

ALCE PRO 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.

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

The preliminary plat illustrates the proposed 7-lot, 2.79 ± acre subdivision which is located on the East side of Sperry Road, 270' ± South of Rester Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer.

The intent of this application is to create 7 legal lots of record from one metes and bounds parcel. It should be noted that the site has an overall depth of 434' ± but only provides 280' ± of street frontage along a public road. As a result, the proposed subdivision will create 4 flag lots, (2) 50 feet lots, and the remaining lot will be 70 feet wide. The applicant has provided the following justification:

“This property located off Sperry Road is an irregular piece to divide, based on it's length to width ratio. In order to try and use the property efficiently, we are submitting a 7-lot subdivision that will be irregular in nature (flagged pole) consistent with surround properties (see attachment). This attachment illustrated the flagged pole lots in the area as well as, deep lots that were divided with an easement for access. If the property were divided along the frontage, then lots would be 60' x 425 which would still be an irregular configuration that would prohibit practical use of this land. We are asking for (4) flagged lots, (2) 50 foot lots, and the remaining lot 70' ± on Sperry Road. We would look to put in a common driveway along the (2) flagged lots out to Sperry Road. This property is located in the County and meets the county requirements for subdivision. We ask that this subdivision be approved based on the irregular shape of the property, the flag lots in the vicinity, and meeting the requirements of the county for subdivision. We ask that a waiver be granted for the length to width ratio and for the irregular configuration of flagged lots.”.

The applicant states that there are other flag lots and irregular shaped lots in the area; however the Commission has only approved one flag lot within the vicinity of this site, in April 2002.

While the 4 proposed flag lots meet the minimum 25 feet width for the “pole” and comply with section V.D.1 and V.D.2 there are no found natural or pre-existing man-made barriers which may cause an undue hardship on the land owner. Nor is a flag lot necessary to allow the site’s owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship. If the 7 proposed lots were reduced to 2 lots all subdivision requirements would be met and a waiver of Section V.D.1 and V.D.3 of the Subdivision Regulations would no longer be needed. It appears the applicant may be utilizing flag shaped lots to avoid the construction of a street with a cul-de-sac, and may be excessively subdividing the site. However if approved a waiver of Section V.D.1, and V.D.3 will be required.

Section V.D.2. of the Subdivision Regulations states “lots for residential use shall be at least 60’ wide at the building setback line” and must be a minimum lot size of 7,200 square feet for lots served by public water and sanitary sewer. The preliminary plat depicts Lot1 and Lot 3 as being only 50’ wide, thus a waiver of Section V.D.2 would also be required, if approved.

The lot sizes are depicted in square feet and acres on the preliminary plat; and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is also depicted on the preliminary plat and should be and retained on the Final Plat, if approved.

The proposed subdivision fronts Sperry Road, a minor street not provided with curb and gutter. The preliminary plat depicts a 60’ right-of way, thus no dedication is required.

As access management is a concern, Lots 1, 2, and 3 should be limited to one curb cut each, to Sperry Road. Lots 4 and 5 should be limited to one shared curb cut and Lots 6 and 7 should be limited to one shared curb cut with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

Due to the limited frontage, if approved, future subdivision of the lots should be prohibited until additional frontage on a public or private street is provided. This note should appear on the Final Plat.

It should be noted the plat is not printed to scale. If approved, the Final Plat should be printed to a standard engineering scale.

