

NEWMAN CROSSING SUBDIVISION,
UNIT TWO, RESUBDIVISION OF LOT 55

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comment.

The preliminary plat illustrates the proposed 2-lot, 0.2± acre subdivision which is located on the East side of Wolf Branch Drive, 75'± South of Liberty Drive West. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sewer systems.

The purpose of this application is to create one legal lot of record and a common area from one legal lot.

The site is an existing lot in Newman Crossing, Unit Two, which was recorded in 2008. The plat was approved by Mobile County, before the area came within the expanded Planning Jurisdiction.

The proposed subdivision will create a 1,650 square foot common area that abuts a parcel identified as a "future development" area in the 2008 recorded plat. The proposed common area would not be contiguous with the other common area on the 2008 plat, which is located on the north side of Liberty Drive North. Thus, there is no access to the proposed common area, and it is not connected to any other common area. Also, as maintenance of the common area is the responsibility of the property owner, would it fall under the responsibility of the owner of the proposed Lot "A," or would it be the responsibility of the Newman Crossing Homeowner's Association?

The proposed lot fronts Wolf Branch Drive South, a minor arterial street with ribbon curb and gutter. As a minor arterial street with ribbon curb and gutter, this street requires a 50' wide right-of-way width. The existing right-of-way width is depicted as 50' on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat, and, if approved, should be retained on the Final Plat.

The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lot is limited to one curb cut to Wolf Branch Drive South, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; 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. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Holdover to the September 21, 2017 meeting with revisions due by September 14th to address the following:

- 1) revision of the plat to depict an access easement or similar to the proposed common area; and;
- 2) provide information regarding the maintenance responsibility or the common area.

Revised for the September 21st meeting

This application was heldover from the September 7, 2017 meeting at the Planning Commission's request to allow the applicant sufficient time to provide additional information regarding access to the proposed common area, as well as providing information on the maintenance responsibility of said area.

The applicant submitted a revised site plan depicting a 10' wide access easement located along the southern perimeter of the proposed Lot A for ingress and egress to the proposed common area; however, this access easement still does not provide access to the common area located north of Liberty Drive North. Furthermore, the site plan still does not illustrate both the "future development" parcel, and the common area sited to the north of Liberty Drive North.

