

## **HARMONY PLAZA SUBDIVISION**

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.

Mobile Area Water and Sewer Systems 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.

Fire Department Comments: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC. Streets and roads shall comply with Section 503 and Appendix D of the 2003 IFC.

The plat illustrates the proposed 42.1± acre, 12 lot subdivision, which is located on the South side of Moffett Road, 420'+ East of Snow Road North, extending to the East side of Snow Road North, 360'+ South of Moffett Road, and extending to the North side of Blackwell Nursery Road South (vacated right-of-way) – within the planning jurisdiction. The site is served by city water and sanitary sewer facilities.

The purpose of this application is to create a 12 lot subdivision from two metes and bounds parcels. Parcels in the county are considered legal if they were created prior to 1984. However, it appears that some of the child parcels of Parcel #R022405150000032 were illegally created in the late 1980s, with one being as recent as 2002. If so, the applicant should revise the application to include all of Parcel # R022405150000032 in the subdivision, or provide documentation to the planning staff proving that all child parcels were created prior to July 1984.

The site fronts Snow Road to the West and Moffett Road to the North, both planned major streets. Snow Road is depicted with 80' of right-of-way, while Moffett Road is depicted with varying right-of-way. The Major Street Plan requires that proposed major streets have 100' of right-of-way; therefore if approved, the plat should be revised to provide a minimum 50' of right-of-way from the centerline of both major streets.

It should be noted that Mary G. Montgomery High School (capacity = 1,722 students + faculty, approximately 1,000 driving automobiles) is located directly across Snow Road from the site. The Alabama Department of Transportation 2006 traffic study of Moffett Road at the subject site measured roughly 19,500 cars per day. The Mobile County Engineering Department traffic study of Snow Road at the subject site measured approximately 4,400 cars per day. As the site will apparently be developed commercially, consideration should be given to the amount of additional traffic and turning movements that will be generated by the proposed use. The noticeable size of the site makes a Traffic Impact Study required in order to ensure that the number and location of access points will be safe and compatible with surrounding area. The study should meet Institute of Transportation Engineers standards and must be reviewed and accepted by the Urban Development Department and City of Mobile Traffic Engineering Department.

Furthermore as illustrated on the plat, Lots 1 through 11 have frontage on a major street. Lot 12 is centered in the interior of the subdivision and contains the equivalent of a private street, but is actually an “access and utility easement” that is part of Lot 12. This “private street” provides frontage to Lots 1 through 11 and has a total of four access points, two on Snow Road and two on Moffett Road. Additionally, Lot 12 has frontage on a private street to the South. As some right-of-way may still exist, Lot 12 should be denied direct access to this private street. Furthermore, there are three shared curb cuts proposed onto Snow Road for Lots 5 through 11. As already mentioned, Mary G. Montgomery High School is located directly across Snow Road from the site. The proposed access points and curb cuts onto Snow Road, which are directly across from two entrances into the school, may pose certain hazards concerning the safety of the student body of the school and associated bus and car turning movements. It is recommended that the applicant consider all alternatives before commencing development, such as limiting curb cuts to the interior private street and having only one access point onto Snow Road. A Traffic Impact Study can help determine changes to the design that will ensure public safety.

The proposed lots meet the minimum size requirement for developments with access to public water and sewer. However, if approved, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

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.

The site is located in the county. Therefore if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City’s storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, it is recommended to hold this application over to the February 21<sup>st</sup> meeting to allow the applicant to submit the following:

- 1) inclusion of the entirety of Parcel # R022405150000032 (along with postage and fees), or documentation proving that the child parcels were created prior to July 1984; and
- 2) provision of Traffic Impact Study meeting ITE standards, to be reviewed and accepted by Urban Development Department and City of Mobile Traffic Engineering.

***Revised for the February 21<sup>st</sup> meeting:***

*The application was held over to allow the applicant to include the entirety of Parcel # R022405150000032 (along with postage and fees), or submit documentation proving that the child parcels were created prior to July 1984, and also to provide a Traffic Impact Study.*

*A Traffic Impact Study was submitted, along with a letter from a property owner of one of the child parcels stating that they do not wish to be part of the subdivision. As for the other child parcels, they were either created prior to 1984, or they had multiple ownerships since their creation, thereby allowing their exemption from the subdivision process. Also, the applicant has revised the application to 13 lots, instead of the original 12.*

