

KINGS BRANCH SUBDIVISION, PHASE TWO

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 175 lot, 101.8± acre subdivision which is located at the North termini of Kings Gate Drive West, Kings Branch Drive East, and La Coste Road; and extending to the West terminus of Royalty Way, and to the North terminus of Meadow Lane. The applicant states that the subdivision is served by public water and sewer systems. MAWSS states that sewer lines extensions will be required, and has not verified if sufficient capacity exists to serve the proposed subdivision.

The Planning Commission waived Section V.B.1. (street connection) of the Subdivision Regulations, and approved this subdivision at its January 7, 2005 meeting, subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies prior to the recording of the final plat;*
- 2) the placement of note on the final plat stating that the northern portion of the site may be impacted by the planned Eight Mile Creek Parkway and a study will be conducted at that time to determine the exact location of the parkway;*
- 3) that the large unlabeled area be identified as common area with a note on the final plat stating that the maintenance thereof shall be responsibility of the property owners;*
- 4) that all common areas have a minimum of 25-feet of access to a public street; and*
- 5) placement of a note on the final plat stating there will be no further resubdivision of Lot 175 until the lot has additional frontage on a dedicated and improved public street.*

It appears that the previous approval has expired, thus the need for the application at hand. The primary difference between the previously approved subdivision and this application is the indication of the site being developed in four (4) units, as follows: unit one – 44 lots, unit two – 44 lots, unit three – 37 lots, and unit four – 49 lots. The last lot, lot 175, has only 25 feet of frontage onto LaCoste Road, thus the previous limit on future subdivision would once again apply.

Since the original approval, the Planning Commission has begun requiring subdivisions in the County to comply with the City of Mobile storm water and flood control ordinances. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat for each unit, if approved. Compliance with the City's storm water and flood control requirements may necessitate the redesign of the subdivision in order to provide common area detention facilities.

This site is located in Mobile County, thus a note should be placed 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.7. of the Subdivision Regulations.

Finally, since January 1, 2007, the Urban Development Department has required that all applications to the Planning Commission and the Board of Adjustment have the adjacent property owner information required as part of any application verified by the applicant at the Mobile County Probate Court. The purpose of this requirement is to ensure that the most recent owner for every property receives any legally mandated notification. The verification through Mobile County Probate Court is in response to an Alabama Court Decision. Staff was notified on May 23, 2007 that property ownership on an adjacent lot changed. Mobile County Probate Court records show that an adjacent property was sold on April 20, 2007, and that the deed was recorded on April 25, 2007, thus it appears that the information should have been available for the application under consideration. Therefore, the application should be heldover until the July 5, 2007 meeting so that the applicant can provide new labels and postage, with all addresses verified with Mobile County Probate Court Records.

Based on the preceding, this application is recommended for Holdover until the July 5th meeting, with revisions due to the Planning Section of Urban Development by June 12th, to give the applicant time to address the following:

- 1) provision of a new set of address labels for all property owners adjacent to or across the street from the site, as verified by Mobile County Probate Court records, and postage for the labels.
- 2) revision of the plat to depict the required minimum building setback line for all lots;
- 3) revision of the plat, as necessary, to depict any required detention areas;
- 4) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site;
- 5) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 6) placement of a note on the plat stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the storm water detention and drainage facilities comply with the City of Mobile storm water and flood control ordinances, is required prior to the signing and recording of the final plat for each unit;
- 7) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners; and
- 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

Revised for the July 5th meeting:

A revised plat and mailing labels were provided by the applicant. The revised plat depicts a 174-lot subdivision with detention areas (common areas). The original proposed depicted 175 lots, however the proposed Lot 175 is now labeled as a detention area (common area), and only has 25-feet of frontage onto La Coste Road.

The plat depicts that some of the detention areas may occur within the Zone “AE” floodplain, which is not allowed by the City of Mobile storm water and flood control ordinances. A note should be placed on the plat stating that all detention areas must be located outside of the Zone “AE” floodplain.

