

**COUNTY VACATION
& SUBDIVISION STAFF REPORT****Date: March 23, 2017****NAME**

Anchor Engineering

SUBDIVISION

Revised Resubdivision of Johnson Development Phase One

LOCATION

North side of Interstate 10, 4/10± mile West of Theodore Dawes Road extending to the South terminus of Trippel Road, and the East terminus of Firetower Road South.

REQUEST

Request to vacate a drainage easement in the Planning Jurisdiction.

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**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

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

REMARKS

The applicant is requesting Subdivision approval to create two legal lots from two legal lots and Vacation of a drainage easement, at the North side of Interstate 10, 4/10± mile West of Theodore Dawes Road extending to the South terminus of Trippel Road, and the East terminus of Firetower Road South, in the Planning Jurisdiction. The applicant states that the subdivision is served by Mobile County Water and individual septic systems.

The site was originally a part of a larger subdivision approved at the September 20, 2007 meeting of the Planning Commission and recorded in Mobile County Probate Court on October 23, 2007. Subsequent attempts to resubdivide the site at the September 4, 2014, March 19, 2015, and May 5, 2016 meetings of the Planning Commission were approved, the latter of which was recorded in Mobile County Probate Court February 17, 2017. The purpose of this application is

to divide one legal lot into two legal lots, one of which will be combined with another legal lot, for a total of two legal lots of record.

Proposed Lot 4-A has frontage on Spanish Trail Court, a minor street without curb and gutter requiring a 60' right-of-way; and, Firetower Road South, a substandard road with a 45' right-of-way. Proposed Lot 4-B has frontage on Trippel Road, a minor street with curb and gutter requiring a 50' right-of-way. Both proposed lots have frontage on U.S. Interstate 10, an ALDOT-maintained limited access route requiring, at a minimum, a 350' right-of-way. The plat illustrates sufficient right-of-way along Spanish Trail Court and Trippel Road, but no right-of-way is indicated along Firetower Road South, and a portion of U.S. Interstate 10 indicates a 340' right-of-way; however, previous approval of similar right-of-way dimensions recorded on February 17, 2017 suggests no additional dedications should be required.

With regards to access management, a note should be placed on the Final Plat, if approved, stating Lot 4-A is limited to one curb cut to Spanish Trail Court and Trippel Road, and Lot 4-B is limited to four curb cuts to Trippel Road, with any changes to their sizes, locations, or designs to be approved by County Engineering and conform to AASHTO standards. Additionally, per previous subdivision approval(s), substandard right-of-way along Firetower Road South may suggest access to Lot 4-A should be denied; and, both lots should be denied access to U.S. Interstate 10. A note iterating this information should be placed on the Final Plat, if approved.

Lot 4-A exceeds the width-to-depth ratio of the Subdivision Regulations with its depth greater than 3.5 times its width at the 25' minimum building setback line along Spanish Trail Court. However, previous approval of the lot with a similarly exceeding width-to-depth ratio may suggest a waiver of Section V.D.3. of the Subdivision Regulations would be appropriate.

Each lot meets the minimum size requirements of the Subdivision Regulations for lots served by public water and individual septic systems, the dimensions of which are provided in square feet and acres and which should be retained on the Final Plat, if approved; or, provision of table providing the same information may suffice.

The 25' minimum building setback line is illustrated along Spanish Trail Court and U.S. Interstate 10, but not along Firetower Road South or Trippel Road. Revision of the plat to illustrate the 25' minimum building setback line along all street frontages should be required, if approved.

The applicant wishes to vacate a 70' private road easement that currently runs along the Southern portion of Lot 4-B, and is adjacent to U.S. Interstate 10, stating it will no longer be needed.

Additionally, an existing drainage easement extending from the Northwest to the Southwest of Lot 4-B is proposed to be moved to the West to follow a majority of the interior lot line of the two lots before terminating toward the Southwest of an existing detention area/common area in the South of Lot 4-A, the purpose of which is to accommodate the construction of a new distribution warehouse. As a result, the easement designating turnaround of the proposed terminus of Trippel Road will also be relocated to the West to accommodate access to the proposed relocation of the existing drainage easement. As such, extension of Trippel Road would

be necessary, the implication being that such an extension would also result in further extending a closed-end street that already exceeds the 600' maximum length suggested for similar streets by the Subdivision Regulations; therefore, a waiver of Section V.B.6. would be required, if approved. It should be noted that construction of any additional roadway should be coordinated with and accepted by County Engineering.

