

## **WEST POINT 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. 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: 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.

MAWSS 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 Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 4 lot, 20.9  $\pm$  acre subdivision which is located on the South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 4 lot subdivision from a metes and bounds parcel.

The site in question was most recently approved by the Planning Commission at it's April 19, 2007 meeting as a 15-lot subdivision. This site was also approved in 2002 and extended in January 2004 for a 46-lot subdivision. All previous approvals have expired. The applicant now wishes to create a 4 lot subdivision.

Proposed Lot 1 appears to meet the minimum size and frontage requirements of Section V.D.2. of the Subdivision Regulations. However, Lots 2, 3, and 4 do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth. Thus, a waiver will be required in order to approve the subdivision as proposed.

Proposed Lots 2, 3 and 4 appear to be flag lots, and, while meeting the minimum width of 25 feet for a flag lot, the applicant did not provide any information stating unusual circumstances which may exist on the lots, or if there is a natural or pre-existing man-made barriers which may cause an undue hardship. Flag lots are generally not allowed, and there appears to be only one flag lot in the immediate vicinity of the site which was approved by Planning Commission in September 2001. However, the proposed lots do

not appear to satisfy the requirements of Section V.D.1. of the Subdivision Regulations and no justification was provided.

Lots 2, 3, and 4 are flag lots and if approved, a note should be placed on the Final Plat stating no future subdivision of Lots 2, 3, and 4 shall be allowed until adequate frontage is provided.

Airport Boulevard, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan, requires a minimum right-of-way of 100-feet. The preliminary plat does not depict a right-of-way width. Revisions should be made to note the right-of-way width of Airport Boulevard. The dedication of sufficient right-of-way along Airport Boulevard to provide 50' from centerline may be required; thus, revisions to the 25' minimum building setback line along Lot 1 would be required as well.

As Airport Boulevard is a major street, access management is a concern. Each lot should be limited to a single curb cut, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The site in question has been approved twice and received one extension for two separate subdivision applications; however, the perimeter of the previous subdivision request did not include any additional parcels or lots. The current subdivision application, as proposed, includes a portion of Barry Victor Subdivision Lot 1. It appears that the applicant is proposing to use a remaining portion of the lot from the Barry Victor Subdivision to serve as two separate access driveways that will connect Lots 3 and 4 to two existing roads. An easement and right-of-way deed was recorded on February 27, 2014 to allow the ingress and egress. As the site is within the planning jurisdiction the applicant must include the entire property on which the easements have been created, so that the easements may be shown on a recorded plat that includes the granting property. This application can not be considered because the adjacent remnant lot has not been included in the subdivision application. The applicant would have to revise the plat to eliminate the two access driveways that connect to the adjacent property or revise the plat to include the entire adjacent lot remnant that they are proposing to utilize as an access point for Lots 3 and 4.

The 25-foot minimum building setback is shown and labeled on the preliminary plat; however, the setback line for Lot 2 should be revised to illustrate it from where the pole meets the "flag". If approved, the minimum building setback should be illustrated on the Final Plat.

The lots are not labeled in acres or square feet. If approved, revisions should be made to depict the lot sizes in square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The plat illustrates wetlands on a portion of Lots 3 and 4. The 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 signing of the Final Plat.

This site is located in the County, thus 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 regarding this requirement should appear on the Final Plat, if approved.

The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating “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.” should be placed on the Final Plat.

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 appear on the Final Plat.

Based on the preceding, this application is recommended for Denial, for the following reasons:

- 1) the proposed lots 2, 3 and 4 do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth;
- 2) the proposed lots 2, 3, and 4 do not comply with Section V.D.1. of the Subdivision Regulations regarding size and shape of lots, and no justification has been provided; and
- 3) the applicant has failed to include the adjacent lot remnant with the subdivision application, as is necessary to establish the easement.

