

## **LABRADOR RUN SUBDIVISION,** **PHASE THREE B**

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: 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).

MAWWS Comments: No comments received.

The preliminary plat illustrates the proposed 14-lot, 7.2± acres subdivision located at the West terminus of Moses Way, extending to the East side of Rex Drive, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create 14 legal lots of record in what appears to be the second stage of the proposed Phase Three of Labrador Run Subdivision, the third phase of a proposed 427-lot subdivision originally approved at the September 21, 2006 meeting of the Planning Commission. Phases One and Two have been recorded in Mobile County Probate Court, and at its July 22, 2010 meeting the Planning Commission approved modifications to the remaining 413-lot phase of the composite subdivision. Extension of the approval was granted at the July 21, 2011 meeting, but was allowed to expire. Most recently, at its January 16, 2014 meeting, the Planning Commission approved 31 lots as the first stage of the proposed Phase Three. It should be noted that, while this first stage was recorded in Mobile County Probate Court on December 17, 2014, copies of the recorded plat have not been received by the Planning and Zoning Department. As such, the provision of seven (7) copies of the recorded plat to the Planning and Zoning Department of Labrador Run Subdivision, Phase Three A should be required prior to signing of the Final Plat.

It should be noted that phasing has been required to be depicted for the overall site for previous approvals of the composite subdivision. Phase Three A of Labrador Run Subdivision is illustrated on a previously revised Master Plan, but the plan does not include Phase Three B. As such, the Master Plan of Labrador Run Subdivision should be revised to depict the additional stage of the phase herein described.

The preliminary plat illustrates the proposed construction of an extension to Moses Way, a minor closed-end street with curb and gutter requiring a 50' right-of-way width. Lots 1-13 front the proposed street, whereon sufficient right-of-way is depicted; and, as such, no additional dedication should be required.

Regarding proposed Lot 14, the applicant may wish to consider reconfiguring the lot as a second point of access to the proposed subdivision phase. Doing so would facilitate connectivity between existing and future subdivision phases. It should nevertheless be noted that Lot 14 has frontage on Rex Drive, a future major street named Airport Road Extension requiring a 120' right-of-way width per the most recently adopted Major Street Plan. The preliminary plat illustrates a 100' right-of-way; therefore, if approved, the plat should be revised to illustrate dedication sufficient to provide a minimum of 60' from the centerline of Rex Drive.

It should also be noted that Rex Drive terminates as a street stub in an area labeled "Future Development." As such, if approved, and if required by Mobile County Engineering, a temporary turn-around in compliance with Sections V.B.6. and V.B.14. of the Subdivision Regulations should be illustrated on the Final Plat at the terminus of Rex Drive. Any proposed street(s) must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat.

As a means of access management, a note should be required on the Final Plat stating Lots 1-13 are each limited to one curb cut to Moses Road, and Lot 14 is limited to one curb cut to Rex Drive, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line along both existing and proposed street frontages, per Section V.D.9. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat, adjusted for any required dedication.

The lots, with the exception of Lot 14, are slightly irregular in shape, but meet the minimum size requirements for lots served by a public water supply and sanitary sewer system. Also, each lot's size is appropriately labeled in square feet and acres. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; or, provision of a table with the same information should suffice.

Multiple easements are illustrated on the preliminary plat, including the following: a 10' utility easement along the frontages of Lots 1-13; drainage easements 20' wide along the rear portions of Lots 11-13, and 10' wide along the rear portion of Lot 14; and, drainage and utility easements 7.5' wide along the frontage of Lot 14, 15' wide between Lots 6 and 7, 15' wide between Lots 10 and 11, 15' wide along the rear portions of Lots 7 and 8, and 20' wide along the rear of Lots 11-13. A note stating no permanent structures can be constructed in any easement has been placed on the preliminary plat and should be retained on the Final Plat, if approved.

The plat depicts a 0.65± acre common area to the rear of Lots 8-10, with a 20'±-wide access between Lots 8 and 9 from Moses Way. A note referencing the maintenance of the common area has been placed on the preliminary plat and should be retained on the Final Plat, if approved.

In being a portion of a larger development, the site will have to comply with the City of Mobile stormwater and flood control ordinances. If approved, a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be

submitted to the Planning and Zoning Department prior to the signing of the Final Plat for each phase.

This site is located in the County; therefore, 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. This note appears on the preliminary plat and should be retained on the Final Plat, if approved.

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. A note reflecting this requirement should be placed on the Final Plat, if approved.

