

## **LABRADOR RUN 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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.

MAWSS Comments: No comments.

The plat illustrates the proposed 413 lot, 178.3  $\pm$  acre subdivision which is located at the Southern termini of Rex Drive and Hanna Court extending West to Ben Hamilton Road. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to modify a previously approved subdivision to allow more lots, specifically in a portion of the site previously designated as Common Area for a wastewater treatment facility. The overall site was originally approved as a 419-lot subdivision by the Planning Commission at its September 21, 2006 meeting and two phases with a total of 77 lots have been recorded, however, the conditions of approval were modified when the Planning Commission approved a one year extension at its July 16, 2009 meeting, requiring compliance with revised cul-de-sac diameter specifications contained within the updated Subdivision Regulations. Build out of the development, including Phases One and Two, will result in a total of 490 lots.

The size of the development and the proposed number of lots warrant the provision of a Traffic Impact Study (TIS). A TIS was not required as part of the original approval in 2006, however, Planning Commission and staff perceptions regarding the needs of such studies have changed since that time, thus a study should be required prior to the approval of the overall subdivision.

The new lots proposed for the former common area, now labeled as Phase Three, include approximately 32 lots which are less than 60-feet in width. While the lot sizes in terms of square feet meet the 7,200 square foot minimum of V.D.2 of the Subdivision Regulations, the widths of the proposed rectangular lots are only 55-feet. No justification has been provided regarding the proposed substandard lot widths.

The overall subdivision site fronts onto Ben Hamilton Road, Dawes Lane Extension and Belmont Park Drive. All three roads are minor streets with adequate rights-of-way. All three roads appear to have a pavement width of approximately 18 feet, and lack curb and gutter.

While the site does not have any frontage on existing major streets, the proposed Airport Road – Airport Road Extension major street bisects the site. According to the Major Street Plan component of the Comprehensive Plan, the right-of-way for the proposed Airport Road – Airport Road Extension major street should be 100-feet in width. The preliminary plat reflects the proposed major street right-of-way, as do the two recorded phases.

A 60-foot wide roadway easement on the West side of the site is included in the legal description for the site and depicted on the preliminary plat. Access to the site via this easement should be denied, or the parcel in question should be included as part of the application, and the easement provided as a legitimate public right-of-way or private street.

Multiple traffic calming devices have been depicted on the preliminary plat. Mobile County Engineering Department indicates that additional traffic calming devices may be necessary due to the non-intersected straight length of some of the proposed roads.

The overall site is bounded by five land-locked parcels. Two of the smaller landlocked parcels appear to abut family-owned land that provides access to a public street, thus street stubs to these parcels would be perhaps unwarranted due to their small size and proximity to family-owned land with street frontage. Of the remaining three large land-locked parcels, the development, as currently designed appears to provide access or street stubs to only one of the larger parcels. A total of four street stubs to adjacent parcels are provided, however the previous Planning Commission approvals did require the provision of street stubs to the landlocked parcels North of Lots 20-21 and 26-27 of the proposed Phase Five, and to the parcel South of proposed Phase Seven. The subdivision should be redesigned to provide access to all three larger land-locked parcels abutting the site, as previously required by the Planning Commission.

Three detention areas are depicted on the overall preliminary plat. Two of the detention areas appear to either have frontage on a proposed street, or access from a street via a greenspace common area. The Eastern most detention area does not appear to be accessible via an easement or common area, however, review of the recorded plat for Phase One shows that it does, in fact, have frontage. Similar errors have been noted on the depicted versus the recorded Phase Two as well. Thus Phases One and Two are inaccurately depicted on the overall plat.

It should also be noted that there are several areas that are unaccounted for in terms of common area or development (near Lot 23 in Phase Three, near Lot 7 in Phase Five, near Lot 390 in Phase Seven, and near Lot 189 in Phase Nine). The plat should be revised to fully account for and label all land included as part of the development.

