

## **ALABASTER SUBDIVISION**

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

The plat illustrates the proposed 9 lot, 11.5  $\pm$  acre subdivision which is located on the north side of Howells Ferry Road, 1 mile  $\pm$  West of Snow Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a 9-lot subdivision from one lot.

This site was first approved for Resubdivision in July 2005, was denied in October 2005, and once again approved in January 2006. The first two applications proposed a 10-lot subdivision with access via a cul-de-sac from Howells Ferry Road, while the last proposed a 3-lot subdivision with direct access for each lot to Howells Ferry Road. No final plats have been recorded.

The staff reports in 2005 identified the following items, which may also concern the current application: 1) the need for an additional 10-feet of right-of-way along Howells Ferry Road, a proposed major street; 2) the need for 50-feet of right-of-way along the west side of the property to accommodate the proposed Eliza Jordan Road/New Connection, a proposed major street; and 3) the provision of frontage on a public street for a land-locked parcel immediately north of the site.

The application under consideration addresses items 1 and 2 by dedicating 10-feet of right-of-way along Howells Ferry Road to provide 50-feet in width, as measured from the centerline, and by dedicating a 50-foot wide strip of land along the western edge of the site for the proposed Eliza Jordan Road/New Connection major street.

Regarding the third item, the one or two residences located on land-locked parcels to the north of the site appear to access Howells Ferry Road by an existing dirt drive located on or adjacent to the west side of the subdivision site. The proposed 50-foot wide strip would create a public right-of-way from Howells Ferry up to the land-locked parcel immediately north of the site, but it appears that the right-of-way would remain unimproved beyond the existing dirt driveway. According to Section V.B.1. of the Subdivision Regulations, "The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation." While the dedication of a public right-of-way takes a step towards addressing Section V.B.1., Mobile County may not accept the right-of-way with an existing substandard dirt road that appears to be at least partially located on the dedication. Thus access to the land-locked parcel to the north, while not altered in any physical way by the proposed subdivision, may be considered inadequate per the requirements of the Subdivision Regulations. It should also be noted that the proposed public right-of-way, if accepted by the County, must remain open to the public for its full distance.

As Howells Ferry Road and the Eliza Jordan Road/New Connection are proposed major streets, access management is a concern. A note should be placed on the Final Plat, if approved, stating that lots 1 – 5 and 9 are denied direct access to Howells Ferry Road and the Eliza Jordan Road/New Connection.

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

A note should also be placed on the Final Plat, if approved, stating that maintenance of the detention basin common area is the responsibility of the subdivision's property owners.

Based upon the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way, as depicted on the preliminary plat, to provide 50 feet from the centerline of Howells Ferry Road; 2) the dedication of 50-feet of right-of-way on the West side of the site, as depicted on the preliminary plat, for the Eliza Jordan Road/New Connection to Moffett Road; 3) the depiction of the 25-foot minimum building setback line to reflect required dedications, as shown on the preliminary plat; 4) the provision of a street stub to the land-locked parcel to the North of the site; 5) placement of a note on the Final Plat stating that lots 1 – 5 and 9 are denied direct access to Howells Ferry Road and the Eliza Jordan Road/New Connection; 6) 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.7. of the Subdivision Regulations; and 7) placement of a note on the Final Plat stating that maintenance of the detention basin common area is the responsibility of the subdivision's homeowners association.

