

DOWNER'S GROVE SUBDIVISION, UNIT 3

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: 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 comments

The plat illustrates the proposed 2-lot, 18.8 ± acre subdivision which is located on the South side of Three Notch Kroner Road, 676'± West of Winkler Court, within the Planning Jurisdiction. The applicant states that the site is served by public water and individual septic services.

The purpose of this application is to relocate a property line between two existing legal lots of record.

The site was originally approved as Downer's Grove Subdivision when in the County's subdivision jurisdiction. After coming into the City's Planning Jurisdiction, Lot 1 was subdivided into three lots in 1997. Then, on January 18, 2018, those lots and a large parcel adjacent to the East were re-subdivided into five lots via Downer's Rock Subdivision (recorded as Downer's Grove Subdivision, Unit 2). The applicant now proposes to shift the common internal lot line between Lots 2 and 3 of Downer's Grove Subdivision, Unit 2.

The site fronts Three Notch Kroner Road which is a component of the Major Street Plan with a planned 100' right-of-way. As dedication to provide 50' from the centerline of the road was provided with the recording of Downer's Grove Subdivision and Downer's Grove Subdivision, Unit 2, no further dedication would be required.

As on the preliminary plat, the recorded 35' minimum building setback line should be retained on the Final Plat. The lot size labels are indicated in both square feet and acres on the preliminary plat and these should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The proposed lots meet the minimum area requirements of the Subdivision Regulations.

As each lot would retain the same linear street frontage as on the recorded Downer's Grove Subdivision, Unit 2, and as each lot was limited to one curb cut to Three Notch Kroner Road, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Three Notch Kroner Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

Proposed Lot 1 exceeds the width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. Due to the width-to-depth being previously approved by the Commission, a waiver of Section V.D.3. may be appropriate.

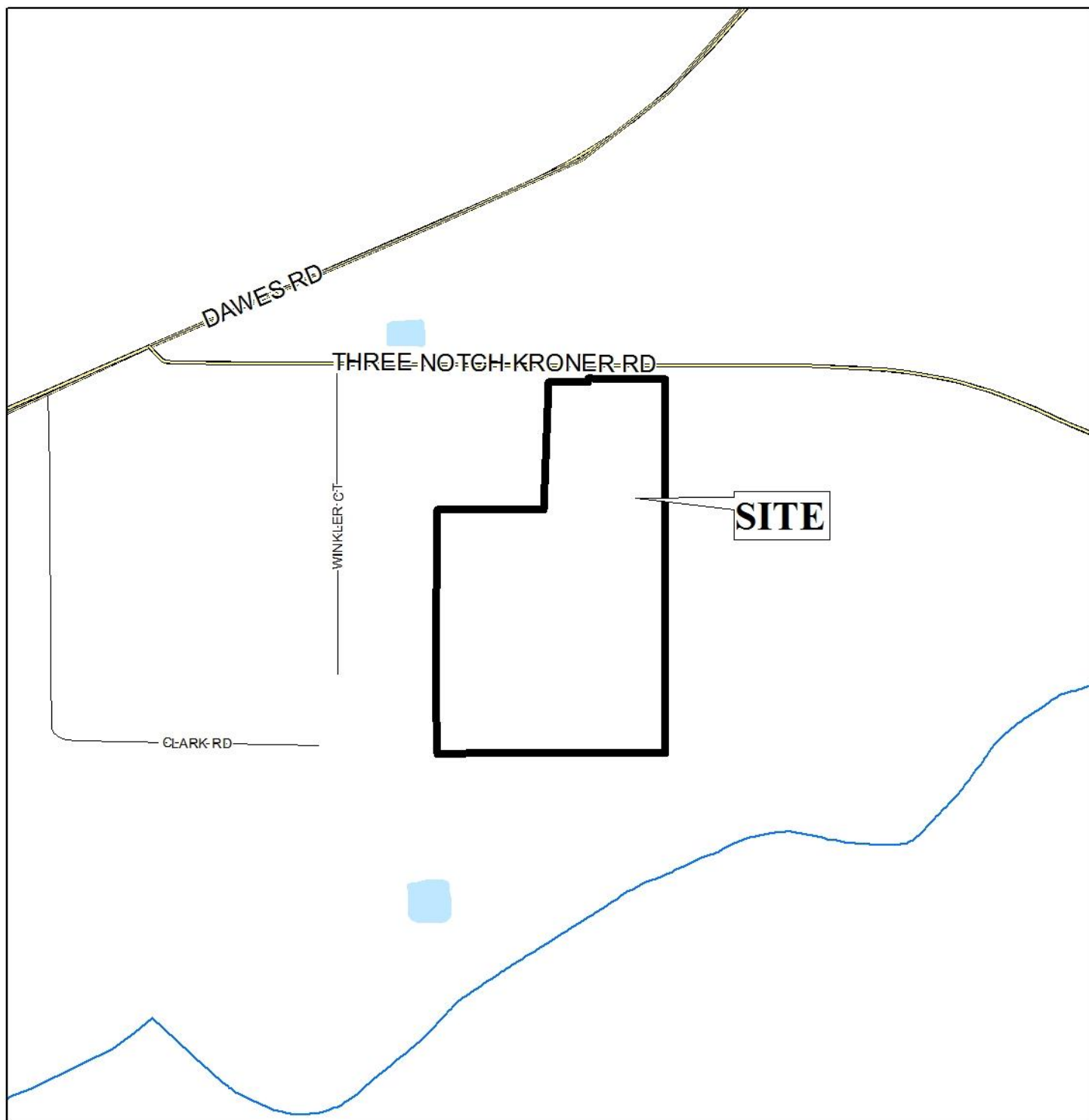
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