Another drainage easement is illustrated in the Northwest of Lot 4-A, and a 60' access and utility easement extends from the terminus of Spanish Trail Court 257'± before expanding to 80' along the East property line of Lot 4-A and connecting to the proposed relocated drainage easement. As such, a note on the Final Plat should state that extension of Spanish Trail Court within the aforementioned access easement should be coordinated with County Engineering.

A note should also be placed on the Final Plat stating no structures may be built in any easement. 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.

Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. 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.

RECOMMENDATION

Subdivision: The request is recommended for Tentative Approval, with a waiver of Sections V.B.6 and V.D.3. of the Subdivision Regulations, subject to the following conditions:

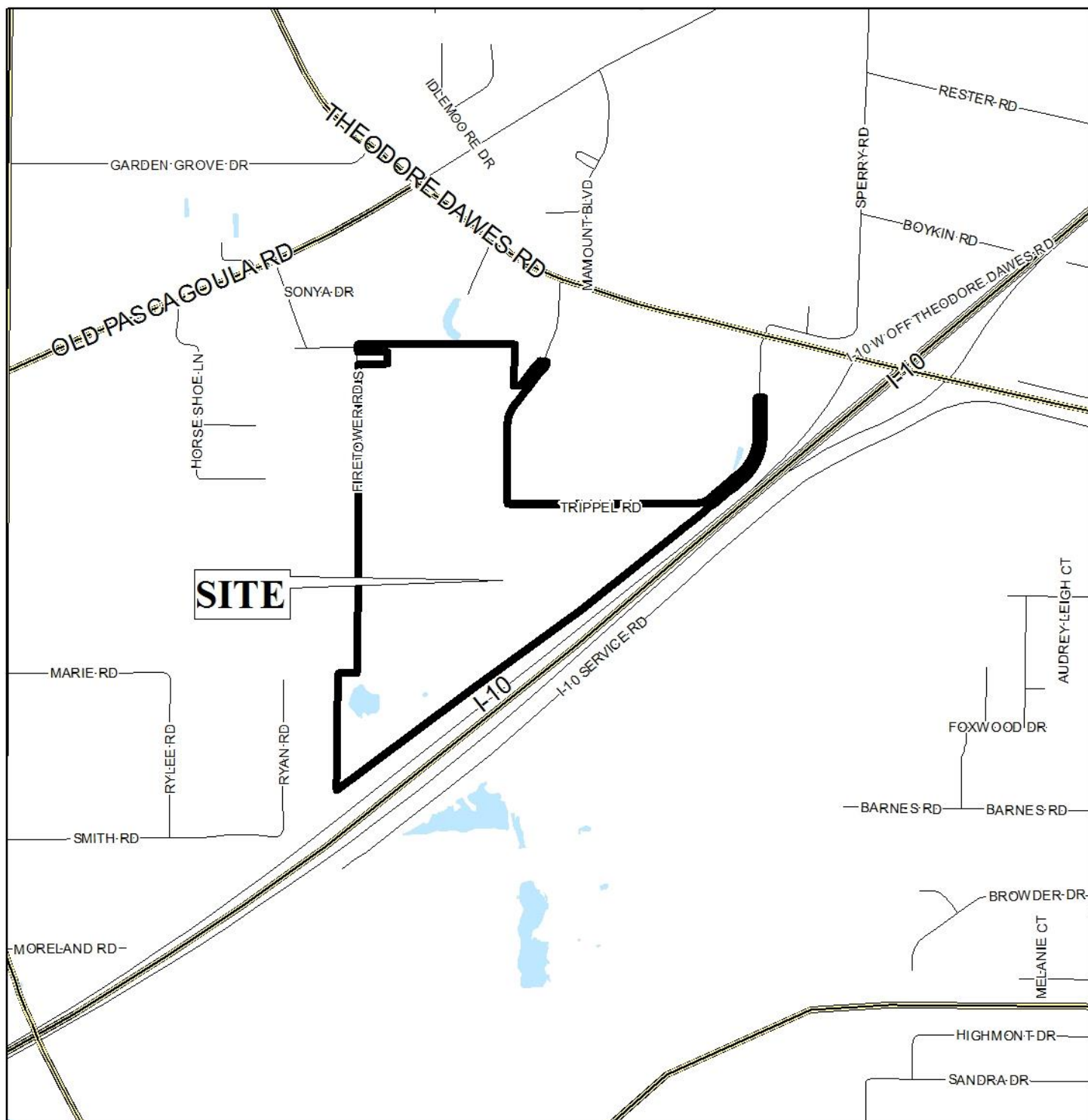
- 1) placement of a note on the Final Plat stating Lot 4-A is limited to one curb cut to Spanish Trail Court and Trippel Road, and Lot 4-B is limited to four curb cuts to Trippel Road, with any changes to their sizes, locations, or designs to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating Lot 4-A is denied access to Firetower Road South;
- 3) placement of a note on the Final Plat stating Lots 4-A and 4-B are denied access to U.S. Interstate 10;
- 4) retention of the lot sizes in square feet and acres, or provision of a table on the Final Plat providing the same information;
- 5) revision of the plat to illustrate the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;

