

## **MCMICHAEL FAMILY DIVISION 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: 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 3 lot, 9.8± acre subdivision which is located at 9885 & 9887 Scott Dairy Loop Road South (Southeast corner of Scott Dairy Loop Road South and Johnson Highway). The applicant states that the subdivision is served by public water and individual septic system.

The purpose of this application is to reorient the lot lines between three existing meets and bounds parcels, and create three legal lots-of-record.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the preliminary plat, and this should be retained on the final plat, if approved.

There are several issues of concern with this proposed plat. Firstly, it should be mentioned that the site fronts Scott Dairy Loop Road South to North, and Johnson Highway (unopened public right-of-way). Both Scott Dairy Loop Road South and Johnson Highway are major streets listed on the Major Street Plan Component of the Comprehensive Plan, and both require 100-foot wide rights-of-way. Dedication sufficient to provide 50 feet from the centerline of each major street right-of-way will be required, and, as such, dedication for this property may be necessary.

Secondly, the proposed subdivision consists of a rectangular lot, a flag lot with a 95-foot wide flagpole (with the 25-foot minimum building line behind where the lot opens up to 275 feet in width), and another flag lot with a 25-foot wide flagpole (with the 25-foot minimum building line behind where the lot opens up to 300 feet in width). There are no flag lots in the immediate vicinity of this site. GIS mapping shows the nearest flag lot to be almost one mile from the subject property. Further, the flag lots are being created to maintain frontage along Scott Dairy

Loop Road South, when the structures that are already there are accessing public right-of-way via a 10-foot wide privately maintained gravel drive built onto the public Johnson Highway right-of-way. With that being stated, the site does not appear to comply with Section V.D.1 of the Subdivision Regulations in that flag lots are not generally compatible with the existing development in the area, and that the two flag lots appear to be proposed in lieu of improving Johnson Highway to County Paved-Road Standards.

Further, as dedication of up to 20 feet will likely be required for the Johnson Highway right-of-way, the 25-foot wide flagpole portion of the proposed Lot 3 would be almost completely eliminated. If that happened, the proposed Lot 2 would also have to be reconfigured in order to accommodate the changes for the proposed Lot 3.

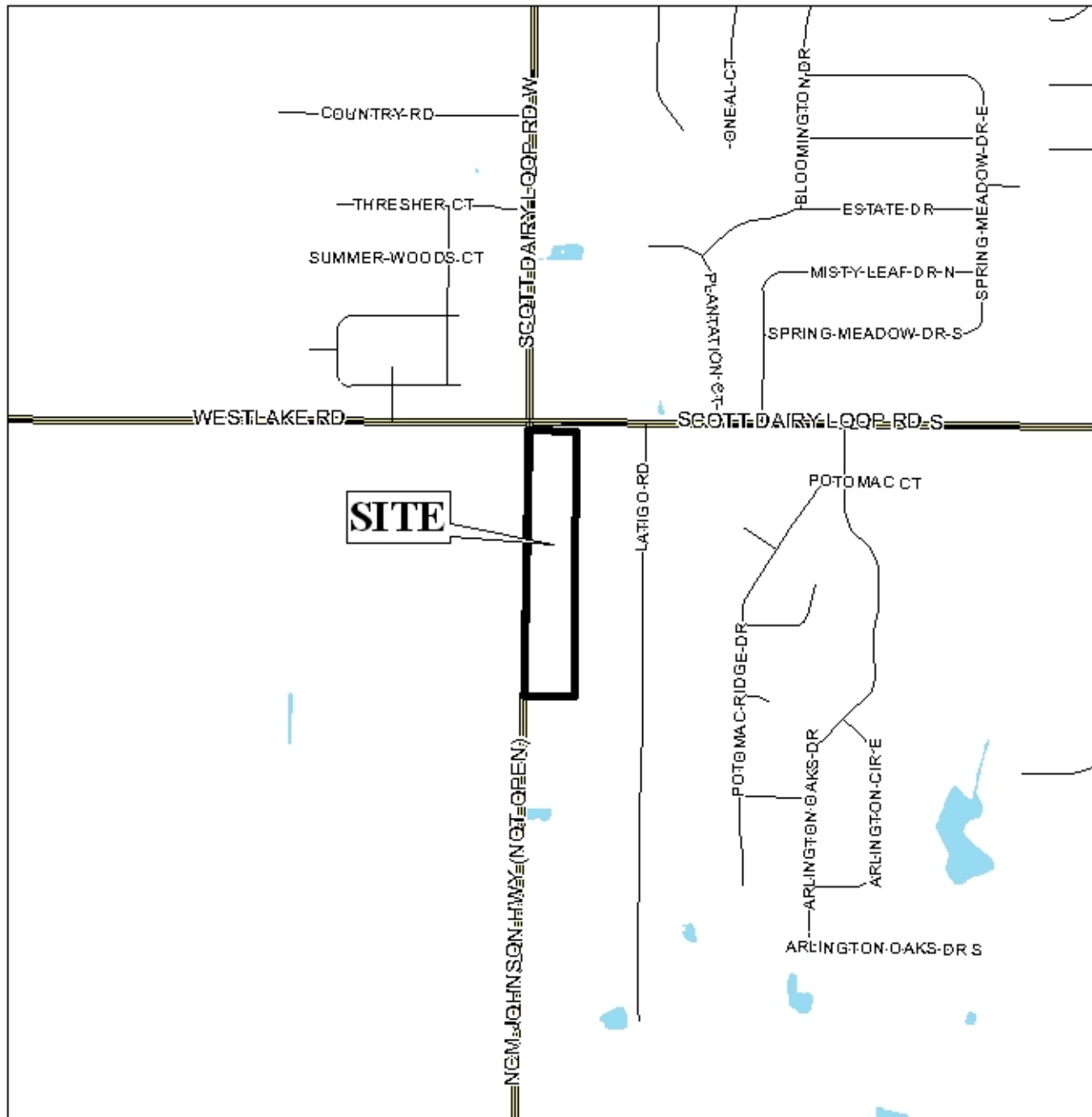
Also, given that the intersection of Scott Dairy Loop Road South and Johnson Highway is a proposed major street intersection; having two accessways for flag lots meeting at a major intersection would possibly present a traffic hazard.

