

CREEKWOOD SUBDIVISION, UNIT III

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

The plat illustrates the proposed 27 lot, 36.0 acre \pm subdivision which is located on South terminus of Ridgeline Drive. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide three parcels into legal lots of record and areas reserved for future development. The site is currently undeveloped.

The site has been the subject of several subdivision applications since 1999. It appears that the application does not include the full extent of the original parcel – that a portion of the northernmost parcel was sold to an adjacent land-owner in late 1999 without the appropriate subdivision approvals.

The site abuts multiple land-locked parcels on the East and West sides of the site. The Subdivision Regulations require that street-stubs be provided to adjacent land-locked areas. However, it should be pointed out that the general vicinity, including parts of the site, are fraught with floodplain and wetland issues associated with branches of Second Creek. These issues, along with topography, will make access to some of the adjacent parcels from the site in question difficult.

All proposed lots appear to meet minimum dimensional requirements, however, lots 18 through 24 appear to have up to just over half the lot encumbered by the floodplain for a branch of Second Creek. Several lots also appear to be impacted by the floodway associated with Second Creek.

Both proposed “future development” areas appear to be encumbered by floodplains, and the presence of branches of Second Creek as well as the topography appear to limit the applicant’s options regarding future development. It should be pointed out that the eastern “future development” area appears to be landlocked, thus the plat should be revised to at minimum show a dedicated access to each “future development” area from the public right-of-way so that maintenance vehicles can access the areas. Due to the environmental constraints, it would appear more likely that the “future development” areas will become unmaintained common areas.

As the site is bounded by branches of Second Creek, and wetlands associated with the creek may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Stormwater facilities are not depicted on the plat, however, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

Any detention basins or common areas should be labeled on the plat. A note should be placed on the final plat, if approved, stating that maintenance of any detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

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 Holdover until the January 4, 2007, with revisions due by December 12th, to address the following: 1) sale of the remainder of parcel R023303062000001. (West side of Second Creek) without the appropriate subdivision process; 2) provision of access to the "future development" areas; 3) provision of access to adjacent land-locked parcels; 4) placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; 5) 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; 6) labeling all common areas, including any detention basins, and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners; 7) depiction of the 25-foot minimum building setback line; 8) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information; 9) verification that sufficient buildable area shall be provided for each lot (particularly lots 19 through 22); and 10) 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.7. of the Subdivision Regulations.

Revised for the January 4, 2007 meeting:

No revised information was received.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the sale of the remainder of parcel R023303062000001. (West side of Second Creek) occurred without the appropriate subdivision process; 2) there is no provision of access to the "future development" areas; and 3) there is no provision of access to adjacent land-locked parcels.

Revised for the February 1, 2007 meeting:

A revised plat was received showing access to one adjacent land-locked parcel, but no longer showing the “future development” area to the East, thus not including the remainder of a lot/parcel and leaving it in a “land-locked” condition. The plat was not revised to include the remainder of the parcel to the West, as requested, nor was any information provided regarding the prior division of land without the subdivision process. Furthermore, additional research by staff shows that a portion of the site under consideration is part of an approved subdivision that has not yet been recorded (Pine Valley, Second Addition), and that will not expire until June 2007.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the sale of the remainder of parcel R023303062000001. (West side of Second Creek, specifically the portion of Lot 1 of Wellsville Farms) occurred without the appropriate subdivision process; 2) the remainder of parcel R023303061000002. will be land-locked, and is not accounted for in the proposed subdivision; 3) there is no provision of access to most of the adjacent land-locked parcels; and 4) the proposed subdivision is utilizing land currently part of an existing approved but unrecorded subdivision.

Revised for the March 1, 2007 meeting:

The application was heldover from the February 1st meeting at the applicant’s request. No revised plats or additional information was received, however, the applicant’s representative faxed a request on February 22nd for another holdover until the March 15th meeting.

It should be pointed out that if the approved Pine Valley, Second Addition Subdivision was finalized and recorded, a lot would be created that would facilitate the application currently under consideration.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the sale of the remainder of parcel R023303062000001. (West side of Second Creek, specifically the portion of Lot 1 of Wellsville Farms) occurred without the appropriate subdivision process; 2) the remainder of parcel R023303061000002. will be land-locked, and is not accounted for in the proposed subdivision; 3) there is no provision of access to most of the adjacent land-locked parcels; and 4) the proposed subdivision is utilizing land currently part of an existing approved but unrecorded subdivision.

