

## **BLUEBERRY HILL SUBDIVISION,** **RESUBDIVISION OF**

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: MAWSS has only sewer services available, but a Capacity Assurance application for sewer services has not been applied for. MAWSS cannot guarantee sewer services until the Capacity application is approved by Volkert Engineering Inc.

The preliminary plat illustrates the proposed 52-lot, 21.2± acre subdivision which is located on the North side of Half Mile Road, at Blueberry Lane (a private street). The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer systems. The purpose of this application is to create fifty-two (52) legal lots of record from twenty-eight (28) legal lots.

The subject site was previously a part of the Blueberry Hill Unit 1 and Blueberry Hill Unit 2 subdivisions. The subdivisions were approved, the roads constructed, and the plat recorded prior to being incorporated within the Planning Jurisdiction.

According to the applicant, the subject site has been vacant for approximately ten (10) years. The applicant wishes to resubdivide the lots in such a way that they provide 60-foot wide lots on the interior roadside lots, as well as providing additional revisions to the existing frontage lots along Half Mile Road. In addition to reconfiguring the existing lot sizes, the applicant also requests a waiver be allowed for the width to depth ratio in order to allow smaller lots within the subject site. The applicant states that their purpose for resubdividing the site into smaller lots is to allow more affordable homes to the subject subdivision.

The proposed lots front Half Mile Road, Blueberry Lane, and Blueberry Court. Half Mile Road is part of the Laurendine Road-Half Mile Road-New Connection-March Road Extension. Half Mile Road is a Major Collector street without curb and gutter. As a street without curb and gutter, this street requires a 100' wide right-of-way width. The right-of-way width is depicted as 100' on the preliminary plat, and should be retained on the Final Plat, if approved. Blueberry Lane and Blueberry Court are both private streets that provide a 50-foot easement for ingress and egress throughout the subject site. The 50-foot easement is indicated on the preliminary plat and

should be retained on the Final Plat, if approved. Furthermore, a note should be placed on the Final Plat, if approved, stating that no structures are to be erected within any easement.

As previously stated, the smaller lot sizes create irregular site conditions in which a majority of the proposed lots do not meet the maximum width to depth ratio. According to Section V.D.3. of the Subdivision Regulations, the maximum depth of any lots, exclusive of unusable land, shall not be more than 3.5 times the width of the lot at the building setback line; the applicant is proposing lots with depths up to 6 times the width. A waiver of Section V.D.3. of the Subdivision Regulations may be appropriate in order to accommodate the proposed irregular-shaped lot conditions of the subject site.

It should be mentioned that the recorded Final Plat for Blueberry Hill Units 1 & 2 Subdivision provided for a 25' front minimum building setback line along each road frontage and a 25' side yard building setback for corner lots. The applicant now wishes to revise the front building setback line to provide a distance of 35' along each street, and a distance of 25' for side yard corner lots. The 35' minimum front building setback line and the 25' side yard corner setback line is mentioned as a note on the preliminary plat, however, the graphic representation of the setback lines are not labelled for the proposed lots. The Final Plat, if approved, should be revised to label both the 35' and the 25' minimum front and side yard corner building setback lines for all three street frontages of the subject site.

The proposed lots range in size from 9,618 square feet to 32,295 square feet. The proposed lots meet the 7,200 square foot minimum lot requirements for lots served by public water and sanitary sewer systems. The lot size information is depicted in square feet for each lot, however, this information should be revised to include the acreage for each individual lot as well.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that each lot is limited to one curb cut to Half Mile Road, Blueberry Lane, or Blueberry Court, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