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

*This application was heldover from the July 17<sup>th</sup> meeting at the applicant’s request, as the previous application included a 4-lot subdivision with access for lots 3 and 4 only provided through an adjacent property owners’ lot. The applicant’s have since met with staff and have decided to move forward with a 2-lot subdivision with the remainder of the site to be labeled as “Future Development”.*

*The revised plat illustrates the proposed 2 lot, 20.9 ± acre subdivision which is located on the South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road. Again, the applicant states that the subdivision is served by public water and sanitary sewer.*

*The preliminary plat depicts West Point Plaza Drive, a newly proposed public minor road, with a compliant 50' right-of-way as required by Section V.B.14. The plat also depicts a turnaround right-of-way diameter of 100' providing a 50' radius; however a turnaround right-of-way diameter of 120' to provide a 60' radius is required. The plat should be revised to reflect Sections V.B.14 and V.B.15 of the Subdivision Regulations.*

*As Airport Boulevard is a major street, access management is a concern; thus access to Airport Boulevard should be denied. Each lot should be limited to one curb-cut to West Point Plaza Drive, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.*

*The 25' minimum building setback line is depicted along Airport Boulevard. However, the minimum setback line is not depicted where the lots abut West Point Plaza Drive. If approved, the 25' minimum building setback should be illustrated along Airport Boulevard and West Point Plaza Drive on the Final Plat.*

*Both lots appear to meet the minimum size and frontage requirements of Section V.D.2. of the Subdivision Regulations.*

*The lots are labeled in acres but not in square feet. If approved, revisions should be made to depict the lot sizes in square feet and acres, or a table should be furnished on the Final Plat providing the same information.*

*The plat indicates a small portion of the site along West Point Plaza Drive as "Common Area". A note should be placed on the Final Plat stating maintenance of this area will be the responsibility of the property owners.*

*It should be noted that if approved, the "Future Development" area will be required to be presented before the Planning Commission to create a legal lot of record prior to any sale or development. Access to a public or private road at the time of a subdivision request will also be required.*

