

COMBS PLACE SUBDIVISION,
RESUBDIVISION OF LOT 2

Engineering Comments: Since Grider Road was not constructed to City Standards, the owner will be required to widen Grider Road in order to comply with the Fire Apparatus Access Road requirements of the 2003 International Fire Code. Due to the poor condition of the roadway, resurfacing of Grider Road will also be required. A City standard cul-de sac will be required at the dead end portion of the proposed roadway since the dead end portion of the roadway exceeds 150 feet. Need to provide adequate drainage easements from the proposed ROW to the Common Areas. (On the proposed plat, approximately the first 250' of the proposed roadway currently drains toward Grider Road, however there are no proposed drainage easements to convey this drainage from the proposed ROW to the Common Areas adjacent to Grider Road. For the Common Area located in the NW corner of the property, there is an Access & Utility Easement but not a proposed Drainage Easement.) The drainage easements located at the rear of the lots need to be labeled 'Private Drainage Easements', the maintenance of the Private Drainage Easements as well as the Common Areas need to be shown on the plat as the responsibility of the developer until a Property Owners Association is formed. Drainage easements from the Common Areas to a City maintained drainage system needs to be provided, the maintenance of these easements will also be the responsibility of the developer and/or Property Owners Association.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 35" Live Oak Tree located on the North side of proposed Lot 19. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 20 lot, 6.4 ± acre subdivision located on the West side of Grider Road at the West terminus of Rose Hill Lane and is in City Council District 7. The applicant states that the subdivision is served by public water and sewer.

The purpose of this application is to create a 20-lot subdivision from one lot of record. It should be noted that the single lot was created as part of a Planning Commission approved 2-lot subdivision at the December 15, 2005 meeting: the original application was for a 21-lot subdivision of similar configuration, and the Engineering Department made the following comment:

“Grider Road was not constructed to City of Mobile standards (no curb and gutter and no underground drainage) and the asphalt is in poor condition with a width of only 17 – 17.5 feet”. This would not make Grider Road even comply with private road standards. Furthermore, the proposed 21 lots plus the potential for future subdivision of the property to the West may be excessive for the existing roadway condition. Therefore, the application is recommended for denial”.

The December 2005 two-lot subdivision was considered a compromise decision by the Planning Commission, which considered the concerns of neighbors adjacent to the site, the applicant, and the comments from the Engineering Department.

A subsequent application was made in 2006 to subdivide the lot in question into 4 lots, but the request was denied by the Planning Commission at its August 17, 2006 meeting for the following reasons:

- 1) *lot configuration would be inappropriate for the area, as the layout implies future development;*
- 2) *Grider Road is substandard in terms of pavement width and drainage, thus not able to accommodate additional development until improved to City standards; and*
- 3) *opposition expressed at the meeting and provision of documentation that City regulations are not being complied with.*

The site fronts Grider Road, a minor street lacking curb and gutter, with a right-of-way width of 50-feet. According to Section V.B.14. of the Subdivision Regulations, streets lacking curb and gutter should have a right-of-way width of 60 feet, thus sufficient right-of-way should be dedicated to provide a minimum of 30 feet as measured from the centerline of Grider Road. The minimum building setback line, depicted on the preliminary plat, should be adjusted to reflect the right-of-way dedication.

As proposed, the subdivision will create twenty (20) lots, with a minimum lot size of 8,385 square feet. A cul-de-sac and street stub are depicted on the plat, as are four common areas. While no provision is made for the necessary dedication of right-of-way along Grider Road, the layout otherwise meets all of the requirements of the Subdivision Regulations.

The area immediately surrounding the proposed subdivision site is made up of properties at least 20,000 square feet in size. South of the site is a subdivision, Summer Place, with lots as small as 7,200 square feet, but with direct access to both Howells Ferry Road and Grider Road. An argument could be made that the proposed Combs Place 20-lot subdivision would not be in character with properties within the immediate vicinity, per Section V.D.1. of the Subdivision Regulations.

