

BELLEWOOD 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: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

MAWSS Comments: No comments.

The plat illustrates the proposed 30-lot, 8.2± acre subdivision, which is located on the West side of Latigo Road, 3/10 mile± South of Scott Dairy Loop South, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and **proposed** sewer service.

The purpose of this application is to subdivide an existing metes-and bounds parcel into 30 legal lots of record with reduced setbacks.

The subject property was proposed as an innovative 36-lot subdivision in 2016 with reduced lot sizes, widths and setbacks. That subdivision was denied due to the fact that no justification was presented to qualify the subdivision as truly innovative and the subdivision would not be compatible with other subdivisions in the area approved by the Commission. The applicant now proposes reduced setbacks along the side yards along Latigo Road and along two of the interior lots. All proposed lots meet the minimum size requirements of the Subdivision Regulations, assuming the proposed sewer services are installed. All proposed lots also meet the minimum width requirements of 60' at the building setback line.

As mentioned, public water is currently provided and public sewer service is proposed. Therefore, the minimum lot size would be 7,200 square feet. With only public water and septic tank services currently provided, the minimum lot sizes would be 15,000 square feet, and only two of the proposed lots would meet that minimum size. Therefore, if approved, the provision of public sanitary services should be verified prior to signing the Final Plat.

The site has frontage on Latigo Road, a minor street not provided with curb and gutter but providing a 60' sufficient right-of-way. The site adjoins Johnson Highway (private road) to the rear which was shown as the Laurendine-Half Mile Road component of the Major Street Plan, centered along the rear property line, with a planned 100' right-of-way. However, the Major Street Plan was amended at the May 18, 2017 Planning Commission meeting, and the segment that was previously proposed on the Western side of the proposed development was removed from the Plan. Thus, no dedication or increased setbacks are required. The plat should retain the 25' minimum building setback line along the rear of Lots 8 through 12. A note should be

required on the Final Plat, if approved, stating that Lots 8 through 12 and the Southwestern Common Area are denied access to Johnson Highway (private road).

The plat indicates only a 20' minimum building setback line along Latigo Road, and for Lots 24 and 25 in the interior of the site. No justification for reduced setbacks as they pertain to an innovative subdivision has been provided. Therefore, the plat should be revised to illustrate the 25' minimum building setback line along all street frontages.

Access management is a concern along Latigo Road; therefore, a note should be required on the Final Plat, if approved, stating that Lots 1, 19, 30 and the Southeastern Common Area are denied access to Latigo Road. The plat does not indicate any designated access to the Southwestern Common Area; therefore, the plat should be revised to provide dedicated access to the Southwestern Common Area. This will require a 25' road frontage along the proposed street and may require the relocation of the 25' minimum building setback line on some lot(s) so as to be located where the lot(s) can be at least 60' wide at the setback line. All lots and the Common Areas should be limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

Lots are labeled with their areas in square feet only. Therefore, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

As the Subdivision contains two Common Areas, a note should be required on the Final Plat stating that maintenance of the Common Areas is the responsibility of the property owners.

Development of the site will require the construction of new streets. Therefore, the Final Plat should not be signed until a County Letter of Acceptance for the constructed streets is provided.

The site has property lines at an intersection corner. Section V.D.6. of the Subdivision Regulations requires that "property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs." As no curve data is provided for these entrances, the plat should be revised to indicate compliance with the Section V.D.6. Curve data is provided on the plat for three curves, but there is no corresponding identification of the specific curves. Therefore, the plat should be revised to identify the location of the curves for which the data is provided.

A 15' drainage easement runs along the South side of the subdivision. Therefore, a note should be required on the Final Plat stating that no structure may be placed or constructed within this easement.

This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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.

RECOMMENDATION Due to the various revisions needed on the plat, this application is recommended for holdover to the July 20th meeting to allow the applicant to address the following items:

- 1) revision of the plat to illustrate a 25' minimum building setback along all street frontages for all lots;
- 2) revision of the plat to provide a 25' dedicated access to the Southwestern Common Area;
- 3) possible revision of the plat to ensure the building setback line is located at a point where lots are at least 60' wide for any lot(s) revised to provide the 25' frontage for the Southwestern Common Area;
- 4) revision of the plat to provide curve data for the subdivision entrance curves in compliance with Section V.D.6. of the Subdivision Regulations; and
- 5) revision of the plat to provide identification of the three curves for which curve data is given.

