

AMELIA LAKE SUBDIVISION, **PHASES 1-2**

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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

Revised comments for the October 2nd meeting:

2009 International Fire Code Appendix D Fire Apparatus Access Roads

Section D107 One- or Two-Family Residential Developments

D107.1 One- or two-family dwelling residential developments: *Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*

Exceptions:

- 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.*
- 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.*

MAWSS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 47-lot, 21.0 ± acre subdivision which is located on the East side of Snow Road, 3/10± mile North of Jeff Hamilton Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by water and sewer.

The purpose of this application is to create 47 legal lots of record from one metes-and-bounds parcel and a portion of a large, 115± acre metes-and-bounds parcel, with the remaining area labeled as future development. It should be noted that the large “future development” area

contains a house, and thus cannot be reserved for future development. Instead, it must be a separate lot.

Recommended that this application be heldover to the meeting of September 18th, with revisions due by August 29th, to address the following:

- 1) Inclusion of the area labeled “future development” as an additional lot within this request, to include lot and notification fees and labels.

Revised for the September 18th meeting:

The application was heldover from the August 21st meeting by the Planning Commission to allow the applicant to address the following:

- 1) Inclusion of the area labeled “future development” as an additional lot within this request, to include lot and notification fees and labels.*

As revised information was submitted by the applicant, the preliminary plat now illustrates a proposed 48-lot, 116.6 ± acre subdivision.

In accordance with the Subdivision Regulations, all proposed lots exceed the minimum lot size requirements, and the 25’ minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed subdivision fronts Snow Road, a future major street as defined by the Major Street Plan component of the Comprehensive Plan. As a minimum right-of-way of 100’ is required, dedication, to Mobile County, sufficient to provide 50’ as measured from centerline, should be required. If approved, the 25’ minimum building setback line and lot size information should be revised to reflect dedication.

The right-of-way of all proposed streets within the subdivision is 50’, as compliant with Section V.B.14. of the Subdivision Regulations. If approved, all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat, and the provision of a temporary turnaround in compliance with Section V.D.6. of the Subdivision Regulations should be required at the terminus of Redberry and Amelia Drives at the time of development of each phase.

It should be pointed out that the proposed Lot 48 appears to contain an existing driveway which serves as egress/ingress for the existing dwelling unit. The existing driveway is depicted as Amelia Drive within the proposed Phases 1 and 2; however, there does not appear to be any plans to improve the existing drive within Lot 48 at this time. As such, no future subdivision of the proposed lot should be allowed until the existing driveway is paved and improved to Mobile County Engineering standards, if approved.

As a means of access management, a note should be placed on the Final Plat limiting the site to 1 curb-cut to Snow Road and all proposed lots to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat illustrates several common areas. The largest is labeled as an existing lake with the majority situated in Phase 1 and a portion of Phase 2, with access via a 30' access and common area through Phase 1. If approved, the Final Plat should include a note stating that all common and detention areas shall be maintained by the property owners.

The plat also depicts the presence of a 20' drainage easement and, if approved, a note should be placed on the Final Plat stating that no permanent structures can be placed or erected within any easement.

GIS data indicates the presence of wetlands and AE and X-shaded Flood Zones on a portion of the site. The presence of wetlands and flood zones would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. A note regarding these requirements should appear on the Final Plat, if approved.

This site is located in the County, and 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 should be placed 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.

Finally, neighbors in the adjacent Holley Branch Subdivision requested at the August 21st meeting that the Amelia Lake Subdivision not be allowed to connect to the street stubs within their subdivision. At the July 15, 2004 meeting of the Planning Commission, a condition of approval placed upon Holley Estates Subdivision was the provision of a street stub to the East: the subsequent plat submitted to and approved by the Commission at its November 16, 2006 meeting for Holley Branch Subdivision included the required street stub. Connectivity between subdivisions is required by Section V.B.1. of the Subdivision Regulations, thus the Amelia Lake Subdivision complies as proposed.