The layout depicted on the plat matches the layout proposed in the 2005 application, but that was modified by the Planning Commission to be limited to two (2) lots. Nothing in the vicinity has changed since the applications in 2005 or 2006: Grider Road has not been improved.

Furthermore, the applicant did not provide any additional information for the Planning Commission to justify the current request to subdivide the property.

As Grider Road has not been additionally improved since the previous applications, an argument can be made that there is inadequate access to the site, per the requirements of Section I.B.2. of the Subdivision Regulations.

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

- 1) The subdivision would result in lot sizes uncharacteristic to the immediate vicinity, per section V.D.1. of the Subdivision Regulations; and
- 2) Grider Road is a substandard road, and cannot accommodate additional traffic until it is improved to City standards, thus it does not meet the accessibility requirements of Section I.B.2. of the Subdivision Regulations.

Revised for the April 16th meeting:

The application was heldover from the March 5th meeting at the applicant's request, to allow the applicant time to address issues relating to road construction and the provision of sanitary sewer, and to review the number of lots as proposed. Revised plans were submitted, reducing the number of lots by one, and demonstrating the feasibility of extending sewer service to the site and making improvements to Grider Road to increase the pavement width.

The revised plat depicts the proposed 19-lot subdivision, with a minimum lot size of 8,792 square feet and a maximum lot size of 13,791 square feet. One lot was removed to provide additional space for common area (storm water detention) and to allow for a cul-de-sac at the western end of the development to accommodate 2003 International Fire Code requirements.

The Planning Commission recommended that the applicant consider enlarging the lot sizes so that the development would be more characteristic of the northern end of Grider Road. The applicant did not make any significant changes to the proposed lot sizes to address this concern.

Analysis of all lots and parcels North of the Summer Place Subdivision reveals the following:

<i>Minimum property size:</i>	<i>20,133 square feet</i>
<i>Maximum property size:</i>	<i>389,625 square feet</i>
<i>Average property size:</i>	<i>116,323 square feet</i>
<i>Median property size:</i>	<i>100,178 square feet</i>

The applicant's site, at 278,117 square feet, is the third largest of the twenty-two lots and parcels existing North of the Summer Place Subdivision. If the applicant were to divide the property in half, which would be more in character with the area, the property would exceed the recommended 3.5 width to depth ratio of the Subdivision Regulations: many of the properties in the vicinity also exceed this ratio.

The applicant states that construction of the proposed 19-lot subdivision would make it financially feasible for the applicant to make improvements to Grider Road to the site to provide a 20-foot pavement width with 6-foot shoulders on each side, with the road retaining an open-ditch cross-section. The applicant's road improvements will only extend to the northern-most portion of the development site, leaving approximately 500-feet of Grider Road in its current state. Section V.B.15. of the Subdivision Regulations states that a minor street shall have a pavement width of 26 feet. Appendix D of the 2003 International Fire Code, as adopted by the City of Mobile, states that dead-end "fire apparatus access" roads greater than 501 feet shall have a minimum width of 26 feet. City Engineering standards require 23 feet of pavement width plus curb and gutter. Even the private street standards of the Subdivision Regulations requires a minimum pavement width of 18 feet with two 2-foot wings, for a total width of 22 feet.

