

GEORGE V. POIROUX FAMILY DIVISION SUBDIVISION, RESUBDIVISION OF LOT 2

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: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWWS Comments: No comments.

The plat illustrates the proposed 3-lot, 7.9 ± acre subdivision which is located on the East side of Maurice Poiroux Road, 775'± South of Leytham Road, extending to the West terminus of McAllister Drive. The applicant states that the subdivision is served by public water service and individual septic tanks.

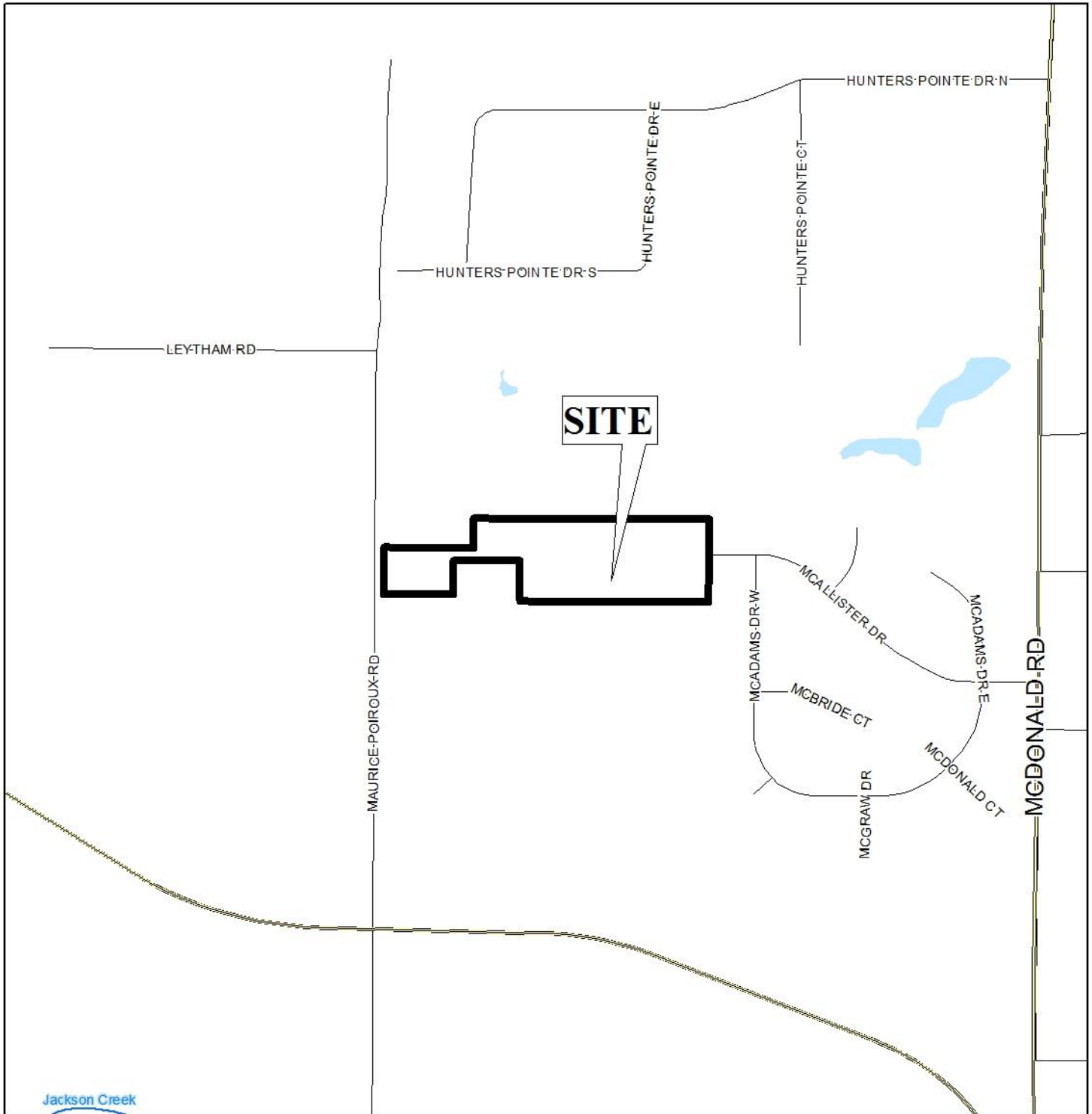
The purpose of this application is to resubdivide an existing legal lot of record into three legal lots of record. The existing lot is part of a two-lot subdivision, George V. Poiroux Family Division Subdivision, approved by the Commission in June, 2010. The applicant now proposes to create three lots from the larger of the two lots created by the previous subdivision. As a condition of approval from the previous 2-lot George V. Poiroux Family Division Subdivision, a note was placed on the Final Plat stating “*no further re-subdivision of Lot 2 until such time that McAllister Drive is extended into the site or additional frontage onto a paved public or private street is provided*”.