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

- 1) Revision of the Final Plat to depict dedication along Snow Road, to Mobile County, sufficient to provide 50' as measured from centerline;*
- 2) Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect dedication;*

- 3) *Placement of a note on the Final Plat stating no future subdivision of Lot 48 until the existing driveway is paved and improved as a street to Mobile County Engineering Standards;*
- 4) *Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;*
- 5) *Placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;*
- 6) *Placement of a note on the Final Plat stating the provision of a temporary turnaround in compliance with Section V.D.6. of the Subdivision Regulations is required at the terminus of Redberry and Amelia Drives at the time of development of each phase;*
- 7) *Placement of a note on the Final Plat stating that the site is limited to one curb-cut to Snow Road and all proposed lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 8) *Placement of a note on the Final Plat stating that no permanent structures can be placed in any easement;*
- 9) *Placement of a note on the Final Plat stating: (The approval of all applicable federal, state and local environmental agencies regarding flood zones and wetlands, would be required prior to the issuance of any permits or land disturbance activities.);*
- 10) *Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 11) *Placement of a note on the Final Plat stating: (This site is located in the County, and 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.);*
- 12) *Placement of a note and compliance with Fire 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.); and*
- 13) *Placement of a note on the Final Plat and 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.).*

Revised for the October 2nd meeting:

The application was heldover from the September 18th meeting at the applicant's request. According to the revised information submitted, it appears the applicant now desires a one-phase development, instead of the original two, and has reduced the total number of lots from 48 to 43. It appears the proposed Lot 43 may be developed at a later point; however, the applicant stated there were no development plans at this time. The revised plat also depicts an increase in

the lot width from 80' to 90' for the proposed Lots 1-42; however, it appears that none of the alterations to the site have altered the road layout in any way, as originally proposed.

Staff cannot overlook the fact that there has been significant neighborhood opposition from the residents within the existing Holley Branch Subdivision over the continuation of the existing Redberry Drive, which is considered a street stub and proposed to be extended within the proposed Amelia Lake Subdivision. Section V.B.1. of the Subdivision Regulations, requires connectivity between subdivisions and all street stubs be extended.

An instance where the Commission decided to waive Section V.B.1. and the subsequent continuation of a street stub due to neighborhood opposition was at its January 6, 2011 meeting in regards to Newcastle Landing Subdivision (received December 2010, approved January 2011). It appears that the opposition in Newcastle Estates (recorded in December 2005), stemmed from an economic standpoint as residents were mainly concerned that the proposed homes may be of a lesser value than the existing homes, thus leading to a devaluing of their property values. Staff recommended denial due to lack of connection, but the Commission approved the request.

*It appears that Redberry Drive is a **public** street and any decision to not continue this street, as proposed, should not be based on an economic standpoint. Community input is vital to any public hearing process; however, in this instance, it is up to the Commission to ensure that public's general welfare is not compromised or hindered in anyway.*

*If the Commission were to waive Section V.B.1. for this request and require turnarounds instead, as proposed, Amelia Lake Subdivision would have **only** 1 access point to serve over 40 lots, plus potential future development, which could prove to be hazardous and impede safety.*