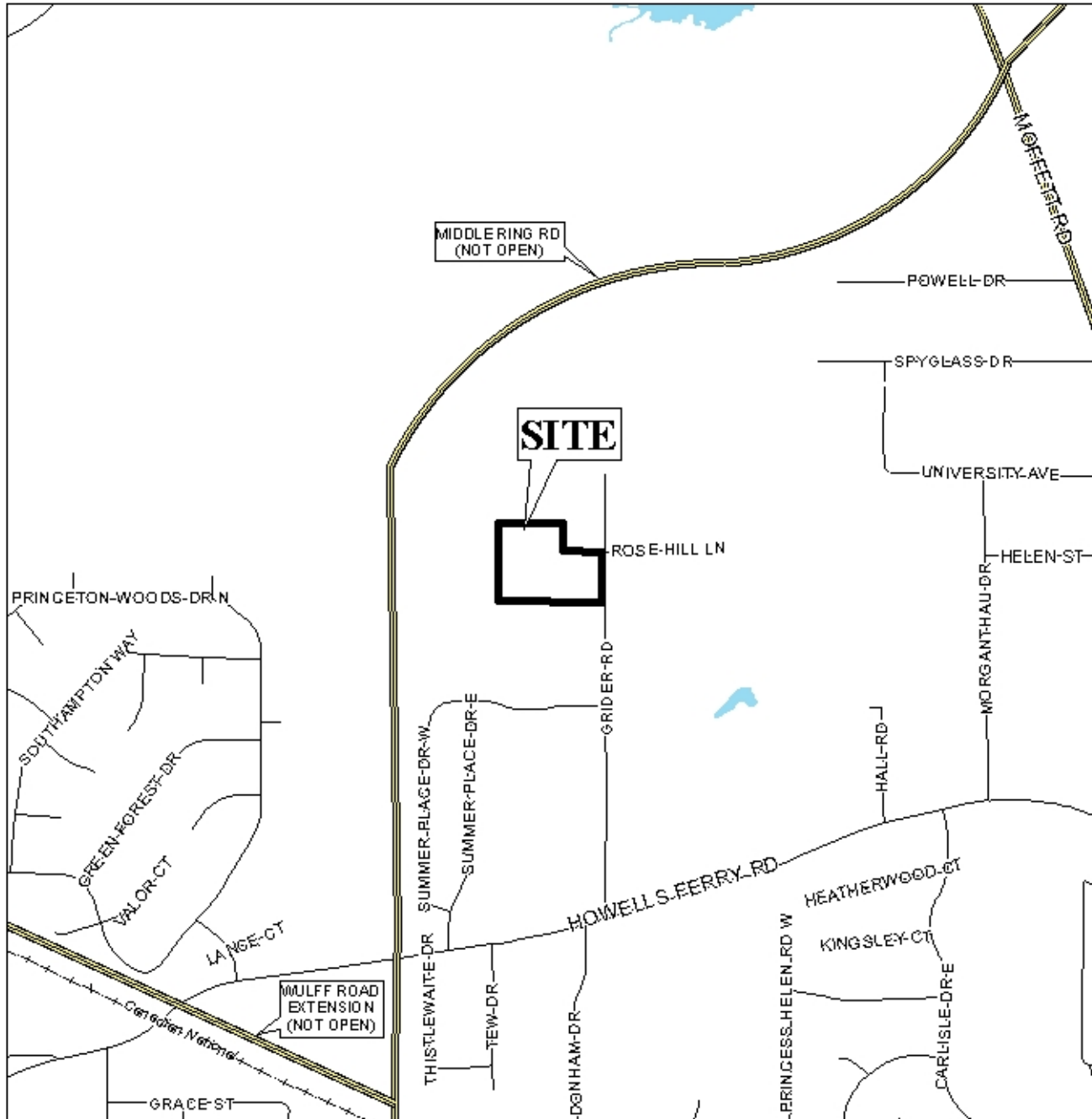
As previously mentioned by staff, Section V.B.14. of the Subdivision Regulations states that roads lacking curb and gutter shall have a right-of-way width of 60 feet, however, the subdivision does not provide dedication along Grider Road as would typically be required.

The subdivision site is on a hilltop, and the additional information provided by the applicant shows that adequate slope may be available to allow the proposed development to connect with the existing sewer service in Summer Place Subdivision. No information was provided from an engineer or MAWSS, however, indicating if the existing sewer service has adequate capacity to serve the proposed development.

