

REBECCA HILLS SUBDIVISION, **RESUBDIVISION OF LOT 1**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 61 lot, 14.9 \pm acre subdivision which is located at the East terminus of Charmingdale Drive South and the West terminus of Thorman Drive. The subdivision is served by public water and sewer systems.

The purpose of this application is to create a 61-lot subdivision from one lot that is currently used as a 68-unit mobile home park.

The site fronts onto street stubs for both Charmingdale Drive South and Thorman Drive, both are minor streets. Each street lacks curb-and-gutter, thus the 50-foot right-of-way is less than the minimum required 60-foot width. It should pointed out that the proposed street that will be part of the subdivision appears to currently exist, however, it appears to lack curb-and-gutter, thus the proposed 50-foot right-of-way is not adequate due to the lack of curb-and-gutter. The subdivision should be redesigned to accommodate the required 60-foot wide right-of-way, or the applicant should indicate that the site will have a subsurface stormwater drainage system.

A number of lots fall below the required 7,200 square foot minimum. The applicant states: *"The desire is to build retro cottage style homes that are small and affordable. Some of the proposed lots are smaller than the 7,200 minimum. However, when the total area of 14.85 acres is considered with 61 lots (including common areas), ach lot will average 8,558 square feet. We feel that the average square footage will be adequate."* The applicant goes on to state that *"homes will be in close proximity to one another to resemble the neighborhoods in the older sections of Mobile."* The smallest lot size appears to be approximately 6,250 square feet.

The applicant's proposal does invoke Section VIII.C. of the Subdivision Regulations, allowing innovative design. While the lot sizes may be less than recommended within the Subdivision Regulations, they do reflect "Smart Growth" sensibilities, and none of the proposed lots appear to be smaller than, for example, the proposed Transitional-Business zoning category recently passed by the Planning Commission. As this site is in the County, which has no zoning, a waiver of the minimum lot size requirement of Section V.D.2. of the Subdivision Regulations may be appropriate.

It should be noted that the proposed lot sizes are smaller than in the residential developments adjacent to the site. As the site is in the County, however, the applicant could build a development to the same or higher density without subdividing the site into individual lots.

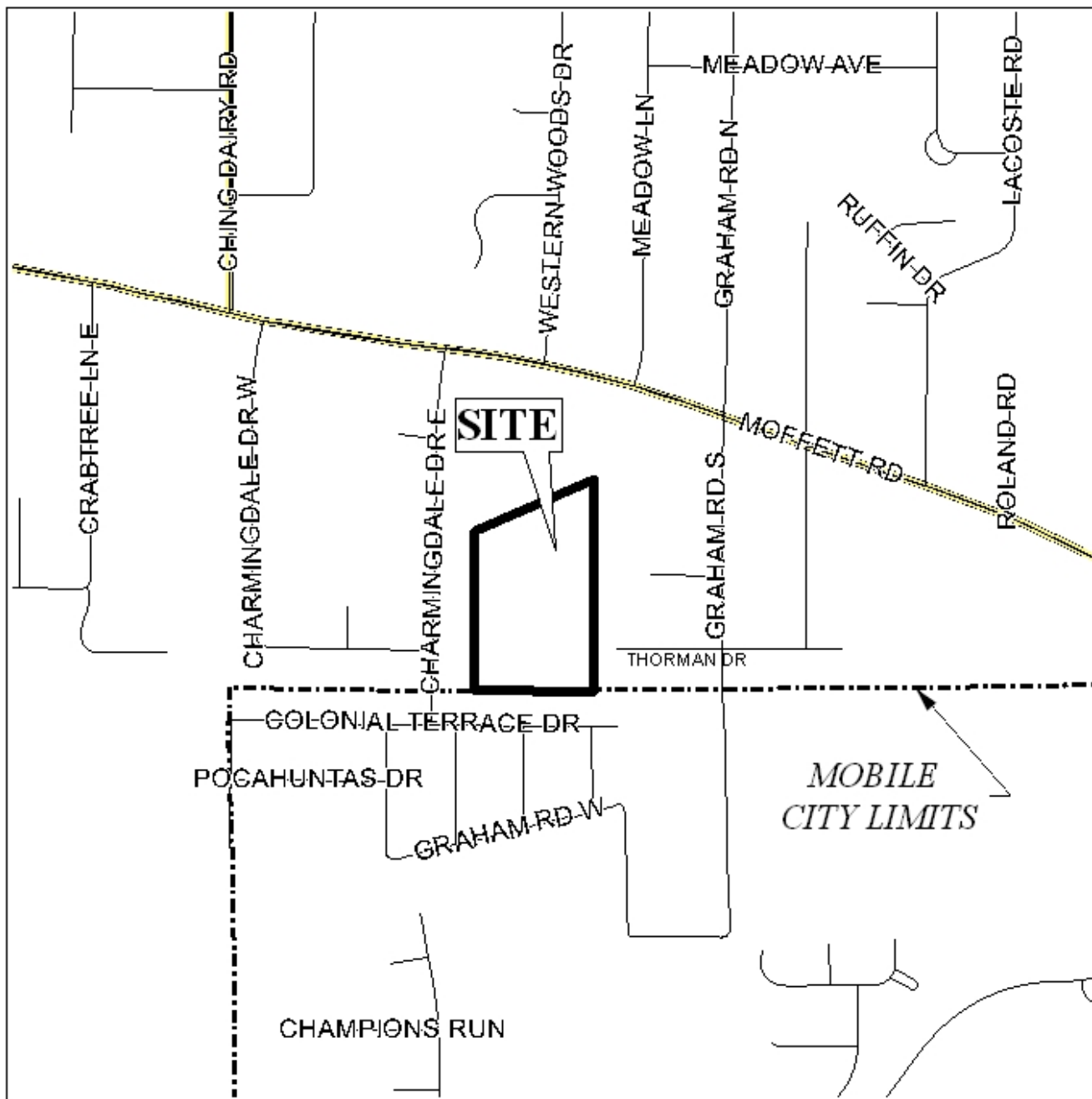
Common areas are proposed for the subdivision. All common areas (including detention basins) should be labeled, and a note should be placed on the final plat, if approved, stating that maintenance of any common areas is the responsibility of the subdivision's property owners.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved. The plat should also be revised to depict contour data, as required by the Subdivision Regulations.