- 7) placement of a note on the Final Plat stating that construction to extend Spanish Court Trail or Trippel Road must be coordinated with County Engineering;
- 8) placement of a note on the Final Plat stating no structures may be built in any easement;
- 9) 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;
- 10) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *(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,*
- 11) compliance with Fire 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).).

Vacation Request: The request to vacate a private road easement and a drainage easement within the Planning Jurisdiction is recommended for approval subject to the following condition:

- 1) submission of seven (7) copies of the Revised Resubdivision of Johnson Development Phase One Subdivision plat as recorded in Mobile County Probate Court.

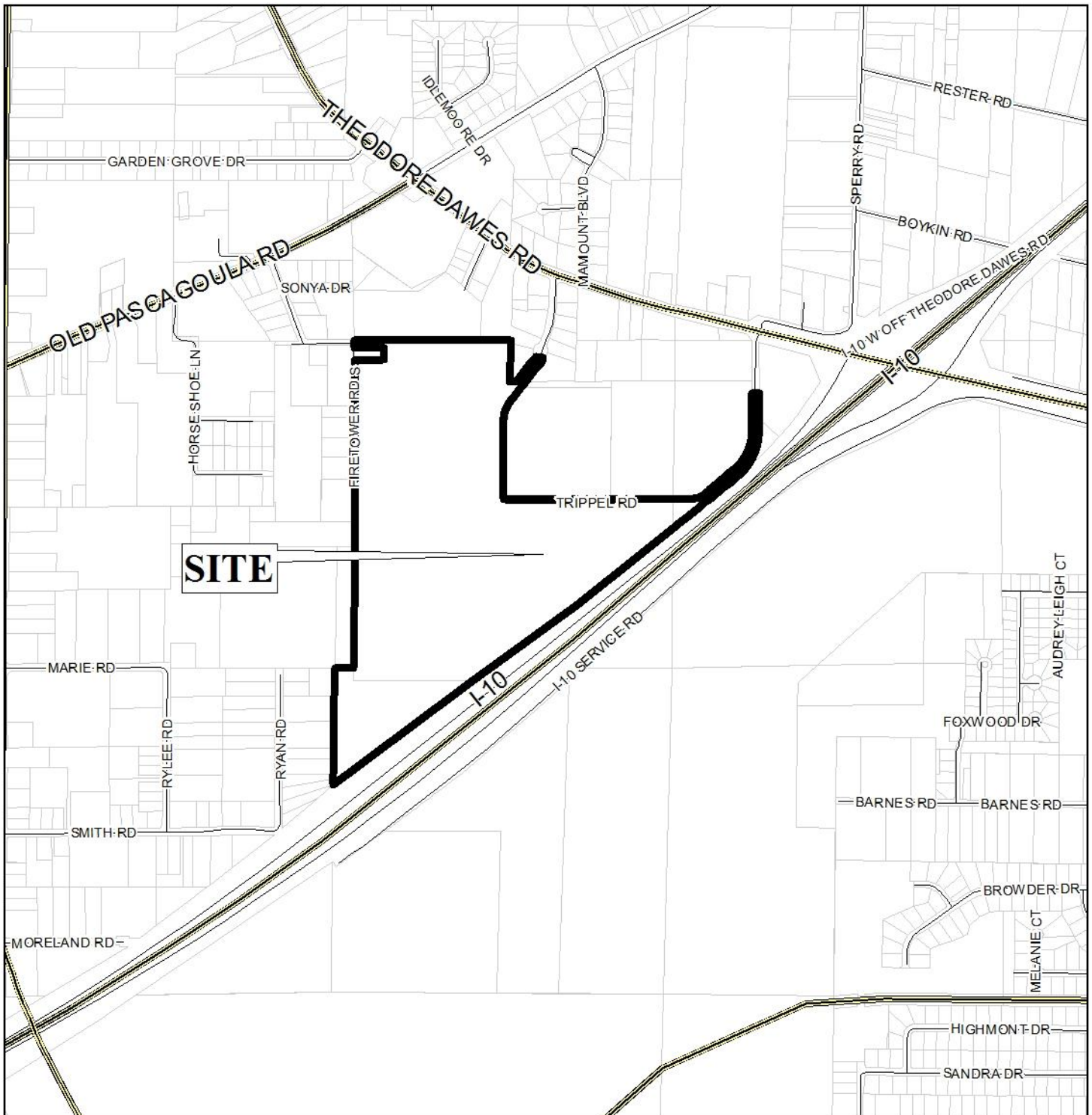
LOCATOR MAP



APPLICATION NUMBER 12 DATE March 23, 2017
 APPLICANT Johnson Development Phase One Subdivision, Revised Resubdivision of
 REQUEST Subdivision, Vacation Request



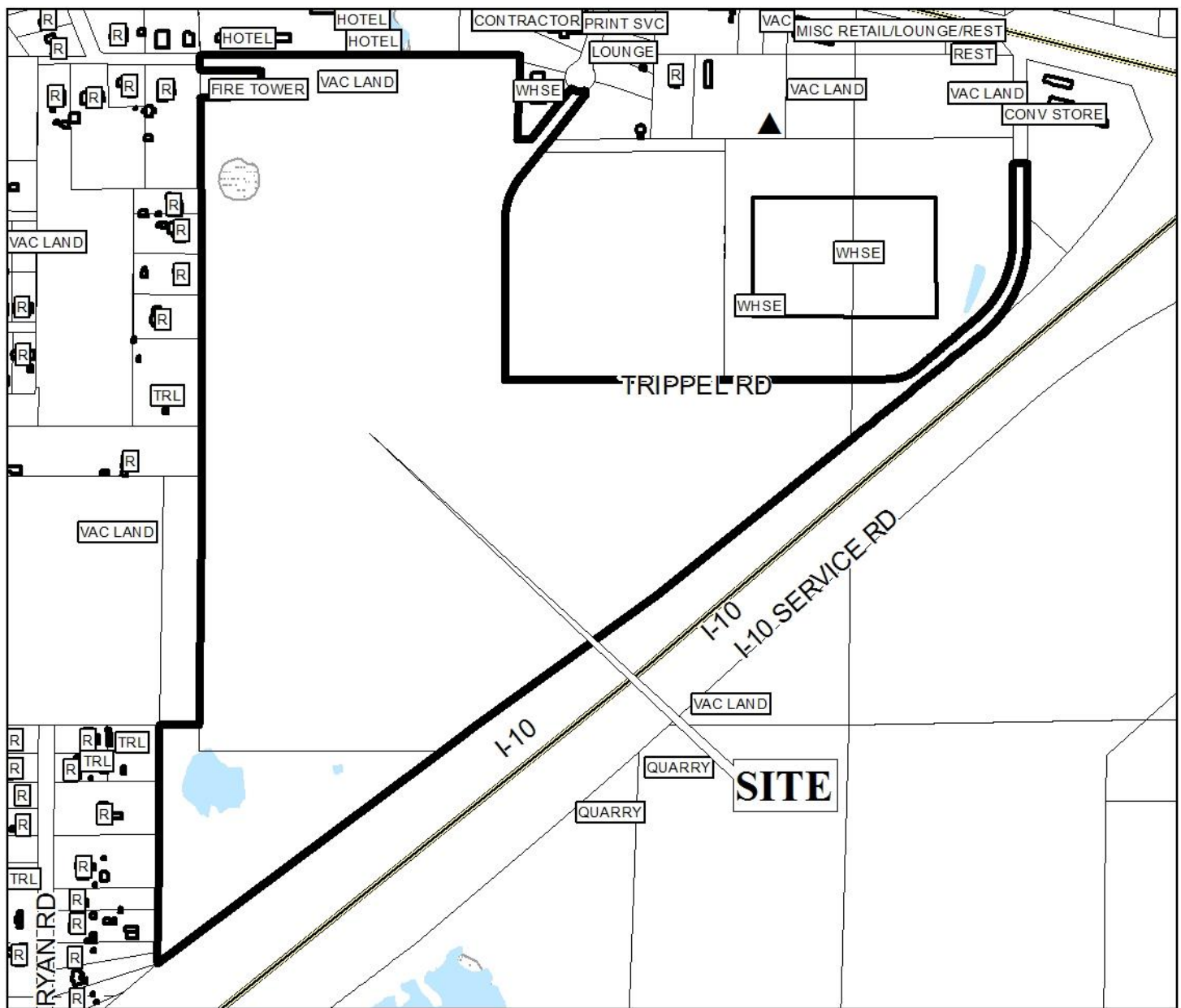
LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residences to the west, and commercial units to the north and east.

