

WIMBLEDON SUBDIVISION, FIRST UNIT,
RESUBDIVISION OF LOT 10, BLOCK 1

Engineering Comments: Must comply with all storm water and flood control ordinances. Each lot shall be responsible for constructing and maintaining detention. Using historical credit, detention calculations shall be based on a pre developed C value that is not to exceed 0.40. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.

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).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 2 lot, 0.5 acre \pm subdivision which is located at 109 Hillwood Road (Northeast corner of Hillwood Road and Wimbledon Drive East), and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a single legal lot of record into two legal lots of record.

The site fronts Hillwood Road to the West, a minor street provided with curb and gutter, and Wimbledon Drive East to the South, a proposed major street, with 70' of right-of-way. Since Wimbledon Drive East is a proposed major street as illustrated on the Major Street Component of the Comprehensive Plan, this section is planned for an 80' of right-of-way. The current right-of-way width along the site is 70'; therefore, dedication would be required to provide 40' from the centerline.

As this site is a corner lot, dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii should be required. The plat should be revised to depict the dedication of a 25' radius curve at the intersection of Hillwood Road and Wimbledon Drive East, after dedication.

As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations however, dedication will change lot sizes. Lot sizes should be revised and included on the final plat, if approved. It should also be noted that the odd shape of proposed Lot A will make development of the site challenging, however, development should be possible without the need for reduced setbacks or increased site coverage. The proposed lot size is indicated on the plat in square feet, and this should be retained on the final plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the final plat adjusted for any dedication, if approved.

It should also be noted that there is an existing structure on the lot; therefore, demolition or removal of the structure with appropriate permits is required prior to the signing of the final plat.

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, the application is recommended for tentative approval, subject to the following conditions:

- 1) Demolition or removal of the structure with appropriate permits prior to the signing of the final plat;
- 2) Dedication of sufficient right-of-way to provide 40' from the centerline of Wimbledon Drive East, in compliance with the Major Street Plan;
- 3) Placement of a note on the final plat stating that each lot is limited to one curb cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Revision of the lot size information to reflect dedication;
- 5) Depiction of the 25-foot minimum building setback line along all public rights-of-way reflecting required dedication;
- 6) Dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii; a 25' radius curve at the intersection of Hillwood Road and Wimbledon Drive East;
- 7) Must comply with all storm water and flood control ordinances. Each lot shall be responsible for constructing and maintaining detention. Using historical credit, detention calculations shall be based on a pre developed C value that is not to exceed 0.40. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.
- 8) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 9) Full compliance with all municipal codes and ordinances.

Revised for the November 5th meeting:

This application was held over at the October 1st meeting to allow the applicant time to address the following items:

- 1) Provide **all** signatures on the subdivision application; and*
- 2) To allow the applicant and opponents to present evidence of alleged impact on the surrounding properties.*

Two opponents have submitted letters in opposition, but no evidence of the alleged impact on the surrounding properties has been provided.

It should be noted that there is precedence in the neighborhood for subdividing larger lots into smaller lots. An analysis of GIS shows that this has taken place just 70 feet to the west of this site on Hillwood Road and 200 feet to the east on both sides of Wimbledon Drive East.

*No new information was submitted by the applicant to provide **all** signatures of owners, nor was evidence presented to prove the alleged impact on the surrounding properties. Therefore, this application is recommended for denial for the following reasons:*

- 1) Failure to submit an application with authorization from **all** property owners; and*
- 2) Failure to submit information to substantiate compliance with sections I.B.1., I.C.3. and V.D.1.*

