

SHARON ACRES 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: 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 6.0± acre, 4 lot subdivision, which is located on the North side of Jeff Hamilton Road, 600'± West of Johnson Road West, extending to the South side of Sheffield Road, 680'± West of Johnson Road West – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to re-subdivide four legal lots of record.

To the North, the site fronts Sheffield Road, an unpaved minor street with 40' of right-of-way. Section V.B.14 of the Subdivision Regulations requires minor streets without curb and gutter to have a minimum 60' right-of-way. If approved, the applicant should revise the plat to dedicate sufficient right-of-way to provide a minimum 30' from the centerline of Sheffield Road. Furthermore, Section V.D.4 of the Subdivision Regulations states that, except for lots on private streets, every lot shall abut a dedicated and maintained public street. However, since the applicant is not increasing the number of lots, a waiver here would be appropriate. To the South, the site fronts Jeff Hamilton Road, a major street with varying right-of-way. As the Major Street Plan requires a 100' of right-of-way, the applicant should revise the plat, if approved, to dedicate sufficient right-of-way (if needed) to provide a minimum 50' from the centerline of Jeff Hamilton Road.

As proposed, Lots 3 and 4 are flag lots with 25' of frontage each on Jeff Hamilton Road. Lot 3 also has approximately 64' of frontage on Sheffield Road. Lots 1 and 2 have approximately 185' and 88' of frontage along Jeff Hamilton Road. If approved and as a means of access management, a note should be placed on the final plat stating that Lot 3 is denied access to Jeff Hamilton Road; Lots 1, 2, and 4 are limited to one curb cut to Jeff Hamilton Road; and Lot 3 is limited one curb cut to Sheffield Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards.

Section V.D.1 of the Subdivision Regulations states that “panhandle or flag lots shall generally not be allowed, but may be permitted only in those locations where varied and irregularly-shaped 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.”

None of above mentioned conditions has been addressed. Furthermore, the applicant is not increasing the number of lots, but simply rearranging four legal lots. It is staff’s opinion that an approval here would set an unwanted precedent for flag lots to be created in the area. If approved, however, the setback line should be revised on the Lots 4 and 5 to provide 25’ from the where the “poles” meet the “flag” portions of the lots; and a note should be placed on the final plat stating that no future subdivision of Lots 4 and 5 will be allowed until additional adequate frontage on public street is provided.

The plat meets the minimum size requirement for developments with access to public water and individual septic tanks. However if approved, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet (in addition to acreage), or provide a table on the plat with the same information.

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.

The site is located in the county. Therefore if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must 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. 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, this application is recommended for denial because the application does not comply with Section V.D.1 of the Subdivision Regulations.

LOCATOR MAP



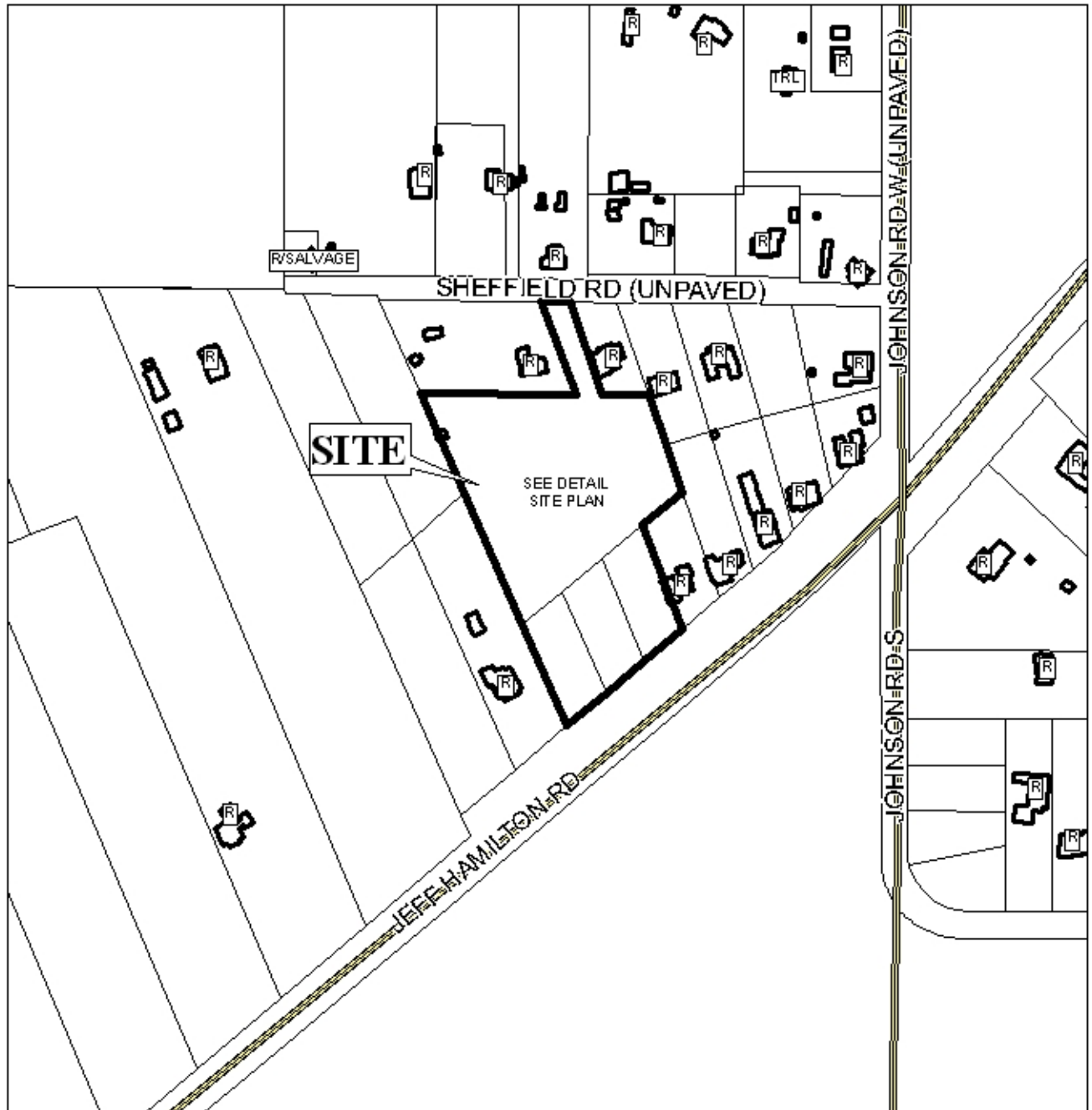
APPLICATION NUMBER 22 DATE April 2, 2009