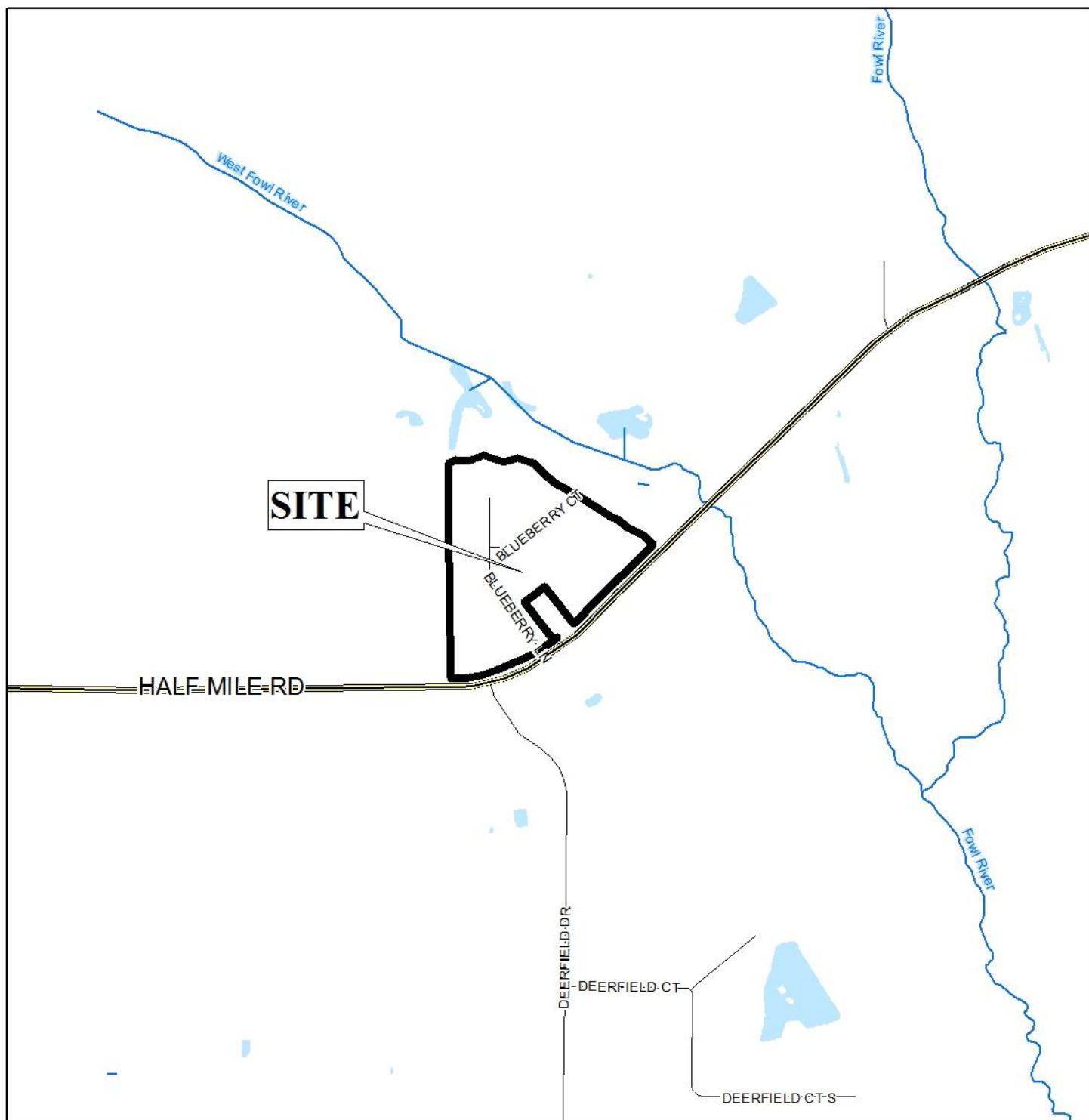
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the 100' wide right-of-way width along Half Mile Road;
- 2) Retention of the 50' ingress and egress easement along Blueberry Lane and Blueberry Court;
- 3) Placement of a note on the Final Plat stating that no structures are to be erected within any easement;
- 4) Revision of the Final Plat to label the 35-foot front minimum building setback line along Half Mile Road, Blueberry Lane, and Blueberry Court for each proposed lot;
- 5) Revision of the Final Plat to label the 25-foot minimum side building setback lines along Half Mile Road, Blueberry Lane, and Blueberry Court for each proposed corner lot;

- 6) Revision of the lot size information to include both the square footage and acreage for each lot;
- 7) Placement of a note on the Final Plat stating that each lot is limited to one curb cut to Half Mile Road, Blueberry Lane, or Blueberry Court, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) 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;
- 9) Compliance with Engineering comments and placement of a note: *(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.);and,*
- 10) Compliance with Fire Department comments and placement of a note *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)).*