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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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

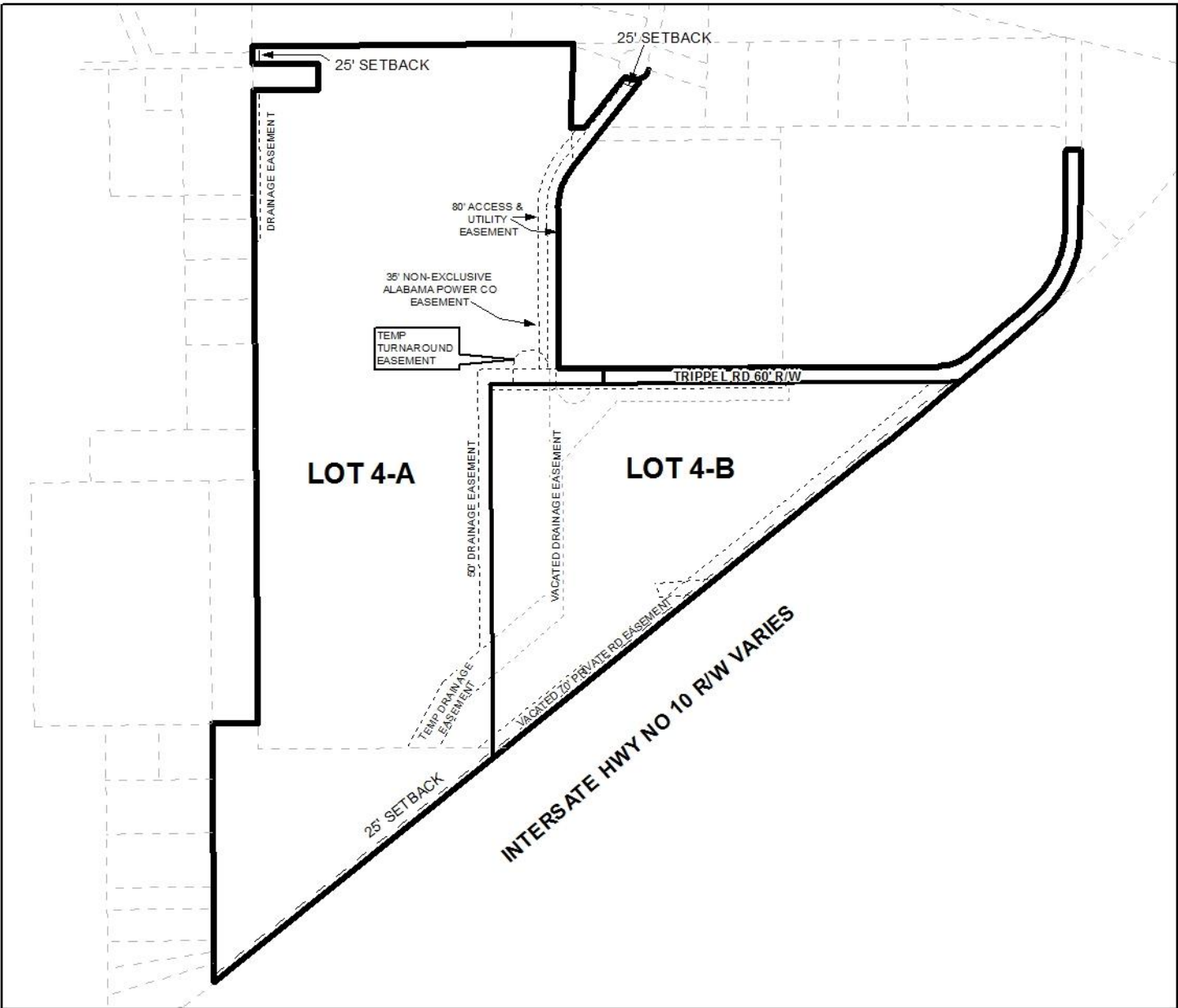


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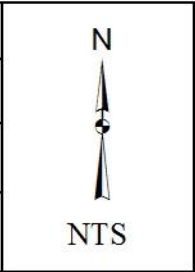