Revised for the April 5, 2007 meeting:

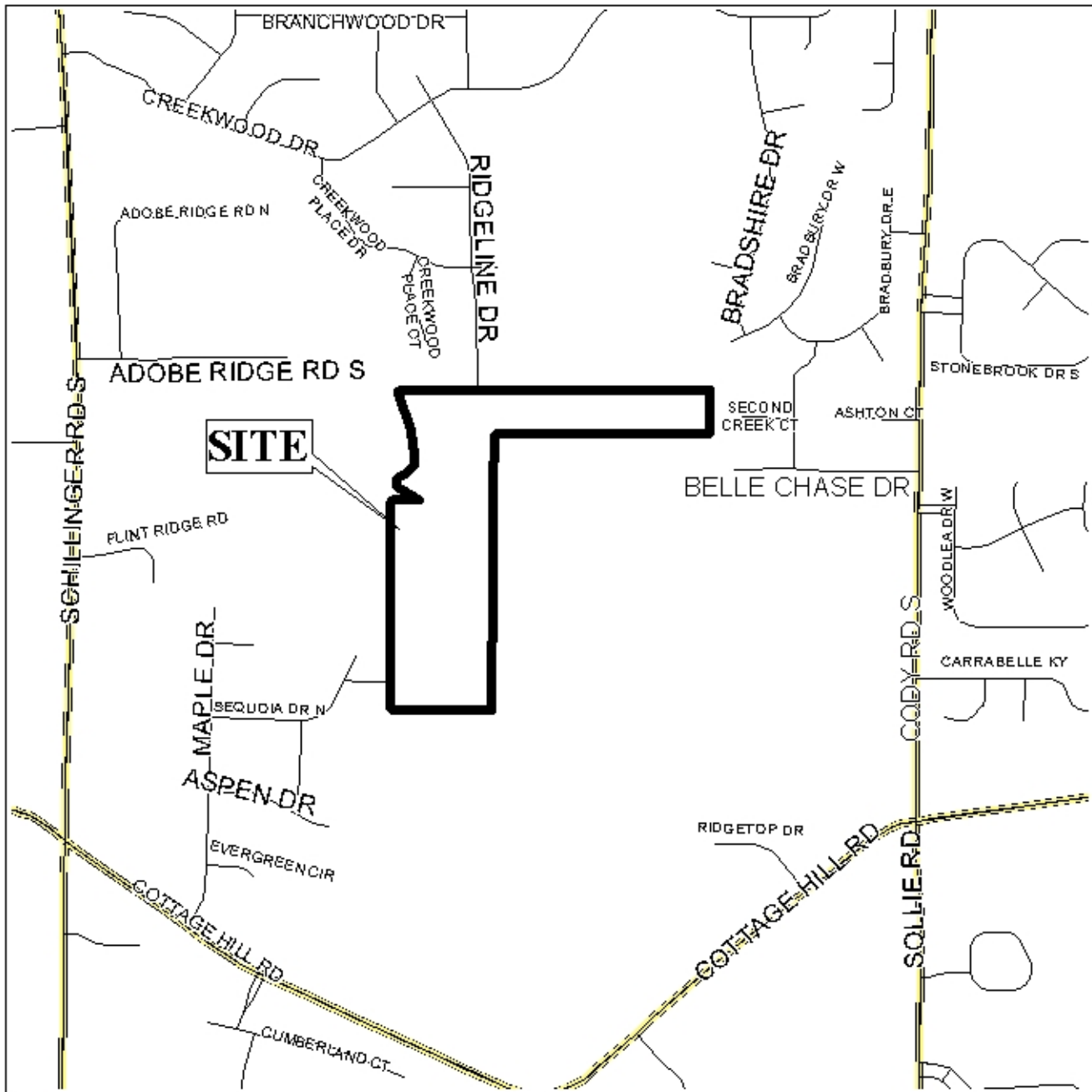
The application was heldover from the March 1st meeting at the applicant’s request. A revised plat was provided showing only 11 lots, leaving a large area reserved for “future development,” and deeding a portion of land (approximately 6 acres) to an adjacent property owner. The proposed deeding of property to an adjacent property owner necessitates the inclusion of the property owner into the subdivision process in order to create a legal lot with frontage on a public street: this has not occurred. Furthermore, the revised plat still does not take into

account the full extent of Lot 1 of Wellsville Farms, which appears to have been sold without going through the Subdivision process.