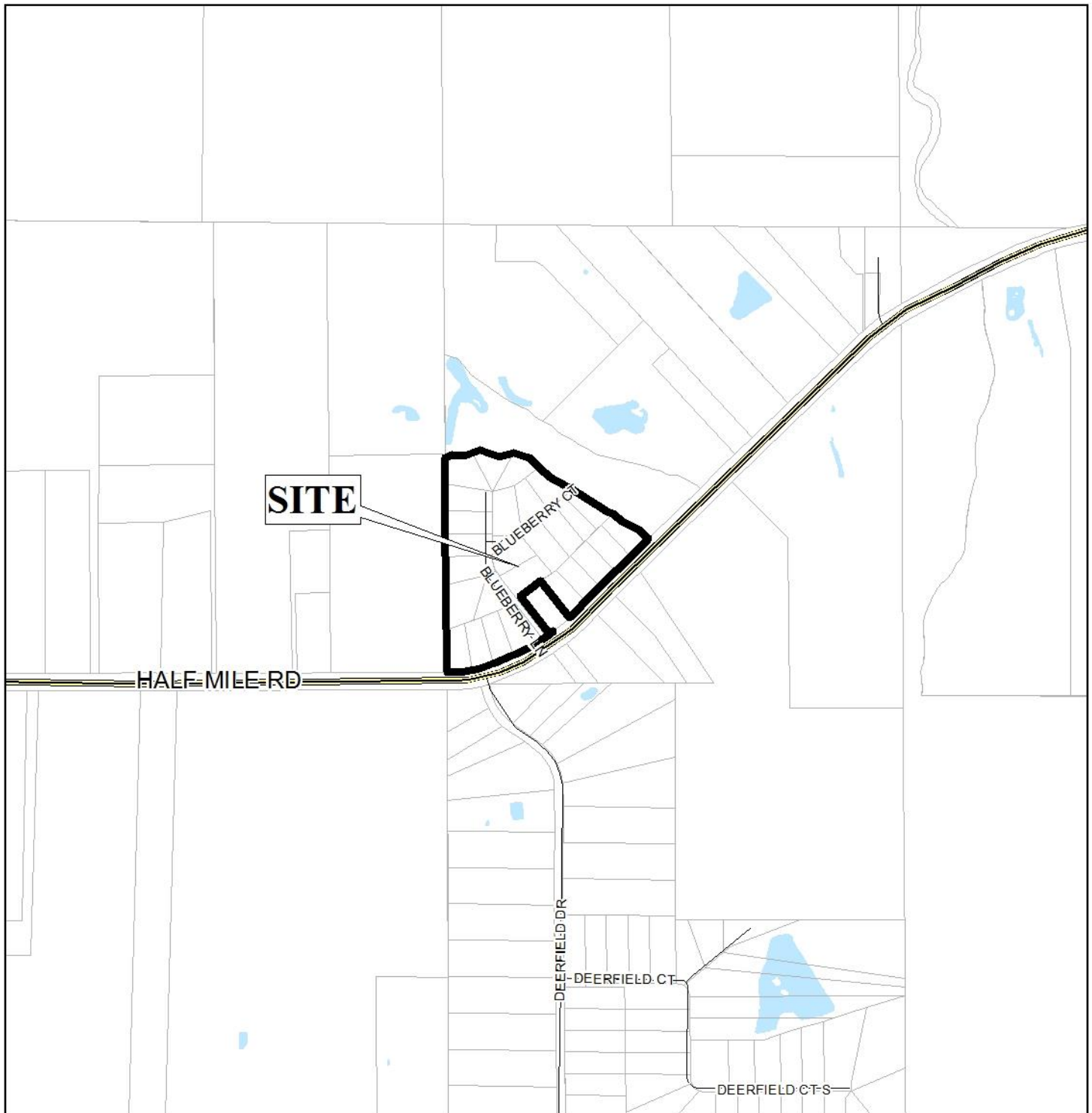
# LOCATOR MAP



APPLICATION NUMBER 4 DATE November 16, 2017  
APPLICANT Blueberry Hill Subdivision, Resubdivision of  
REQUEST Subdivision



