

WINSTON'S DEES ROAD 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.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 1 lot, 1.0± acre subdivision, which is located on the West side of Dees Road (private road), 175'± South of D.K. Road, now within the Planning Jurisdiction due to the recent annexation in the Theodore area. The applicant states that the site is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record from a portion of an existing metes-and-bounds parcel. The lot would meet the minimum area requirements.

As mentioned above the site fronts on Dees Road, a private road maintained by the County and owned by the owner of the overall metes-and-bounds parcel from which the proposed lot is to be subdivided. The road appears to have a 60' right-of-way extending from Roush Road (public road), approximately 650' North of the location of the proposed lot. From the proposed lot Southward the road appears to have a varying substandard right-of-way width as it crosses numerous other private tracts of land until terminating at Boe Road (public road), approximately 4/10 mile to the South. Approximately 175' North of the proposed lot Dees Road intersects D.K. Road, a short public road which is totally land-locked. To the South of the proposed lot, Dees Road is flanked by numerous metes-and-bounds home-site parcels which appear to have been separated from the parent tract of this application. Several of the other land-locked metes-and-bounds parcels bordering the parent parcel were purchased from the current owner of the parent parcel associated with this application.

No documentation was submitted with this application to establish this as a Small Resubdivision as described in Section III.F.1., or as a Family Subdivision as described in Section VIII.D. of the Subdivision Regulations. Although dedication of a 60' wide by 25' long strip is proposed within Dees Road, no provision is made to dedicate any other part of Dees Road to an existing public road. Also, the proposed lot would be a "flag lot" and Section V.D.1. of the Subdivision

Regulations was amended in April 2008 to generally disallow such lots in areas where such are not common and consistent with other lots in the vicinity.

The entire proposed lot site is depicted as wetlands on the GIS data base but appears to have been completely cleared. Compliance with the storm water and flood control ordinances of the City of Mobile may be an issue.

Inasmuch as Dees Road may be county maintained, it is not constructed to County standards, does not meet the private road standards of Section VIII.E.1. of the Subdivision Regulations, and no provision is made for dedication to reach a public road. Section III.F.1. of the Subdivision Regulations makes allowances for small subdivisions of five lots or less containing an aggregate of not more than four acres and in which every lot will face an existing dedicated street. In this instance no dedicated street is proposed. Also, the approval of this application would create more land-locked lots being created from the parent parcel.

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

- 1) the proposed lot would not front on a public street;
- 2) the proposed lot would be a “flag lot” and uncharacteristic of the area; and
- 3) the lot would add to the proliferation of land-locked properties created from the parent parcel.

Revised for the May 7th meeting:

This application was heldover from the April 2nd meeting at the applicant’s request. There have been no revisions to the plat or further information regarding the nature of the proposed subdivision submitted for review. Therefore, the original staff recommendation stands.

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

- 1) *the proposed lot would not front on a public street;*
- 2) *the proposed lot would be a “flag lot” and uncharacteristic of the area; and*
- 3) *the lot would add to the proliferation of land-locked properties created from the parent parcel.*

Revised for the June 4th meeting:

This application was heldover from the May 7th meeting so that the plat could be revised regarding the plan for the overall site, to address possible future subdivision, lot shape, and right-of-way for a public road. A revised plat was submitted addressing these issues indicating a change in the lot configuration from a “flag lot” to a more conventional rectangular configuration in compliance with Section V.D.1. of the Subdivision Regulations, and also meeting the Maximum Depth standards of Section V.D.3.. The plat indicates a 60’ wide dedication on Dees Road along the entire frontage of the proposed lot. Also indicated is a 50’

frontage along Dees Road on both sides of the proposed lot for access to the proposed future development remainder of Parcel R023706230000033 on the West side of Dees Road. A 25' minimum building setback line is indicated along Dees Road as measured from the proposed dedicated right-of-way.

With regard to the overall site, the plat now allows two access points along the West side of Dees Road for future access to the future development area surrounding the proposed lot. In addition to the proposed dedication on Dees Road, a 25' radius should also be dedicated at the street front corners of the proposed lot to allow for any future road construction into the proposed future development area. Since Dees Road is a County-maintained right-of-way, allowance could be made for one conventional type lot since future development allowances have been made for the overall site. However, there should be no further subdivision of any portion of Parcel R023706230000033 on either side of Dees Road until Dees Road is paved to County standards from Roush Road to the South terminus of any proposed frontage on Dees Road.

