

THE OLD FINCH PLACE SUBDIVISION

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

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.

The plat illustrates the proposed 4 lot, 6.8 ± acre subdivision which is located on the West side of Schillinger Road South, 175'± South of Bullitt Drive, and extending Westward to Clearview Drive. The applicant states that the subdivision is served by public water and sewer systems (see MAWSS comments).

This site was approved for a 4 lot subdivision at the May 17, 2007 meeting of the Planning Commission, subject to the following conditions:

- 1) *dedication of sufficient right-of-way to provide 50-feet, as measured from the centerline of Schillinger Road South;*
- 2) *placement of a note on the plat stating that all lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering;*
- 3) *revision of the plat to depict the 25-foot minimum building setback line for all lots;*
- 4) *placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facilities 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 facilities of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;*
- 5) *labeling of the size of each lot in square feet, or placement of a table on the plat with the same information; and*
- 6) *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.*

The purpose of this application is to remove the dedication requirement along Schillinger Road South and replace it with an additional building setback requirement (35 feet instead of the normal 25 feet). The reason for the request is that the owner of the property wants to retain ownership of a large Live Oak located in what would become right-of-way if the dedication was required.

The site fronts onto Schillinger Road South, a proposed major street with an existing right-of-way of 80 feet, and Clearview Drive, a minor street. The right-of-way width for Schillinger Road South, as a major street, should be 100-feet, or 50-feet as measured from the centerline.

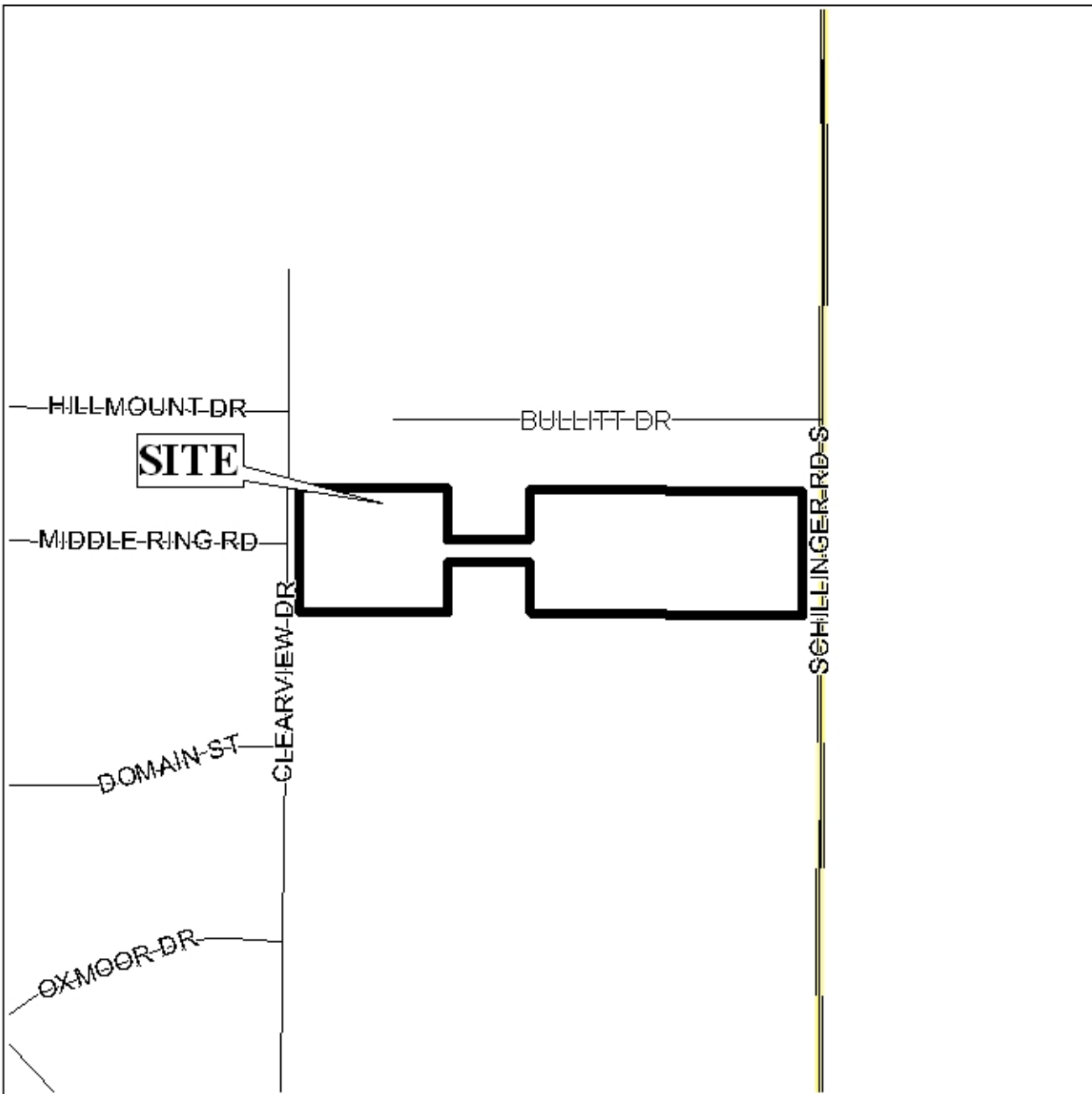
The 2008-2012 Transportation Improvement Program for the Mobile Area Transportation Study, through which the Mobile Metropolitan Planning Organization allocates Federal transportation funds to local projects, shows that this segment of Schillinger Road South is slated for right-of-way acquisition, utility relocation and construction funding starting in Fiscal Year 2012. Due to annual funding shortfalls, it is possible that the construction may be pushed to later years, however, the possibility does exist that the project will occur as currently scheduled.