# LOCATOR ZONING MAP



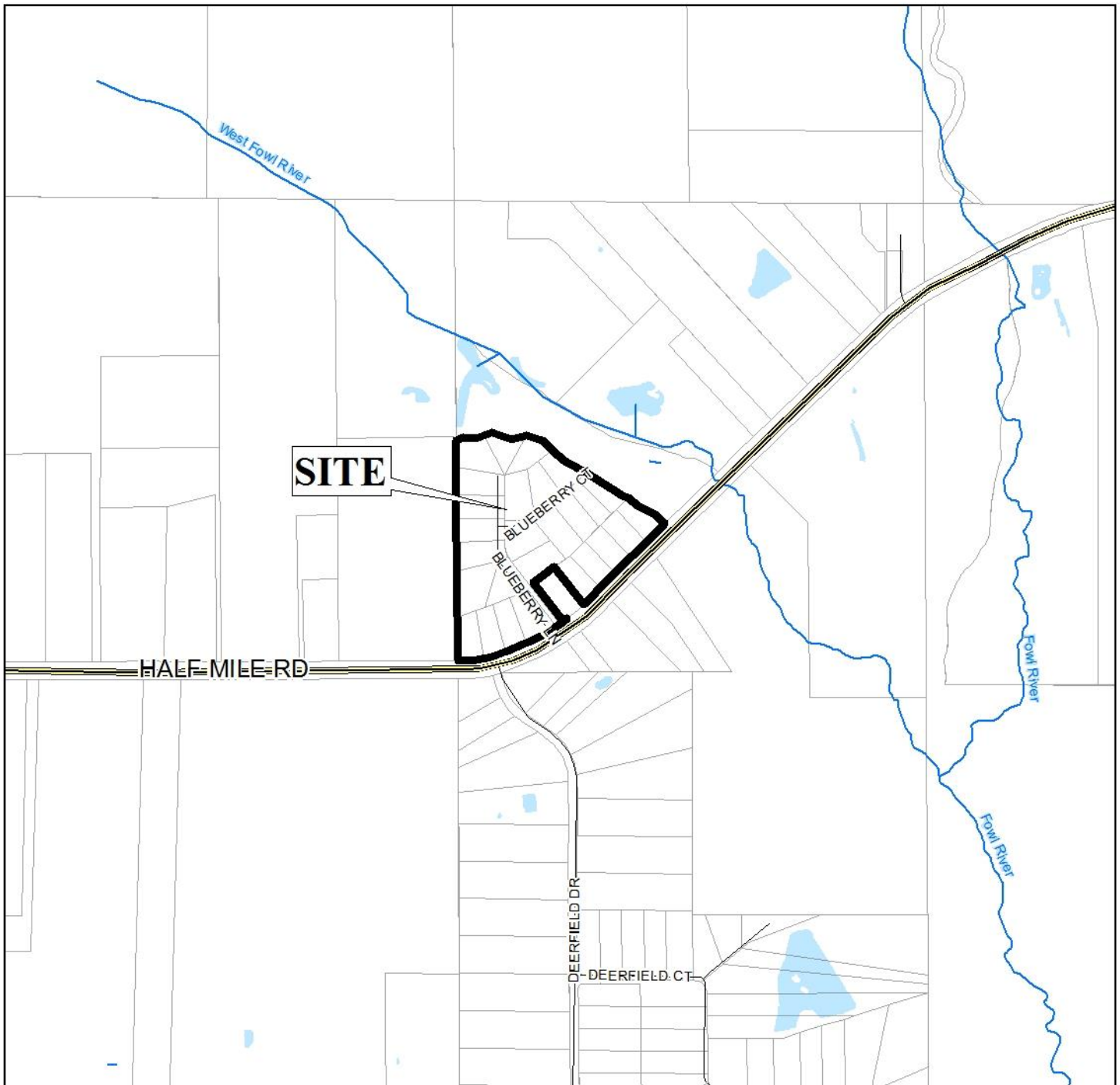
APPLICATION NUMBER 4 DATE November 16, 2017

