

## **JOE MASON SUBDIVISION**

Engineering Comments: Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. Provide a signature block for the City Engineer and the County Engineer. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Dedicate additional ROW to provide 50' from the centerline of Wolf Ridge Road. Sidewalk is required to be installed along the Public ROW frontage, unless a sidewalk variance is approved.

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 60" Live Oak Tree and the 66" Live Oak Tree located in the center of the proposed development. Any work on or under these 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 projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2.2± acre, 1-lot subdivision which is located on the East side of Wolf Ridge Road, 200'± North of Moffett Road, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this subdivision is to amend a previously approved subdivision, specifically deleting the required tree preservation note. The proposed subdivision will combine a metes-and-bounds parcel and a legal lot of record into one legal lot of record. The site was the subject

of a subdivision that was approved at the Planning Commission's March 3, 2011 meeting, however, the applicant failed to have the Final Plat recorded within the year following approval, causing the approval to expire. At the same Planning Commission meeting, the applicant successfully applied to have the property rezoned from B-2, Neighborhood Business District to B-3, Community Business District. The tree preservation note was also a condition set forth in the zoning amendment. The applicant also was granted a front landscaping variance by the Board of Zoning Adjustment at its November 7, 2011 meeting, and has requested an extension of the variance approval to be heard at the June 4, 2012 Board of Zoning Adjustment meeting. The current proposed plat shows one difference from the 2012 approved plat, labeled the primary lot to LOT 1.

The zoning classification for the proposed lot is not labeled correctly on the preliminary plat, the plat indicates that the lot is zoned B-2, the two parcels are zoned B-3. The lot size is not labeled in square feet or acres on the preliminary plat; however, the lot exceeds the minimum lot size requirement as required by Section V.D.2. of the Subdivision Regulations. The lot size should be labeled in square feet and acres on the Final Plat, if approved.

The site fronts onto Wolf Ridge Road, a planned major street as depicted in the major street plan component of the City of Mobile Comprehensive Plan. The major street plan requires a 100-foot right-of-way for Wolf Ridge Road; a 50-foot right-of-way is depicted on the plat. If approved, dedication to provide 50-feet from the centerline of Wolf Ridge Road would be required. It should also be noted that while not illustrated on the preliminary plat, a portion of the lot does have frontage along Pringle Drive. The portion which contains the frontage along Pringle Drive was the subject of an approved subdivision at the Planning Commission's May 6, 2004 meeting. A condition of approval at that time required a note on the Final Plat stating that the lot be denied direct access to Pringle Drive. If approved, the Final Plat should be revised to illustrate the frontage along Pringle Drive as well as a note stating that the lot is denied direct access to Pringle Drive.

The 25-foot minimum building setback line, required in Section V.D.9., is not illustrated and labeled on the preliminary plat. If approved, the 25-foot building setback line should be illustrated and labeled on the Final Plat from the new property line after dedications along all street frontages.

It should be noted that the proposed lot does not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, Lot 1 will be  $137.45' \pm$  wide at the setback line and  $491.45' \pm$  deep, resulting in a lot that is approximately  $10.37' \pm$  deeper than would normally be allowed. However, the previous approval of the lot by the Planning Commission would make a waiver of Section V.D.3. of the Subdivision Regulations appropriate.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut to Wolf Ridge Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that upon reviewing City of Mobile 2010 aerial photos of the site, there appear to be several existing structures. If approved, the applicant should apply for a Planned Unit Development to have multiple buildings on a single building site, or obtain demolition permits so there is only one structure remaining.

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.

Based upon the preceding, this application is recommended for holdover, subject to the following conditions:

- 1) Submission of rezoning application to amend the previous approved zoning amendment, to remove the tree preservation note;
- 2) label Zoning from B-2 to B-3 on the Final Plat;
- 3) label of the lot size in square feet and acres;
- 4) dedication to provide 50' from the centerline of Wolf Ridge Road to the City of Mobile;
- 5) successful application for a Planned Unit Development or obtain demolition permits so that only one structure remains on the site before the signing of the Final Plat;
- 6) placement of the 25-foot minimum building setback line along all right-of-way frontages;
- 7) compliance with Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. Provide a signature block for the City Engineer and the County Engineer. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Dedicate additional ROW to provide 50' from the centerline of Wolf Ridge Road. Sidewalk is required to be installed along the Public ROW frontage, unless a sidewalk variance is approved.);*
- 8) compliance with Urban Forestry comments *(Preservation status is to be given to the 60" Live Oak Tree and the 66" Live Oak Tree located in the center of the proposed development. Any work on or under these tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 9) compliance with Fire Department comments *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*