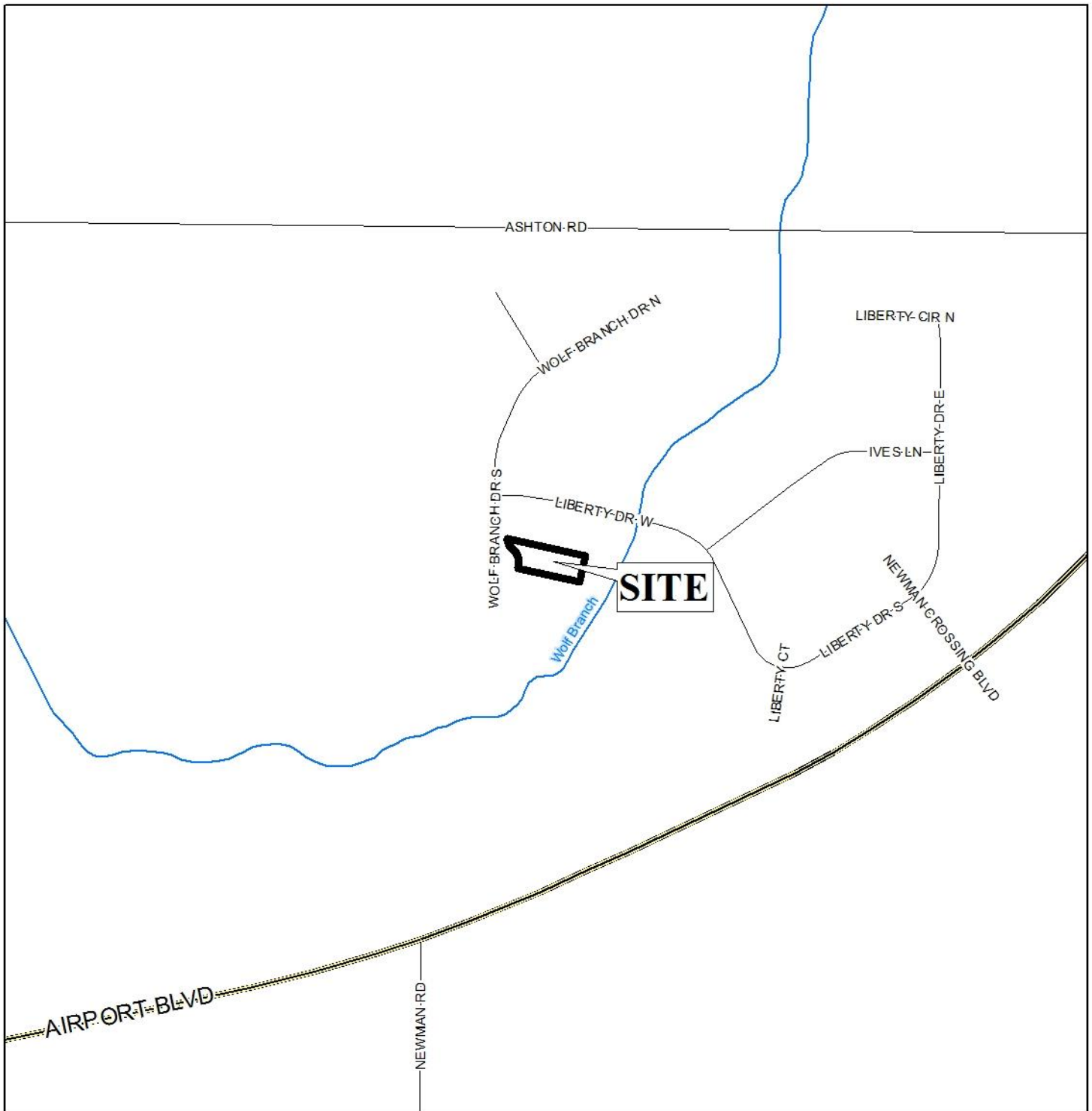
It should be noted that the applicant provided a copy of the Articles of Incorporation of the Newman Crossing Property Owners Association, Inc. which indicates in Article III Section 2 and states that the purpose of the corporation are " to own, manage and control all of the common areas and improvements thereon located within the exterior boundaries of said subdivision which are intended to be devoted to the common use and enjoyment of the owners of lots of said subdivision, including, but not by any way of limitation, the maintenance of any decorative fences, street islands and detention ponds for storm water drainage..."

As stated at the last meeting, the proposed common area would not be contiguous with the other common area located on the on the north side of Liberty Drive North, as indicated on the 2008 plat. The proposed common area does not illustrate connectivity to the larger common area of the subdivision, and as such, is not sufficient.

Based upon the preceding, this application is recommended for Denial due to the following reasons:

- 1) The proposed common area does not provide access to the existing common area located on the north side of Liberty Drive North; and
- 2) The site plan does not illustrate both the “future development” parcel and the common area located on the north side of Liberty Drive North.

LOCATOR MAP



APPLICATION NUMBER 3 DATE September 21, 2017
APPLICANT Newman Crossing Subdivision, Unit Two, Resubdivision of Lot 55
REQUEST Subdivision