The plat for the Duncan Subdivision, from which a lot will be used for the proposed development, depicts a drainage easement that is not reflected on the preliminary plat for this application. The preliminary plat should be revised to depict this easement, or an application should be made to vacate the easement.

It appears that each lot meets the minimum 7,200 square feet requirements for developments with access to public water and sewer. Due to the size of the development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot. Each phase should show the lot size in square feet on any recorded plat.

Due to the number lots in the overall development, and due to the width of some of the proposed lots, each lot should be limited to one curb-cut, with the size, design and location to be approved by County Engineering, and to comply with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat for each phase, if approved.

Greenspaces and detention areas are depicted on the preliminary plat. All common areas, whether greenspaces, detention areas, or other common areas, should be labeled as such, and a note should be placed on the final plat, if approved, stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners.

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.8. of the Subdivision Regulations.

The site will have 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 stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat for each phase, 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 portion of the site may contain wetlands associated with Baker Creek, according to National Wetlands Inventory information. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities

Finally, it appears that the legal description has errors relating to bearings and distances, as well as the total amount of acreage included within the proposed development: the application states 178 acres, while the legal description states 157 acres. Staff measurements indicate that the development of Phases Three through Nine contains approximately 176 acres, and that the 60-foot wide road easement is an additional 2 acres. The legal description and the acreage totals should be revised to accurately reflect the actual site.

Based on the preceding, the application is recommended for Holdover until the July 22 meeting, with the following revisions to be submitted to staff by July 6:

- 1) Provision of a Traffic Impact Study for the overall 490 unit development;

- 2) Provision of justification for the proposed Phase Three lots that will be less than 60-feet in width;
- 3) Correction of the legal description as well as the acreage information to ensure that the entirety of the development is accurately described;
- 4) Revision of the plat to ensure that cul-de-sac rights-of-way and pavement diameters for Phases Three and higher comply with Sections V.B.14. (120-foot right-of-way diameter) and V.B.15. (96-foot pavement diameter) of the Subdivision Regulations;
- 5) Revision of the plat to accurately depict the recorded layout of Phases One and Two;
- 6) Revision of the plat to depict provision of street-stubs to the land-locked parcel North of proposed lots 20-21 and 26-27 in Phase Five, and the land-locked parcel South of Phase Seven, in compliance with Section V.B.1. of the Subdivision Regulations;
- 7) Revision of the plat to identify of all portions of the site to fully account for all acreage and the manner of site development (near Lot 23 in Phase Three, near Lot 7 in Phase Five, near Lot 390 in Phase Seven, and near Lot 189 in Phase Nine);
- 8) Revision of the plat to depict any existing drainage easements associated with previous subdivisions (Lot 1, Duncan Subdivision), or submission of a vacation request for the easements;
- 9) Revision of the plat to identify the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations;
- 10) Depiction of the 25-foot minimum building setback line, in conformance with Section V.D.9. of the Subdivision Regulations;
- 11) Identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners;
- 12) Placement of a note on the plat stating that access to the 60-foot roadway easement on the West side of site is denied;
- 13) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities;
- 14) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, prior to the issuance of any permits or land disturbance activities;
- 15) 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.8. of the Subdivision Regulations;
- 16) Placement of a note on the plat stating that submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to signing of the final plat; and
- 17) Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and to comply with AASHTO standards.