RECOMMENDATION With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 35' minimum building setback line along Three Notch Kroner Road on the Final Plat;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Three Notch Kroner Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) 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;
- 5) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning and Zoning Department and County Engineering; and
- 6) compliance with the Fire-Rescue Department comments: *[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



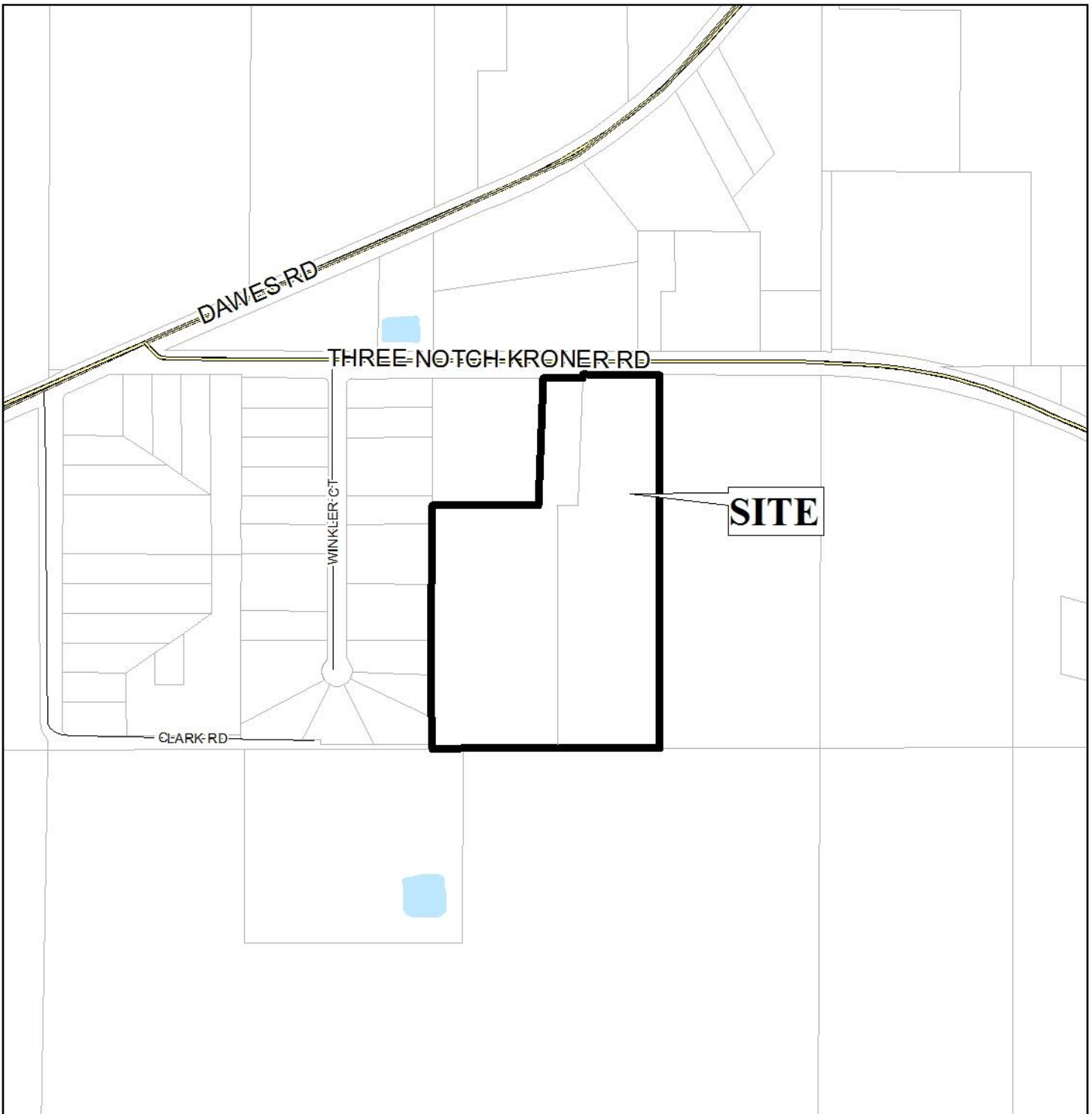
APPLICATION NUMBER 5 DATE August 16, 2018