Although there are other flag shaped lots within the area, and the proposed lots 2 and 3 would be similar to the adjacent Huff Family Subdivision, no justification was provided with the application. However, if approved, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations would be required for both Lots 2 and 3.

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

1. as a condition of approval from the previous 2-lot George V. Poiroux Family Division Subdivision a note was placed on the Final Plat stating “*no further re-subdivision of Lot 2 until such time that McAllister Drive is extended into the site or additional frontage onto a paved public or private street is provided*”.; and
2. failure to provide justification for the flag lots.

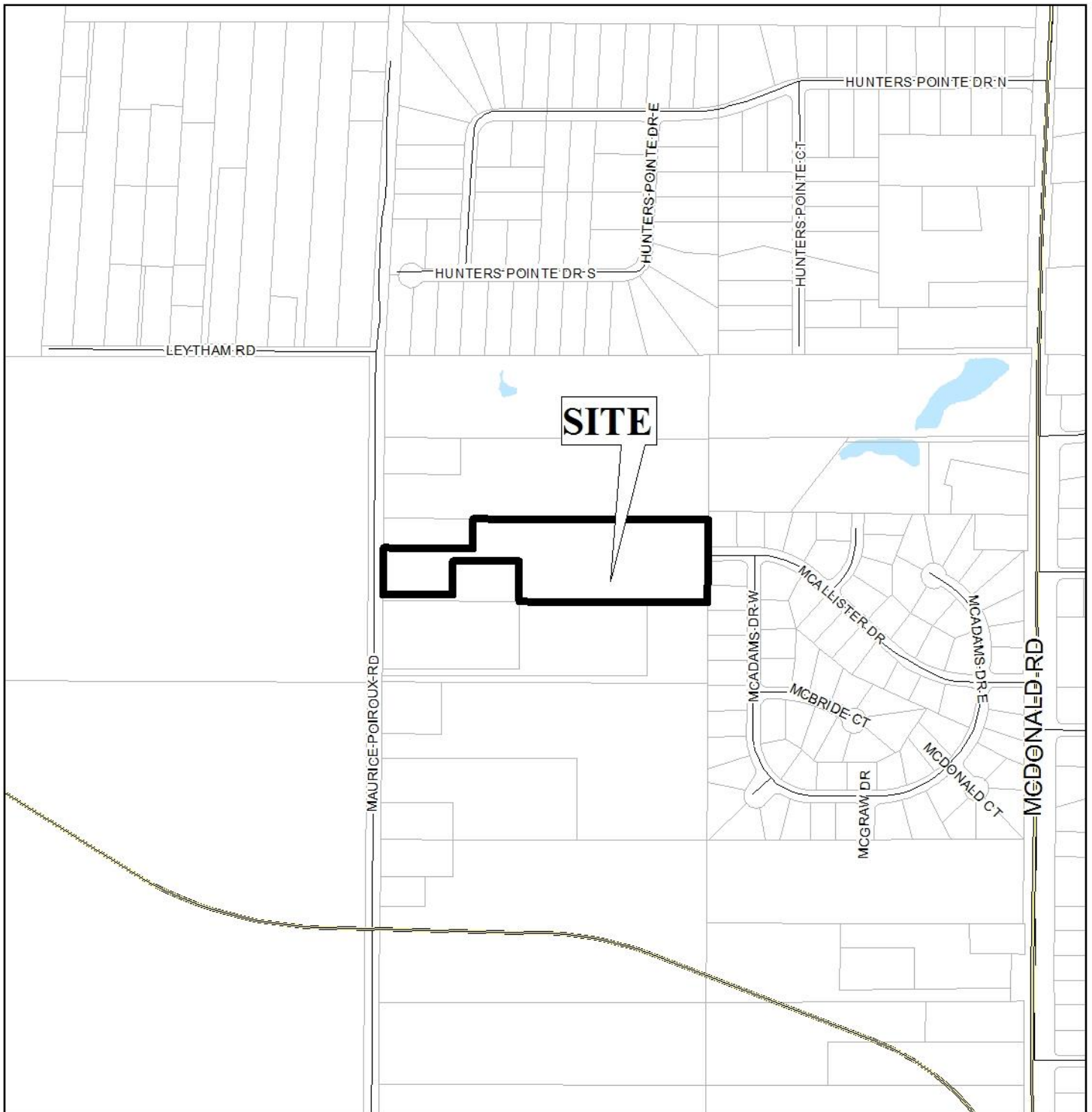
LOCATOR MAP



APPLICATION NUMBER 5 DATE October 18, 2018
APPLICANT George Poiroux Family Subdivision, Resubdivision of Lot 2
REQUEST Subdivision