Based upon the preceding, the application is recommended for Denial for the following reasons:

- 1) the sale of the remainder of parcel R023303062000001. (West side of Second Creek, specifically the portion of Lot 1 of Wellsville Farms) occurred without the appropriate subdivision process;*
- 2) the remainder of parcel R023303061000002. will be land-locked;*
- 3) there is no provision of access to most of the adjacent land-locked parcels; and*
- 4) the proposed subdivision is utilizing land currently part of an existing approved but unrecorded subdivision.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE April 5, 2007

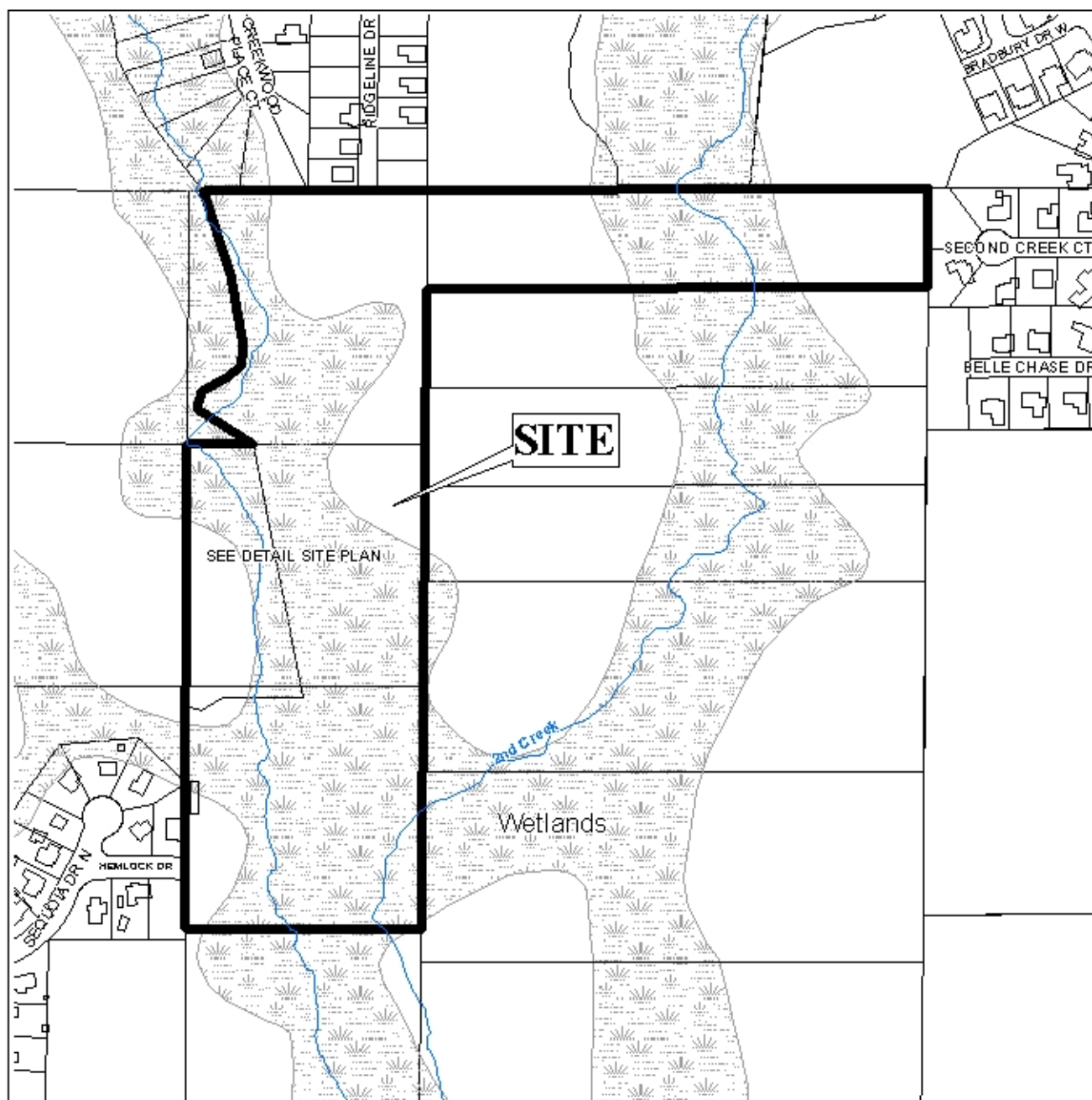
APPLICANT Creekwood Subdivision, Unit III