This application is recommended for Holdover until the September 7, 2017 meeting with revisions due by August 31, 2017 to address the following:

- 1) Submission of a revised Master Plan of Labrador Run Subdivision to include the proposed Phase Three B; and,
- 2) Consideration of reconfiguring proposed Lot 14 to provide additional access to Phase Three B of Labrador Run Subdivision.

***Revised for the September 7<sup>th</sup> meeting:***

*This application was heldover from the August 3<sup>rd</sup> meeting to allow the applicant to address the following:*

- 1) *Submission of a revised Master Plan of Labrador Run Subdivision to include the proposed Phase Three B; and,*
- 2) *Consideration of reconfiguring proposed Lot 14 to provide additional access to Phase Three B of Labrador Run Subdivision.*

*Staff received a revised Master Plan of Labrador Run Subdivision whereon Phase Three B, as provided for the August 3<sup>rd</sup> meeting, is illustrated. No reconfiguration of Lot 14 is proposed, and no changes to previously proposed and/or approved phases of the master subdivision are indicated.*

*It should be noted that, while the Master Plan is depicted as being consistent with previously approved and currently proposed phases, neither Phase Three B nor Phase Three A are labeled. As such, revision of the Master Plan to correctly identify Phases Three A and B should be required prior to signing of the Final Plat.*

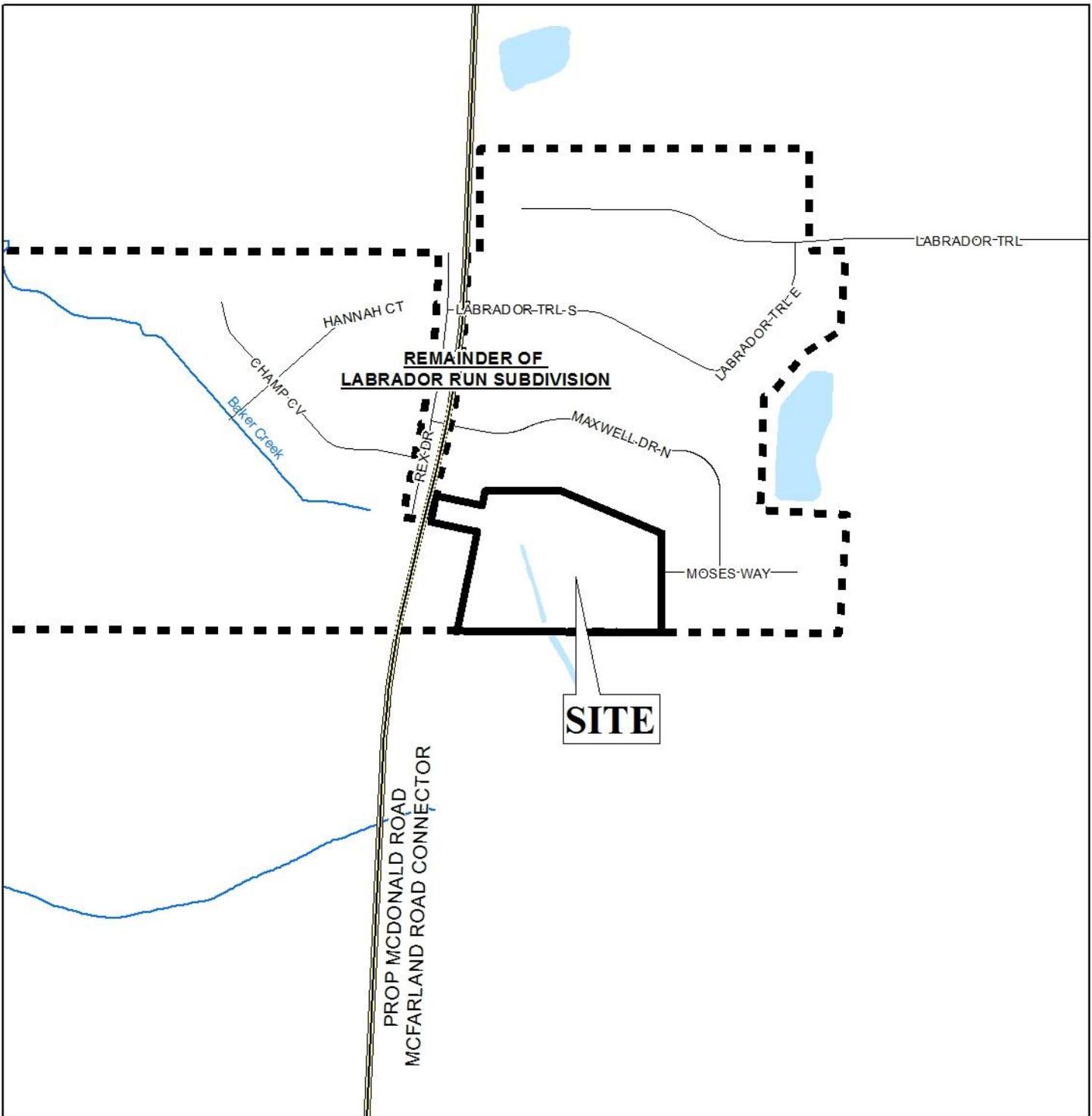
*Regarding comments from the original Staff report concerning right-of-way along the planned Airport Road Extension, the segment of this proposed major street through the subdivision was*

