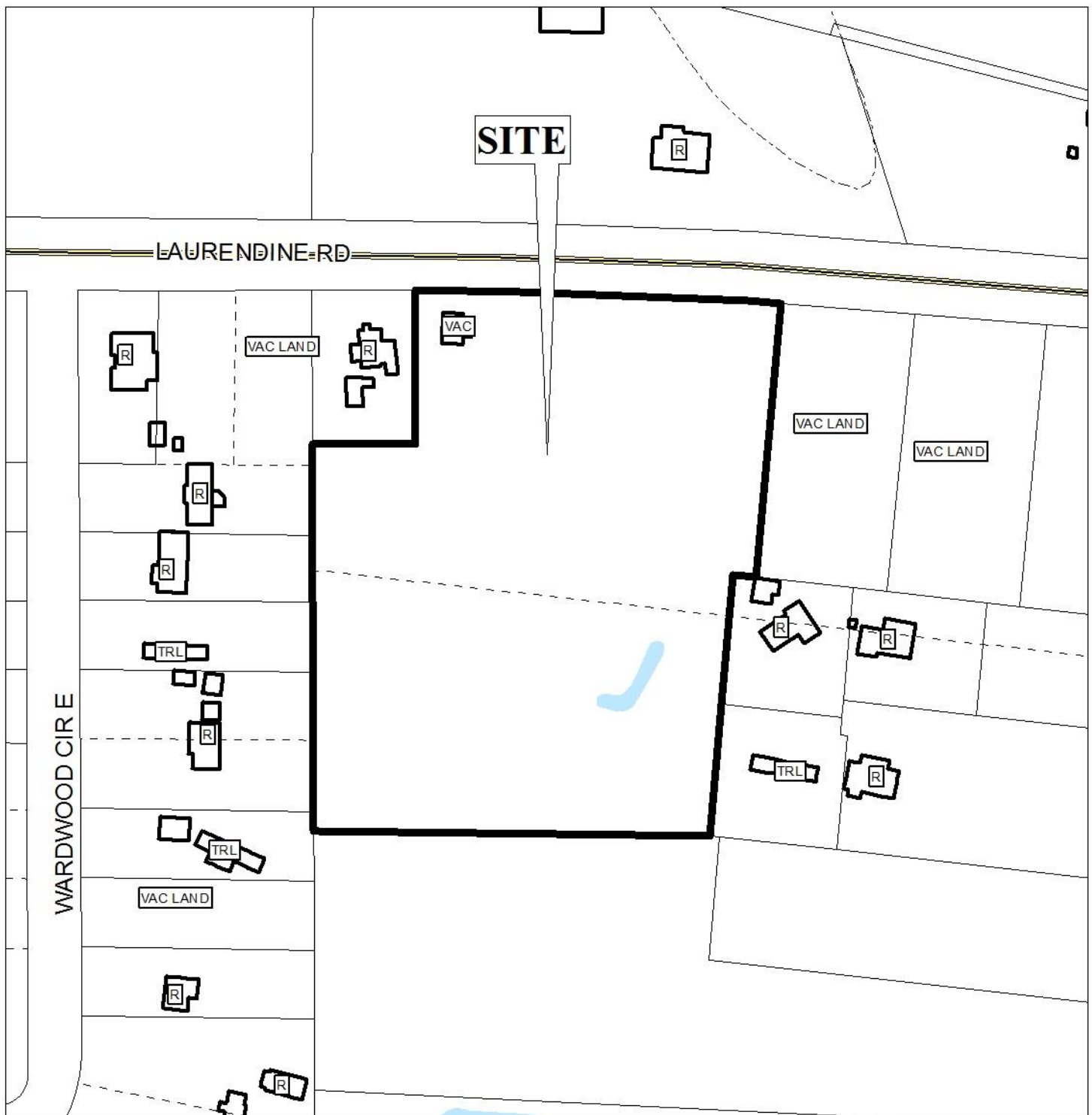
APPLICATION NUMBER 12 DATE September 6, 2018