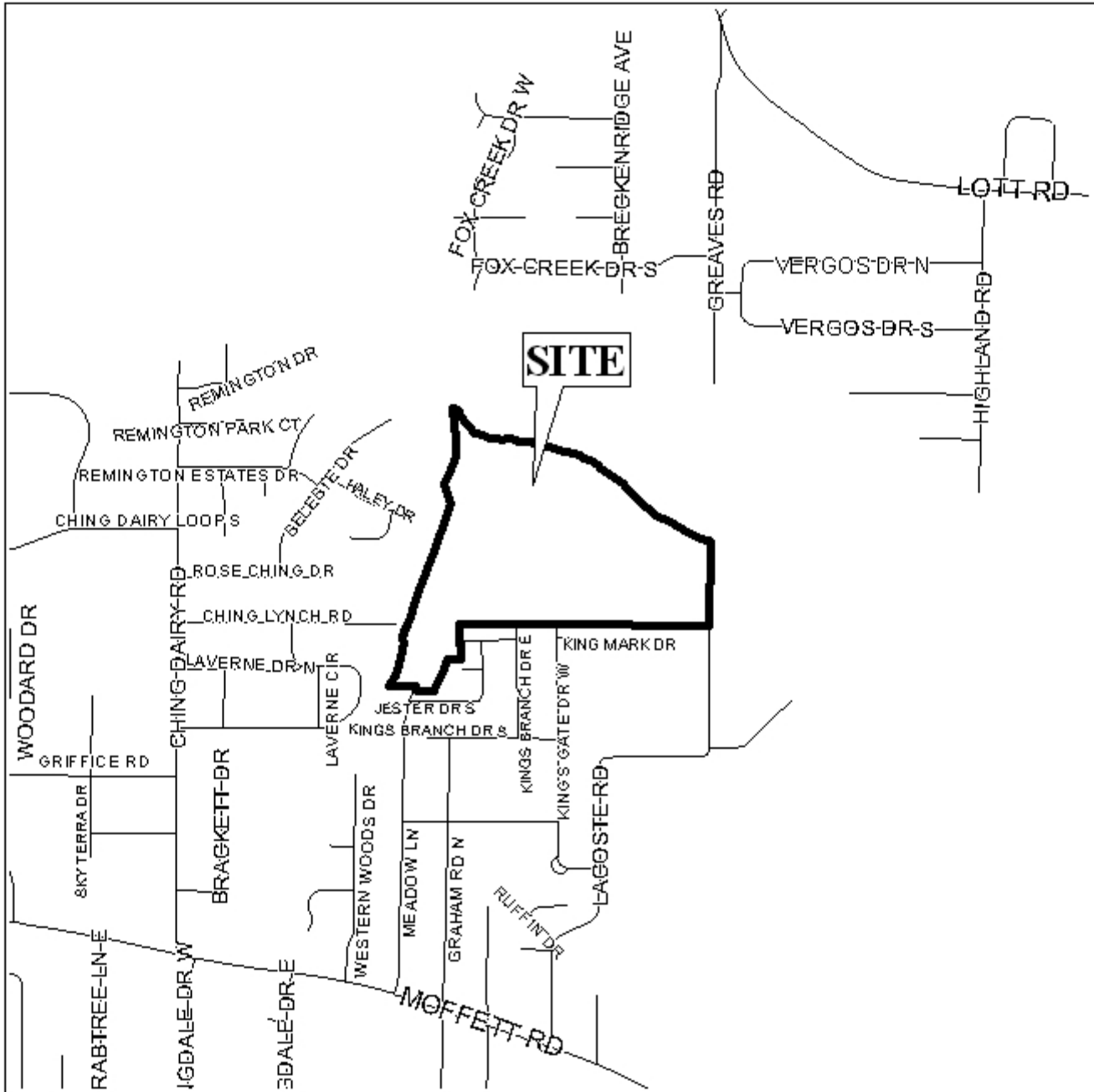
The revised plat reflects the comments and notation requirements of the holdover. It appears that all lots will meet the minimum standards of the Subdivision Regulations.

A condition of the original approval in January 2005 was that all common areas have a minimum of 25-feet of access onto a public street. It appears that the only access from a public street is via La Coste Road, thus the plat should be revised to ensure that the common areas have the minimum requested access. It should also be pointed out that the detention areas should have drainage easement access to streets internal to the subdivision so that vehicles requiring access for maintenance purposes will be able to do so.