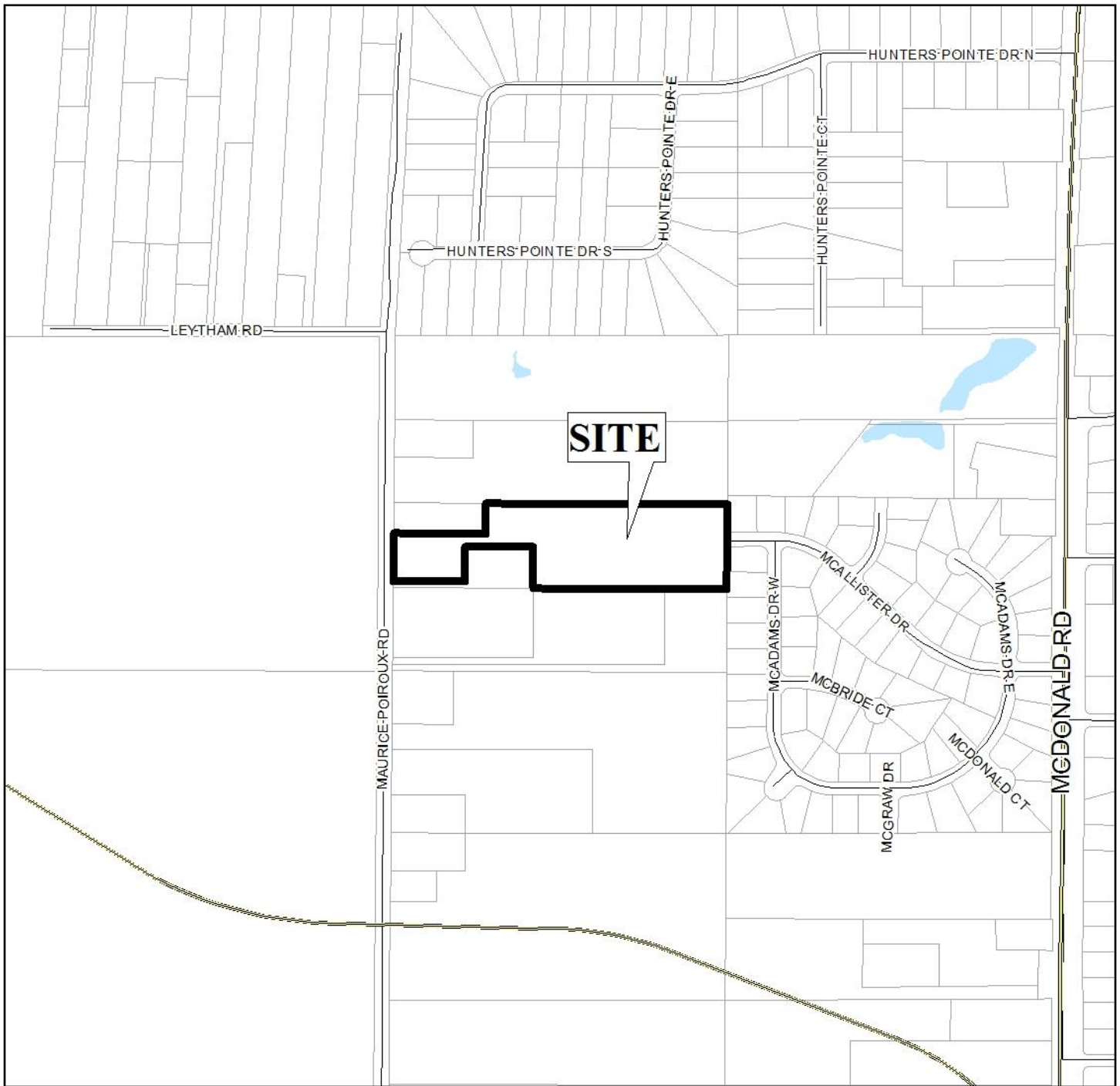
LOCATOR ZONING MAP



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REQUEST Subdivision



FLUM LOCATOR MAP



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APPLICANT George Poiroux Family Subdivision, Resubdivision of Lot 2

