

BETHEL 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 1.5± acre, one lot subdivision, which is located on the West side of Snow Road North, 0.4 miles ± South of Whip Poor Will Drive – within the planning jurisdiction. The site is served by an individual well and septic tank.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

This site came under review by the planning commission in November 2007. Neither the size nor configuration of the proposed flag lot was characteristic of the surrounding area. Furthermore, the depicted frontage strip on the plat did not provide access to the lot as proposed, as it crossed a lake. Consequently, the Planning Commission denied the request. The applicant has resubmitted its request for a one lot subdivision. With regard to access to the lot, the plat has been revised to include a long and meandering narrow drive way that extends from Snow Road and circles the lake. However, the lot size and configuration is still not characteristic of the surrounding area, as required by Section V.D.1 of the Subdivision Regulations. As the lot is still a flag lot, it still exceeds the maximum width to depth ratio, as required by Section V.D.3. of the Subdivision Regulations. Furthermore, subdivided parcels of land should be so arranged to allow opening of future streets and **logical** further streets and **logical** future subdivision. It is recommended that this application be denied.

The site fronts Snow Road with 80' of right-of-way. Snow Road is a planned major street. If approved, the plat should be revised to provide a minimum of 50' from the centerline of Snow Road.

The proposed lot is near a lake, suggesting that wetlands may also be present on the site. The potential 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 issuance of any permits or land disturbance activities.

Furthermore, the minimum size requirement for a building site **without** public water and sewer is 40,000 square feet. It should be noted that the building site is exclusive of the “poles” of “flag” lots; and in this case, the “pole” is the meandering frontage strip. Therefore, the building site proposed by the applicant is less than 34,000 square feet, well below the minimum requirement.

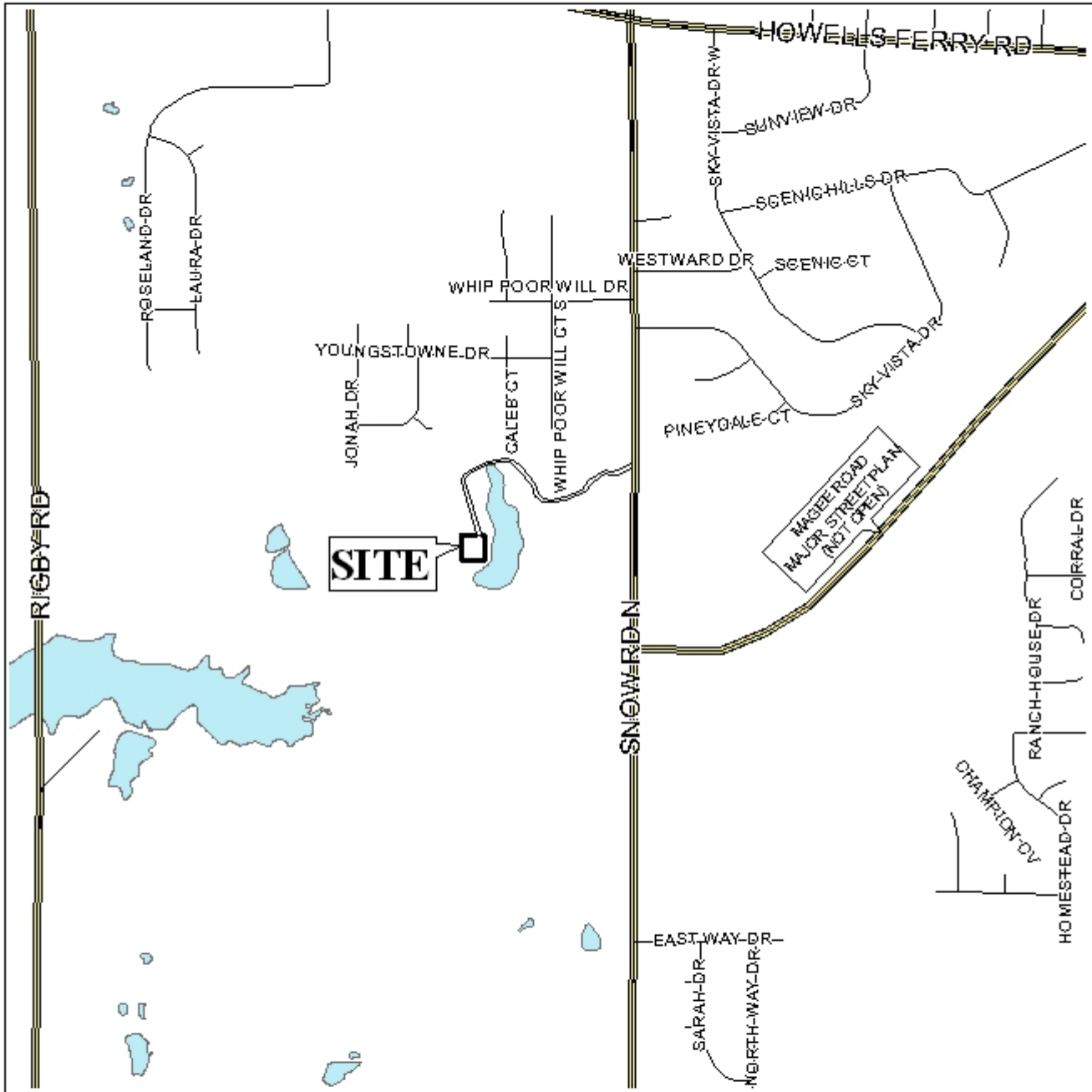
The site is located in the county. If approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