*established in 2006, and since lots have been platted along the right-of-way no dedication beyond a minimum right-of-way width of 100' should be required. Also, regarding the temporary turnaround at the terminus of Rex Drive, the length of the street stub complies with International Fire Code requirements; therefore, a turnaround should not be necessary.*

*Based on the preceding, and with a waiver of V.D.1. of the Subdivision Regulations, the plat is recommended for Tentative Approval subject to the following conditions:*

- 1) provision of seven (7) copies of the Final Plat of Labrador Run Subdivision, Phase Three A to the Planning and Zoning department prior to signing of the Final Plat;*
- 2) revision of the Master Plan of Labrador Run Subdivision to correctly label Phases Three A & B;*
- 3) placement of a note on the Final Plat stating Lots 1-13 are each limited to one curb cut to Moses Road, and Lot 14 is limited to one curb cut to Rex Drive, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 4) retention of the 25' minimum building setback line along all street frontages;*
- 5) placement of a note on the Final Plat stating no easements shall be constructed in any easement;*
- 6) placement of a note on the Final Plat stating maintenance of all common areas shall be maintained by the property owner(s);*
- 7) provision of a letter a letter to the Planning and Zoning Department from a licensed engineer certifying compliance with the City's storm water and flood control ordinances, prior to signing of the Final Plat;*
- 8) placement of a note 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;*
- 9) placement of a note on the Final Plat stating the development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 10) compliance with 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.);*
- 11) compliance with Fire 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).); and,*
- 12) provision of a Letter of Acceptance from Mobile County Engineering for the proposed streets prior to the signing of the Final Plat.*

# LOCATOR MAP



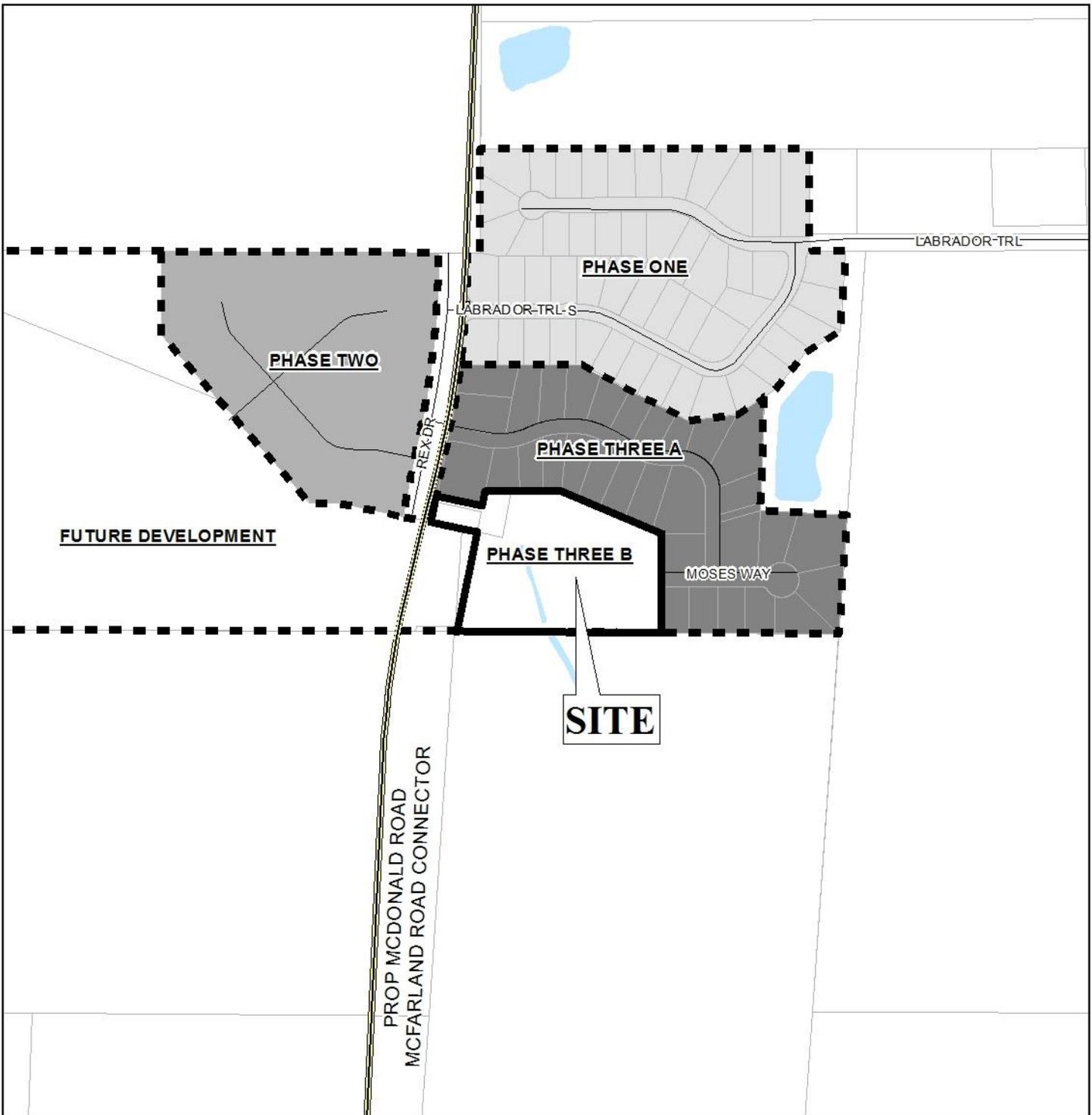
APPLICATION NUMBER 1 DATE September 7, 2017