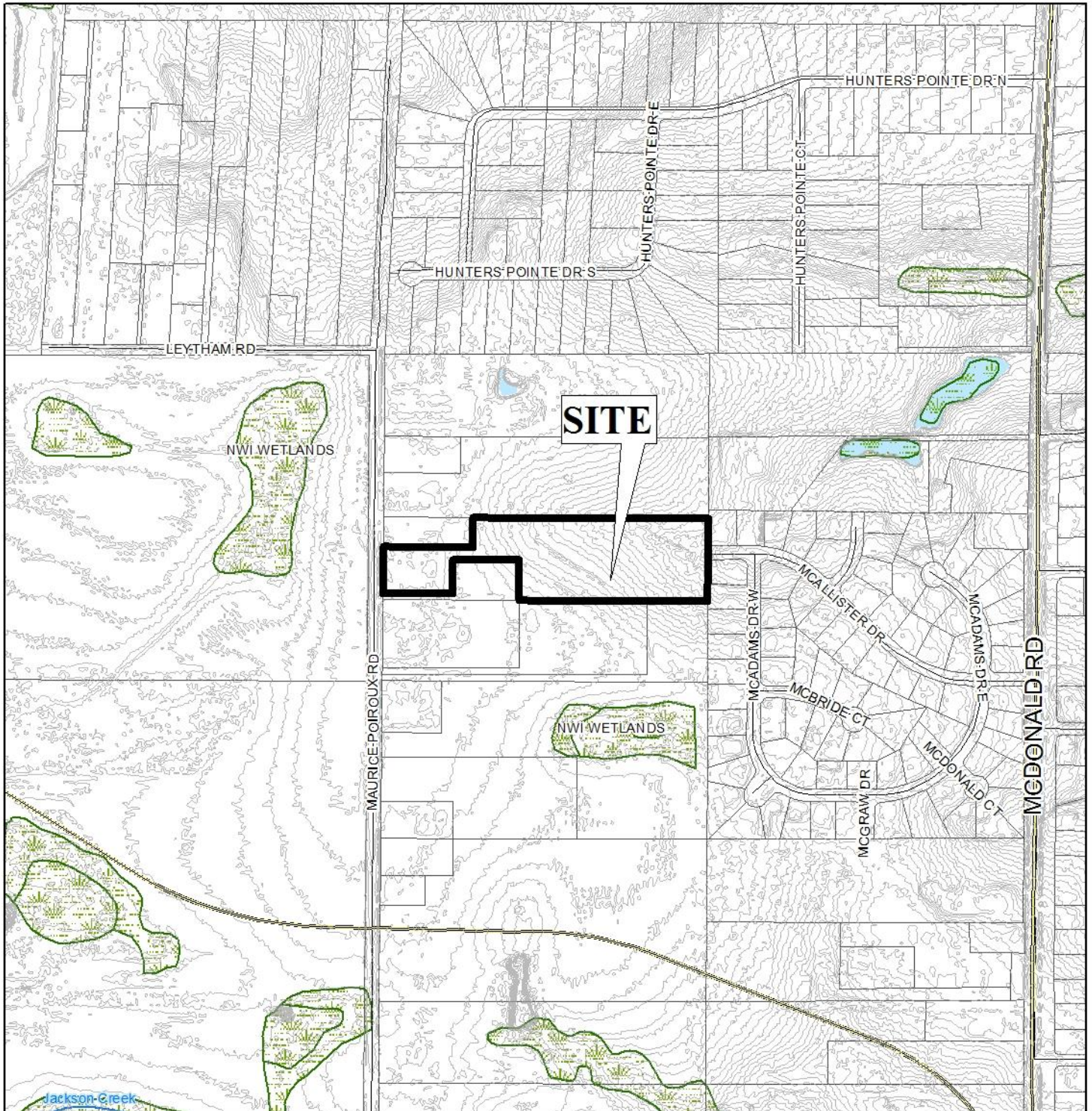
REQUEST Subdivision

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



