

PAUL PERSONS SUBDIVISION, **RESUBDIVISION OF**

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

MAWSS Comments: None Received.

The plat illustrates the proposed 5.2 acre \pm , 3 lot subdivision which is located at 4474 Halls Mill Road (North side of Halls Mill Road, 4/10 mile \pm West of the North terminus of Riviere Du Chien Road), in City Council District 4. The applicant states that the subdivision is served by city water and sanitary facilities.

The purpose of this application is to subdivide a legal lot of record into three lots of record.

The site has been the subject of numerous applications before the Commission, dating back to 1999 when the lot was created. The various incarnations are too numerous to describe individually; suffice it to say that the site is a single lot of record, zoned B-3, with an existing PUD Approval to allow multiple buildings on a single building site with shared access.

The application now before the Commission is to subdivide the existing lot into multiple lots, while maintaining the shared access via a non-exclusive easement for ingress and egress. While

there are apparently no proposed improvements at this time, the change from a single lot to multiple lots has an impact on the PUD, and thus an application to amend the PUD should accompany this application.

It should also be noted that one of the previous applications was very similar to the application now before the Commission, with the exception that instead of a flag lot, proposed Lot B would not have had frontage on Halls Mill Road, and access to all lots would have been via the existing central drive.

The applicant has submitted a statement with the application stating that the presence of existing flag lots in the area and numerous lots that exceed the width to depth ratio should justify consideration of approval. While there are existing flag lots to the south and east of the site, they were approved prior to the adoption of the flag lot amendment to the Subdivision Regulations. Further, there are extenuating circumstances with that particular property which would not be applicable to the site in question.

The site fronts onto Halls Mill Road, a collector street requiring a minimum of 70' of right-of-way. The plat illustrates the existing right-of-way as variable, with no minimum or maximum listed. It appears however, based on dimensions on the plat, that there is only 30' from centerline on this side of Halls Mill Road at this location.

Given its location, the site would be considered 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. The flood zone(s) should be indicated on the plat, if approved.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

Finally, if approved the plat should be revised to label each lot with its size in square feet.

The plat is recommended for Denial for the following reasons:

- 1) insufficient justification was provided for consideration as a flag lot subdivision;
- 2) the subdivision would impact the existing PUD approval, and no application was submitted to amend that PUD approval;
- 3) all lots exceed the width to depth ratio.

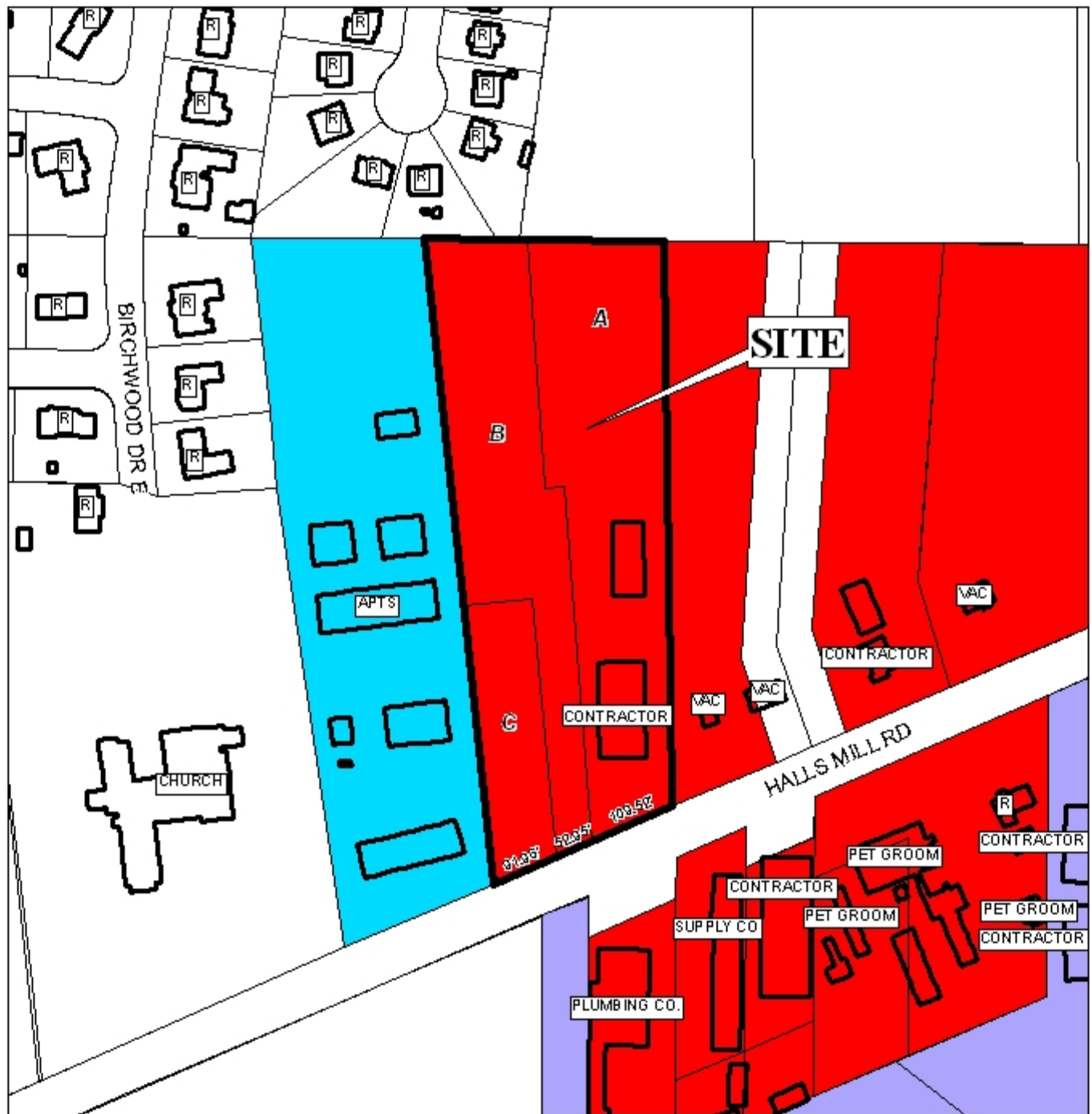
LOCATOR MAP



APPLICATION NUMBER 16 DATE September 4, 2008
APPLICANT Paul Persons Subdivision, Resubdivision of
REQUEST Subdivision
















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PAUL PERSONS SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 16 DATE September 4, 2008

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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