APPLICANT Downers Grove Subdivision, Unit 3

REQUEST Subdivision



LOCATOR ZONING MAP



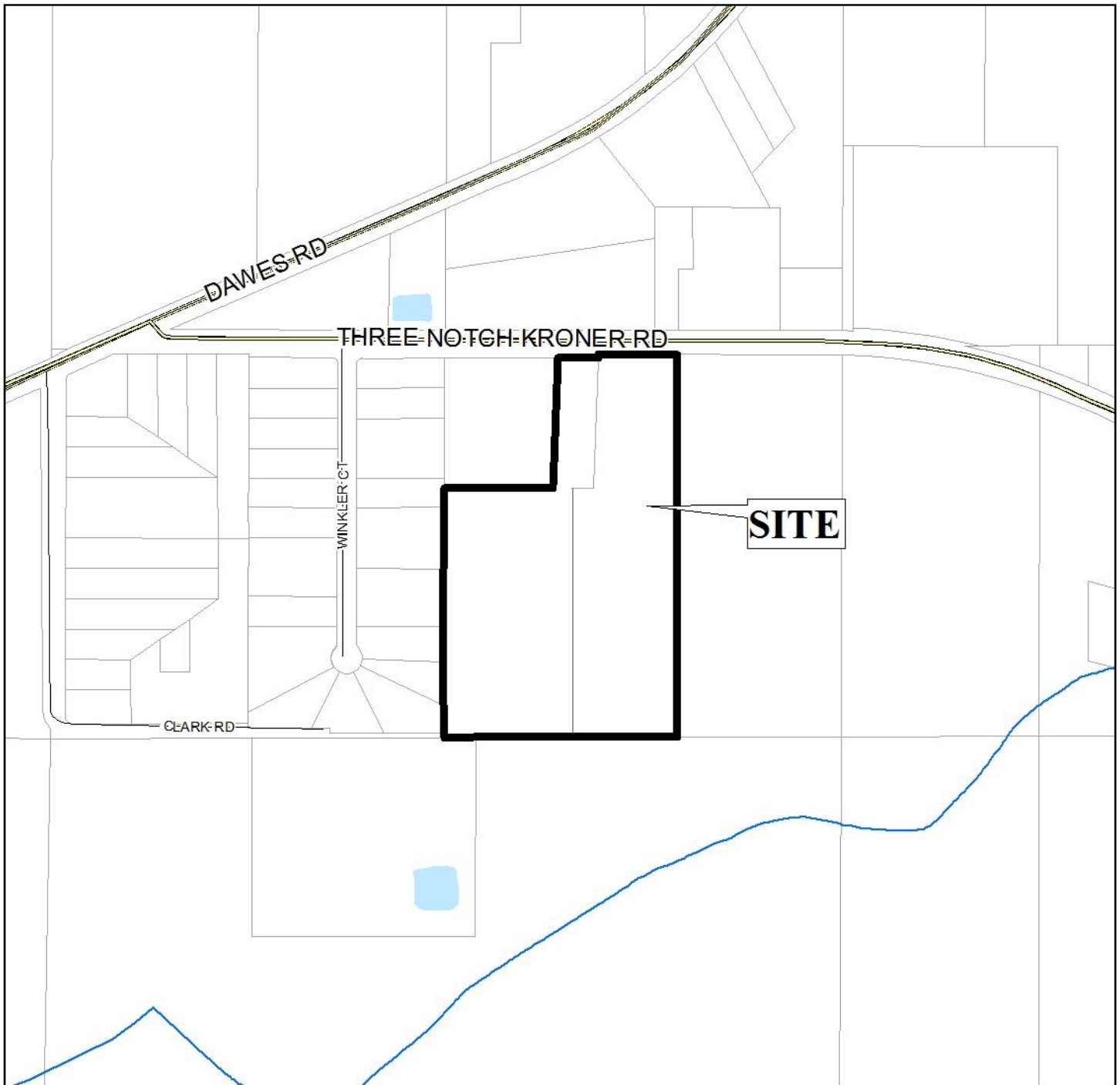
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APPLICANT Downers Grove Subdivision, Unit 3