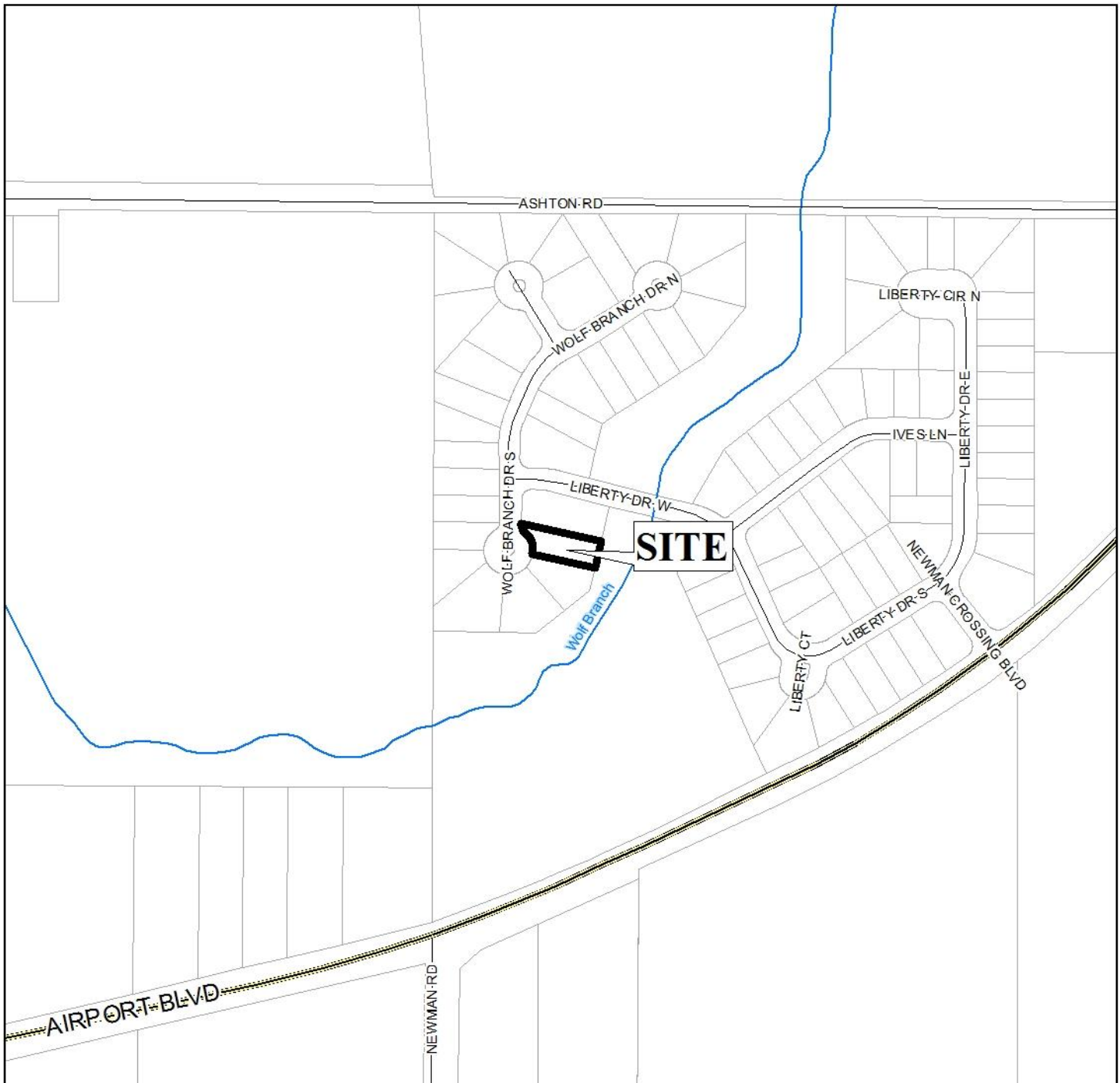
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE September 21, 2017