NTS

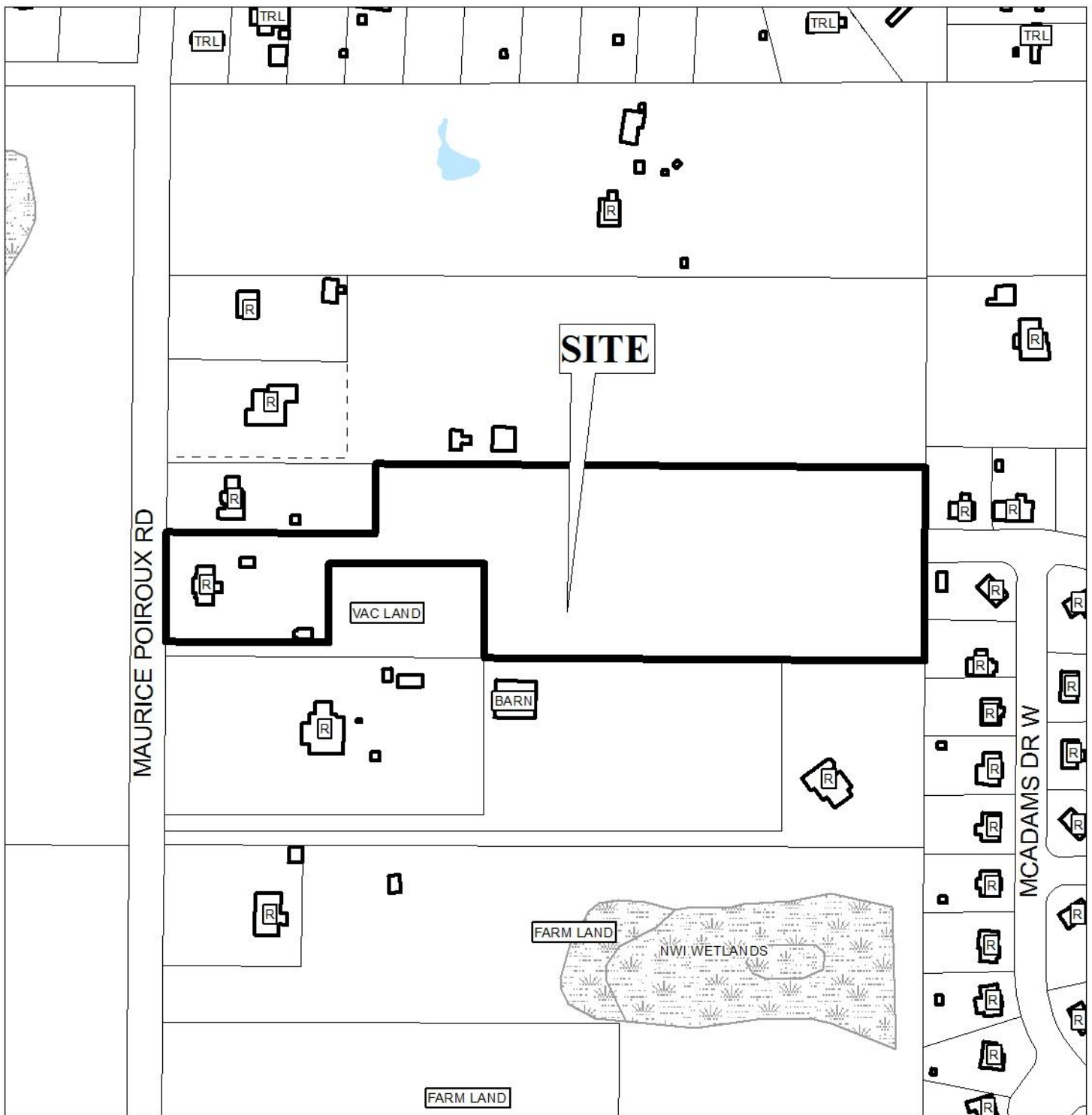
ENVIRONMENTAL LOCATOR MAP