***Revised for the July 22<sup>nd</sup> meeting:***

*A revised plat and letter of justification for the Phase Three lot sizes was submitted.*

*Staff met with the applicant regarding the Traffic Impact Study issue. The applicant stated that time and financial constraints prohibit the production of a TIS to accommodate Phase Three, however, with the successful development of the Phase, a TIS could be provided prior to the recording of any future phase. It was also pointed out that Phase Three, being on the East side of a proposed major street, would be a logical cutoff point after which a TIS would be reasonable.*

*Staff would still prefer the provision of a TIS prior to the recording of any phase, however, the provision of a TIS prior to Phase Four may be a reasonable compromise.*

*The applicant's justification for reduced lot widths (55-feet) in Phase Three is that current market conditions indicate a price point that cannot be met with 60-foot wide lots. The applicant would also like to provide additional price and housing diversity to the overall development by providing lots of varying sizes. The overall development will contain lots ranging in size from 7,279 square feet to 39,435 square feet.*

*Provision of lot sizes of varying widths and areas would comply with the purposes outlined in Sections I.C.3. and I.C.10. of the Subdivision Regulations, which promote social and economic stability, and allow for a variety of lifestyles. While the lots in Phase Three will be as narrow as 55-feet, they will meet the minimum area requirements of 7,200 square feet, thus Section V.D.2. (for lot width) must be waived if the plat is approved.*

*The revised plat depicts existing Phases One and Two, as well as proposed Phases Three through Nine. There are 77 existing lots, and 413 proposed lots, for a total of 490 lots. The applicant proposes to create 71 lots with Phase Three. It should be pointed out that Phases One and Two are still not depicted as they were recorded, thus the overall plat should be revised to reflect Phases One and Two accurately, prior to the recording of any future phase.*

*The revised plat shows the requested street stubs to adjacent land-locked parcels, reflects the revised cul-de-sac diameters, resolves unaccounted for property, and includes required notes. The applicant has indicated that lot sizes and the 25-foot setback line will be depicted on each phase as it is recorded, as doing so on the overall plat would be difficult due to the number of lots within the development. The existing drainage/utility easement in Phase Five is not depicted, however, greenspace includes the same area: the final plat for Phase Five should show additional detail regarding existing and proposed easements, as should all other phases at the time of recording.*

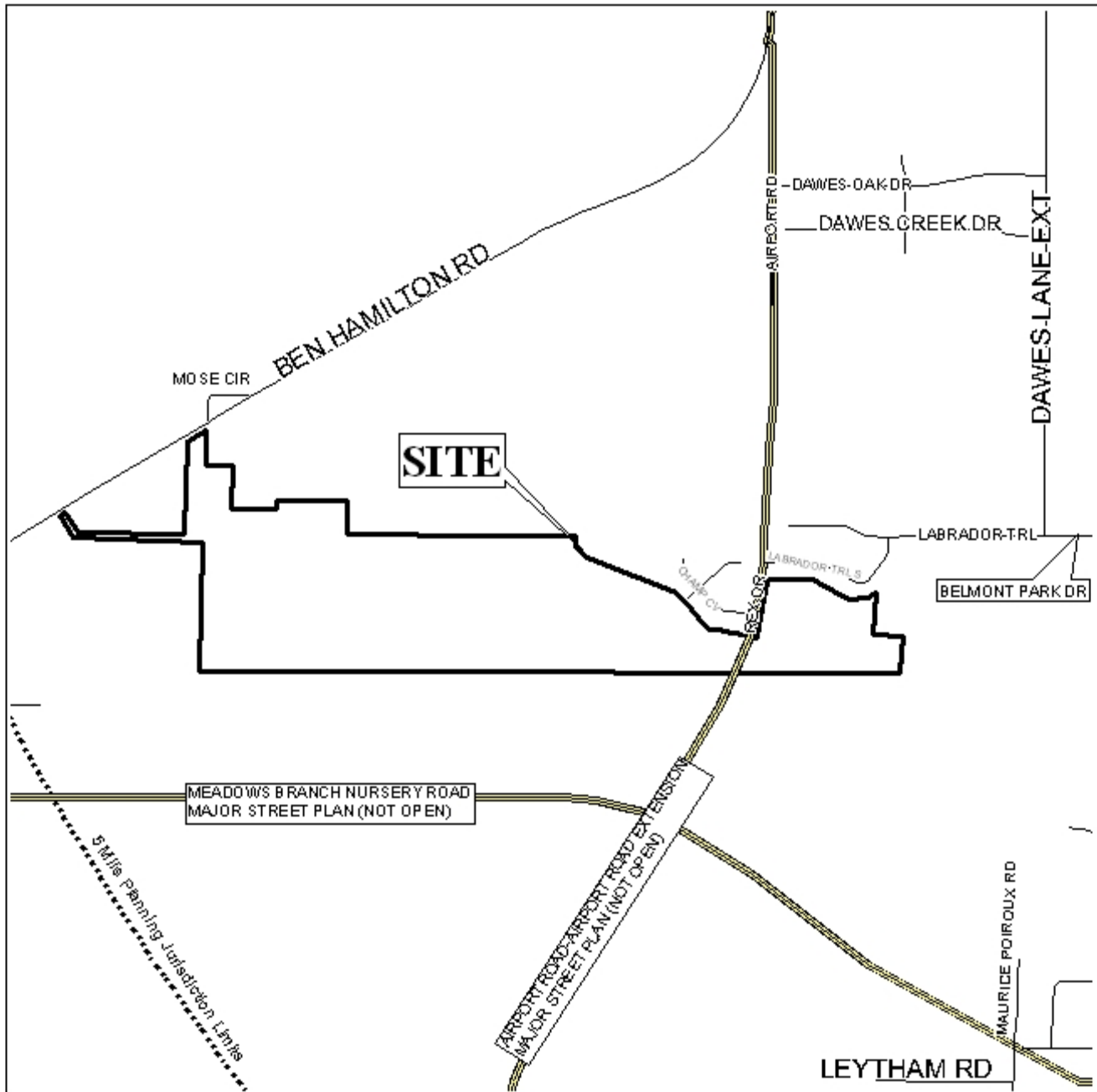
*Seven large greenspace common areas are depicted, as are three large detention common areas. The plat has a note stating that maintenance of these areas is the responsibility of the property owners.*