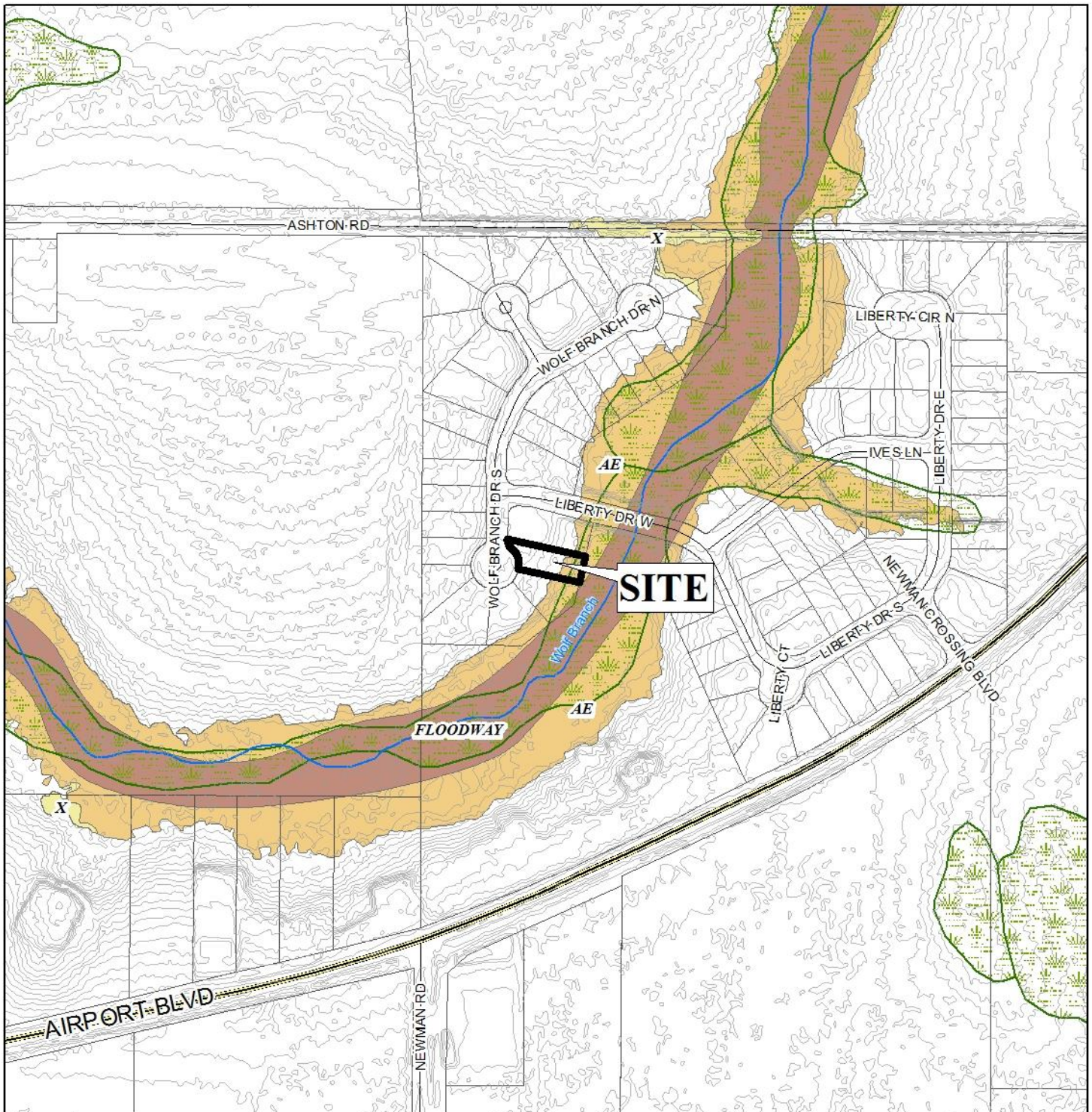
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REQUEST Subdivision