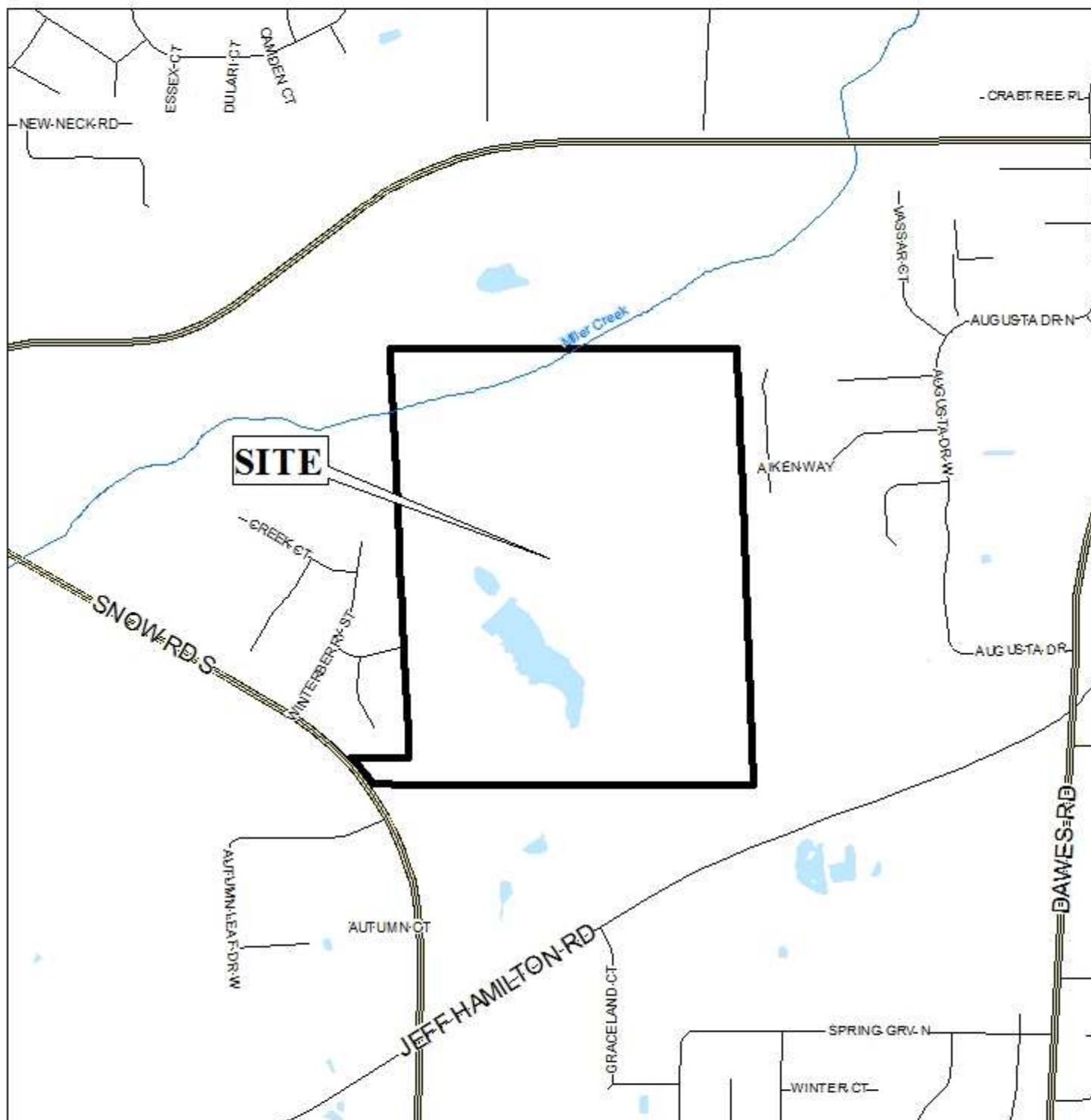
It is important to note that revised Fire Department comments were received, noting the IFC requirement for two access points for sites within the Fire Jurisdiction; Amelia Lake is within the Fire Jurisdiction, while Holley Branch is not.

Based upon the preceding, as proposed, the application is recommended for tentative approval, subject to the following conditions:

- 1) Provision of a connection to Redberry Drive, as required by Section V.B.1. of the Subdivision Regulations;*
- 2) Revision of the Final Plat to depict dedication along Snow Road, to Mobile County, sufficient to provide 50' as measured from centerline;*
- 3) Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect dedication;*
- 4) Placement of a note on the Final Plat stating no future subdivision of Lot 43 until the existing driveway is paved and improved as a street to Mobile County Engineering Standards;*
- 5) Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;*

- 6) *Placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;*
- 7) *Placement of a note on the Final Plat stating that the site is limited to one curb-cut to Snow Road and all proposed lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;*
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- 12) *Placement of a note and compliance with Fire 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. 2009 International Fire Code Appendix D Fire Apparatus Access Roads. Section D107 One- or Two-Family Residential Developments. D107.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.); and*
- 13) *Placement of a note on the Final Plat and 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.).*