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE August 16, 2018

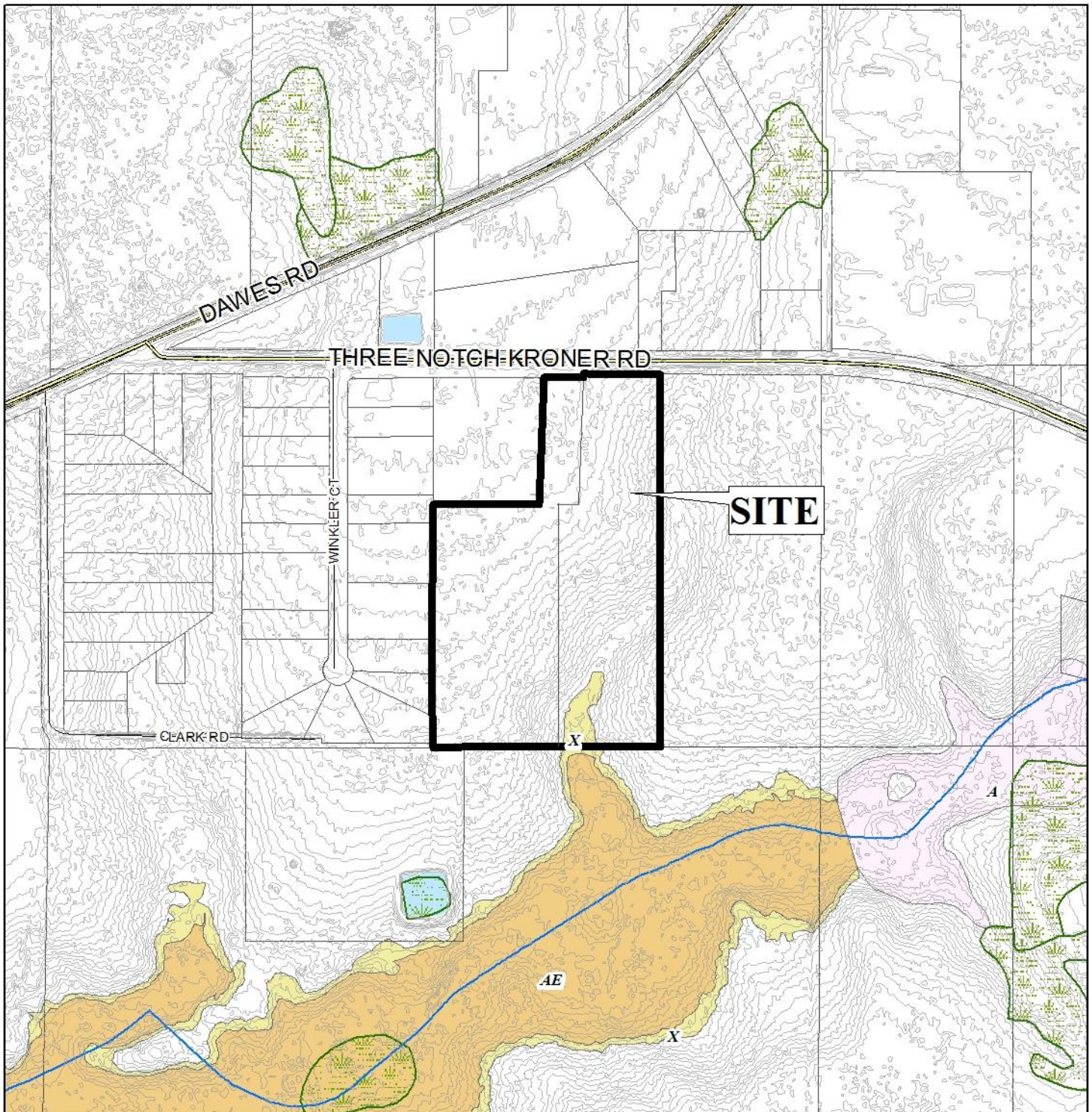
APPLICANT Downers Grove Subdivision, Unit 3