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

- 1) The subdivision would result in lot sizes uncharacteristic to the immediate vicinity, per section V.D.1. of the Subdivision Regulations; and*
- 2) Grider Road is a substandard road, even with the proposed improvements, and cannot accommodate additional traffic until it is improved to City standards, thus it does not meet the accessibility requirements of Section I.B.2. of the Subdivision Regulations.*

LOCATOR MAP



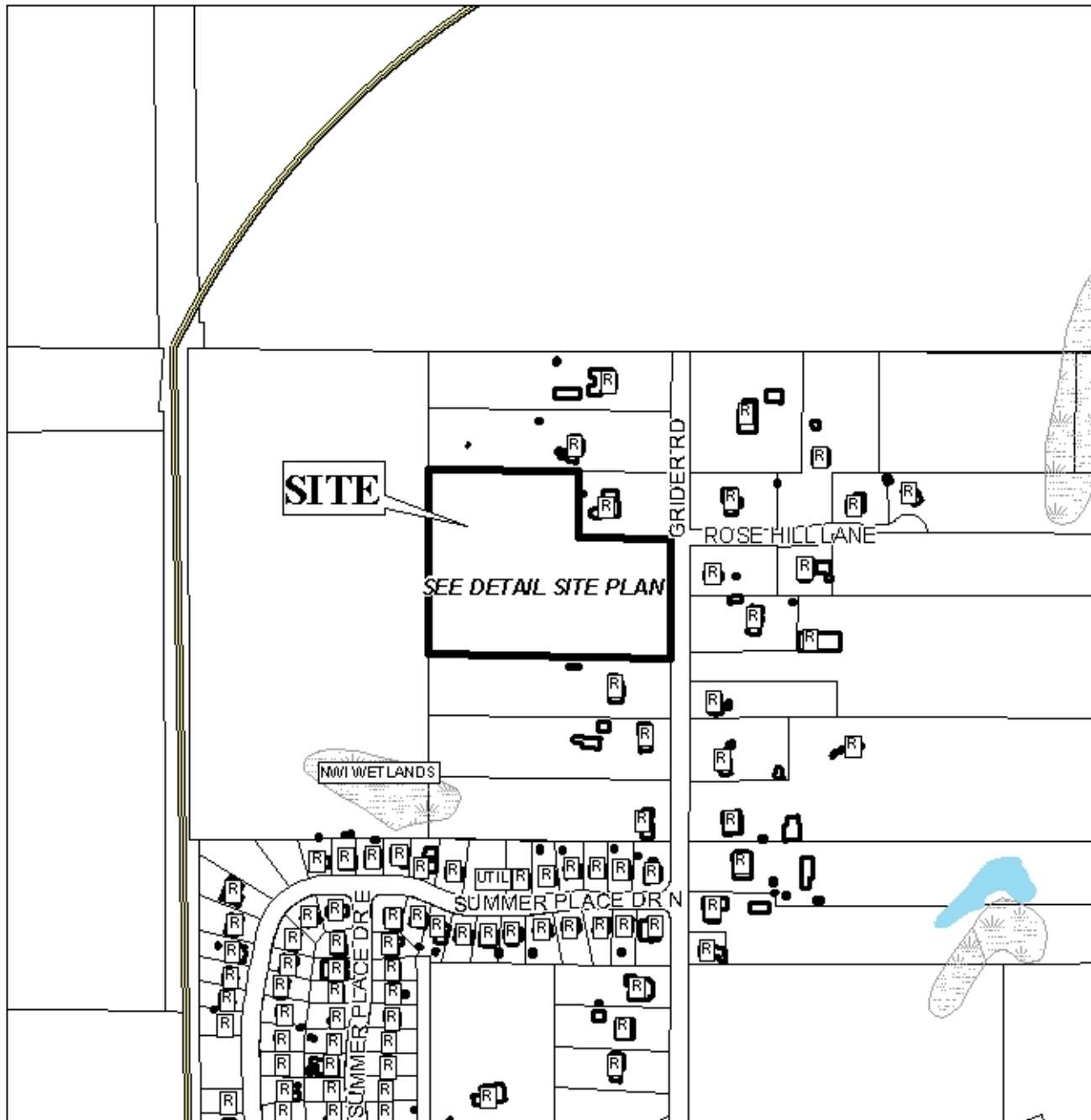
APPLICATION NUMBER 1 DATE April 16, 2009