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



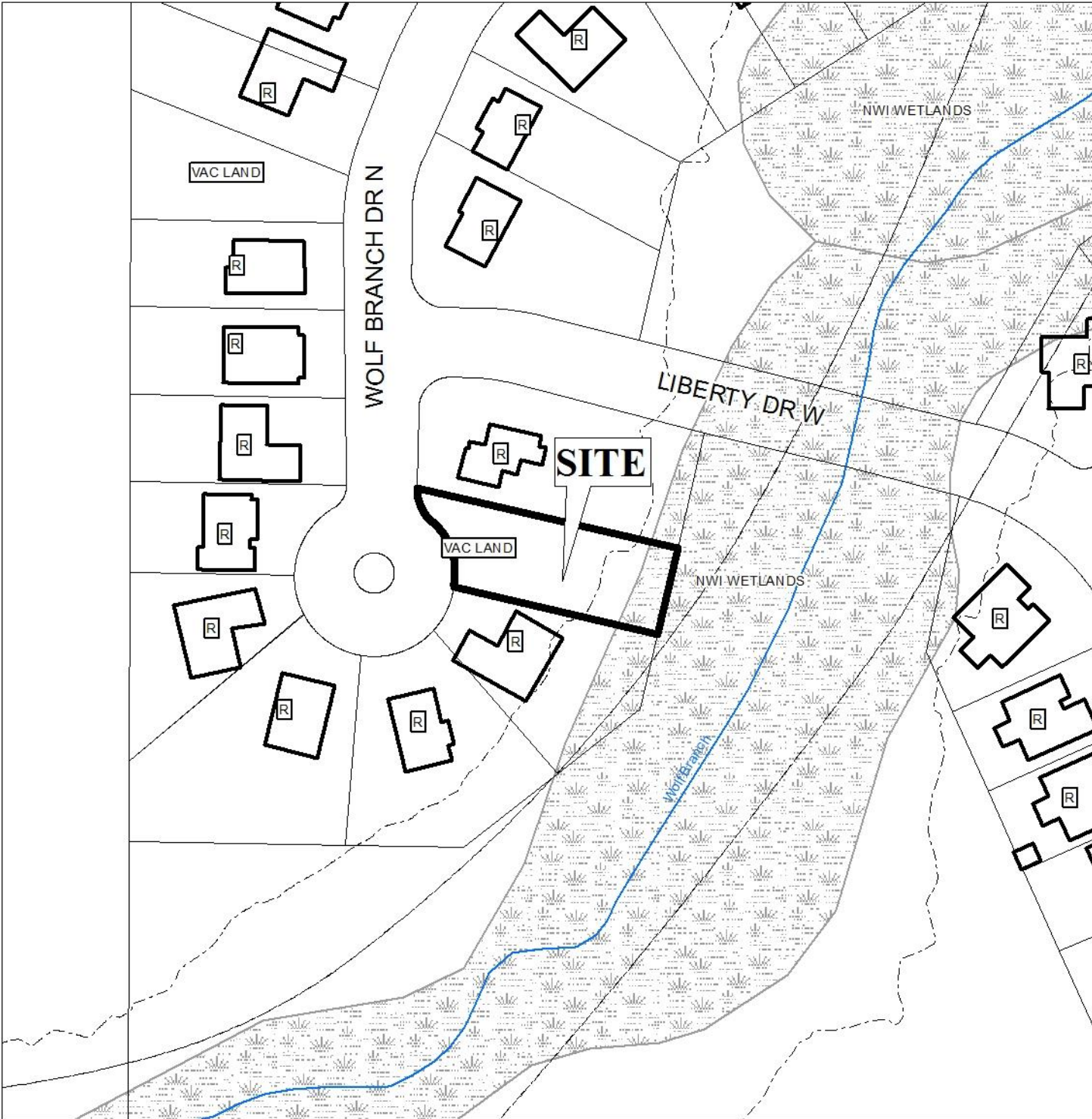
ENVIRONMENTAL LOCATOR MAP



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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