APPLICANT Blueberry Hill Subdivision, Resubdivision of

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE November 6, 2017

APPLICANT Blueberry Hill Subdivision, Resubdivision of

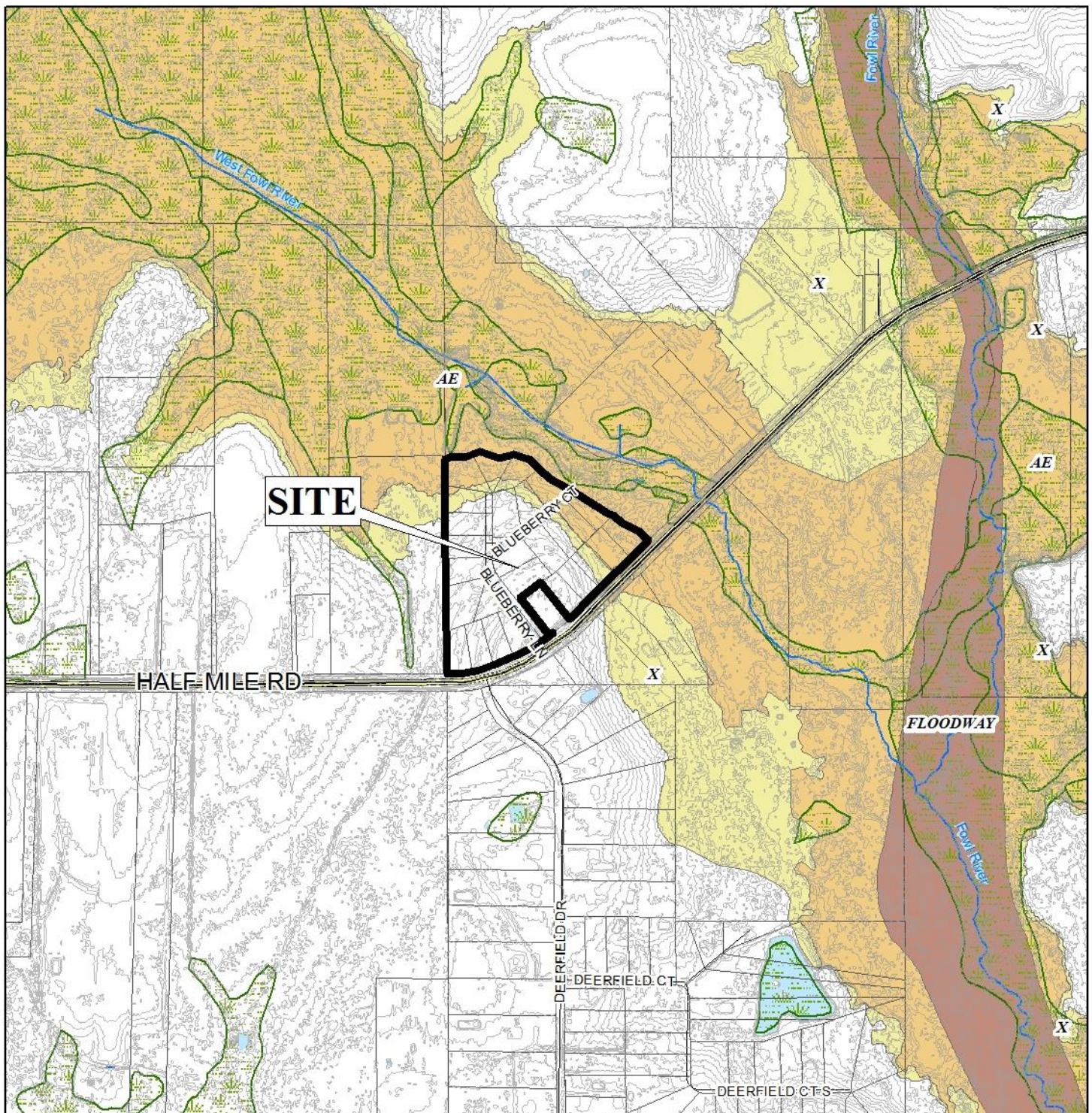
REQUEST Subdivision

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Neighborhood Center - Traditional	<span style="display:inline-block; width:15px; height:15px; background-color:darkorange; border:1px solid black;"></span> Downtown Waterfront	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks & Open Space
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Neighborhood Center - Suburban	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Light Industry	<span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> Water Dependent
<span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> Downtown	<span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Traditional Corridor	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Heavy Industry	
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> District Center	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Commercial Corridor	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Institutional	