*Finally, staff estimates that Phases Three to Nine contain  $176 \pm$  acres, however, the plat indicates that the site only contains  $157 \pm$  acres. The discrepancy should be addressed by the applicant and corrected on a revised overall plat prior to the signing of any future phase.*

*Based on the preceding, and with a waiver of Section V.D.2. for lot width, the revised plat is recommended for Tentative Approval, subject to the following conditions:*

- 1) *Provision of a Traffic Impact Study to the Planning Section of Urban Development for the entire development, and acceptance of that study, prior to the recording of any phase beyond proposed Phase Three;*
- 2) *Correction of the acreage information to ensure that the entirety of the development is accurately described on the overall plat;*
- 3) *Ensure that cul-de-sac rights-of-way and pavement diameters for Phases Three and higher comply with Sections V.B.14. (120-foot right-of-way diameter) and V.B.15. (96-foot pavement diameter) of the Subdivision Regulations, as shown;*
- 4) *Revision of the overall plat to accurately depict the recorded layout of Phases One and Two;*
- 5) *Ensure that street-stubs are provided to the land-locked parcel North of proposed lots 20-21 and 26-27 in Phase Five, and the land-locked parcel South of Phase Seven, in compliance with Section V.B.1. of the Subdivision Regulations, as shown;*
- 6) *Revision of any future phase plat to depict any existing drainage/utility easements associated with previous subdivisions (Lot 1, Duncan Subdivision) as well as proposed drainage/utility easements;*
- 7) *Revision of any future phase plat to identify the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations;*
- 8) *Revision of any future phase plat to depict the 25-foot minimum building setback line, in conformance with Section V.D.9. of the Subdivision Regulations;*
- 9) *Identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat (overall and phase) stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners, as shown;*
- 10) *Placement of a note on the plat stating that access to the 60-foot roadway easement on the West side of site is denied, as shown;*
- 11) *Placement of a note on the plat (overall and phase) stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities, as shown;*
- 12) *Placement of a note on the plat (overall and phase) stating that approval of all applicable Federal, state and local agencies is required for wetland issues, prior to the issuance of any permits or land disturbance activities, as shown;*
- 13) *Placement of a note on the plat (overall and phase) stating that 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, as shown;*
- 14) *Placement of a note on the plat (overall and phase) stating that submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to signing of the final plat, as shown;*
- 15) *Placement of a note on the plat (overall and phase) stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and to comply with AASHTO standards, as shown.*
- 16) *Provision of a revised overall plat for the development prior to the recording of the next phase (Phase Three).*

