

THE GARDENS OF COTTAGE HILL SUBDIVISION,

PHASE FIVE

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

The plat illustrates the proposed 24-lot, 5.4± acre subdivision, which is located on the South side of Cottage Hill Road, 110'± East of Rosebud Drive, extending to the East terminus of Bluebeard Lane. The site is served by public water and sanitary sewer. The purpose of the application is to create a 24-lot subdivision from a lot of record and a portion of a second lot of record. The remainder of the second lot is included in a separate subdivision application, Phase Four of The Gardens of Cottage Hill Subdivision, to be heard at the same hearing.

The site fronts Rosebud Drive, with a 50-foot right-of-way; and Cottage Hill Road, a planned major street requiring a 100-foot right-of-way, which has an existing 80-foot right-of-way. As would be required, the plat illustrates dedication of an additional ten feet of right-of-way along Cottage Hill Road. The final plat should also illustrate dedication of 25-foot curb radii at the corners of Rosebud Drive and Cottage Hill Road. The subdivision involves the creation of new streets, which must be constructed and dedicated to County Engineering standards.

The applicant is proposing an “innovative subdivision” of single-family patio homes with a green space area providing compensating open space for the smaller sized lots. Including the green space, the site meets the maximum density requirements. A note should be required on the final plat stating that common area maintenance will be property owners' responsibility. The common area also should not be allowed any curb cuts to Cottage Hill Road.

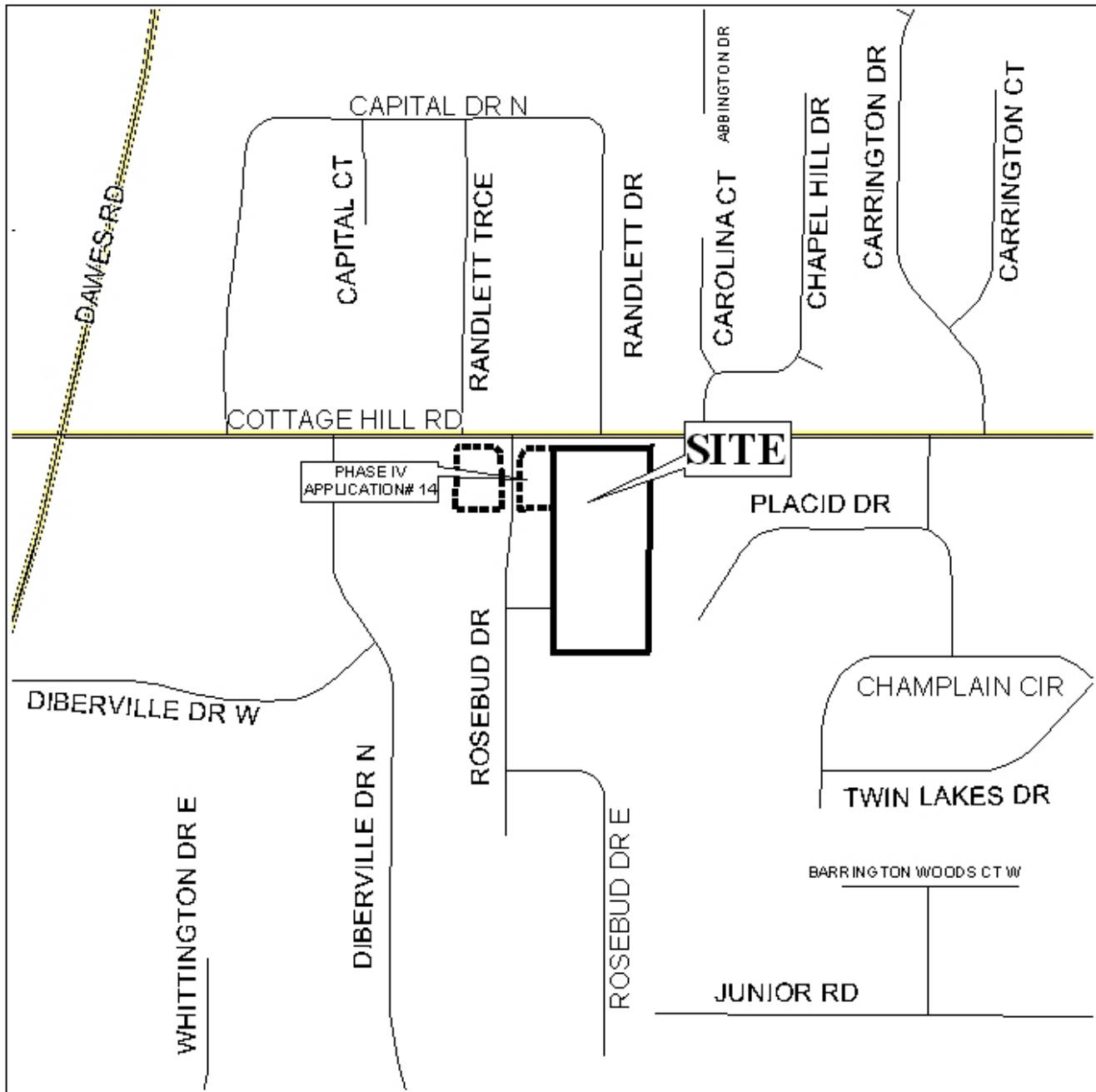
Because the site is in the County and not subject to zoning, it will be the applicant's responsibility to record restrictive covenants governing the use of the property; this is not within the City's or the County's jurisdiction. However, buffering between commercial and residential uses can be required; thus a note should be required on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