LOCATOR MAP



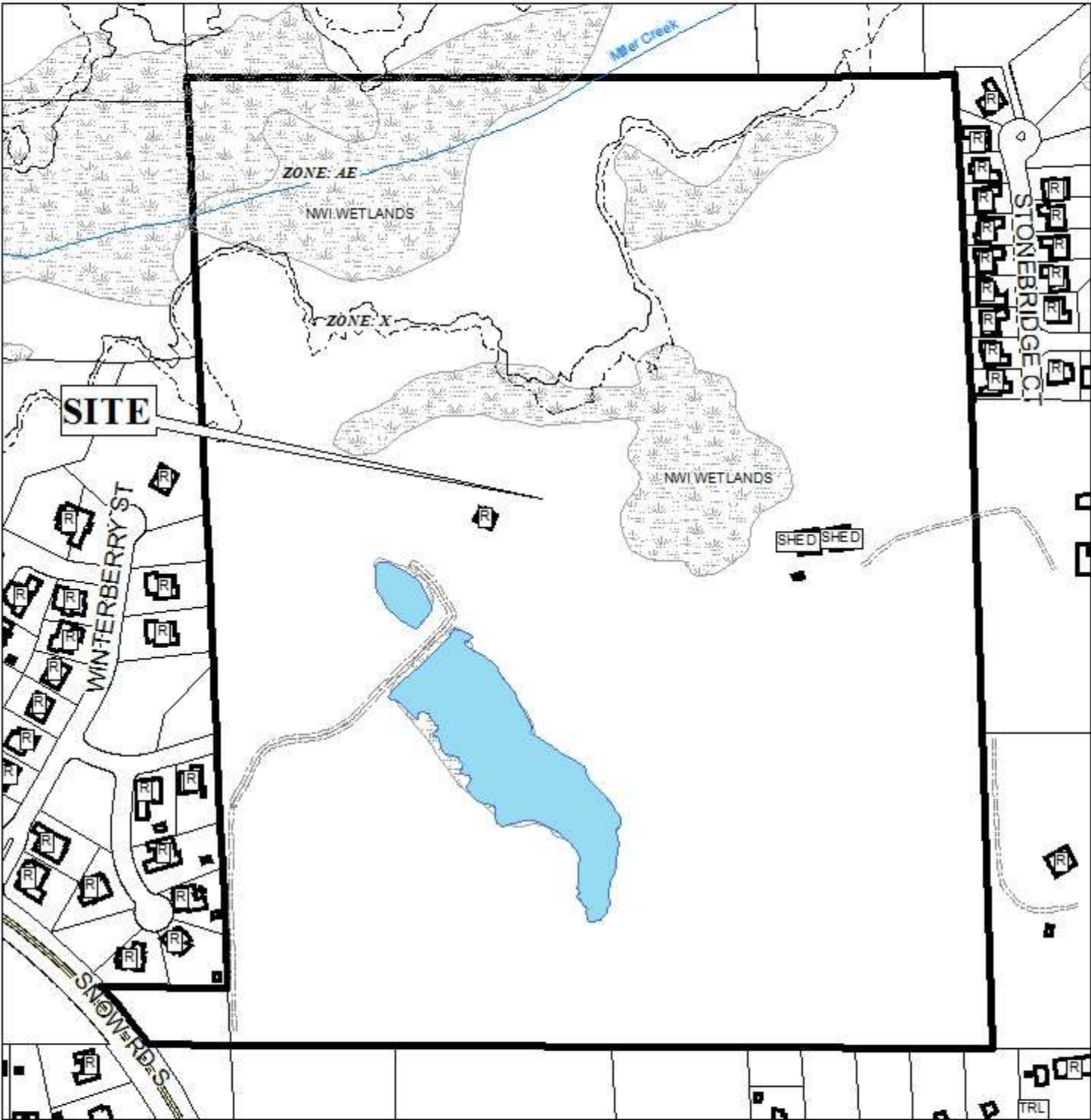
APPLICATION NUMBER 3 DATE September 18, 2014

