

THE OAKS AT WESTLAKE SUBDIVISION, **PHASE II**

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

The plat illustrates the proposed 20± Acre 44 lot subdivision, which is located on the South side of Westlake Road, 130'± East of the North terminus of Knobbley Drive, extending South and West to the East terminus of Rigby Drive. The subdivision is served by city water and individual septic tanks with centralized effluent disposal.

The site is adjacent to the Jordan Road Major Street, and as such requires dedication of sufficient right-of-way to provide 50' from centerline of the major street, as well as some method of access management. The plat reflects the necessary dedication, however, there is no reference of denial of access for Lots 90-96 to Jordan Road.

The proposed subdivision was part of an application that was approved by the Commission in January 2002. Phase I was recorded in January 2003; however, no additional units have been recorded, nor has an application for extension been presented to the Planning Commission. Therefore, the original approval has expired.

There have been no changes in the area that would have an impact on the proposal as previously approved by the Commission, nor have there been any changes to the regulations that would impact the proposed plat. There has however, been more exposure to developments providing individual septic systems with centralized effluent disposal. These systems must obtain approval by the Board of Health.

The previous staff report referenced several large live oaks that were 50" in diameter or greater. The Commission placed a condition on the approval of the subdivision requiring preservation of large, healthy live oaks greater than 50" in diameter, wherever possible, and approval by the Urban Development Staff prior to any clearing or construction permits. The plat submitted indicates that there are several such trees in the Phase now before the Commission, thus continuation of the condition would be appropriate.

The plat depicts two common areas, one at the intersection of the proposed street and West Lake Drive, and the other along the South line of the proposed subdivision. A note on the final plat stating that maintenance of all commons shall be the responsibility of the property owners should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication sufficient to provide 50' from centerline of the proposed Jordan Road Major Street, as shown on the plat submitted; 2) placement of a note on the final plat stating that Lots 90-96 are denied direct access to Jordan Road (future Major Street); 3) preservation of all large, healthy live oaks 50" in diameter and greater, wherever possible, to be coordinated with Urban Development Department; 4) approval by Urban Development Department prior to any clearing or construction permits; and 5) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners.