

WEST POINT PLAZA SUBDIVISION, FIRST ADDITION

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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

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

The preliminary plat illustrates the proposed 3-lot, 18.8± acre subdivision which is located on the South side of Airport Boulevard, extending to the West terminus of Fangorn Road, the Southern terminus of Anna Court, and the Eastern terminus of O'Hara Drive. The site is located in the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sewer.

The purpose of this application is to create three legal lots of record from one metes-and-bounds parcel and one legal lot of record.

The North portion of this site was tentatively approved by the Planning Commission at the August 21, 2014 meeting to create two lots, construct a public road (West Point Plaza Drive) along the east line of West Point Plaza Lot 1 which would terminate into a cul-de-sac as illustrated on the plat, and to leave the remaining southern end of the parcel open for future development once adequate access to a public or private road was provided. The applicant is now requesting to create three new lots from the remaining portion of the southern end of the West Point Plaza Subdivision parcel and a portion of the adjacent lot.

As mentioned previously, the applicant is requesting to create three new legal lots of record from one metes-and-bounds parcel and one legal lot of record; however, the applicant did not provide Staff with sufficient information regarding the ownership of the two properties upon submittal of the most recent subdivision application. Parcels R022707260000042.001 and R02270726000004 appear to be owned by two separate entities. Clarification of ownership must be addressed prior to the review of subdivision requests by the Planning Commission.

The preliminary plat illustrates three proposed lots; however, it appears that the proposed Lot 1 will include a portion of a parcel to the North of the site that is labeled as *West Point Plaza Lot 1 and West Point Plaza Lot 2*. The plat for West Point Plaza should be recorded prior to the signing of the plat for the request at hand, if approved.

It should be pointed out that the proposed Lot 1 is a flag lot, and while meeting the minimum width of 25' for a flag lot, the applicant did not provide any information stating unusual circumstances that may exist on the lot in reference to Section V.D.1 of the Subdivision Regulations. A waiver of Section V.D.1 will be required to approve the subdivision as illustrated.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2. of the Subdivision Regulations, however the preliminary plat depicts the proposed lot sizes in only acres. The proposed lots should be labeled with sizes in both square feet and acres on the Final Plat, if approved.

The site abuts three street stubs: O'Hara Drive, Fangorn Road, and Anna Court – all with compliant right-of-way widths. O'Hara Drive maintains a right-of-way width of 60', while Fangorn Drive and Anna Court both maintain 50' right-of-way widths. The 25' minimum building setback line is not depicted on the plat for each proposed lot, but should be illustrated on the Final Plat as a box around each street stub where the lots are at least 60' in width, if approved.

Although no continuation of the street stubs are shown on the preliminary plat, it should be pointed out that Section V.B.1. of the Subdivision Regulations states that existing streets that abut a subdivision shall be continued. Further, the applicant has not submitted any information pertaining to the overall layout of the site. Section I.B.1. of the Subdivision Regulations encourages orderly development; therefore, the applicant should submit additional information regarding the future development of the site.

A note should be placed on the Final Plat limiting the proposed Lot 1 to one curb-cut to O'Hara Drive, the proposed Lot 2 to one curb-cut to the western terminus of Fangorn Road, and the proposed Lot 3 to one curb-cut to the street stub of Anna Court. The size, design and location of each curb-cut are to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, thus 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. A note should be placed on the Final Plat, if approved.

Due to the odd shape of each lot, a note should be placed on the Final Plat stating that there shall be no additional subdivision of any lot until frontage on a public or compliant private street is provided.

Based on the preceding, it is recommended that this application be held over to the May 21st meeting and that the applicant submit revisions by May 4th in order to provide sufficient time to address the following:

- 1) Documentation of ownership for parcels R022707260000042.001 & R022707260000042;
- 2) Justification must be provided for the irregular, flag pole shape of Lot 1 as indicated in Section V.D.1. of the Subdivision Regulations;
- 3) Revision of the lot size in both square feet and acres on the Final Plat, if approved.
- 4) Retention of the right-of-way widths for O'Hara Drive, Fangorn Road, and Anna Court on the Final Plat, if approved;
- 5) Depiction of the 25' minimum building setback line illustrated as a box around each street stub for proposed Lots 1, 2, and 3 on the Final Plat, if approved;
- 6) Documentation pertaining to the overall layout of the site and any future developments;
- 7) Placement of a note on the Final Plat limiting the proposed Lot 1 to one curb-cut to O'Hara Drive;
- 8) Placement of a note on the Final Plat limiting the proposed Lot 2 to one curb-cut to Fangorn Road;
- 9) Placement of a note on the Final Plat limiting the proposed Lot 3 to one curb-cut to Anna Court;
- 10) Placement of a note on the Final Plat stating that this site is located in the County, thus 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.
- 11) Placement of a note on the Final Plat stating that there shall be no additional subdivision of any lot until frontage on a public or compliant private street is provided.
- 12) Placement of Engineering comments as a note on the plat stating that the site *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.*

Revised for the May 21st Meeting:

This application was heldover from the April 16th meeting to allow the applicant to submit additional information and provide justification for the creation of a flag lot. Since that time the applicant has submitted deeds establishing the current ownership for parcels R022707260000042.001 and R022707260000042.

In addition to establishing the ownership of the parcels that are to be subdivided, the applicant has provided justification for the irregular, flag pole shape of Lot 1 as stated in Section V.D.1 of the Subdivision Regulations. The applicant stated that O'Hara Drive is the only available public access to Lot 1. The applicant further states, that the lot is bordered on the north and east by wetlands and on the south and west by other owners. Since the access to O'Hara Drive is only 30 feet wide, the applicant stated that the lot could not be further subdivided.

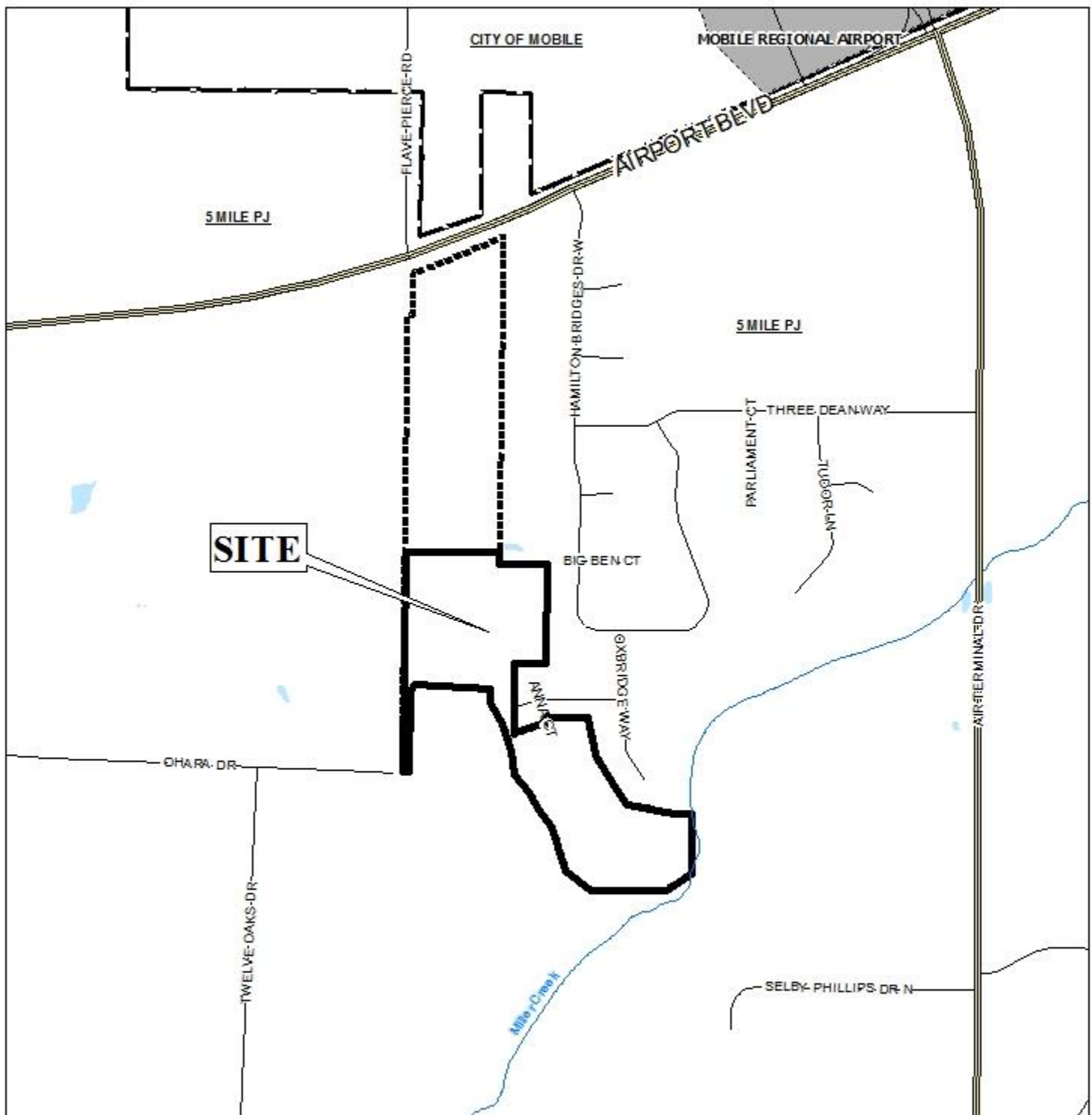
In addressing plat revisions, the applicant has provided the sizes for Lots 1, 2, and 3 in both square feet and in acres, as well as retaining the respective right-of-way widths for O'Hara Drive, Fangorn Road, and Anna Court. The revised plat also includes the depiction of the 25' minimum setback line illustrated as a box around each street stub for Lots 2 and 3; however, Lot 1 does not show the 25' minimum setback line represented as a box in a compliant location. The Final Plat, if approved, should be revised to illustrate the 25' minimum setback line represented as a box where Lot 1 adjoins the flag pole, not where the flag pole adjoins O'Hara Drive. The required notes are not currently notated on the revised plat, but the applicant states that items 7 through 12, which are listed above, will be shown as notes on the Final Plat.

The applicant states that the owner has no desire to further divide any of the proposed three lots, and that any subdividing by future owners will be presented to the Planning Commission.

With a waiver of Section V.D.1, the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) Revision of the 25' minimum setback line to be depicted as a box where the pole meets the flag on Lot 1;*
- 2) Placement of a note on the Final Plat limiting the proposed Lot 1 to one curb-cut to O'Hara Drive;*
- 3) Placement of a note on the Final Plat limiting the proposed Lot 2 to one curb-cut to Fangorn Road;*
- 4) Placement of a note on the Final Plat limiting the proposed Lot 3 to one curb-cut to Anna Court;*
- 5) Placement of a note on the Final Plat stating that the size, design, and location of all curb-cuts are subject to approval by Mobile County Engineering and shall apply with AASHTO standards;*
- 6) Placement of a note on the Final Plat stating that this site is located in the County, thus 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;*
- 7) Placement of a note on the Final Plat stating that there shall be no additional subdivision of any lot until adequate, compliant frontage on a public or compliant private street is provided; and*
- 8) Placement of Engineering comments as a note on the plat stating that the site 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.*

LOCATOR MAP



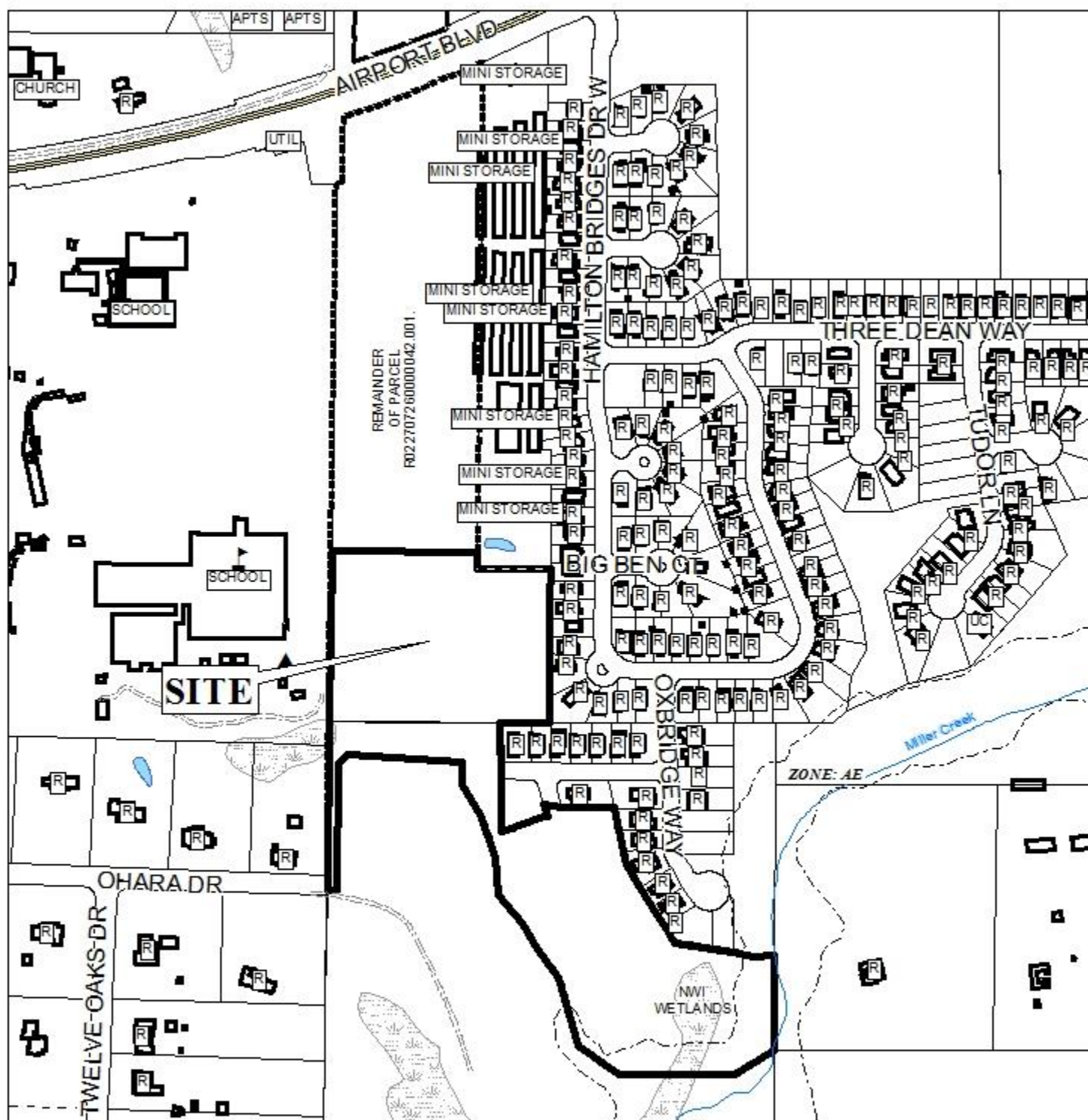
APPLICATION NUMBER 1 DATE May 21, 2015

APPLICANT West Point Plaza Subdivision, First Addition

REQUEST Subdivision



WEST POINT PLAZA SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 1 DATE May 21, 2015

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



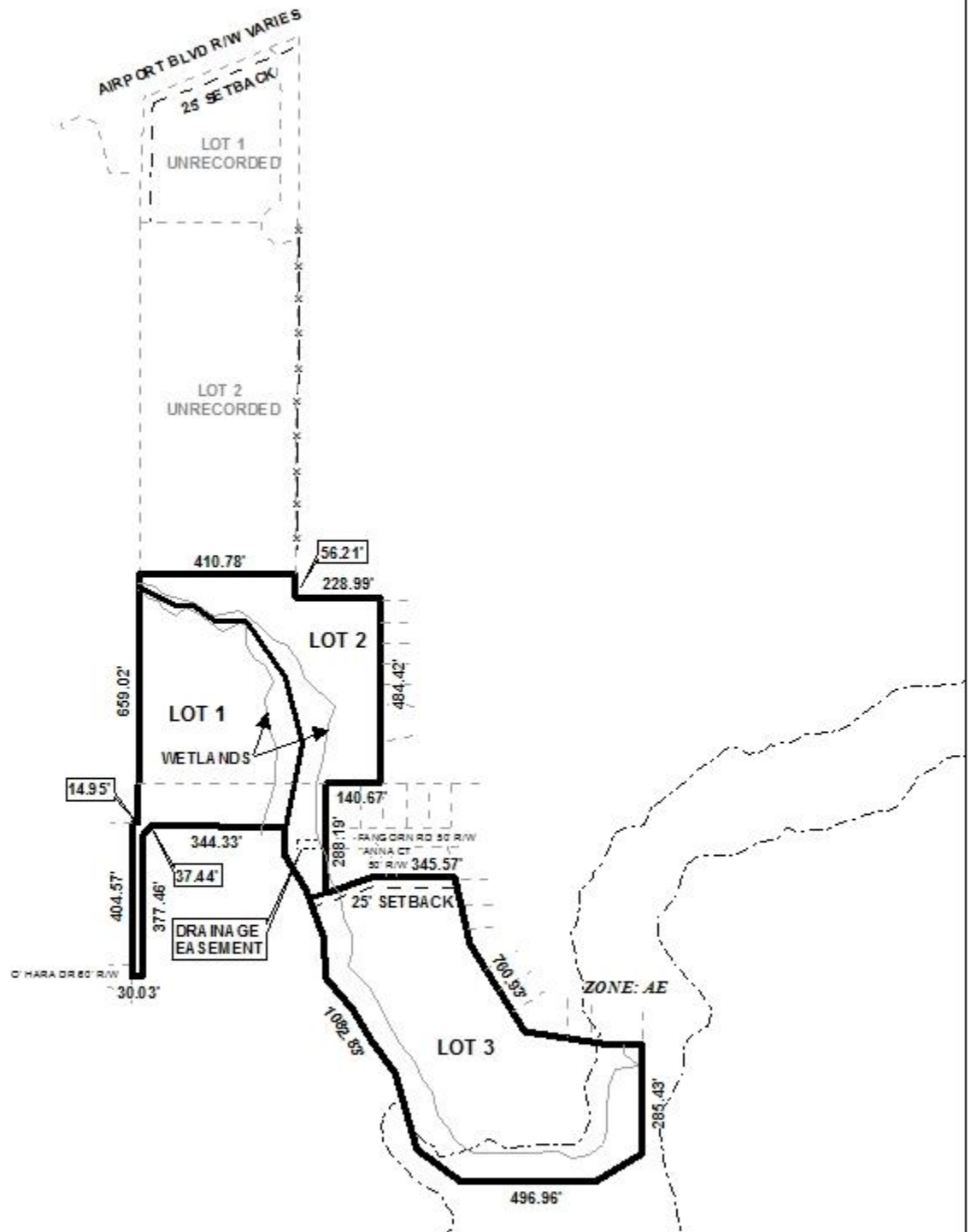
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DETAIL SITE PLAN



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