LOCATOR MAP



APPLICATION NUMBER 1 DATE November 5, 2009

APPLICANT Wimbledon Subdivision, First Unit, Resubdivision of Lot 10, Block 1

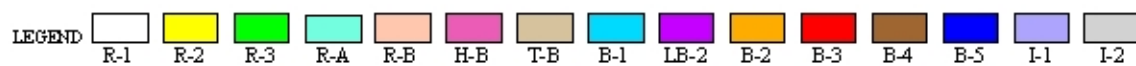
REQUEST Subdivision



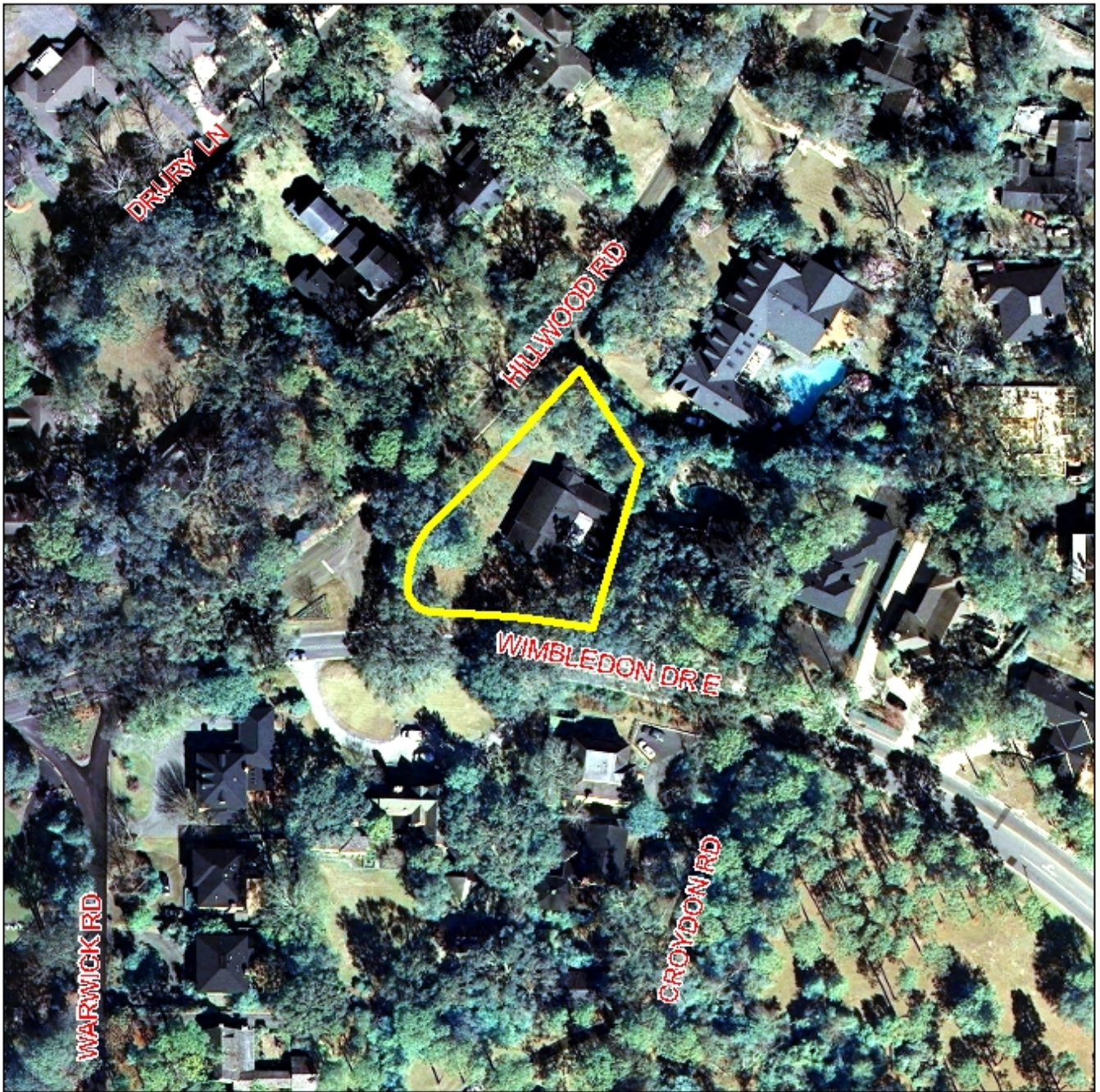
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