APPLICANT Labrador Run Phase Three B Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



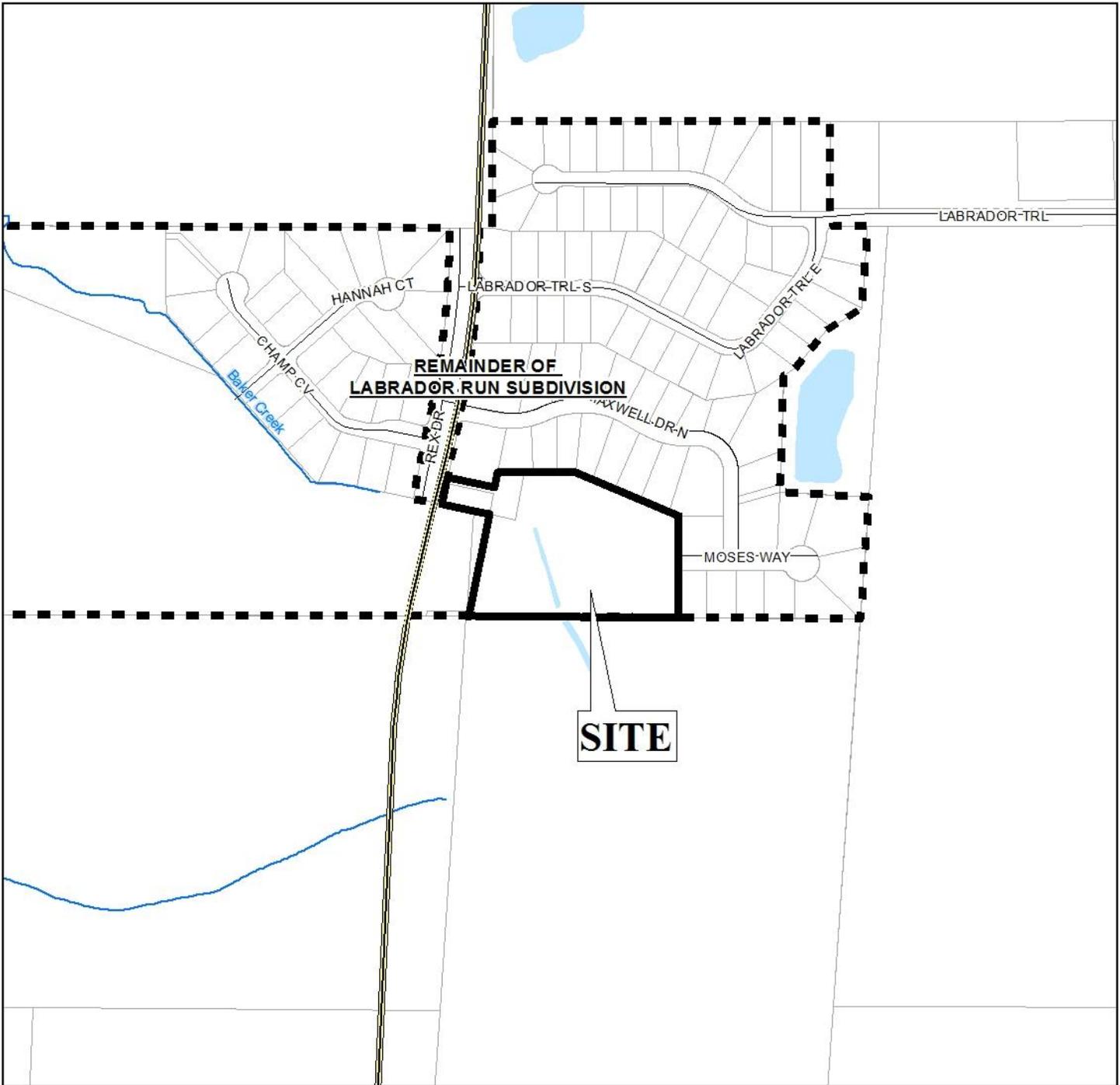
APPLICATION NUMBER 1 DATE September 7, 2017