# ENVIRONMENTAL LOCATOR MAP

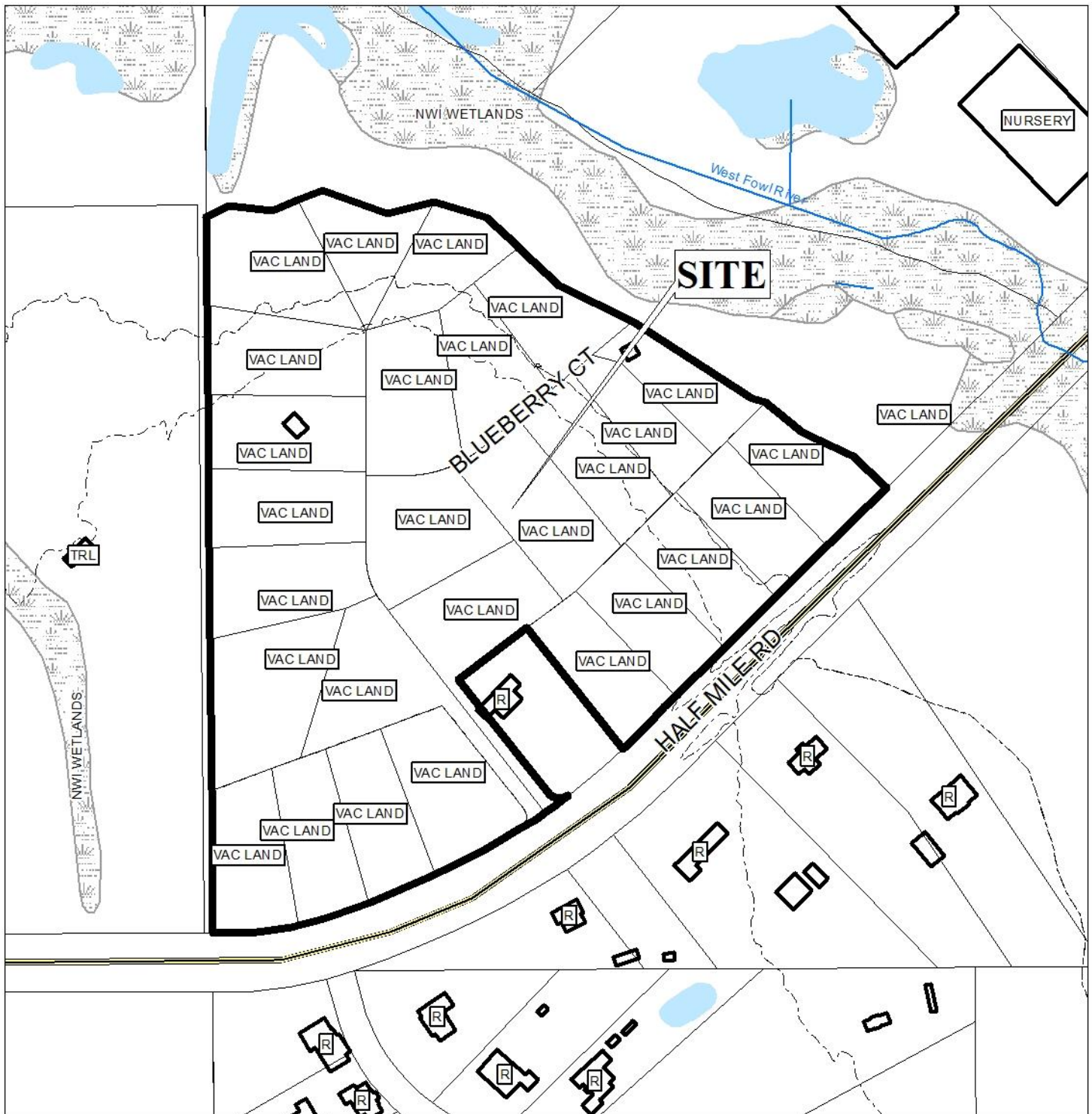


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APPLICANT Blueberry Hill Subdivision, Resubdivision of  
REQUEST Subdivision