# LOCATOR MAP



APPLICATION NUMBER 3 DATE July 22, 2010

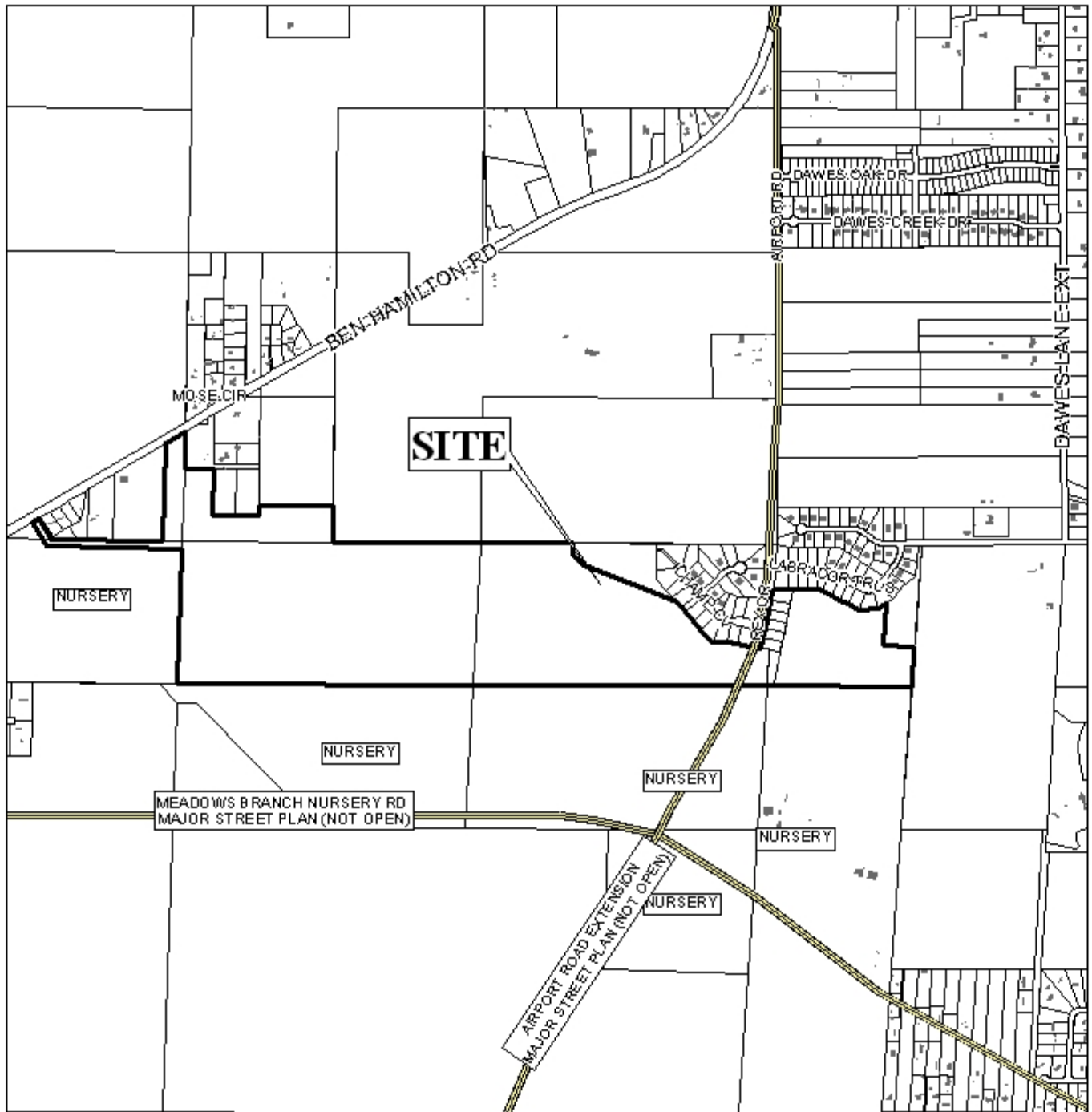
APPLICANT Labrador Run Subdivision

REQUEST Subdivision

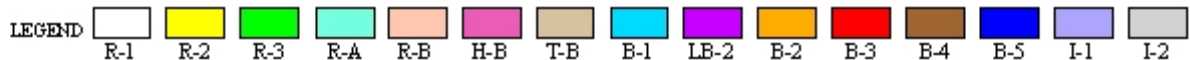


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# LABRADOR