APPLICANT Amelia Lake Subdivision, Phase 1-2

REQUEST Subdivision



AMELIA LAKE SUBDIVISION, PHASE 1



APPLICATION NUMBER 3 DATE September 18, 2014

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



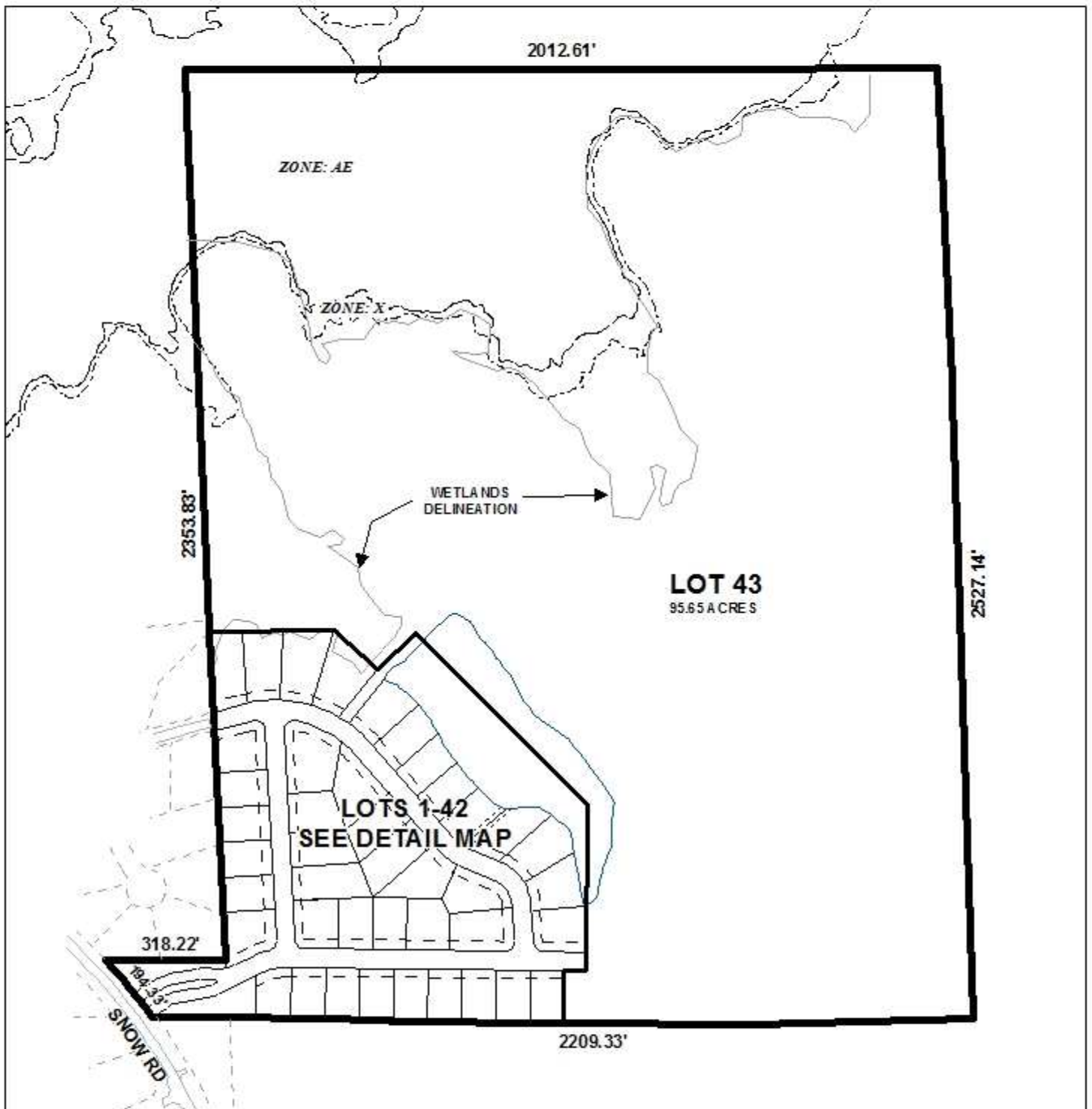
AMELIA LAKE SUBDIVISION, PHASE 1