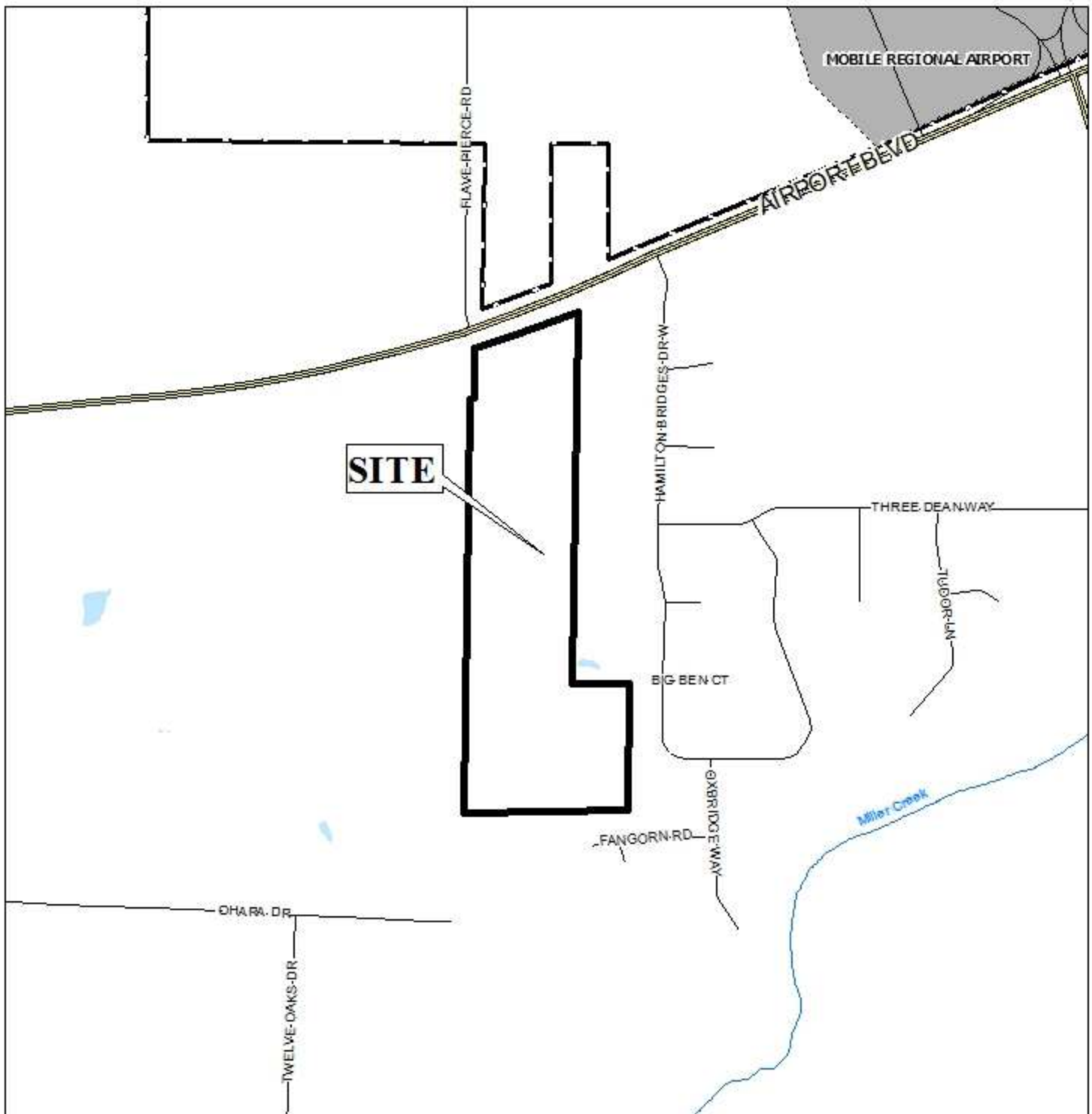
*The plat illustrates wetlands on a portion of the site labeled "Future Development". The presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to issuance of permits or LD activities.*

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

- 1. revision of the plat to depict the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*
- 2. labeling of the right-of-way width of Airport Boulevard;*
- 3. dedication to provide 50' from the centerline of Airport Boulevard if the right-of-way is less than 50' in width;*

4. *revise the plat to depict a turnaround right-of-way diameter of 120' to provide a 60' radius for West Point Plaza Drive;*
5. *revision of the plat to depict the 25' minimum building setback line along Airport Boulevard and West Point Plaza Drive;*
6. *placement of a note on the Final Plat stating lots 1 and 2 are limited to one curb-cut to West Point Plaza Drive, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;*
7. *placement of a note on the Final Plat stating that the Future Development portion of the plat be presented to the Planning Commission to create a legal lot of record prior to any development, and to include access to a public or private road;*
8. *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;*
9. *placement of a note on the Final Plat 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;*
10. *placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;*
11. *placement of a note on the Final Plat stating the maintenance of the common area will be the responsibility of the property owners*
12. *placement of a note on the Final Plat stating that development “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.”*
13. *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. 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.” and*
14. *compliance with Fire and Rescue: “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.”*