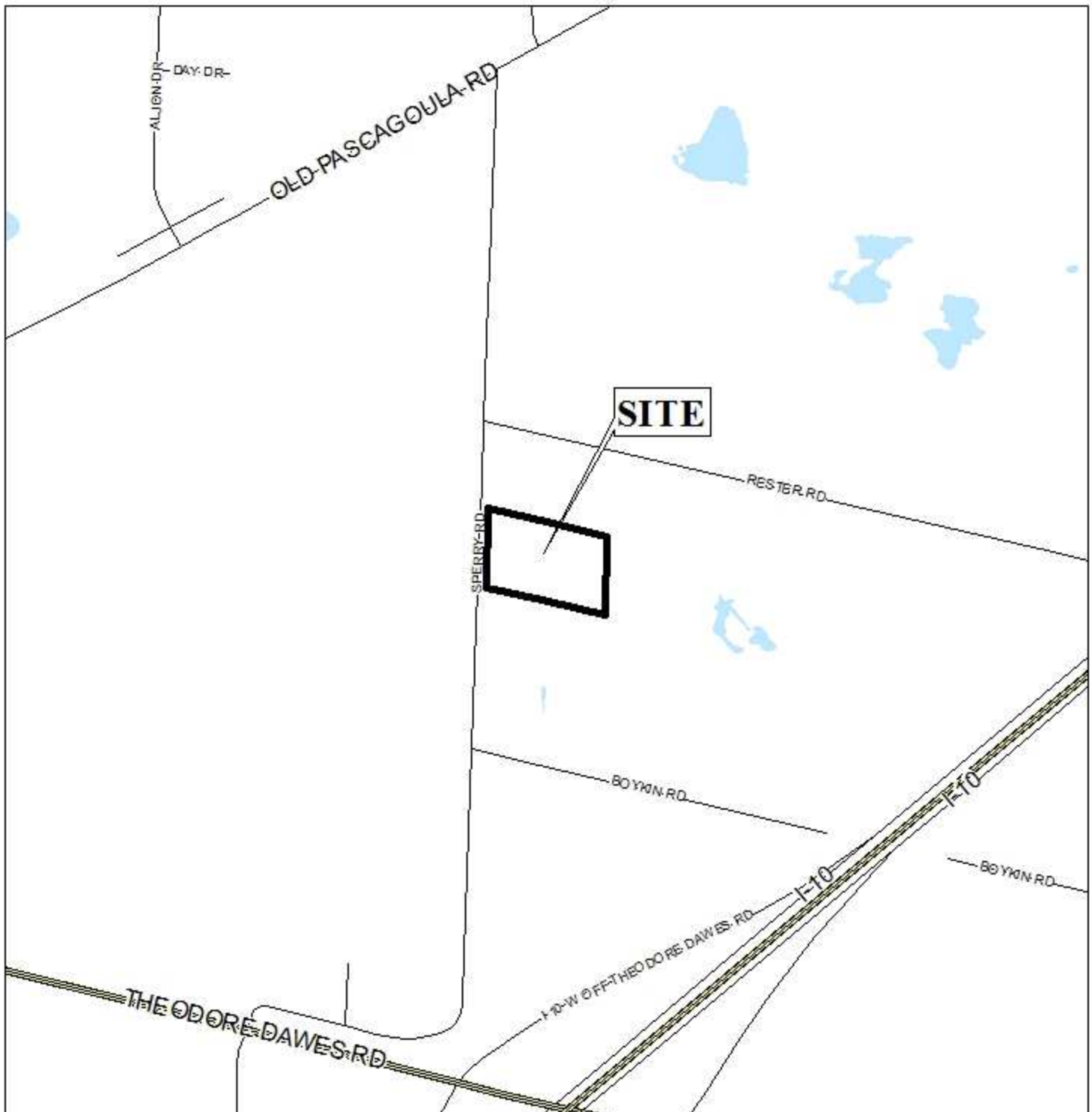
This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding these requirements should appear on the Final Plat if approved.

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. If approved, a note should appear on the Final Plat to reflect this requirement.

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

- 1) the applicant's justification for the creation of 4 flag lots is based off the opinion that the property is irregularly shaped;
- 2) lot 1 and lot 3 do not meet the minimum 60' lot width as required by Section V.D.2; and
- 3) the applicant appears to be over subdividing the site in order to maximize the number of lots and avoid construction of a road.