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.7. of the Subdivision Regulations.

Based upon the preceding, the application is recommended for Tentative Approval under Section VIII.C. of the Subdivision Regulations (Innovative Design), subject to the following conditions: 1) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 2) depiction on the final plat of the contour information required by the Subdivision Regulations; 3) labeling of all common areas, and placement of a note on the plat stating that maintenance of any common areas is the responsibility of the subdivision's property owners; 4) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and 5) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 6 DATE October 19, 2006

APPLICANT Rebecca Hills Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



NTS

REBECCA HILLS SUBDIVISION, RESUBDIVISION OF LOT 1



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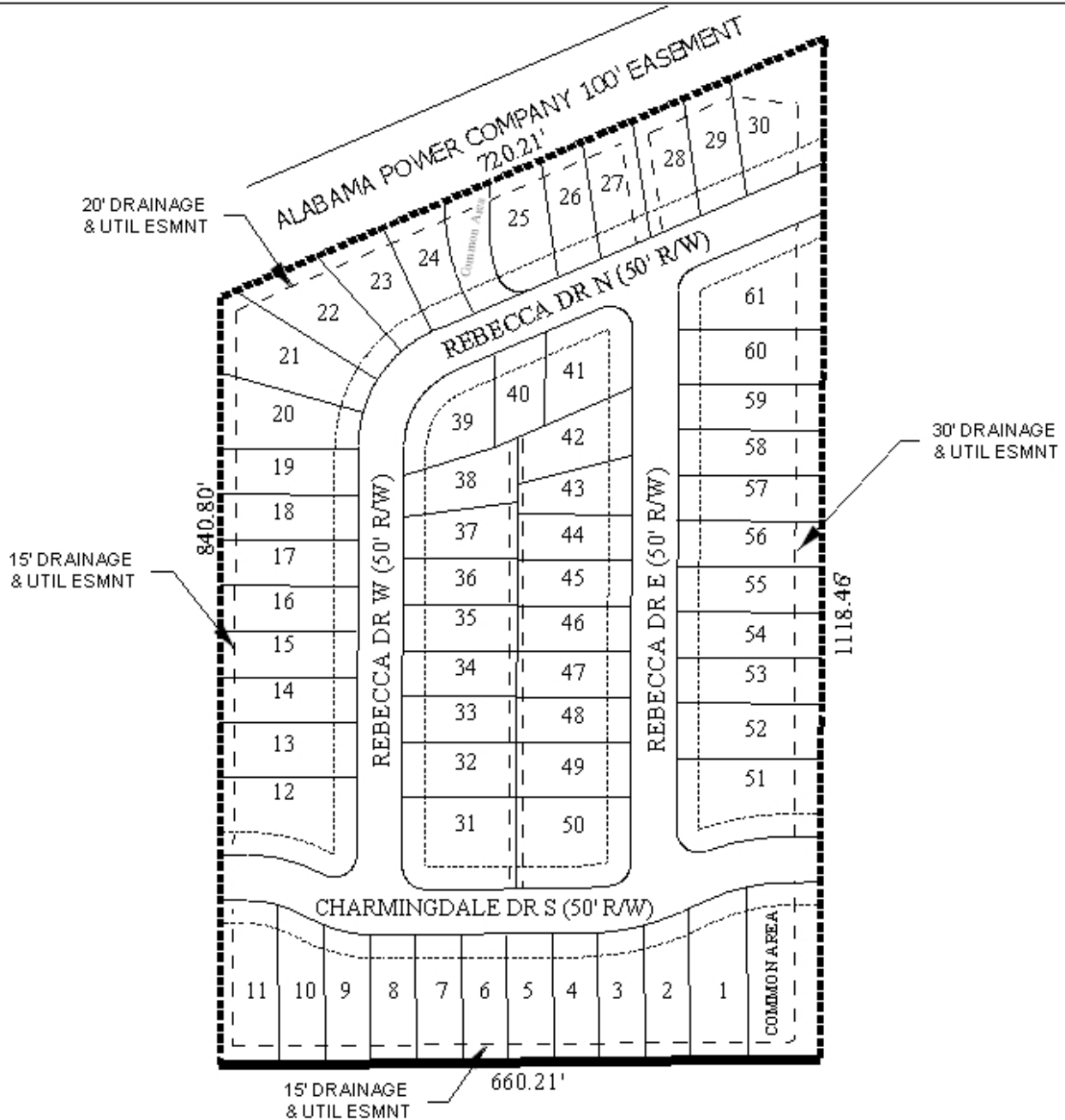
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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DETAIL SITE PLAN



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 REQUEST Subdivision



NTS