REQUEST Subdivision

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



ENVIRONMENTAL LOCATOR MAP



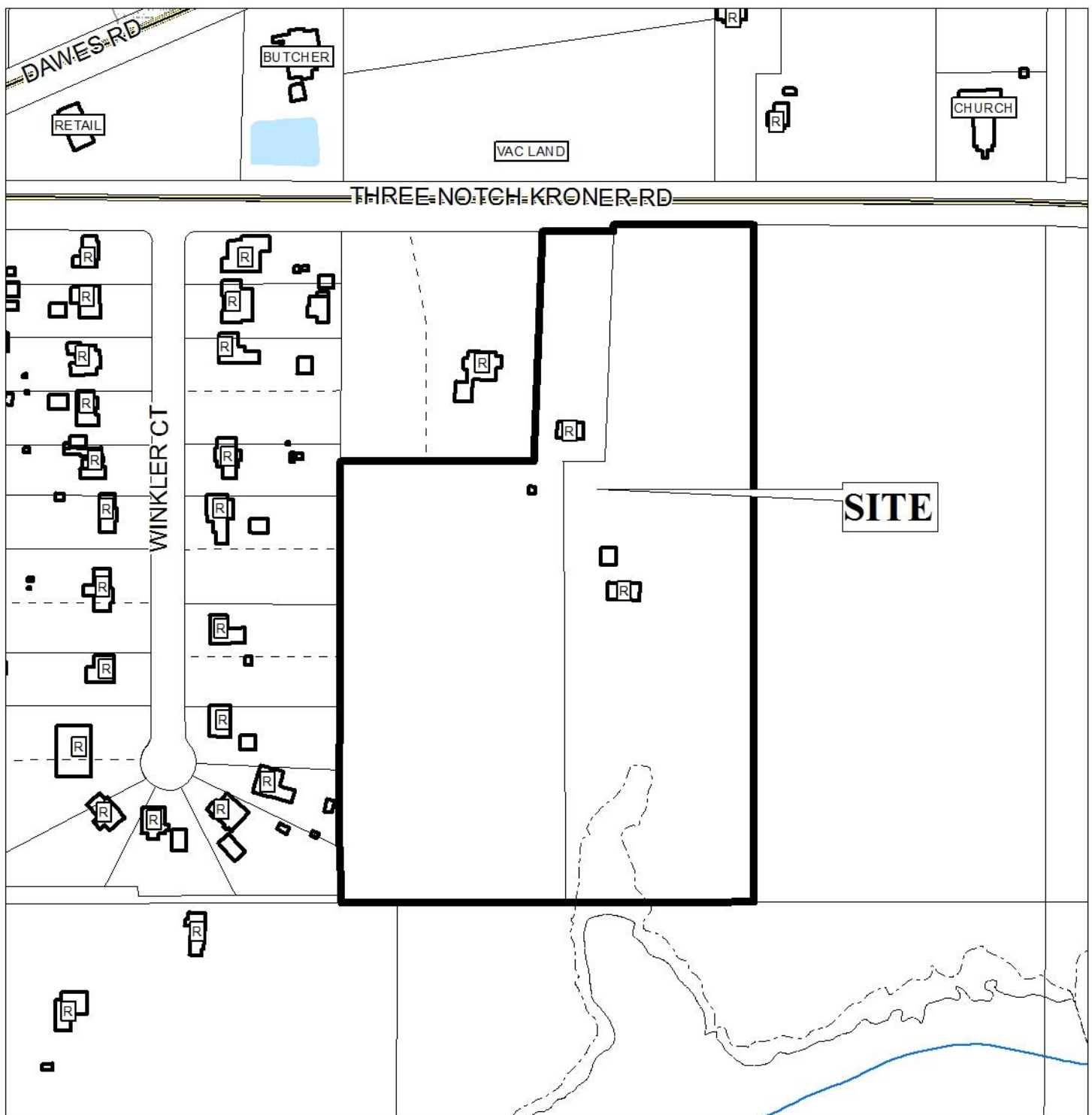
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REQUEST Subdivision