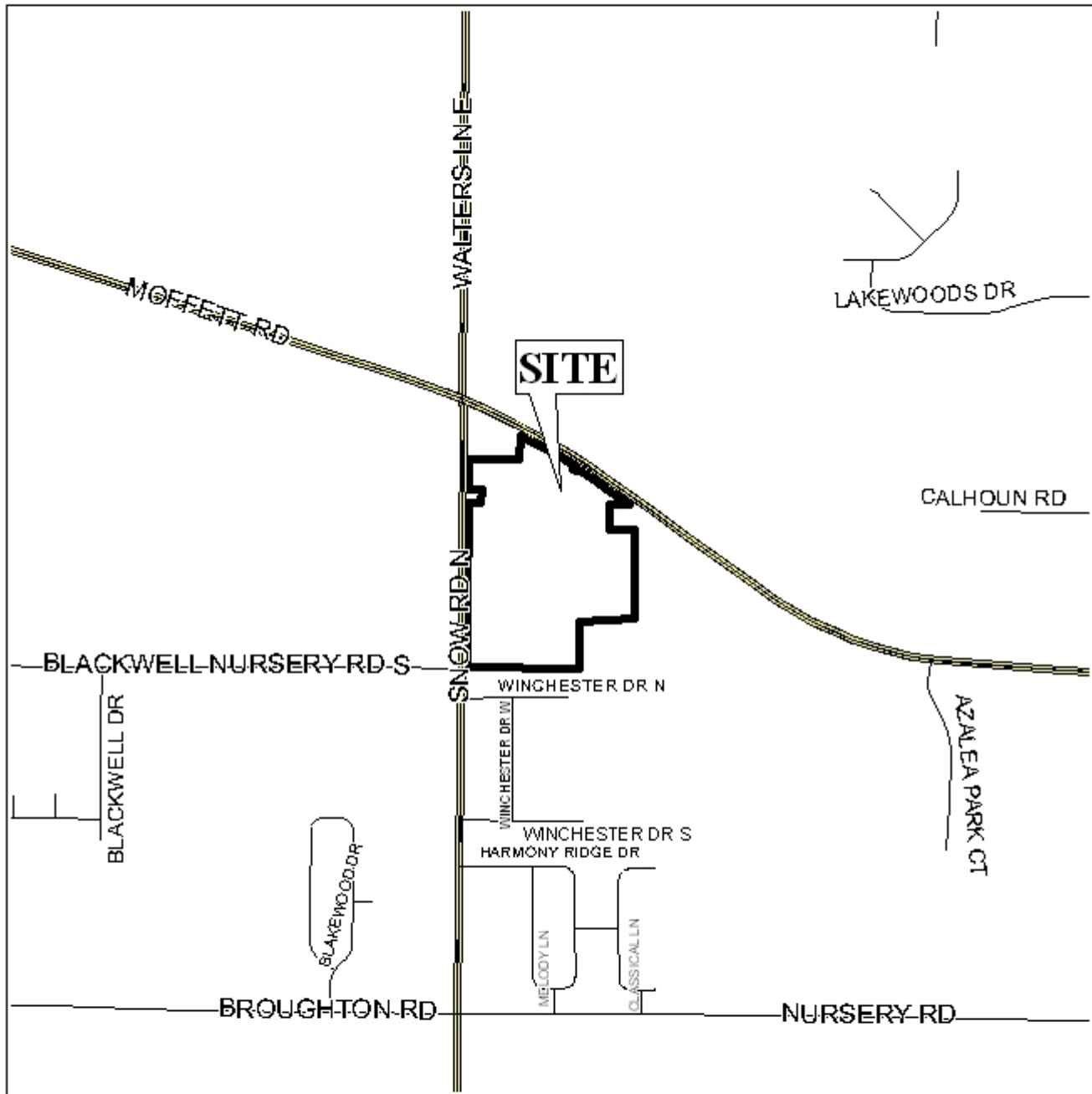
*According to the Impact Study, the existing roads provide adequate “levels of service.” However, there is no specification of the “peak” time that the study was conducted. It also does not take into account future growth that the proposed development would attract, which will greatly affect the “levels of service.” Due to the location of three schools, a park, and a community center all directly across from the subject site on Snow Road, it does not appear that the proposed curb cuts for the out-lots onto Snow Road will be compatible with the surrounding area. Furthermore, traffic issues already exist at the intersection of Moffett Road and Snow Road, especially between the hours of 7:00 – 8:00am and 2:30 – 3:30pm; thus access management and public safety are of major concern. It is the recommendation of staff and City of Mobile Traffic Engineering that all lots be denied direct access to Snow Road and Moffett Road, and the entire site should be limited to two curb cuts to both Moffett Road and Snow Road, as depicted by the “access and utility easement” on the preliminary plat.*

*As proposed, it appears that the “access and utility easement” is part of Lot 12; therefore, Lot 13 has no frontage on a public street. Section V.D.4 of the Subdivision Regulations requires that all lots abut a public street, unless a private street complying with Section VIII.E. of the Subdivision Regulations is provided. Therefore, the plat should be revised to either provide a public street, or a private street with private street right-of-way, complying with the requirements of Section VIII.E. of the Subdivision Regulations. Furthermore, if the easement is ever dedicated to the county as a public street, it must comply with the regulations of Mobile County Engineering.*

*Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:*

- 1) the dedication of a minimum of 50’ of right-of-way from the centerline of both Moffett Road and Snow Road;*
- 2) placement of a note stating that the entire site is limited to two curb cuts onto Moffett Road and two curb cuts onto Snow Road;*
- 3) placement of a note on the final plat stating that all lots are denied direct access to Moffett Road, Snow Road, and any access to the private street along the Southern boundary of the site;*
- 4) dedication of the “access and utility easement” as a public street per Section V.D.4. of the Subdivision Regulations, or as a private street complying with Section VIII.E. of the Subdivision Regulations; either shall be constructed to County Engineering Standards and the 2003 International Fire Code, and accepted by County Engineering prior to signing the final plat;*
- 5) labeling of lots with their sizes in square feet (in addition to acreage), or the provision of a table on the plat with the same information;*
- 6) placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;*
- 7) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and*
- 8) submission of a letter from a licensed engineer certifying compliance with the City of Mobile’s storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to signing the final plat.*

# LOCATOR MAP



APPLICATION NUMBER 21 DATE January 17, 2008

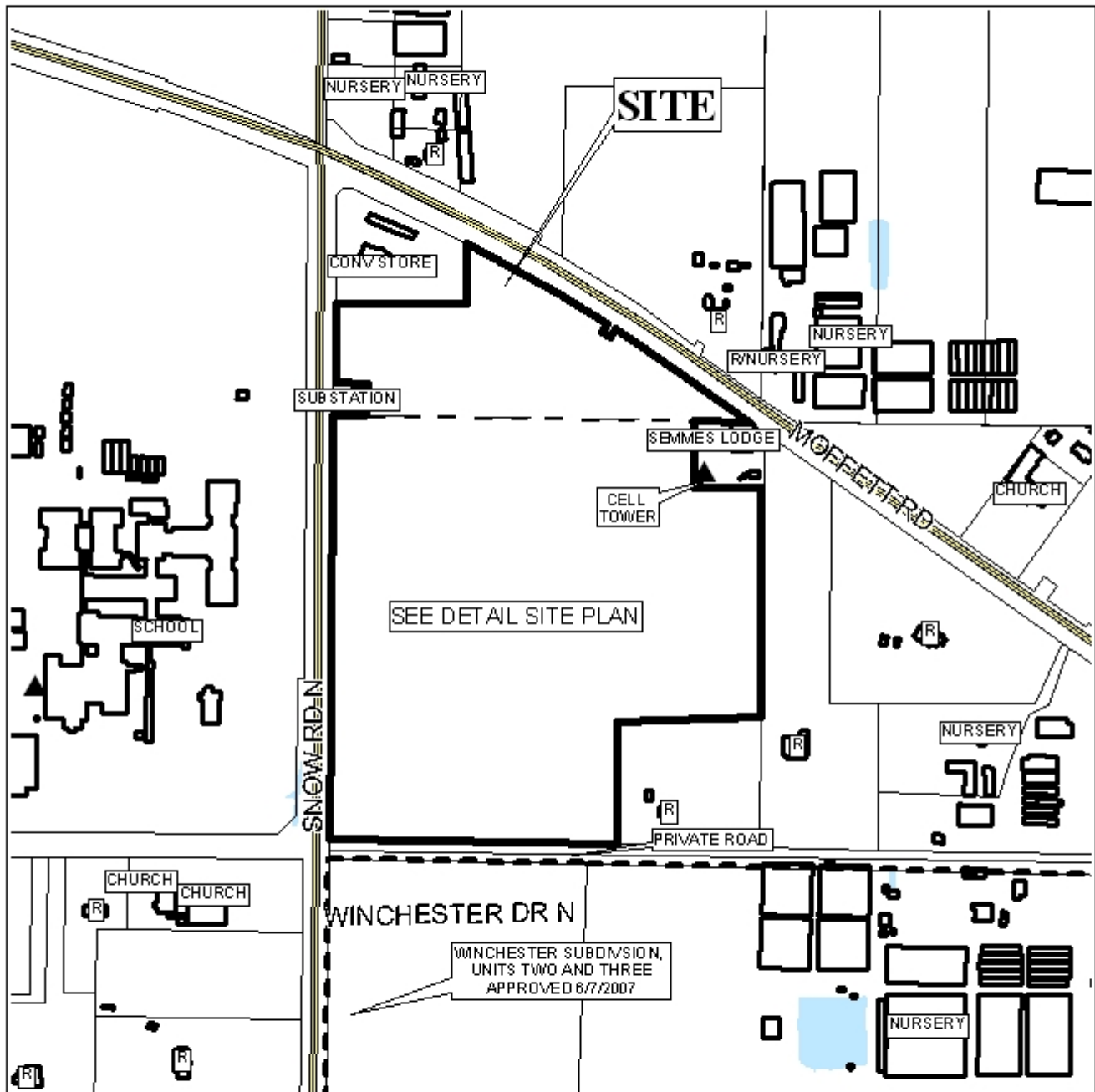
APPLICANT Harmony Plaza Subdivision

REQUEST Subdivision



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# HARMONY PLAZA SUBDIVISION



APPLICATION NUMBER 21 DATE January 17, 2008

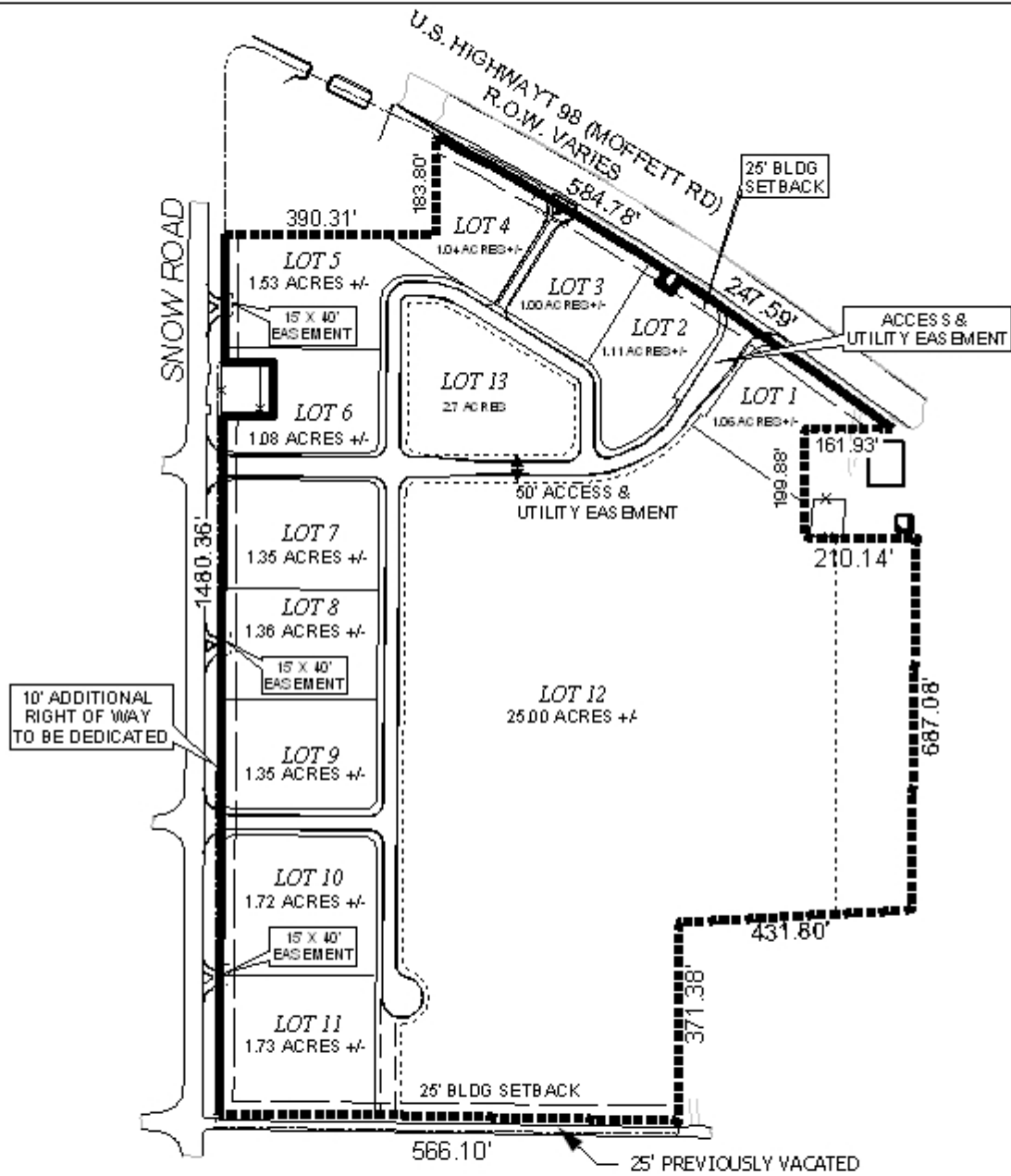
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE February 21, 2008  
 APPLICANT Harmony Plaza Subdivision  
 REQUEST Subdivision



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