# BLUEBERRY HILL SUBDIVISION, RESUBDIVISION OF



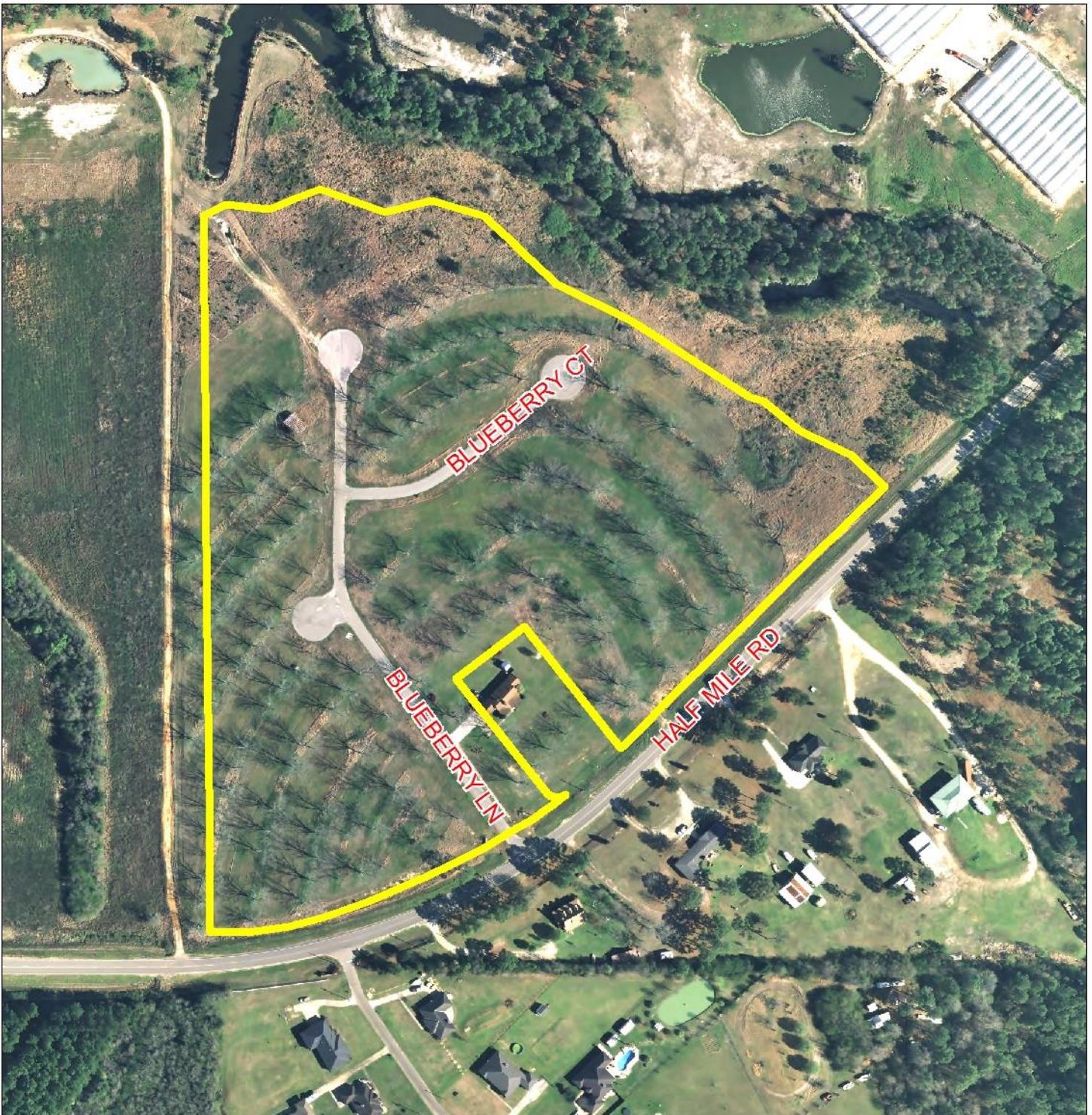
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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