APPLICANT Labrador Run Phase Three B Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE September 7, 2017

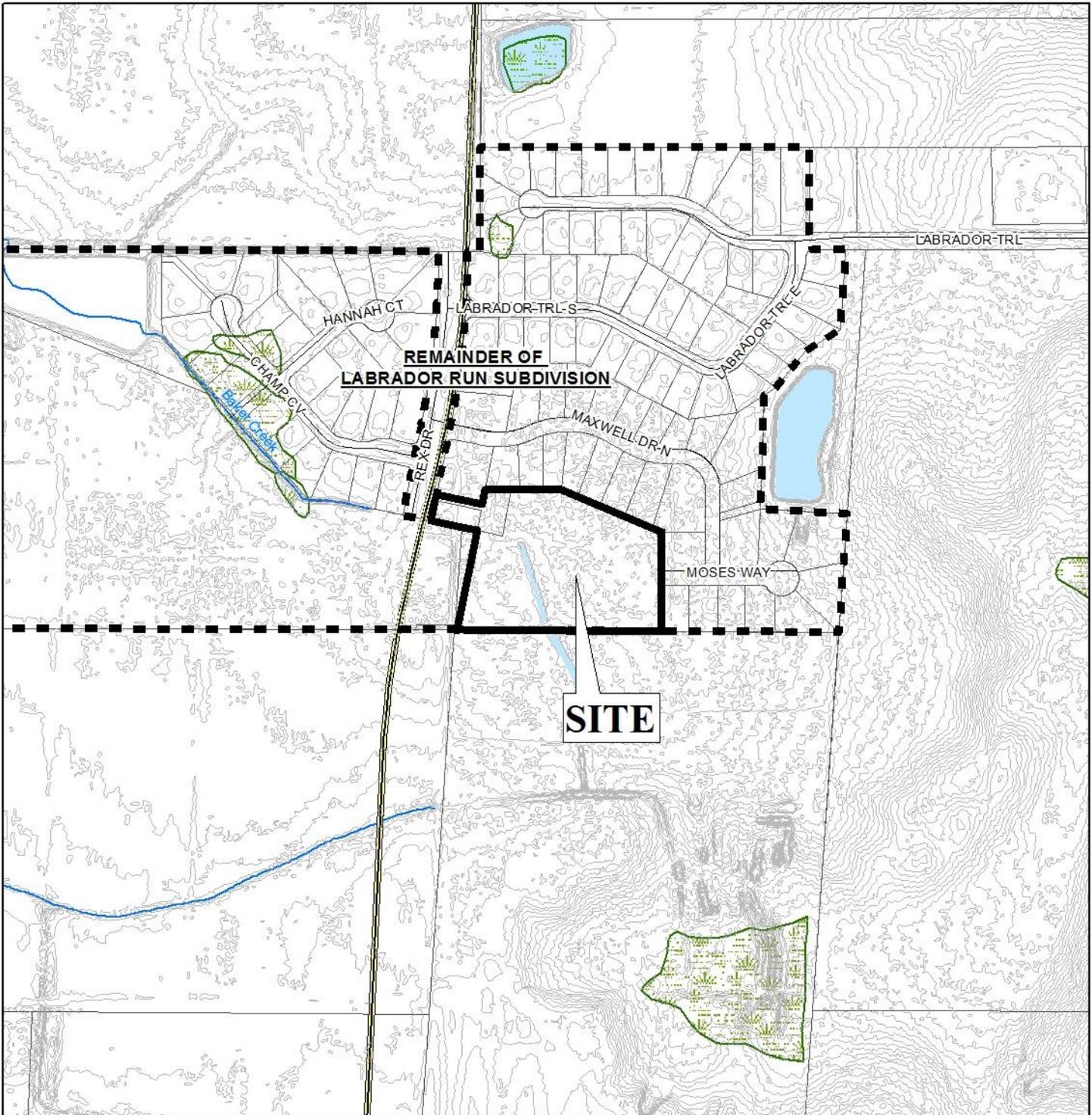
APPLICANT Labrador Run Phase Three B Subdivision