APPLICANT Laurendine Landing Subdivision

REQUEST Subdivision



# LAURENDINE LANDING SUBDIVISION



APPLICATION NUMBER 12 DATE September 6, 2018

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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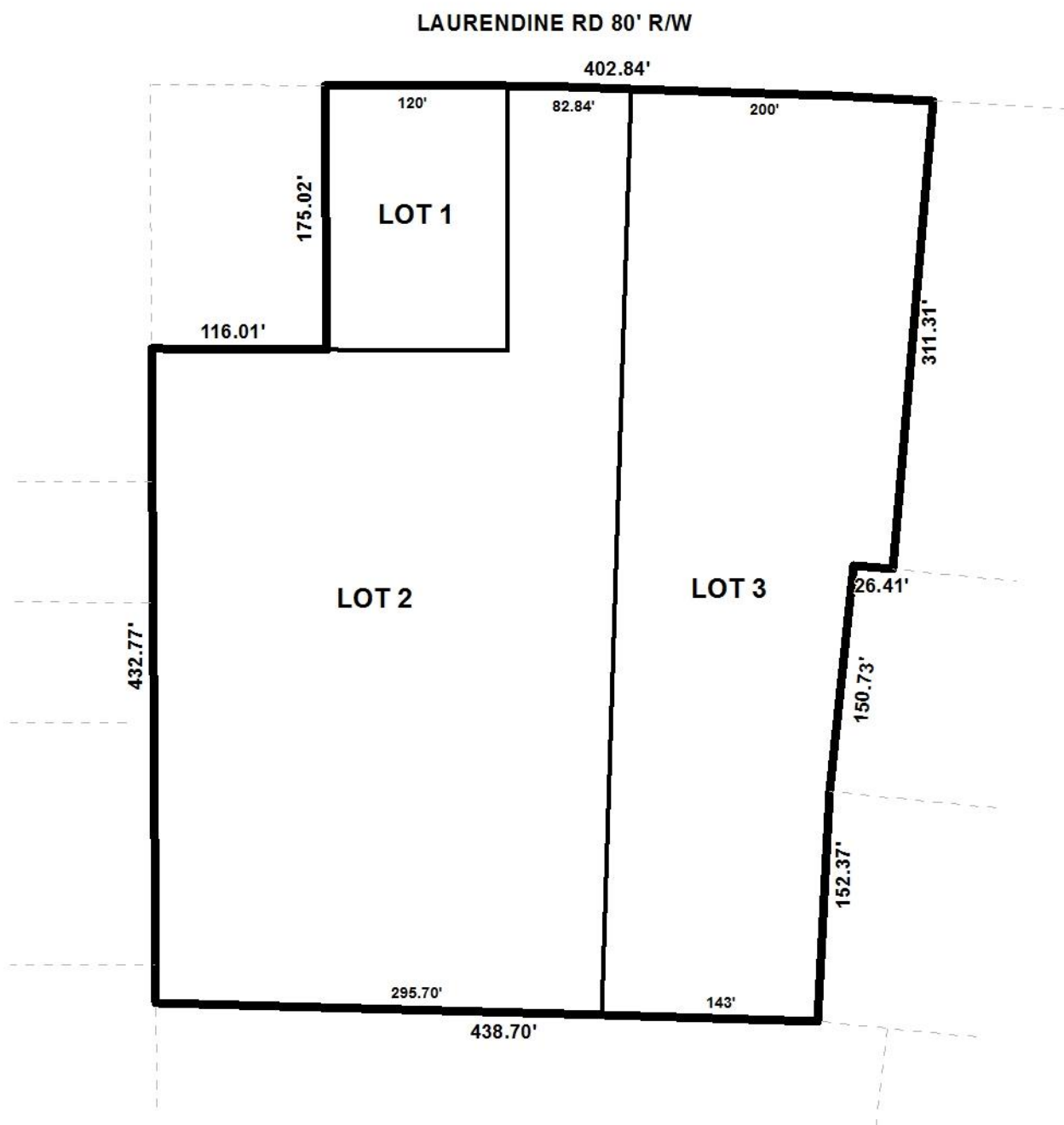


APPLICATION NUMBER 12 DATE September 6, 2018





## DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE September 6, 2018

APPLICANT Laurendine Landing Subdivision

REQUEST\_\_\_\_\_Subdivision