# LOCATOR MAP



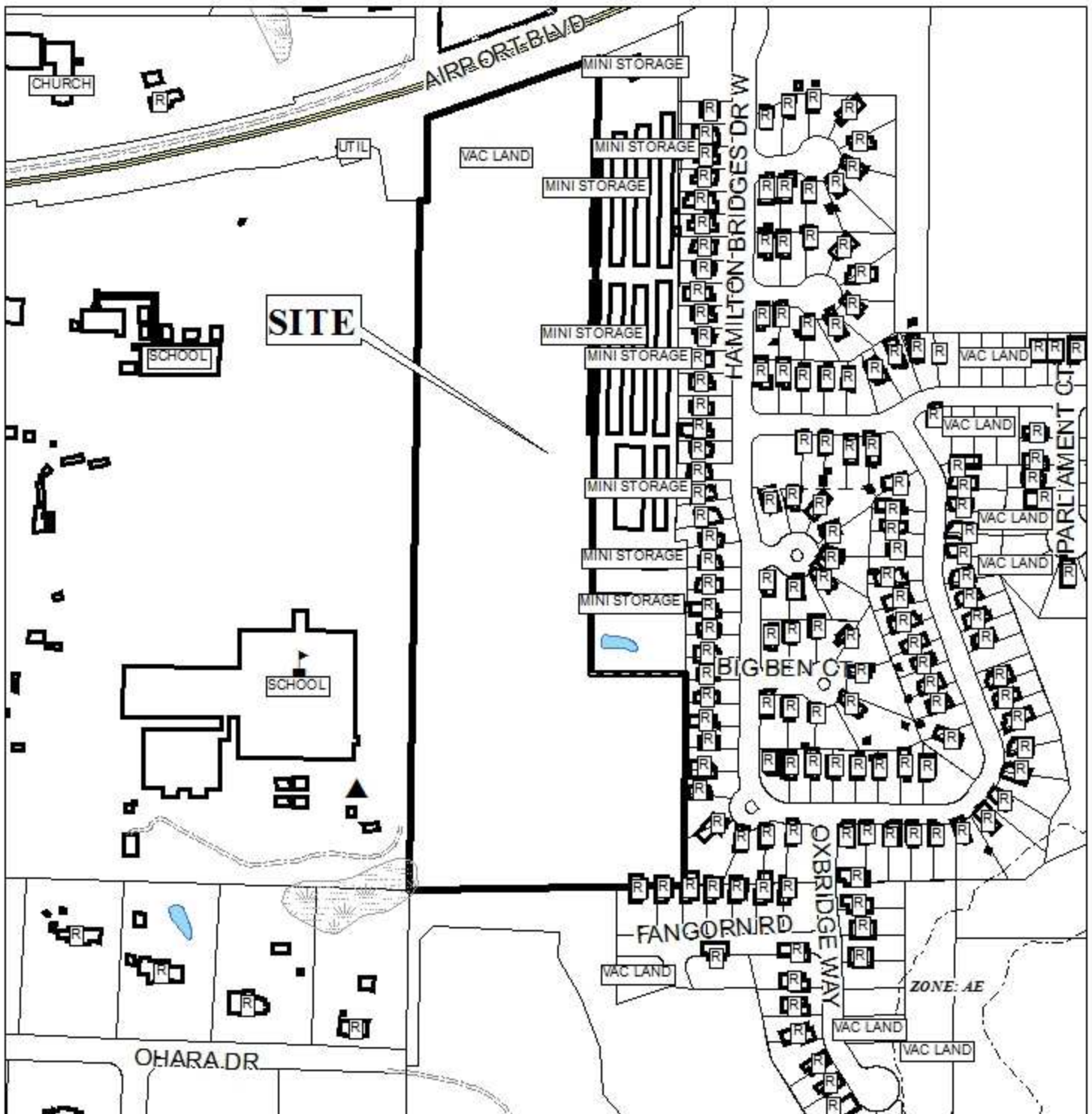
APPLICATION NUMBER 3 DATE August 21, 2014

APPLICANT West Point Plaza Subdivision

REQUEST Subdivision



# WEST POINT PLAZA SUBDIVISION



APPLICATION NUMBER 3 DATE August 21, 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