DOWNERS GROVE SUBDIVISION, UNIT 3



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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



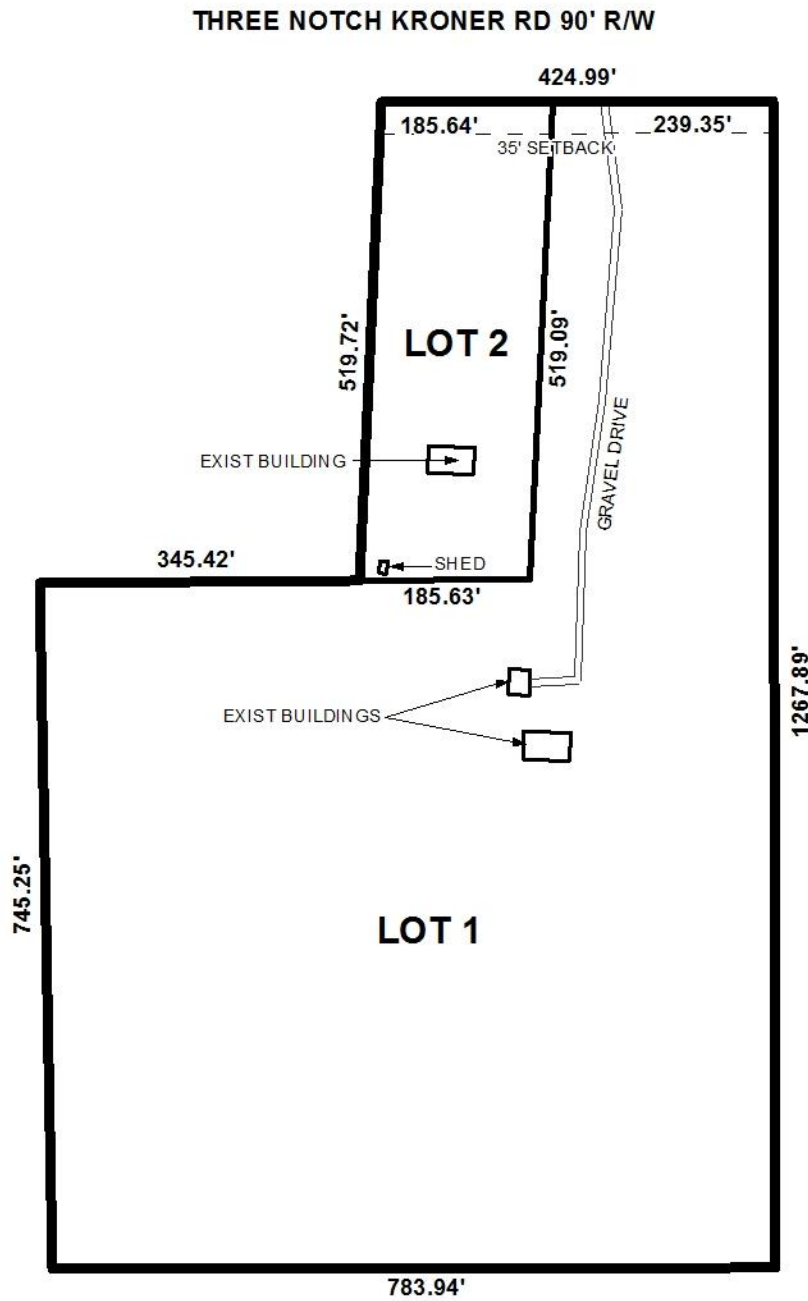
DOWNERS GROVE SUBDIVISION, UNIT 3



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DETAIL SITE PLAN



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REQUEST Subdivision