Small residential subdivisions located within the City of Mobile are sometimes not required to dedicate land for right-of-way, and instead are only required to provide additional setback of the minimum building setback line to reflect the future right-of-way. Commercial subdivisions within the City are almost always required to dedicate right-of-way. As this site under consideration is in Mobile County, where there is no control over residential or commercial uses, dedication is normally required for all subdivisions, regardless of their size.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50-feet, as measured from the centerline of Schillinger Road South;
- 2) placement of a note on the plat stating that all lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering;
- 3) revision of the plat to depict the 25-foot minimum building setback line for all lots, adjusted for any required dedication;
- 4) placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facilities 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 facilities of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) labeling of the size of each lot in square feet, or placement of a table on the plat with the same information; and
- 6) 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 17 DATE May 17, 2007

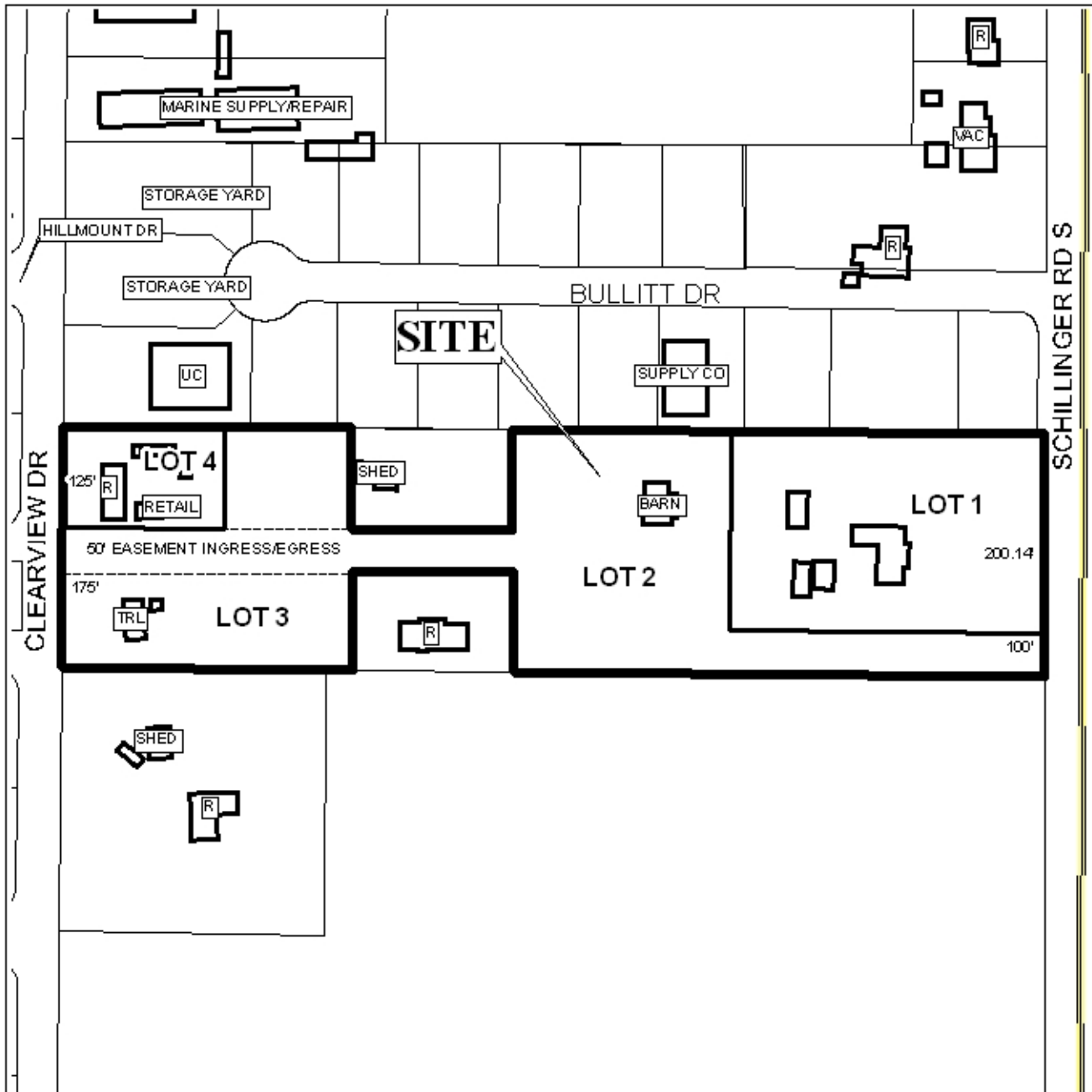
APPLICANT The Old Finch Place Subdivision

REQUEST Subdivision



NTS

THE OLD FINCH PLACE SUBDIVISION



APPLICATION NUMBER 17 DATE June 21, 2007

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