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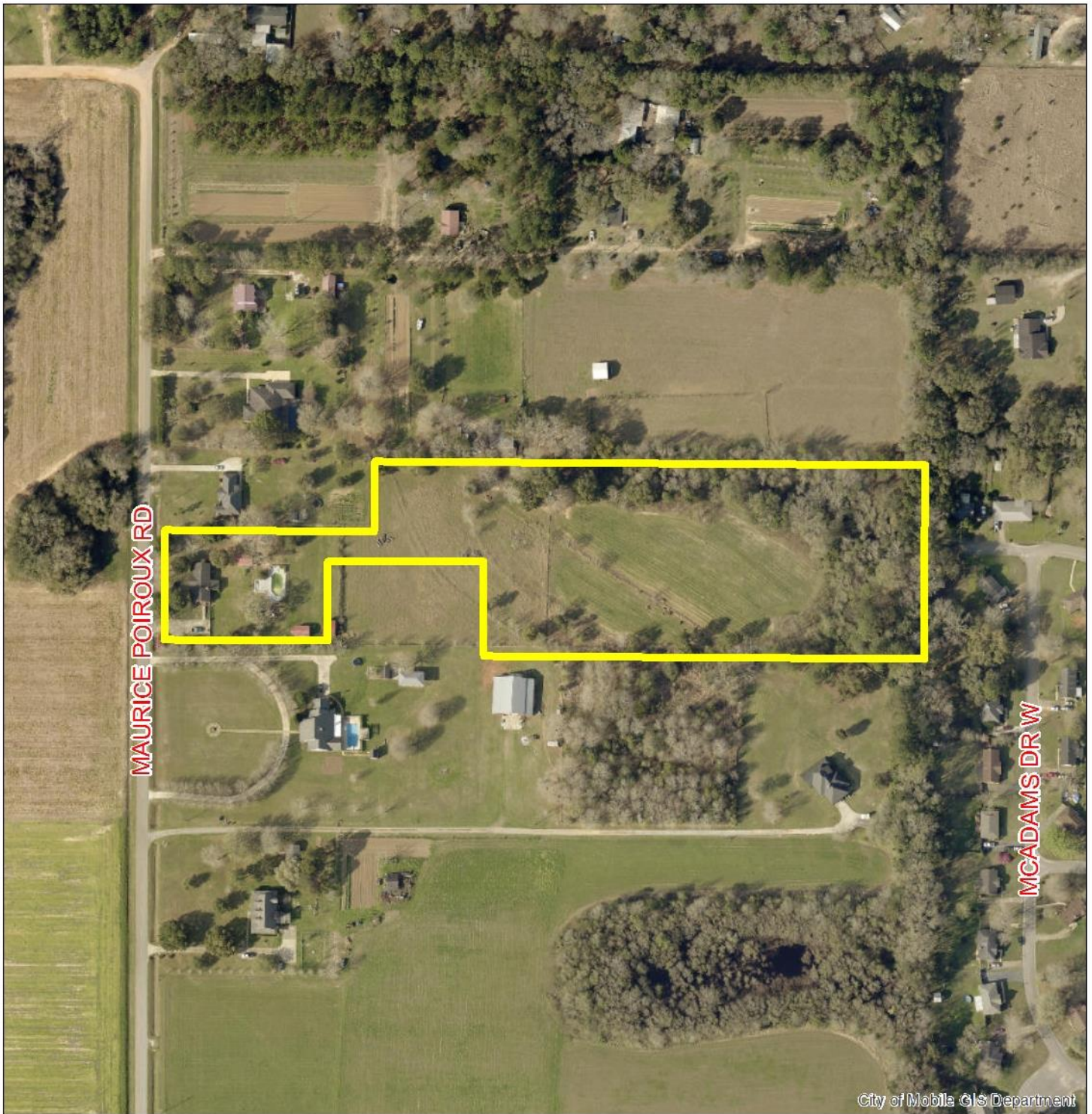