The absence of detention areas may pose some concerns, especially since, being located in the County, the site is not subject to maximum site coverage restrictions. While there is a large detention area immediately South of the site, this was approved for a plat showing the subject area (and the area of Phase Four now being considered) as three very large lots. The present applicant proposes significant changes in build-out, which would significantly increase impervious coverage and likely impact the detention. Thus, the applicant should provide evidence that the existing detention could accommodate the proposed build-out, or should provide additional detention, both subject to County Engineering approval.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Cottage Hill Road, as shown on the plat; 2) dedication of 25-foot curb radii at the

corners of Rosebud Drive and Cottage Hill Road; 3) construction and dedication of the new street to County Engineering standards; 4) the provision of additional detention, if deemed necessary by County Engineering; 5) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; 6) the placement of a note on the final plat stating that the site is denied access to Cottage Hill Road; and 7) the placement of a note on the final plat stating that maintenance of common areas will be property owners' responsibility.

LOCATOR MAP



APPLICATION NUMBER 15 DATE April 6, 2005

APPLICANT The Gardens of Cottage Hill Subdivision, Phase Five

REQUEST Subdivision



NTS

THE GARDENS OF COTTAGE HILL SUBDIVISION, PHASE FIVE



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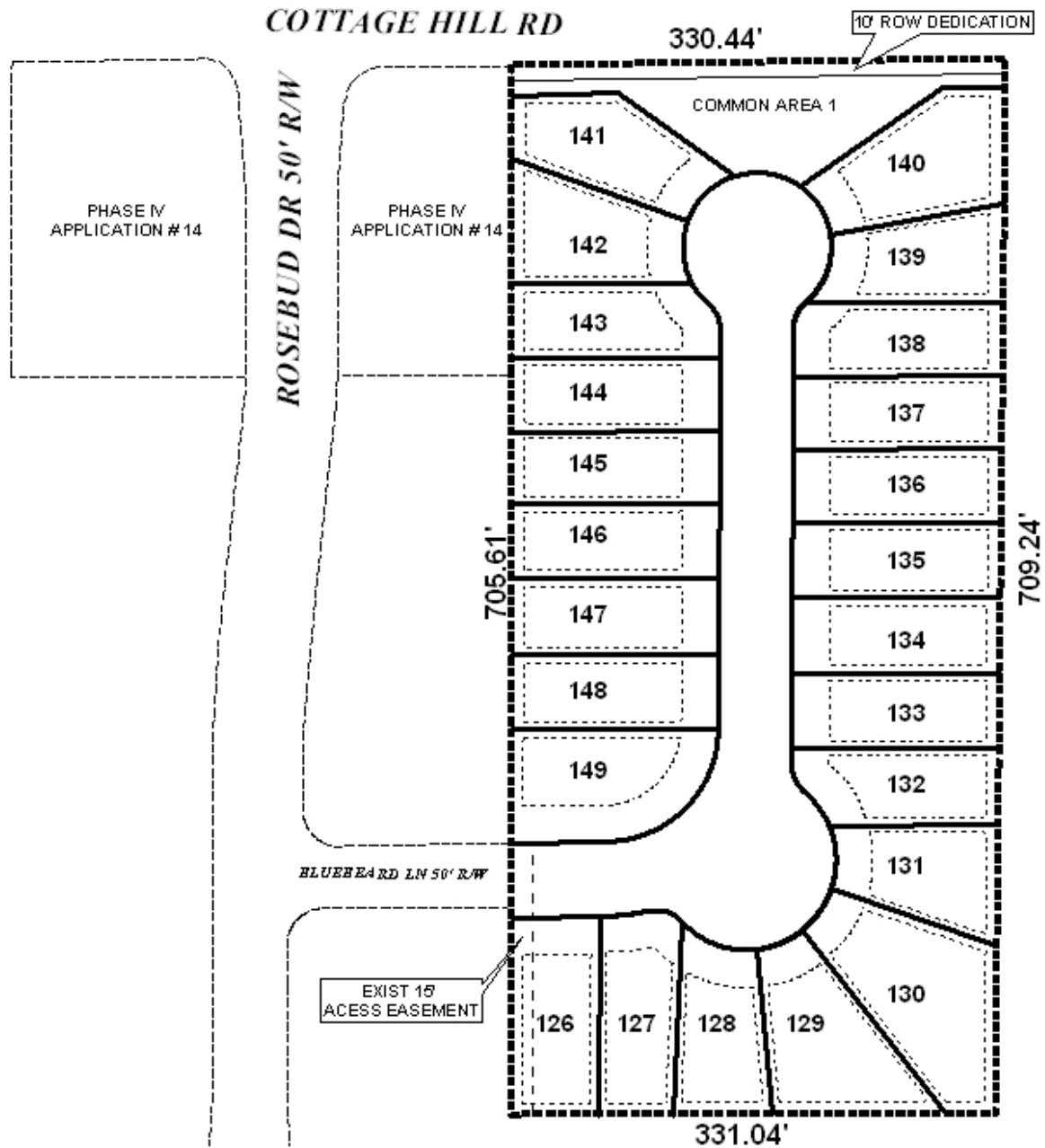
LEGEND

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



NTS

DETAIL SITE PLAN



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NTS