REQUEST Subdivision

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



# ENVIRONMENTAL LOCATOR MAP



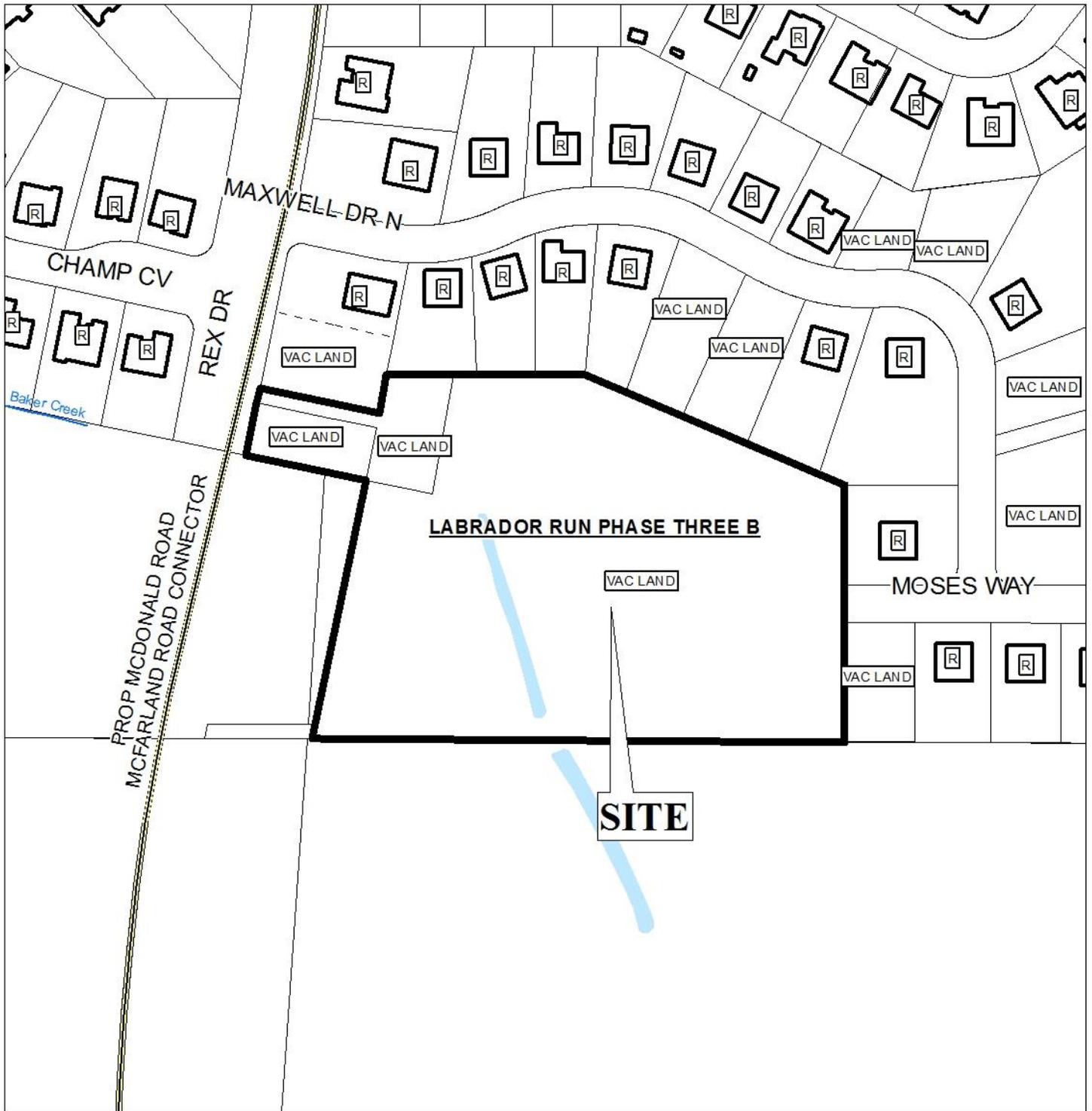
APPLICATION NUMBER 1 DATE September 7, 2017