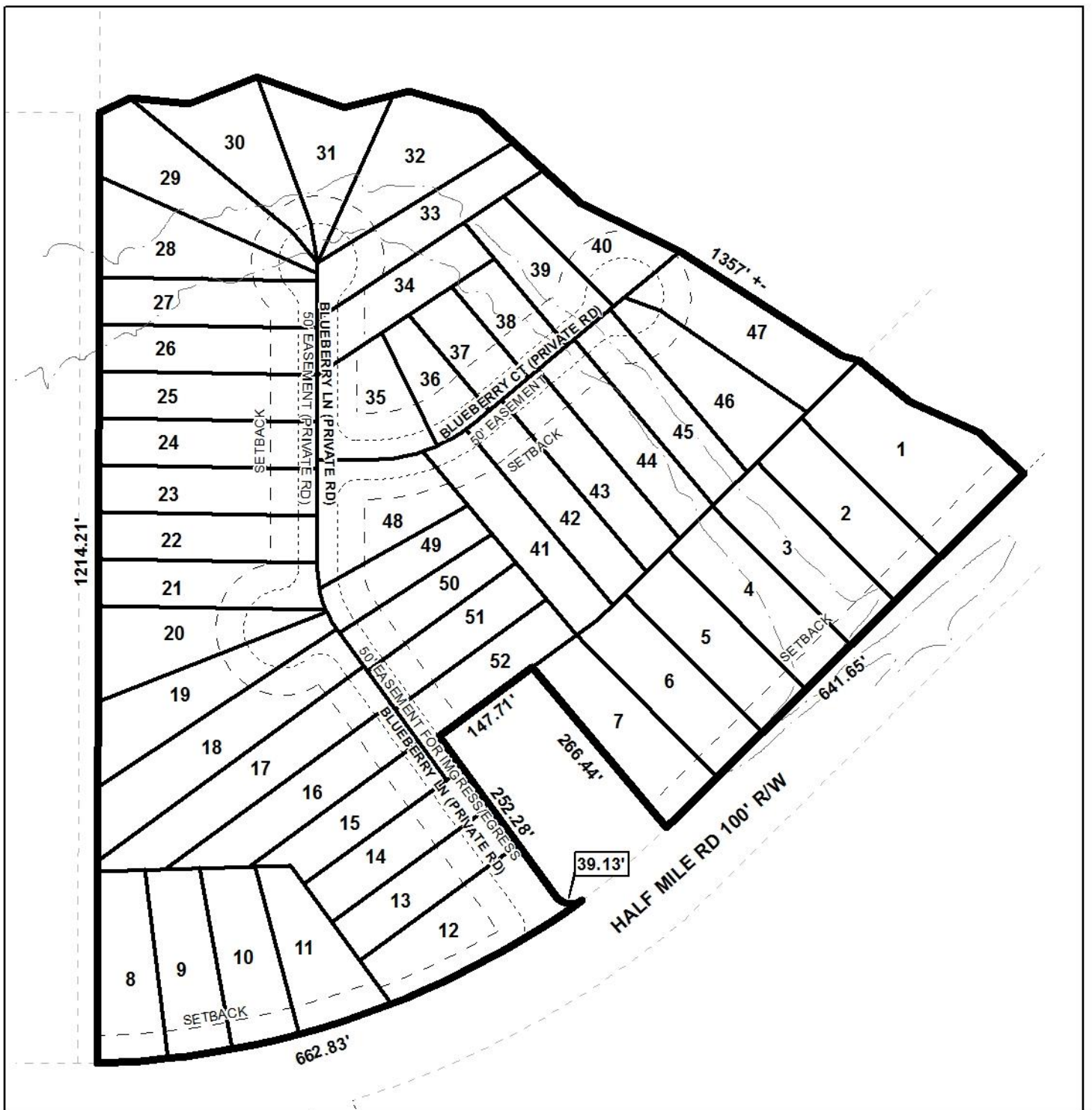


APPLICATION NUMBER 4 DATE November 16, 2017





# DETAIL SITE PLAN



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