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



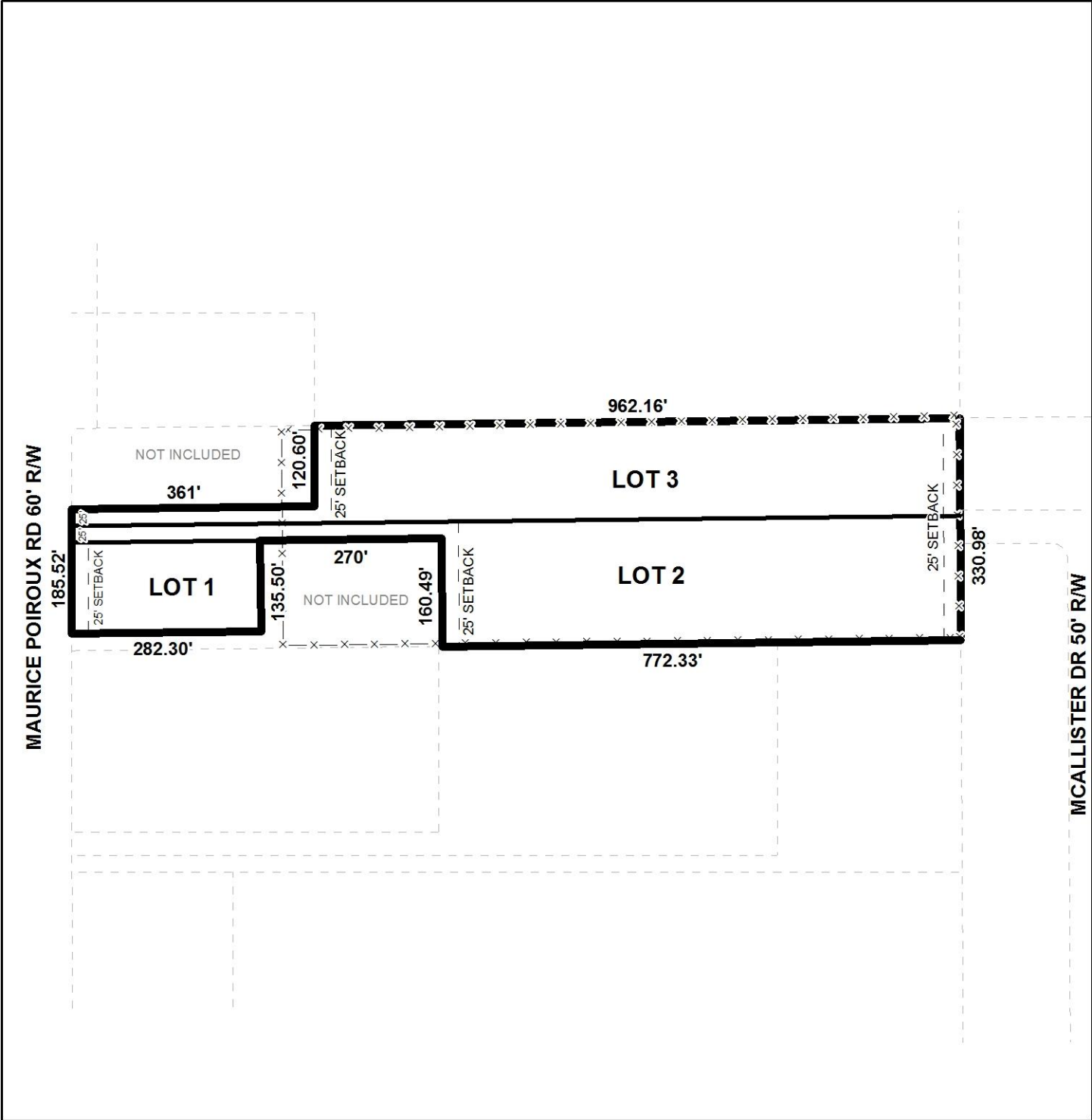
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DETAIL SITE PLAN



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 REQUEST Subdivision