NEWMAN CROSSING SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOT 55

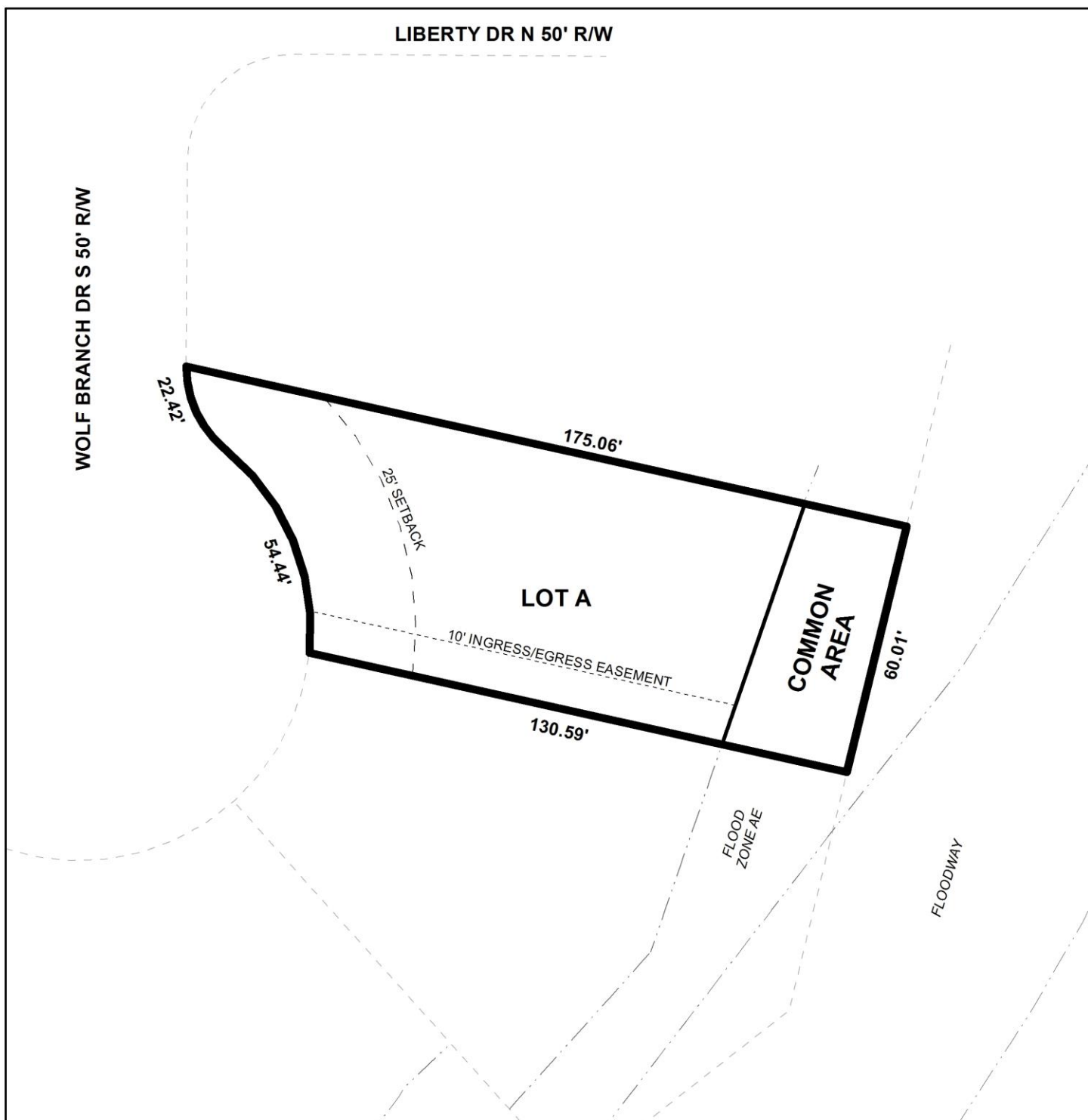


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NTS

DETAIL SITE PLAN



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