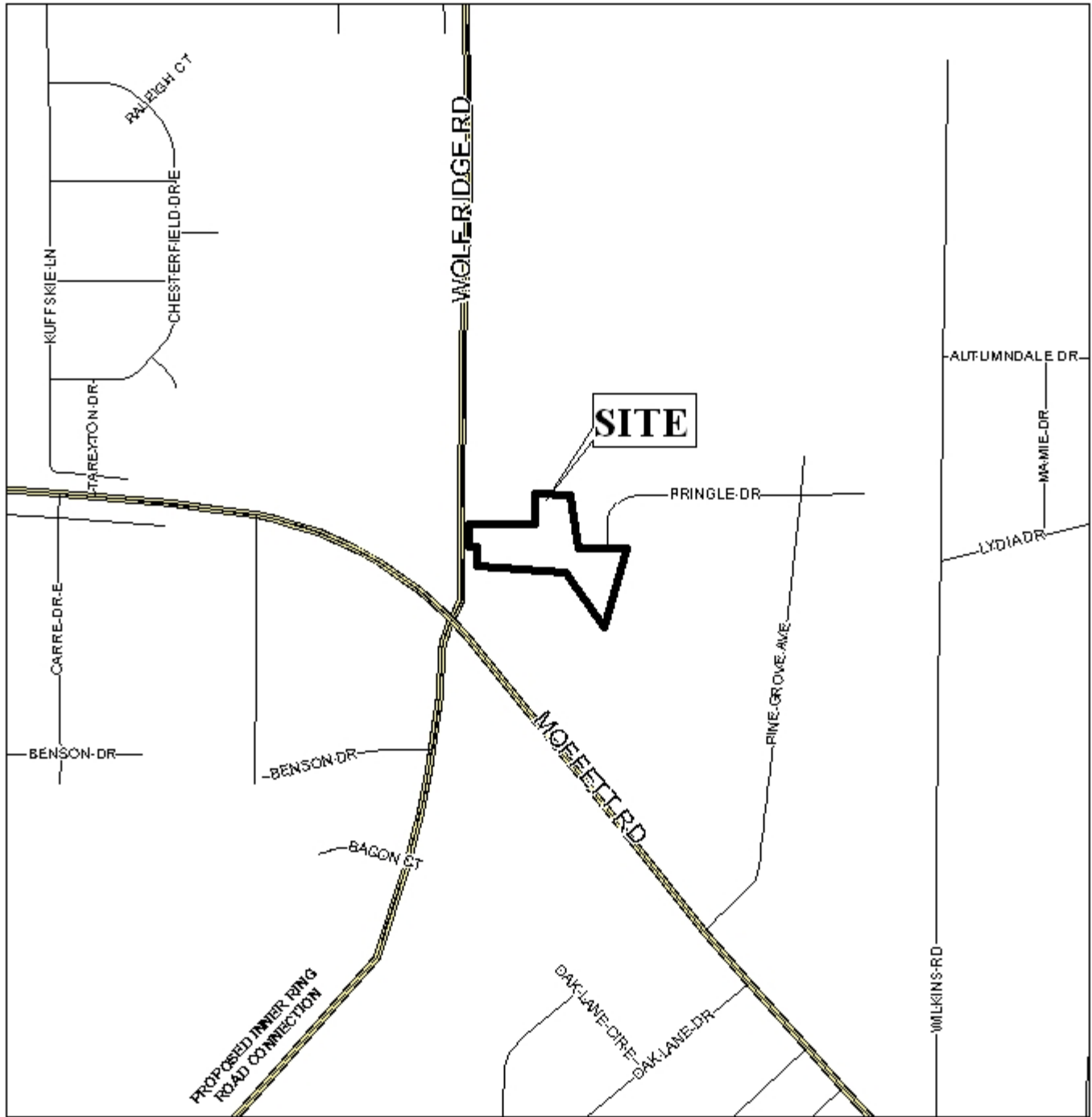
- 10) placement of a note on the Final Plat limiting the development to one curb cut to Wolf Ridge Road, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 11) illustration of frontage along Pringle Drive on the Final Plat;
- 12) placement of a note on the Final Plat stating the lot is denied direct access to Pringle Drive; and
- 13) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

***Revised for the August 8<sup>th</sup> meeting:***

*No revisions were submitted by the applicant from the June 6, 2013 meeting. Furthermore, a Rezoning application was not submitted as requested. Based upon the preceding, this application is recommended for Denial for the following reasons:*

- 1) The lot does not meet the width-to-depth ratio per section V.D.3;*
- 2) The lot does not illustrate the 25-foot minimum building set back line per section V.D.3;*
- 3) No dedication is illustrated as required to provide 50' from the centerline of Wolf Ridge Road per section V.B.14.*

# LOCATOR MAP



APPLICATION NUMBER 1 DATE August 8, 2013  
APPLICANT Joe Mason Subdivision  
REQUEST Subdivision