APPLICATION NUMBER 3 DATE September 18, 2014



DETAIL SITE PLAN



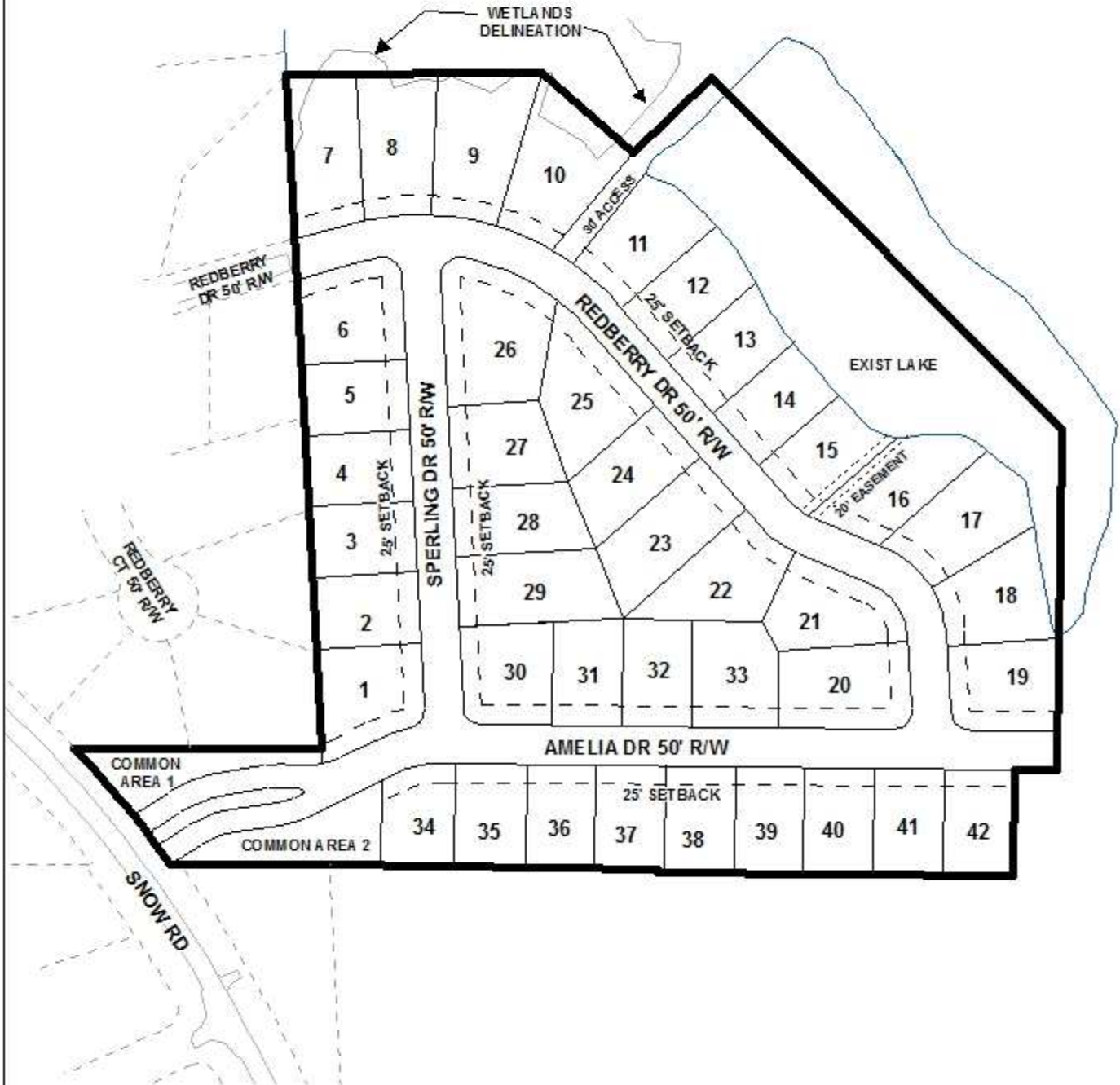
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REQUEST Subdivision



DETAIL SITE PLAN



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