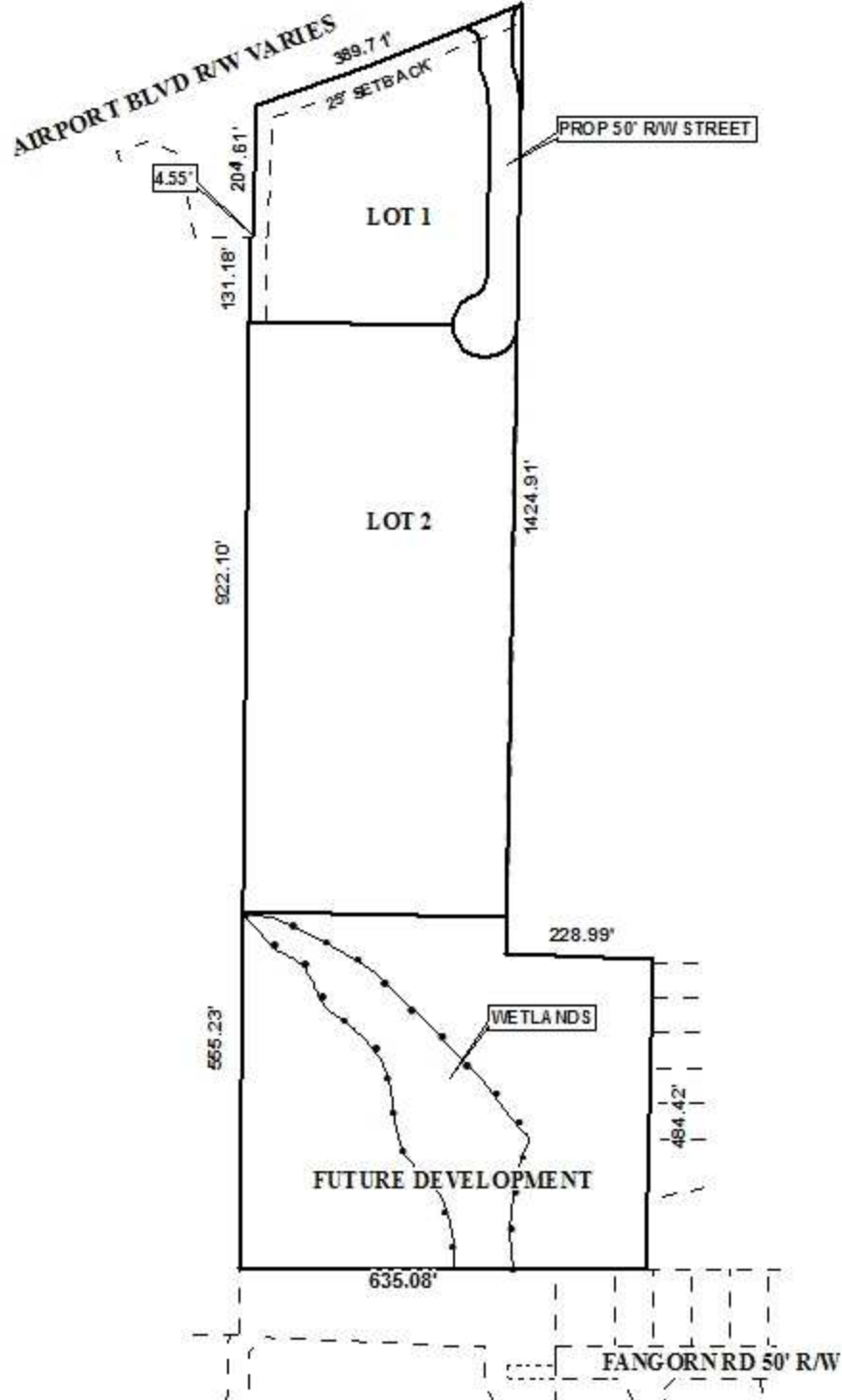
# WEST POINT PLAZA SUBDIVISION



APPLICATION NUMBER 3 DATE August 21, 2014



# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE August 21, 2014

APPLICANT West Point Plaza Subdivision

REQUEST Subdivision