APPLICANT Sharon Acres Subdivision

REQUEST Subdivision



SHARON ACRES SUBDIVISION



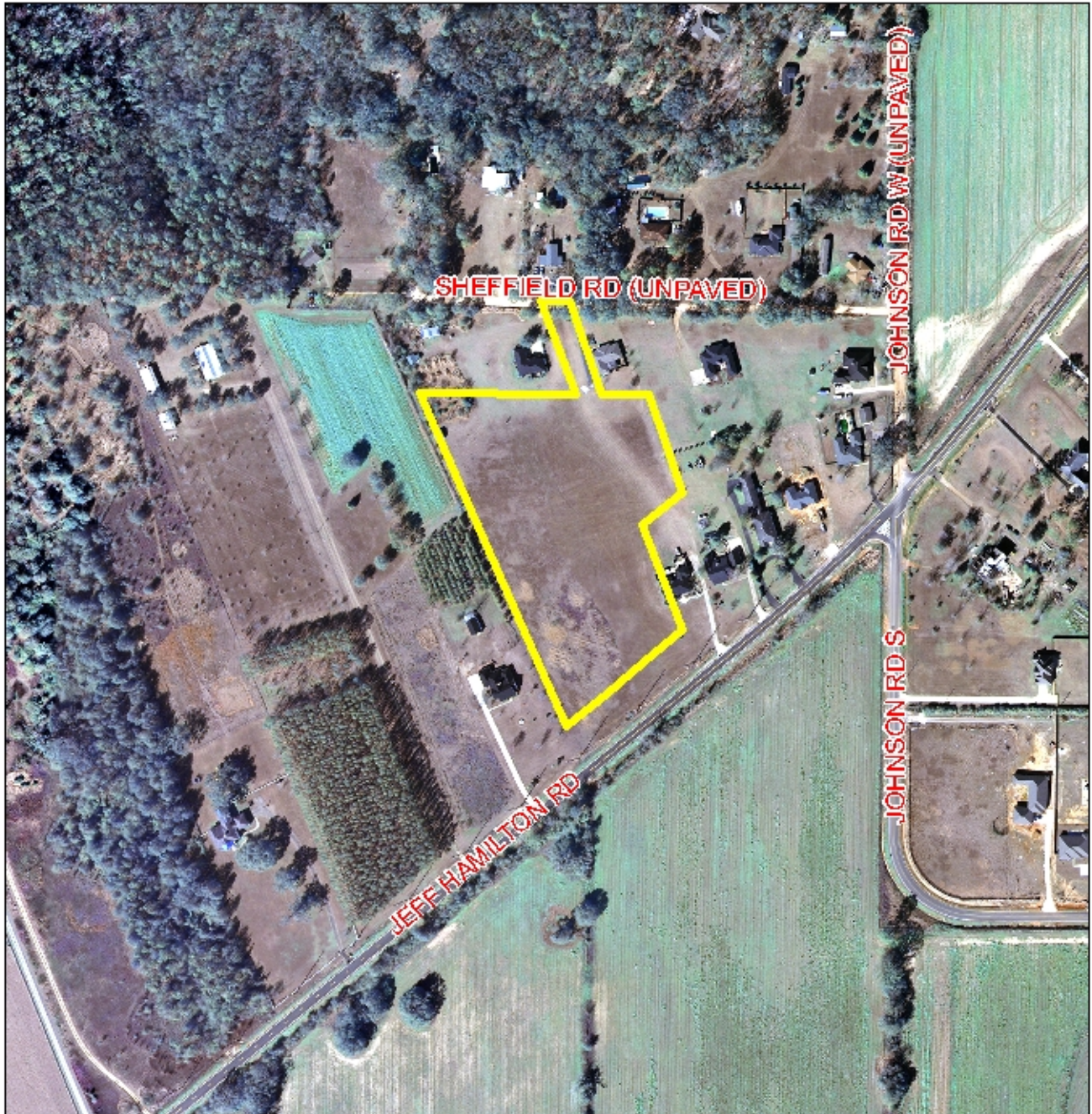
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LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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