Revised for the July 20th meeting:

This application was heldover from the June 15th meeting to allow the applicant to address the following items:

- 1) revision of the plat to illustrate a 25' minimum building setback along all street frontages for all lots;*
- 2) revision of the plat to provide a 25' dedicated access to the Southwestern Common Area;*
- 3) possible revision of the plat to ensure the building setback line is located at a point where lots are at least 60' wide for any lot(s) revised to provide the 25' frontage for the Southwestern Common Area;*
- 4) revision of the plat to provide curve data for the subdivision entrance curves in compliance with Section V.D.6. of the Subdivision Regulations; and*
- 5) revision of the plat to provide identification of the three curves for which curve data is given.*

The applicant provided a revised plat which addressed all of the above. As revised, the plat meets the minimum requirements of the Subdivision Regulations and can be considered for approval, assuming public sewer service will become available.

Development of the site will require the construction of new streets. Therefore, the Final Plat should not be signed until a County Letter of Acceptance for the constructed streets is provided.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) provision of public sewer service prior to signing the Final Plat;*
- 2) furnishing of a County Letter of Acceptance for the constructed streets prior to signing the Final Plat;*
- 3) retention of the 25' minimum building setback line along the rear of Lots 8 through 13;*
- 4) placement of a note on the Final Plat stating that Lots 8 through 13 and the Southwestern Common Area are denied access to Johnson Highway (private road);*
- 5) retention of the 25' minimum building setback line along Lots 1 through 6, and Lots 15 through 30;*
- 6) retention of the 30' minimum building setback line along Lots 7 through 14;*
- 7) placement of a note on the Final Plat stating that Lots 1, 19, 30 and the Southeastern Common Area are denied access to Latigo Road;*
- 8) placement of a note on the Final Plat stating that all lots and the Common Areas are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 9) revision of the plat to label all lots and the Common Areas with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*
- 10) placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;*
- 11) retention of the entrance curve data on the Final Plat;*
- 12) placement of a note on the Final Plat stating that no structure may be placed or constructed within the 15' drainage easement along the South side of the subdivision;*
- 13) placement of a note on the Final Plat stating that any lots which are developed commercially must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;*
- 14) placement of a note on the Final Plat stating that the site must 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 and Zoning Department and County Engineering; and*
- 15) compliance with the Fire Department comments: [Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).].*

LOCATOR MAP

6)