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

- 1) the proposed subdivision does not comply with Section V.D.3 of the Subdivision Regulations;
- 2) as there are no other flag lots in the vicinity, neither the size nor configuration of the lot would be characteristic of the area, as required in Section V.D.1. of the Subdivision Regulations; and
- 3) the proposed lot does meet the minimum size for a building site **without** public water and sewer.

LOCATOR MAP



APPLICATION NUMBER 19 DATE January 3, 2008

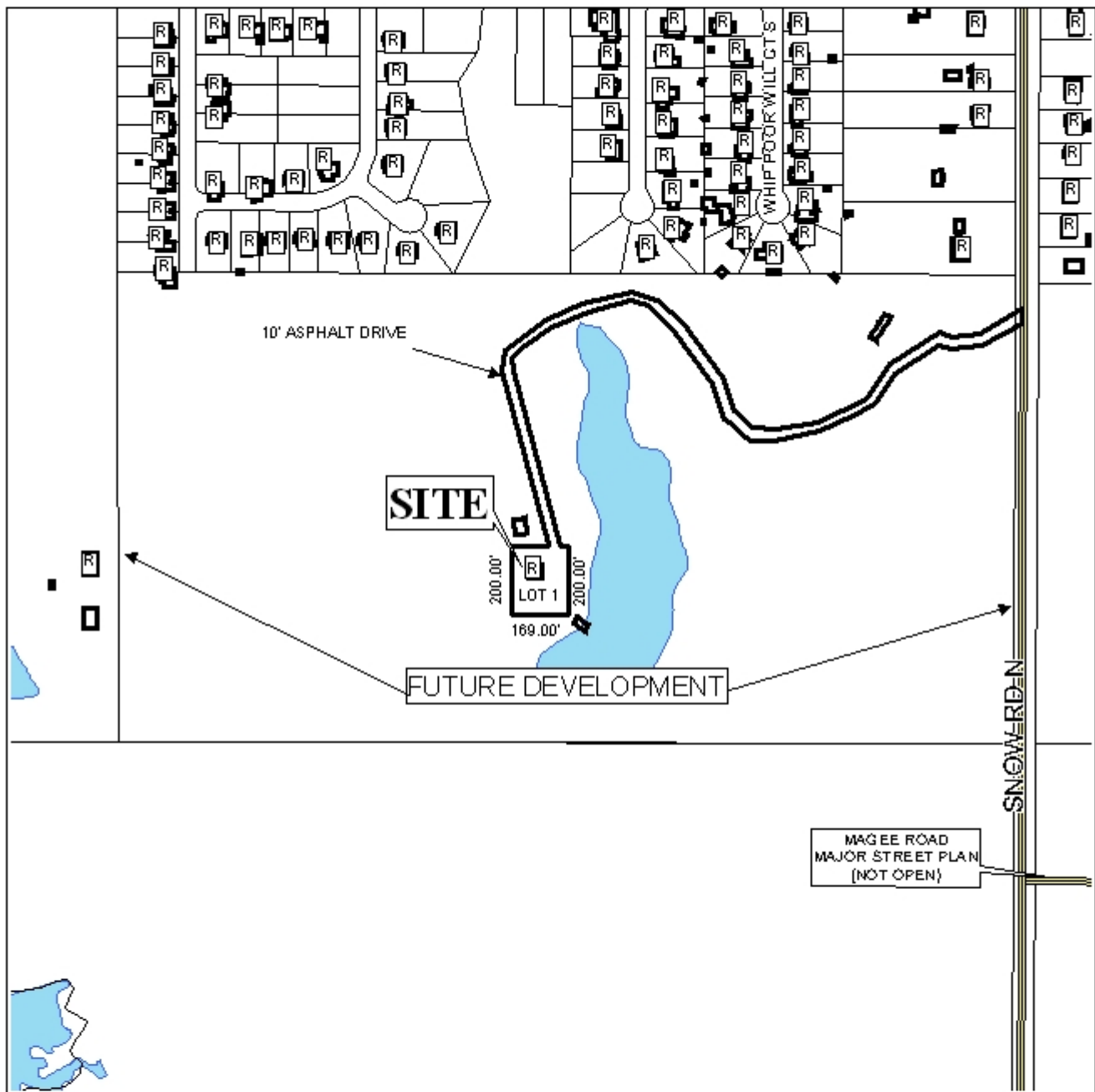
APPLICANT Bethel Place Subdivision

REQUEST Subdivision



NTS

BETHEL PLACE 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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