RUN SUBDIVISION

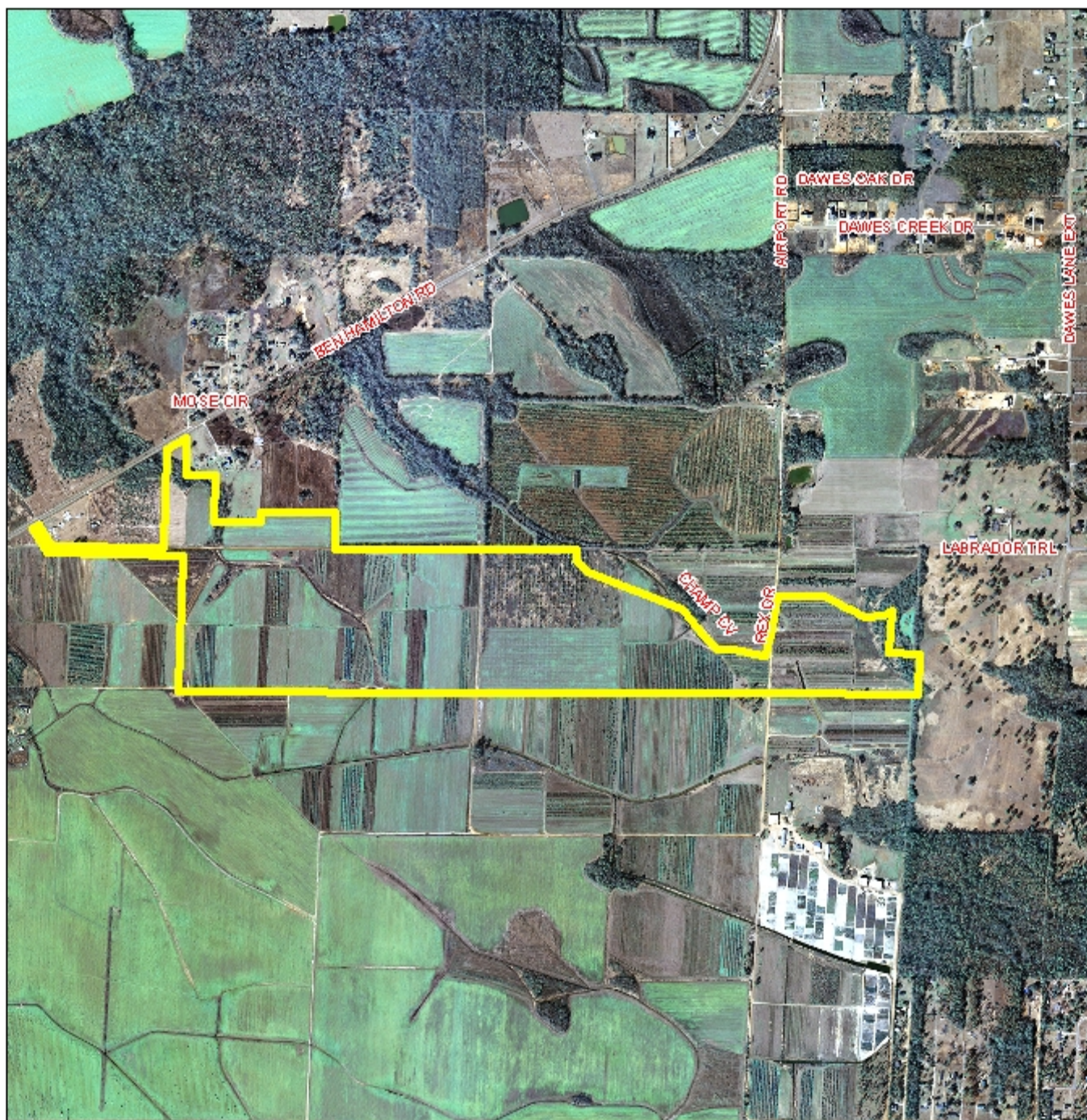


APPLICATION NUMBER 3 DATE July 22, 2010





## LABRADOR RUN SUBDIVISION

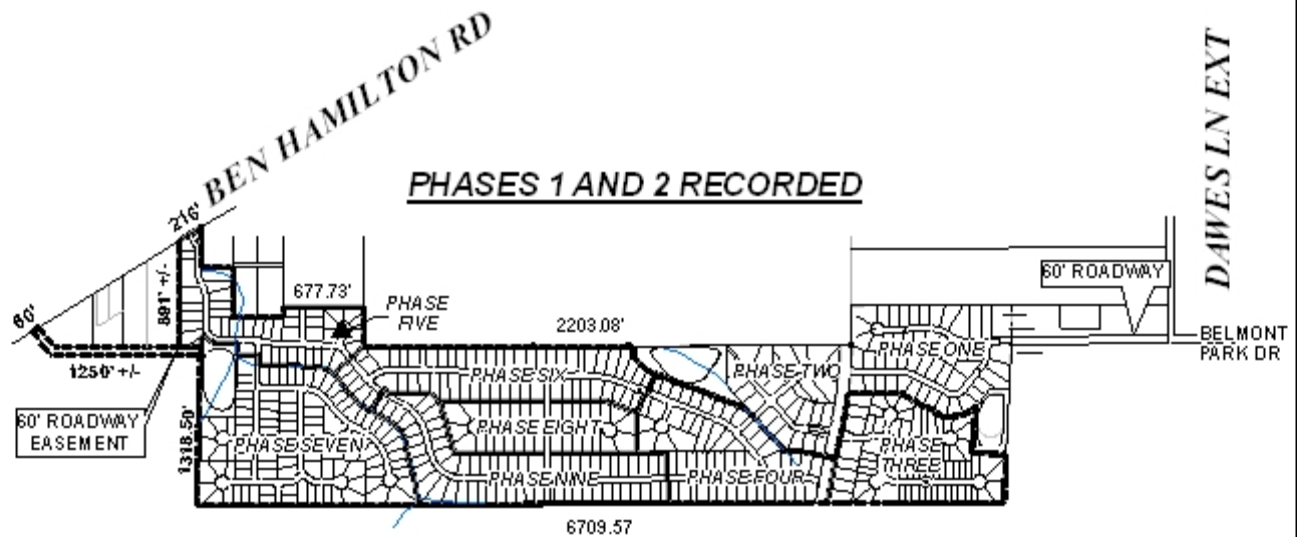


APPLICATION NUMBER 3 DATE July 22, 2010



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# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE July 22, 2010  
APPLICANT Labrador Run Subdivision  
REQUEST Subdivision

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