APPLICANT Combs Place Subdivision, Resubdivision of Lot 2

REQUEST Subdivision


















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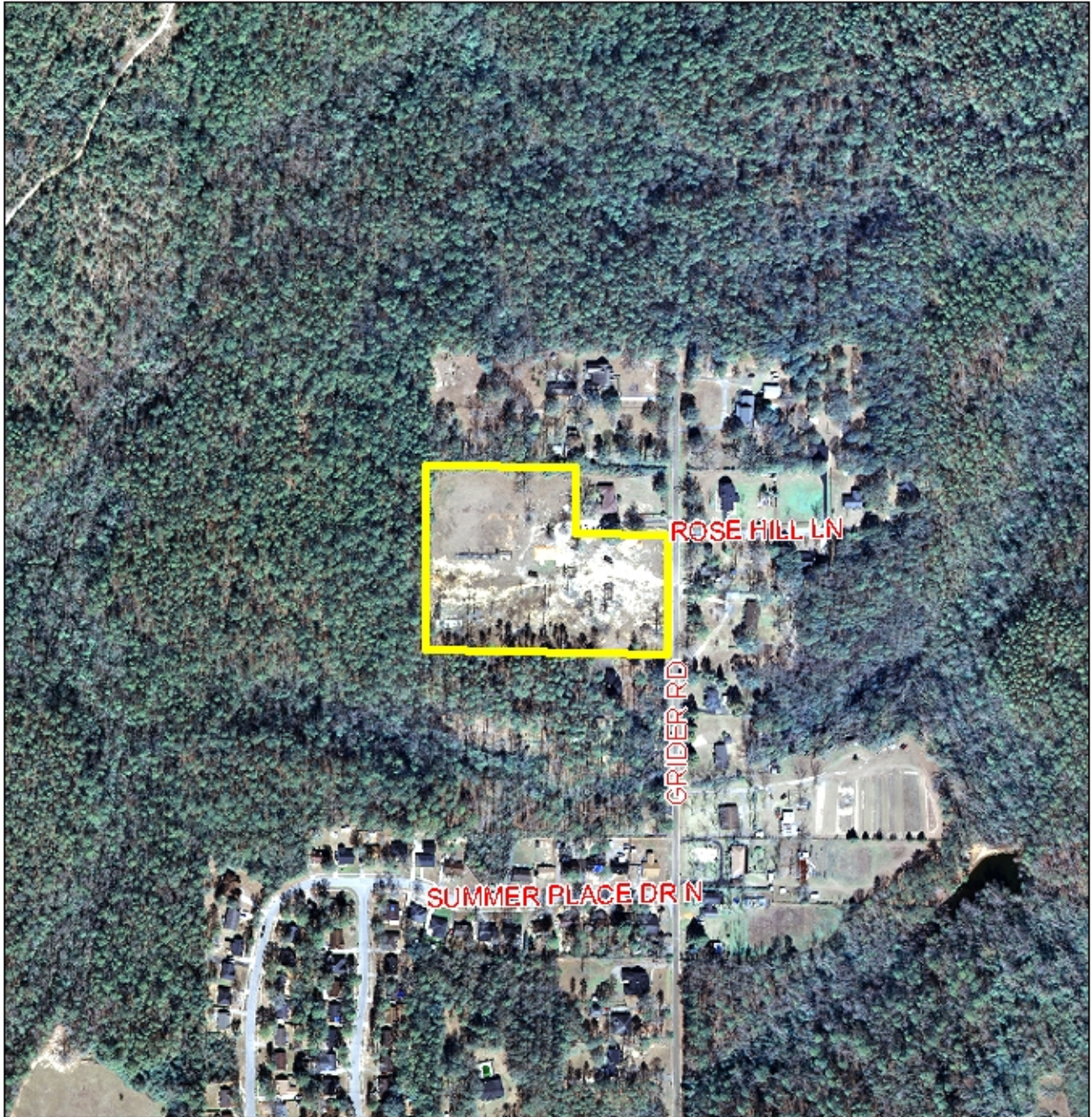