REQUEST Subdivision



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CREEKWOOD SUBDIVISION, UNIT III



APPLICATION NUMBER Holdover DATE April 5, 2007

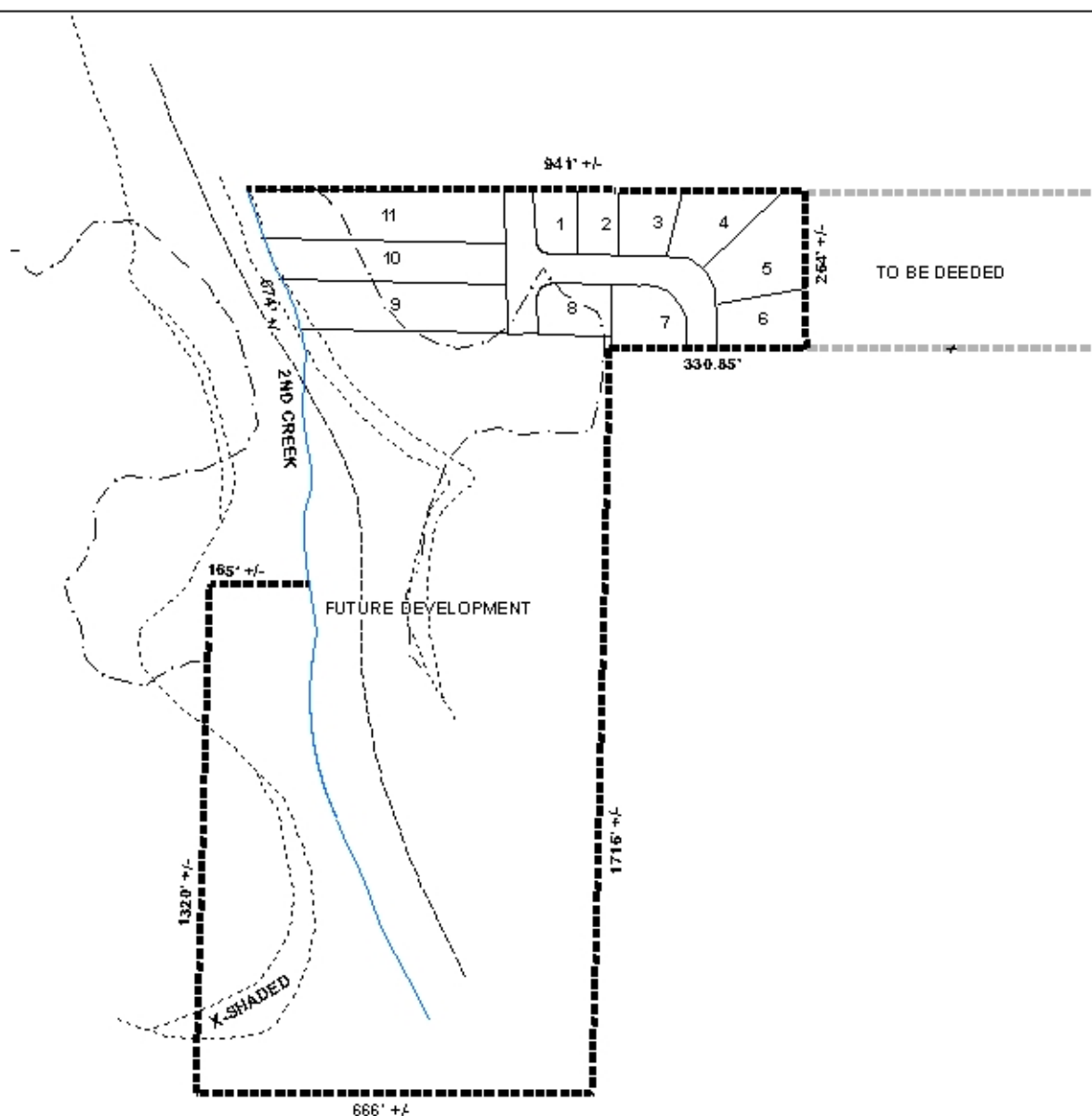
LEGEND

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
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DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE April 5, 2007
 APPLICANT Creekwood Subdivision, Unit III
 REQUEST Subdivision



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