APPLICATION NUMBER 1 DATE July 20, 2017

APPLICANT Bellewood Subdivision

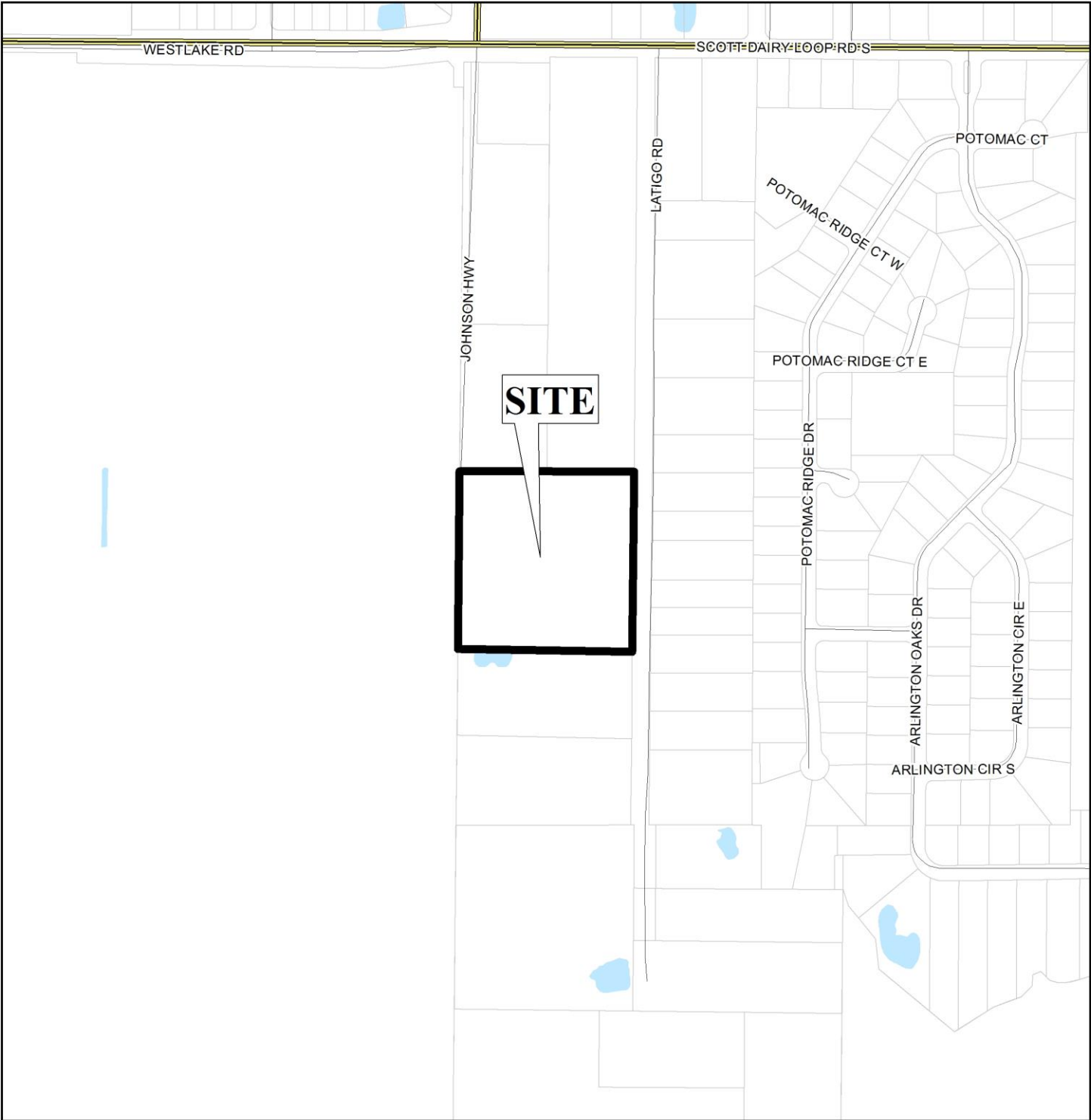
REQUEST Subdivision



NTS

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LOCATOR ZONING MAP

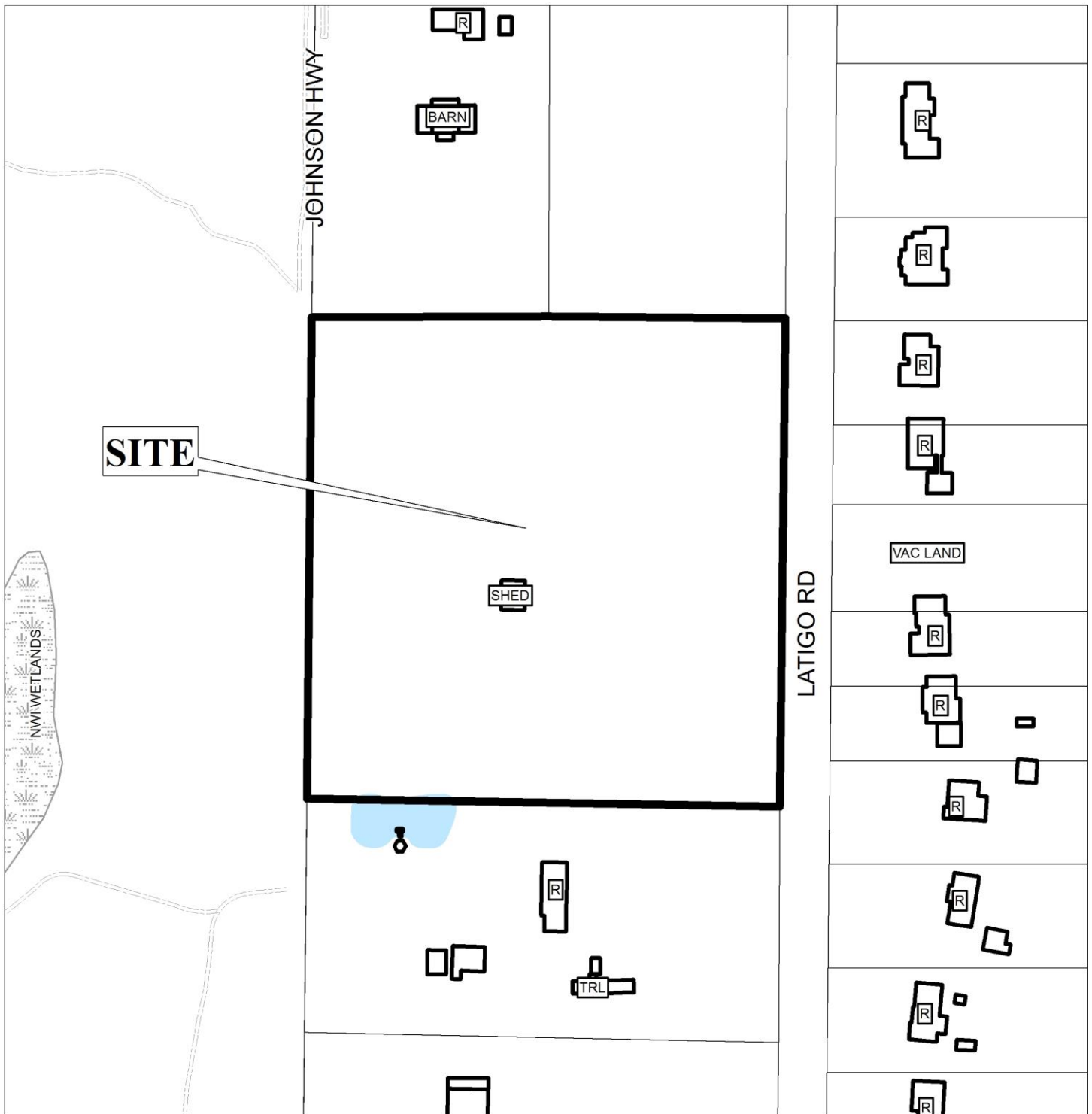


APPLICATION NUMBER 1 DATE July 20, 2017
APPLICANT Bellewood Subdivision
REQUEST Subdivision