LOCATOR MAP



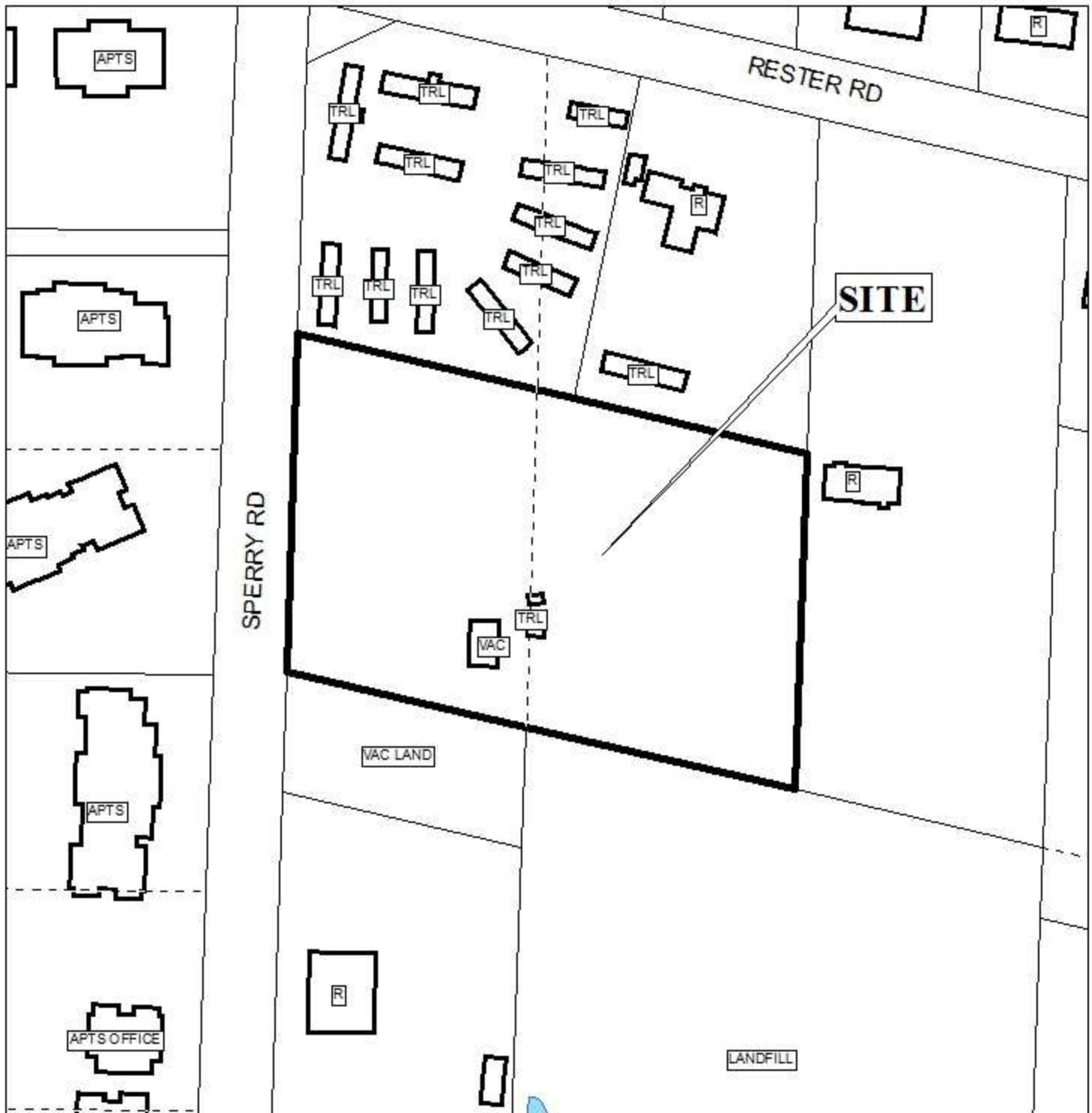
APPLICATION NUMBER 17 DATE January 16, 2014

APPLICANT ALCE PRO 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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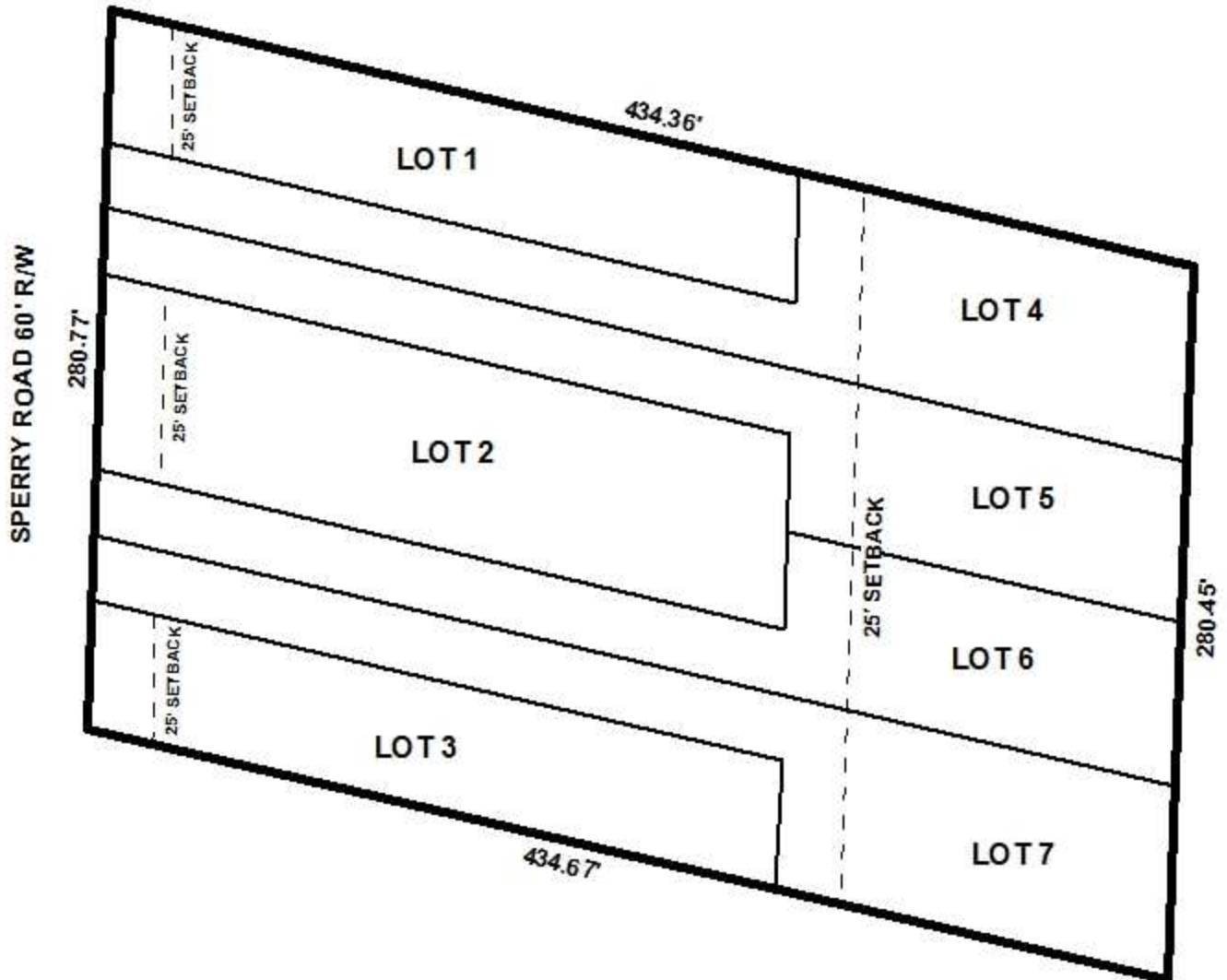
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APPLICATION NUMBER 17 DATE January 16, 2014



DETAIL SITE PLAN



APPLICATION NUMBER 17 DATE January 16, 2014

APPLICANT ALCE PRO Subdivision

REQUEST Subdivision