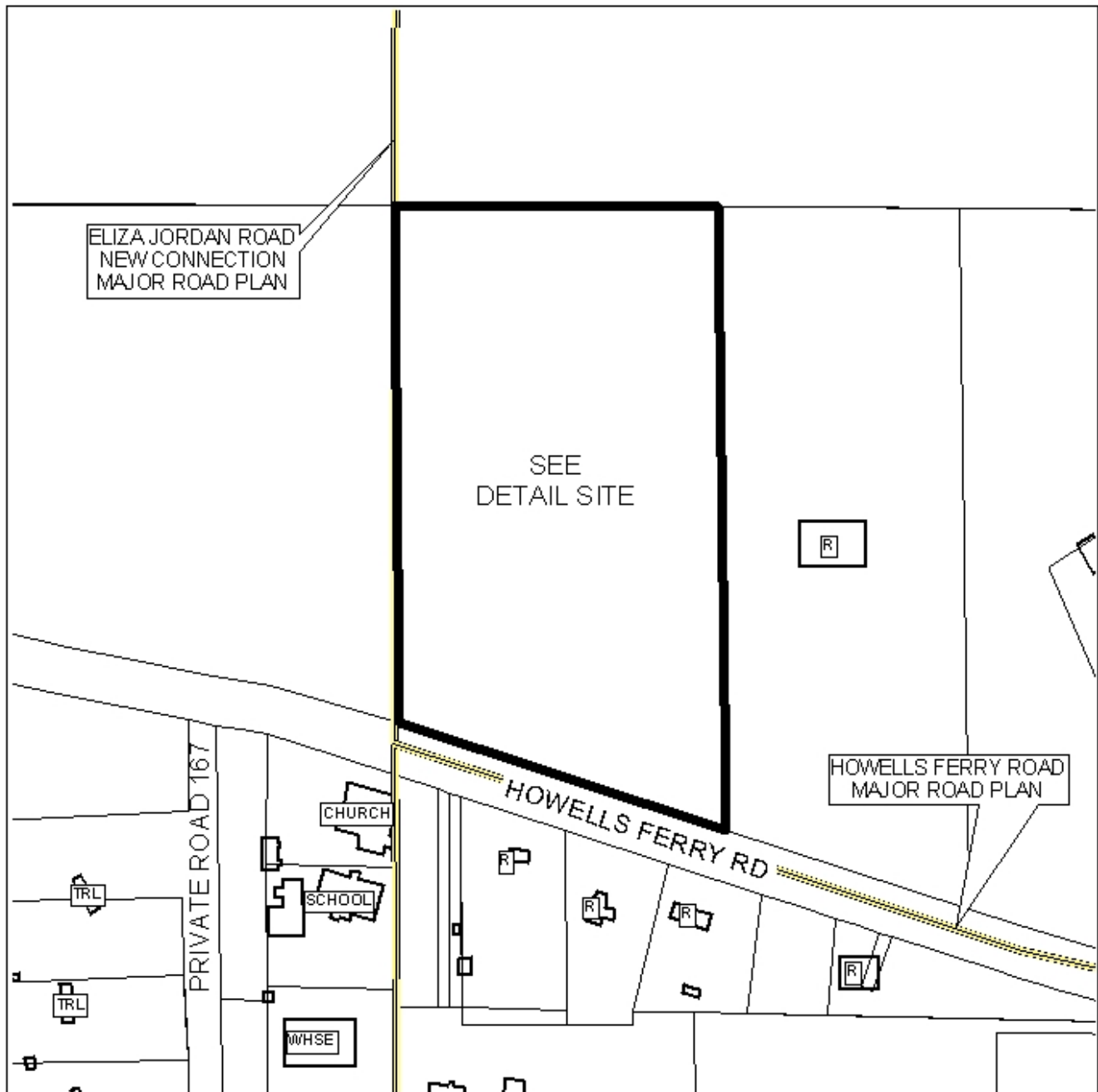
## LOCATOR MAP



APPLICATION NUMBER 3 DATE April 20, 2006  
APPLICANT Alabaster Subdivision  
REQUEST Subdivison



## ALABASTER SUBDIVISION



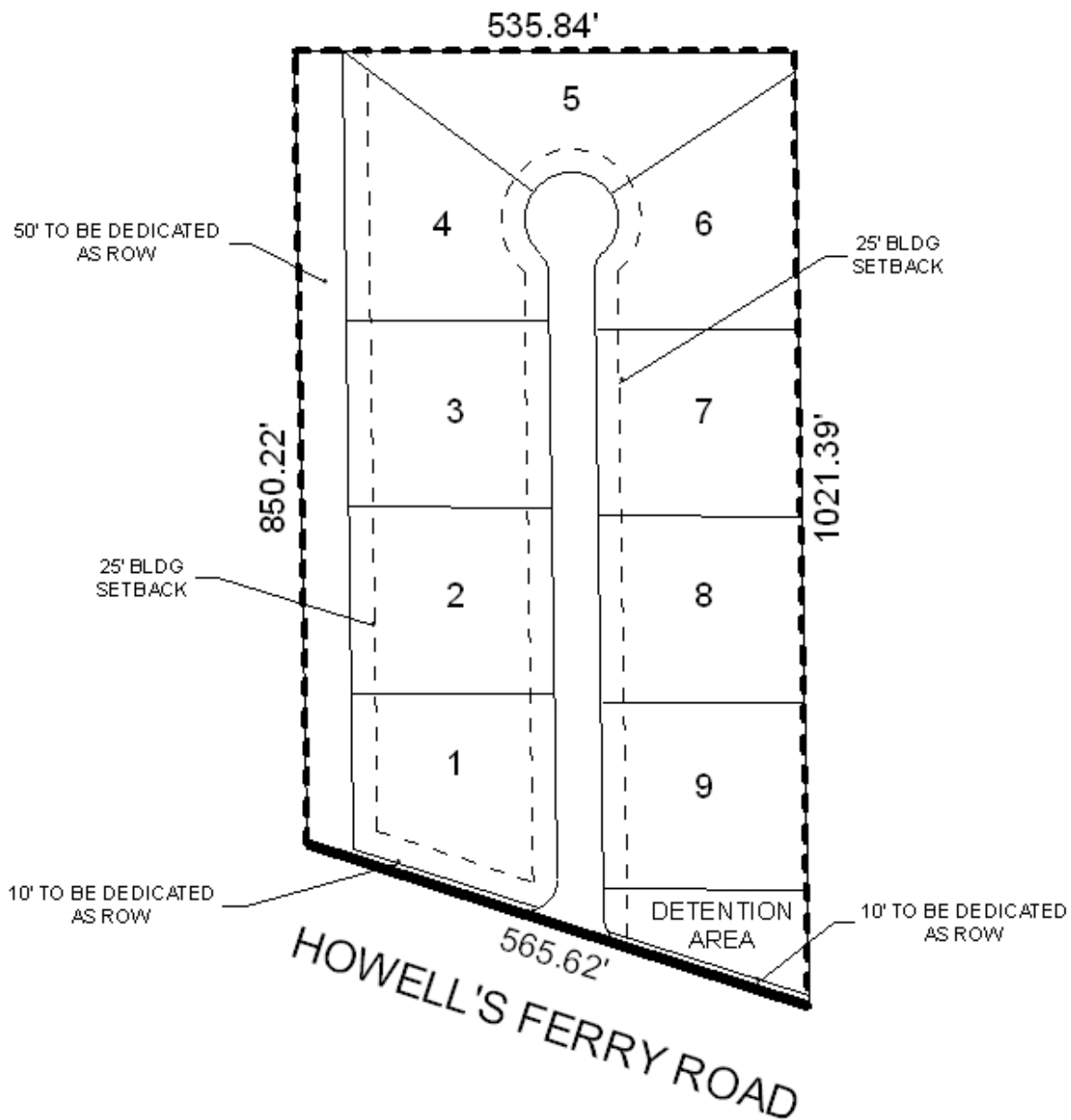
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LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N  
NTS

## DETAIL SITE PLAN



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REQUEST Subdivison