With regard to access to Dees Road from the proposed lot, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Dees Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards. The lot and the future development area should be labeled with their sizes in square feet and acres on the plat, or a table should be provided furnishing the same information.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

A note should be required on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations. 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of a 60' wide right-of-way on Dees Road;*
- 2) dedication of a 25' radius at each front corner of Lot 1 on Dees Road to allow for any future road construction into the future development area;*
- 3) illustration of the minimum building setback line as measured from any required dedication;*

- 4) *placement of a note on the final plat stating that there is to be no further subdivision of Lot 1 or parent parcel R023706230000033 on either side of Dees Road until Dees Road is paved to County standards from Roush Road to the South terminus of any proposed frontage along Dees Road;*
- 5) *placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Dees Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;*
- 6) *labeling of Lot 1 and the Future Development Area with their sizes in square feet and acres, or the provision of a table on the plat furnishing the same information;*
- 7) *placement of a note on the final plat stating that development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
- 8) *placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and*
- 9) *placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*

LOCATOR MAP



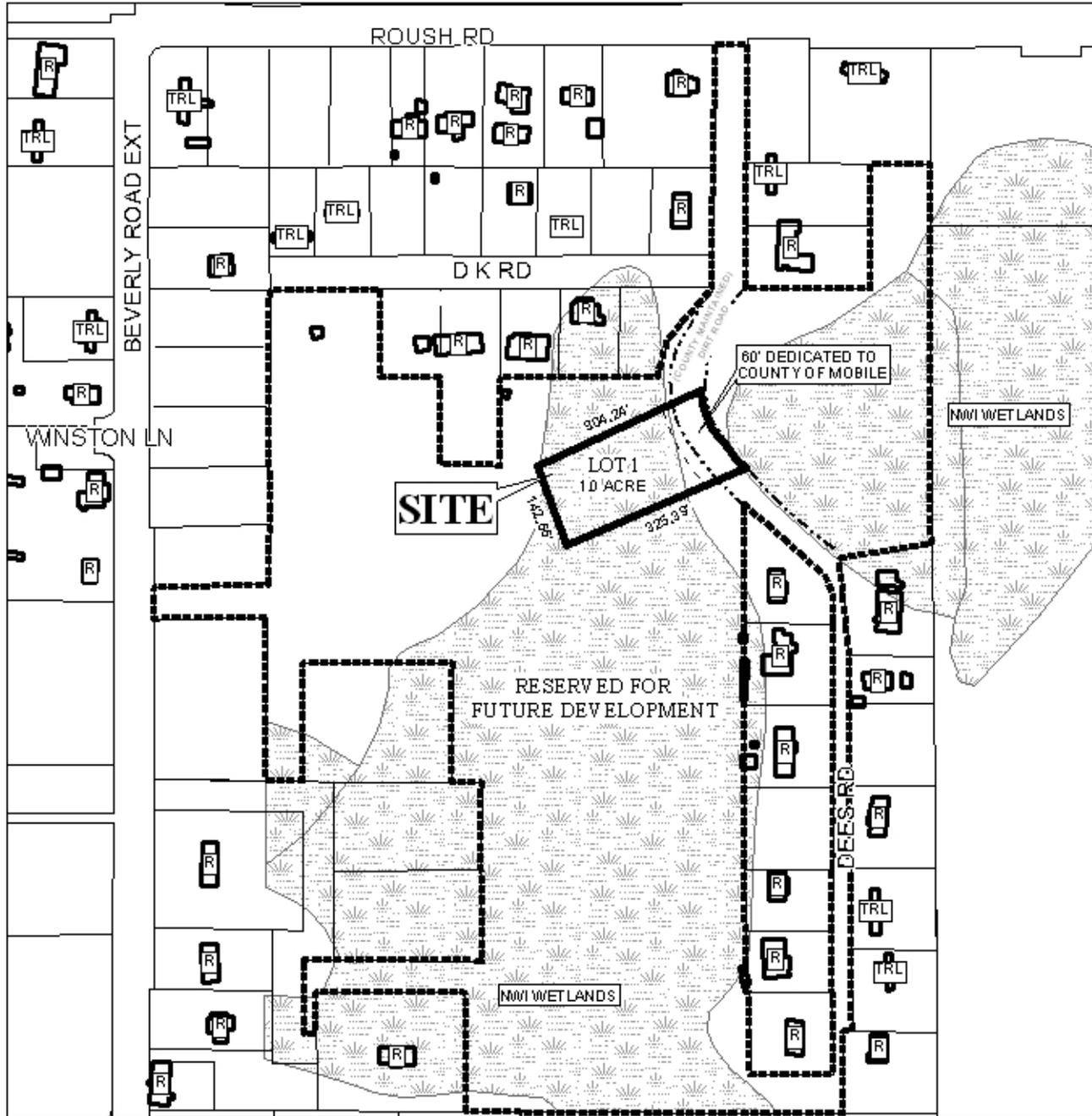
APPLICATION NUMBER 1 DATE June 4, 2009

APPLICANT Winston's Dees Road Subdivision

REQUEST Subdivision



WINSTON'S DEES ROAD SUBDIVISION



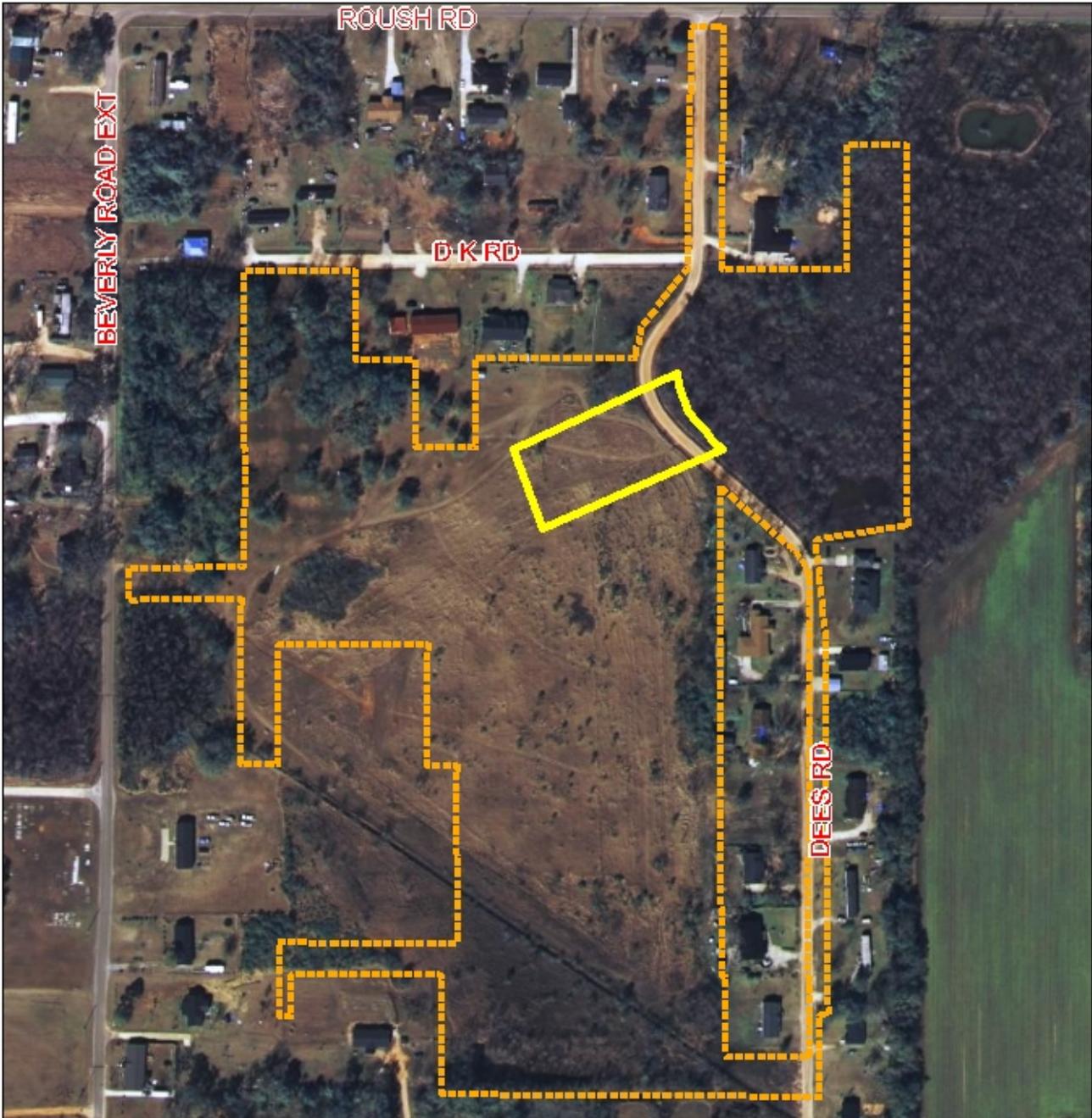
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LEGEND

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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