# JOE MASON SUBDIVISION



APPLICATION NUMBER 1 DATE August 8, 2013

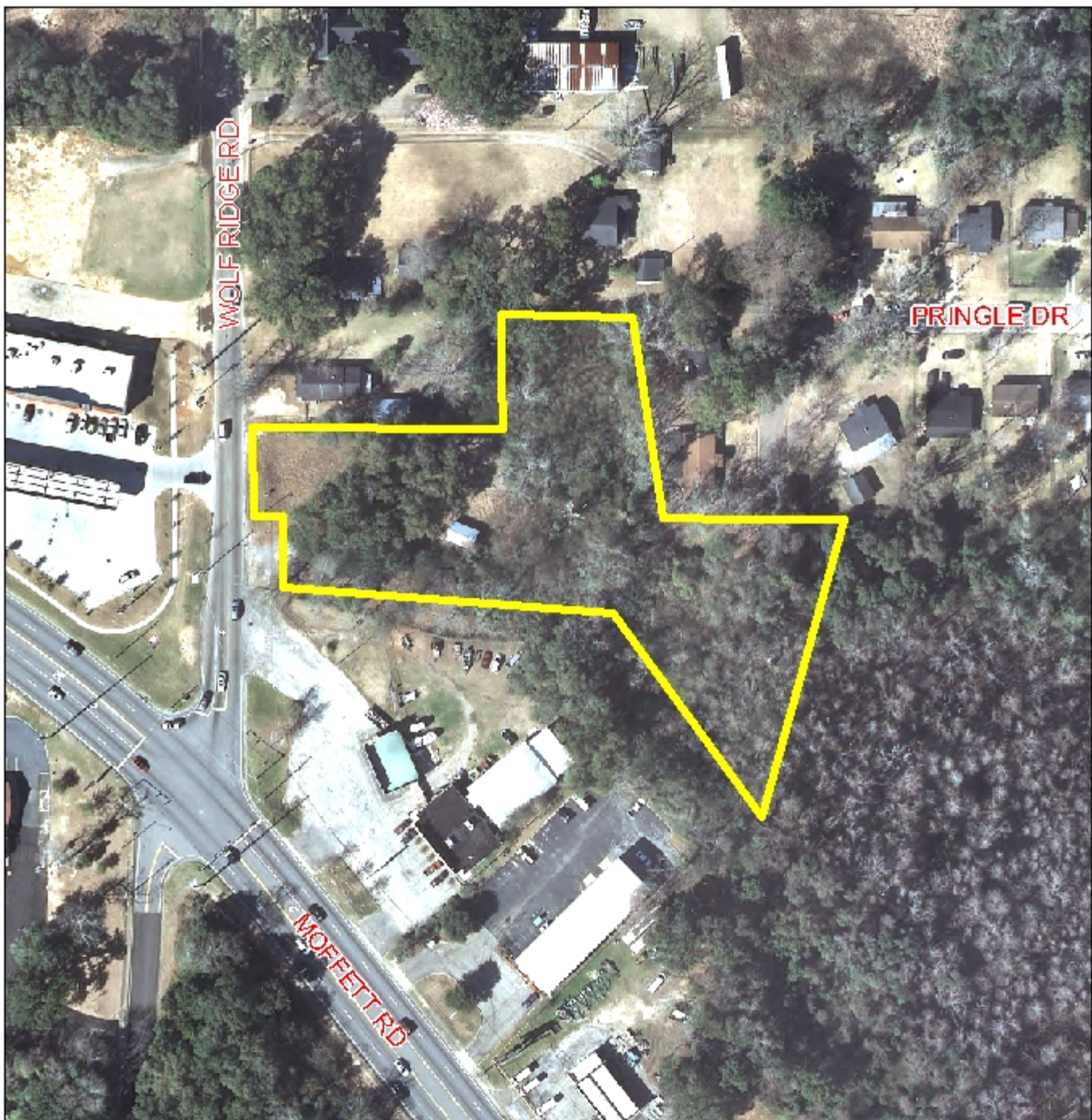
LEGEND

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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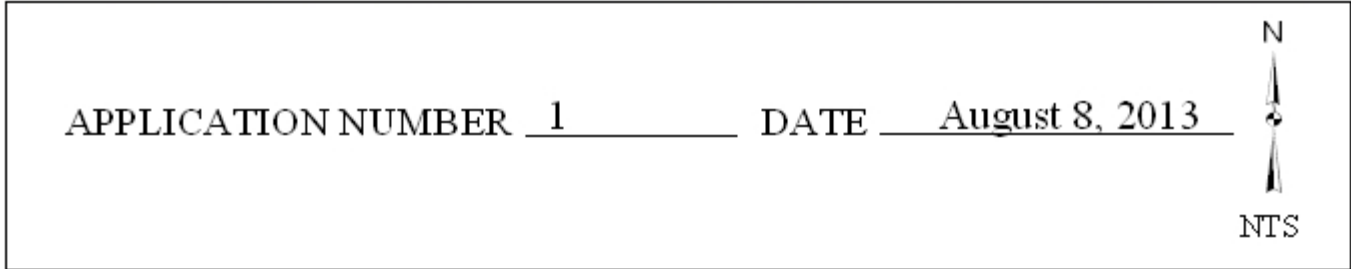
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