BELLEWOOD SUBDIVISION

8)



APPLICATION NUMBER 1 DATE July 20, 2017

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



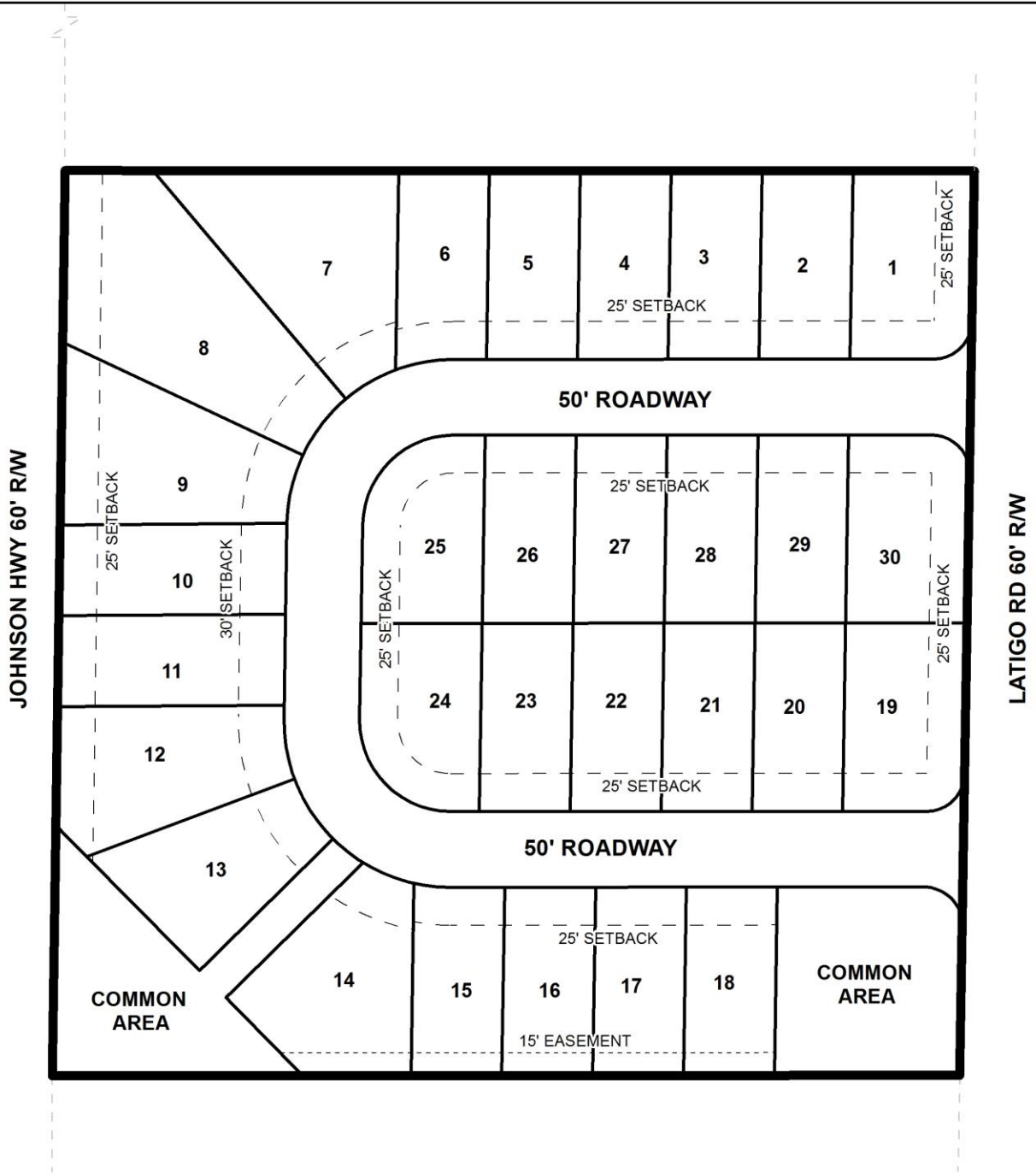
BELLEWOOD SUBDIVISION



APPLICATION NUMBER 1 DATE July 20, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE July 20, 2017

APPLICANT Bellewood Subdivision

REQUEST Subdivision



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