APPLICANT Labrador Run Phase Three B Subdivision

REQUEST Subdivision



# LABRADOR RUN PHASE THREE B SUBDIVISION

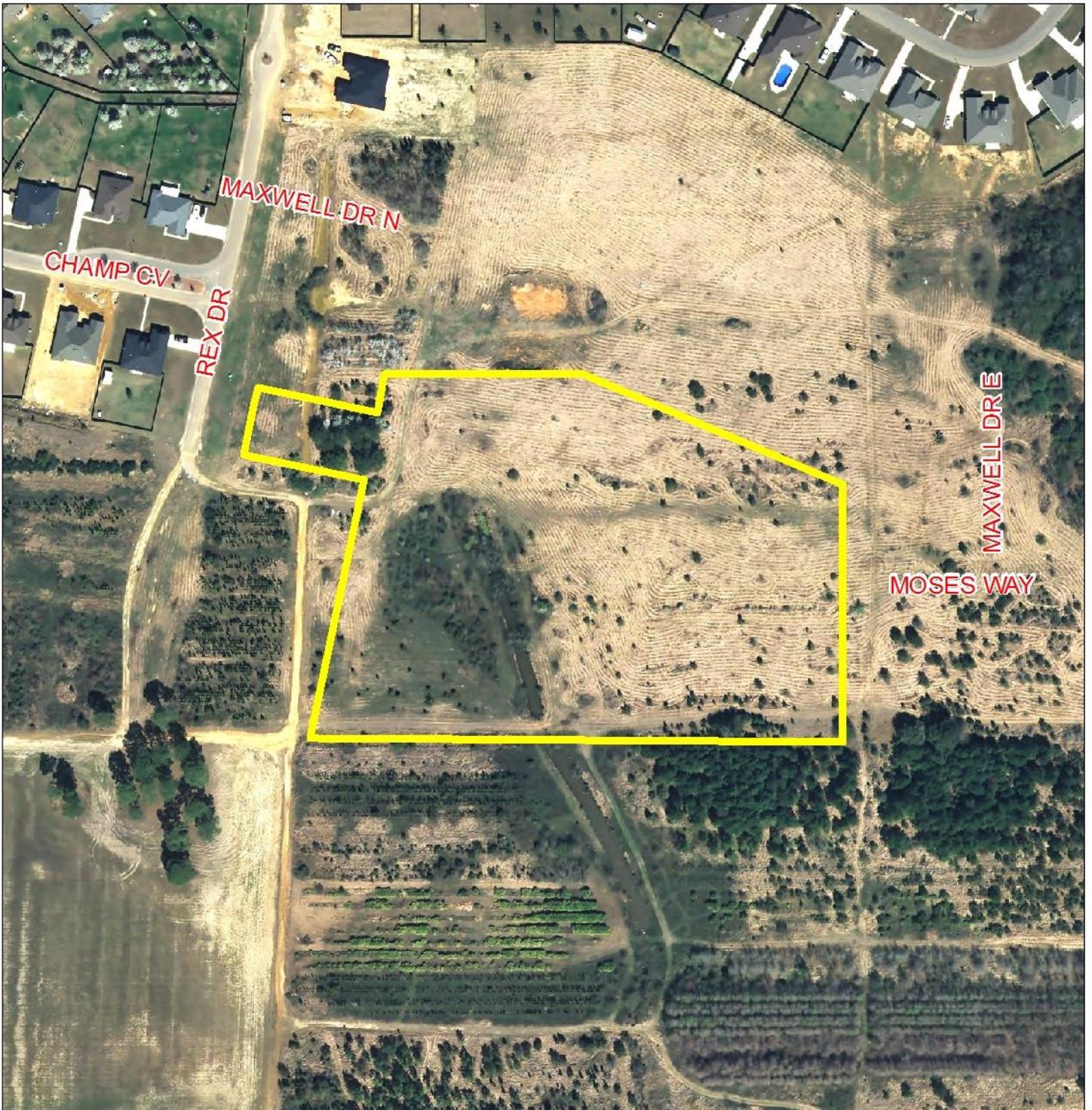


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



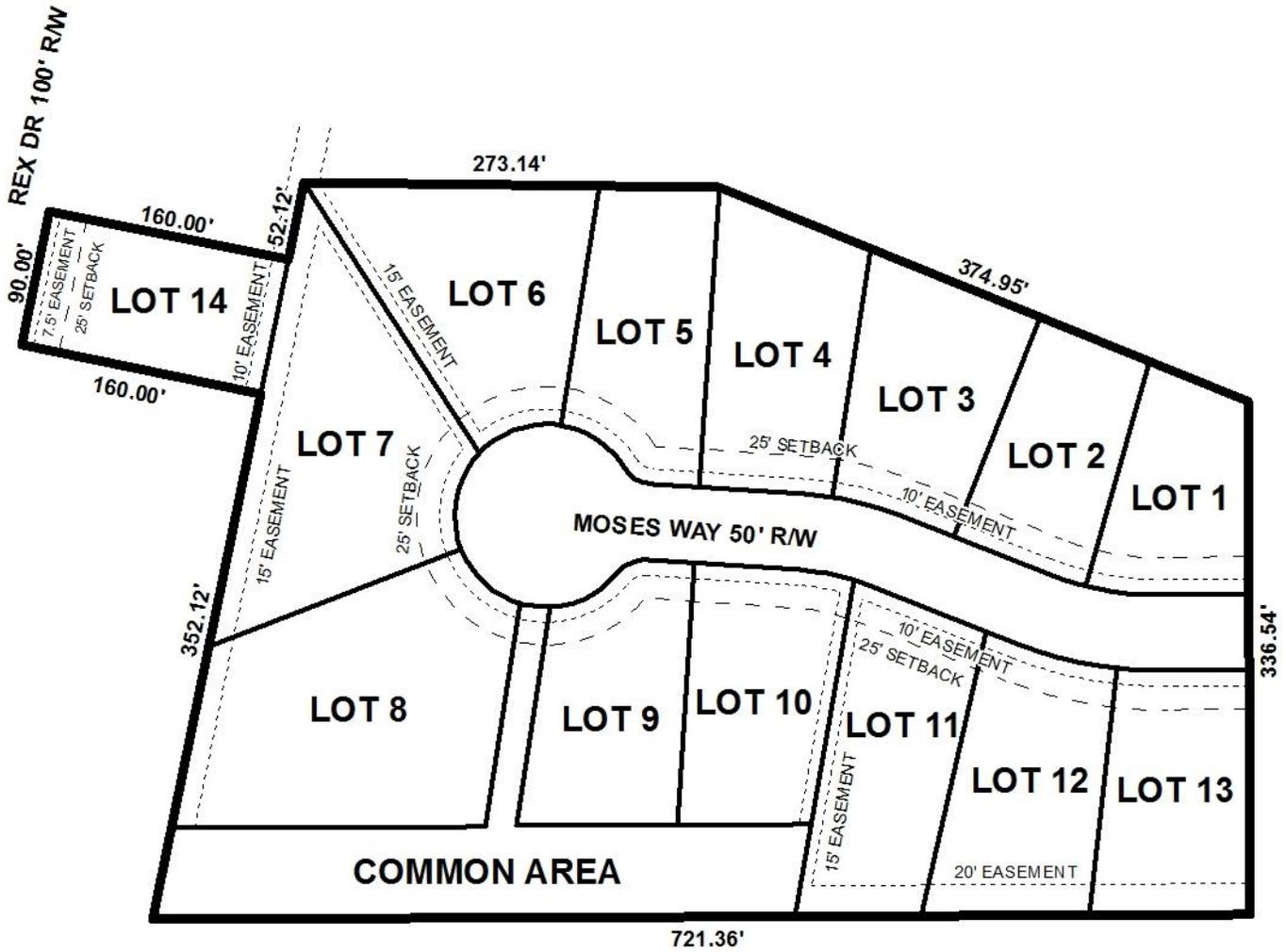
# LABRADOR RUN PHASE THREE B SUBDIVISION



APPLICATION NUMBER 1 DATE September 7, 2017



# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE September 7, 2017  
 APPLICANT Labrador Run Phase Three B Subdivision  
 REQUEST Subdivision