SITE PLAN

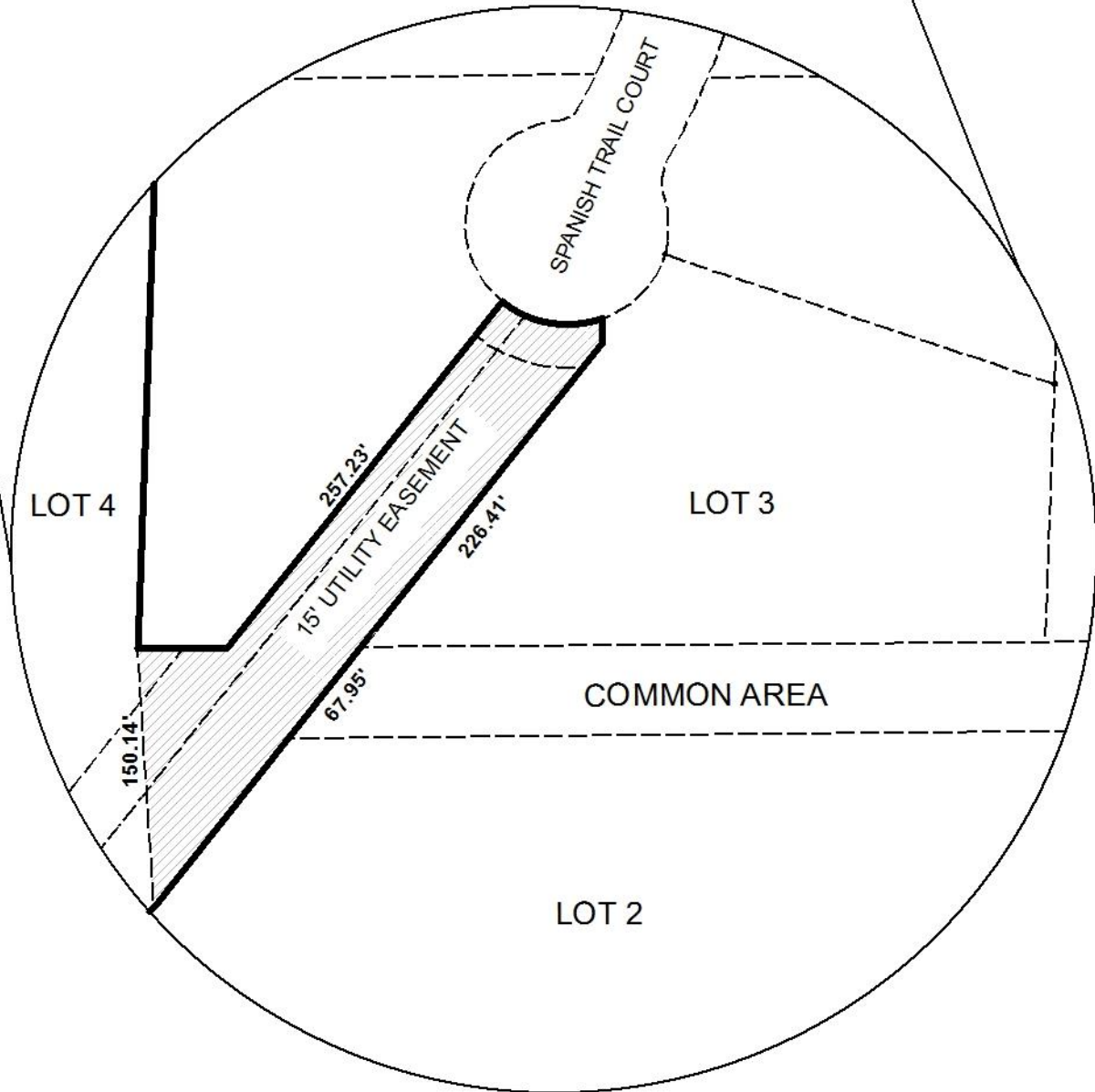


The site plan illustrates the proposed lots, easements, and vacated easements.

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DETAIL SITE PLAN



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