APPLICATION NUMBER 1 DATE April 16, 2009

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	NTS
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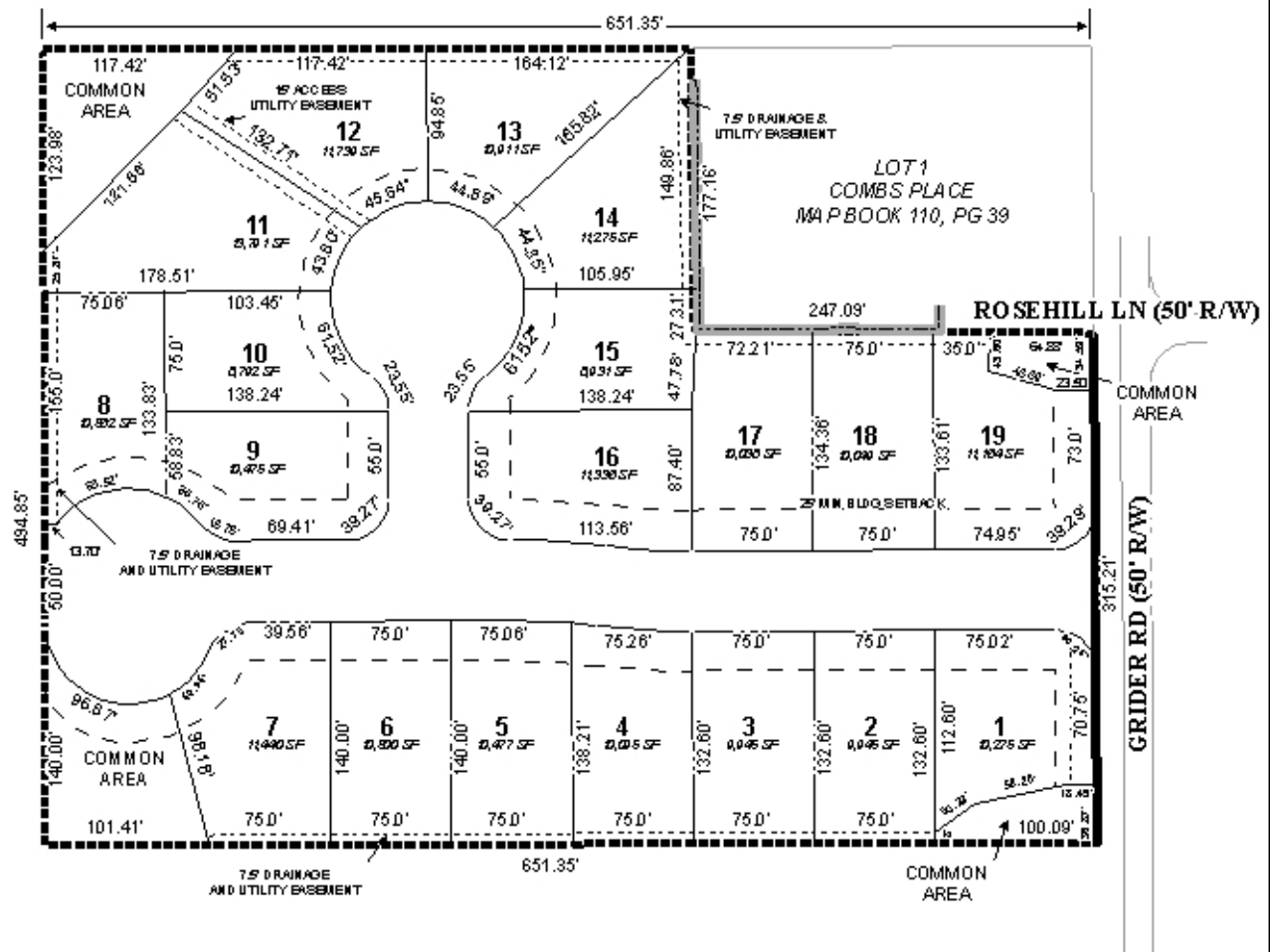
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DETAIL SITE PLAN



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 APPLICANT Combs Place Subdivision, Resubdivision of Lot 2
 REQUEST Subdivision

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 NTS