The plat, as revised, is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to add a note stating that all detention areas must be located outside of the Zone “AE” floodplain;*
- 2) revision of the plat to ensure that all common areas, including detention areas, are clearly labeled;*
- 3) revision of the plat to ensure that all common areas have a minimum of 25-feet of access onto a public street;*
- 4) revision of the plat to depict drainage access easements near the proposed detention areas, to allow for access to the detention areas for maintenance from streets within the subdivision;*
- 5) the placement of note on the final plat stating that the northern portion of the site may be impacted by the planned Eight Mile Creek Parkway and a study will be conducted at that time to determine the exact location of the parkway;*
- 6) placement of a note on the plat, as depicted, stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site;*
- 7) placement of a note on the plat, as depicted, stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;*
- 8) placement of a note on the plat, as depicted, stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the storm water detention and drainage facilities comply with the City of Mobile storm water and flood control ordinances, is required prior to the signing and recording of the final plat for each unit;*
- 9) placement of a note on the plat, as depicted, stating that maintenance of the detention and common areas is the responsibility of the subdivision’s property owners; and*
- 10) labeling of all lots with size in square feet, as depicted, or placement of a table on the plat containing the lot size information.*

LOCATOR MAP



APPLICATION NUMBER 2 DATE July 5, 2007

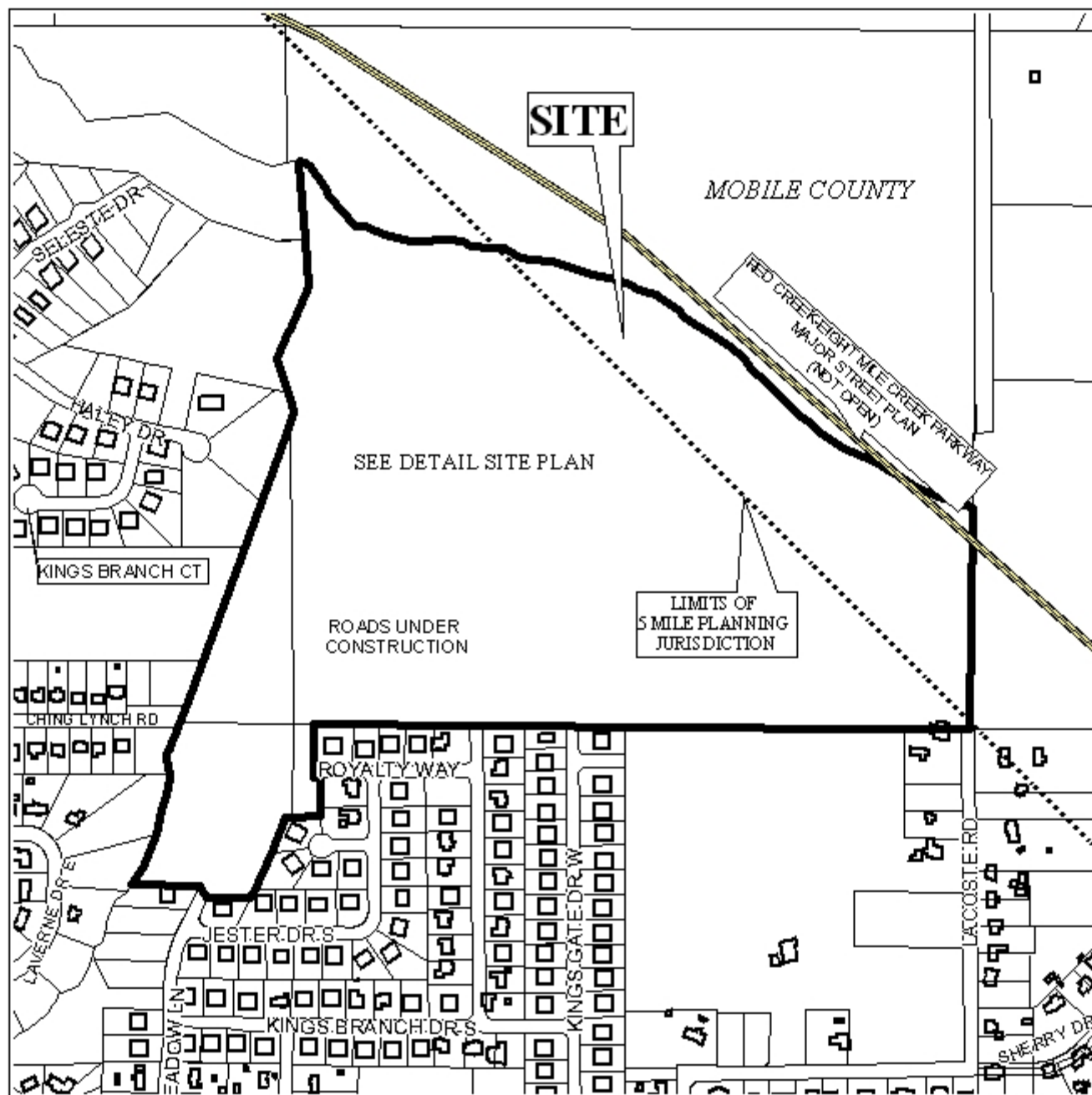
APPLICANT Kings Branch Subdivision, Phase Two