Finally, it should be noted that the applicant did not provide any justification for a flag lot.

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

- 1) the site does not comply with Section V.D.1 of the Subdivision Regulations regarding flag lots.

# LOCATOR



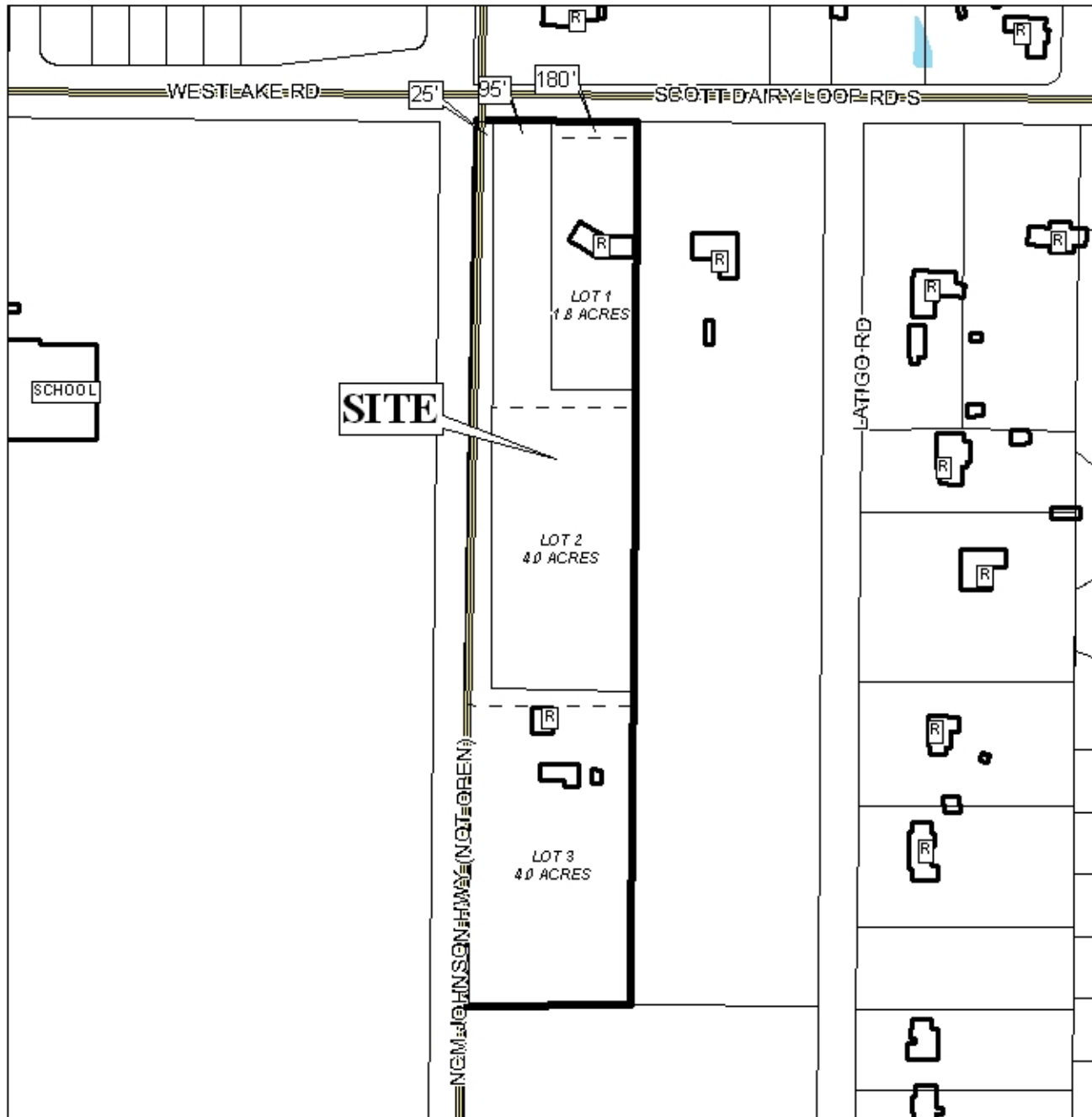
APPLICATION NUMBER 19 DATE February 18, 2010

APPLICANT McMichael Family Division Subdivision

REQUEST Subdivision



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APPLICATION NUMBER 19 DATE February 18, 2010

LEGEND



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