REQUEST Subdivision



NTS

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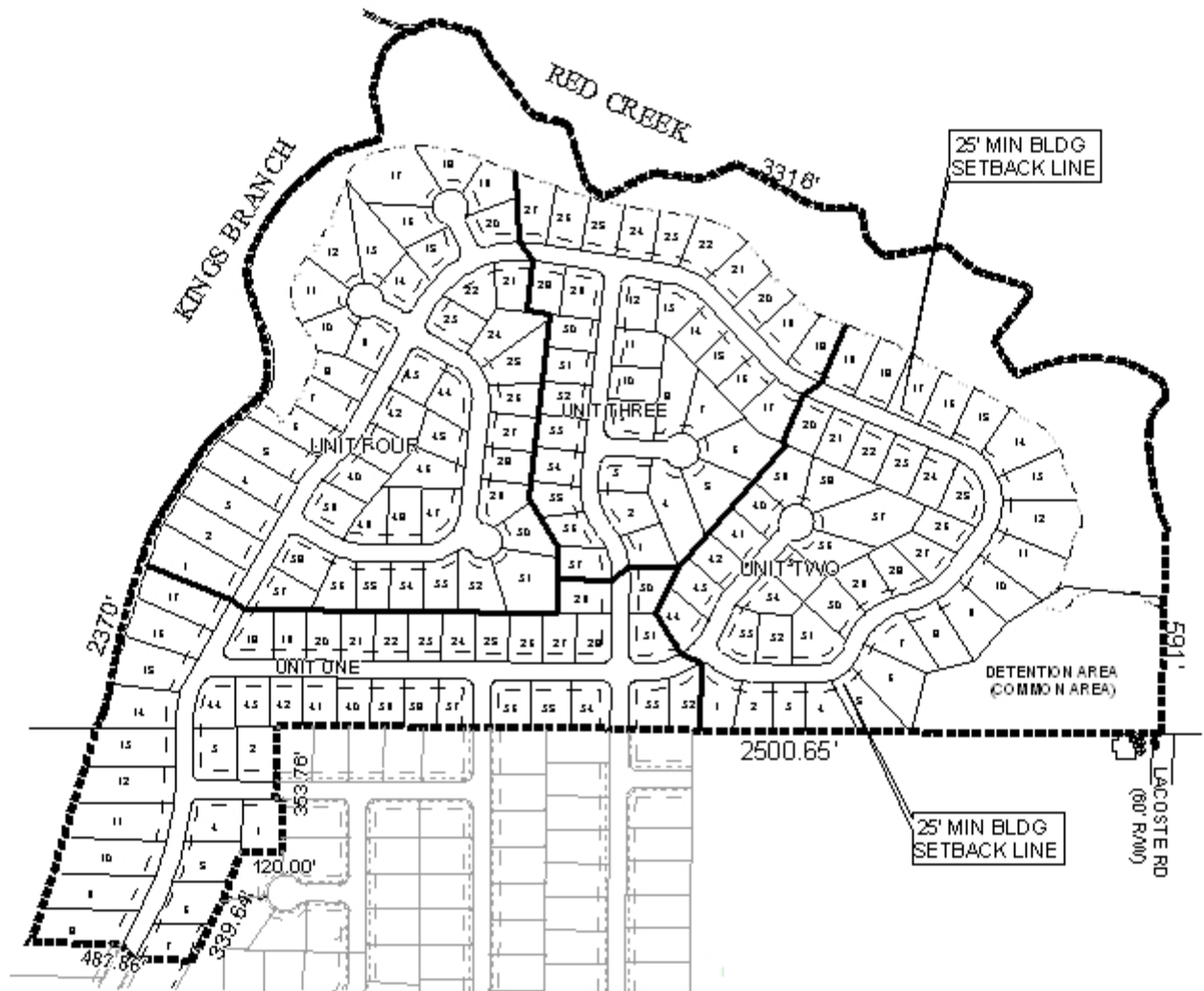


APPLICATION NUMBER 2 DATE July 5, 2007



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE July 5, 2007

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REQUEST Subdivision



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