GOLDEN SUBDIVISION

At its meeting on September 20, 2018, the Planning Commission tentatively approved the above referenced subdivision application, subject to the following conditions:

1) revision of the plat to illustrate right-of-way dedication sufficient to provide 60' from the centerline of Howells Ferry Road;
2) revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Cody Road North and Howells Ferry Road, in compliance with Section V.D.6., adjusted for any required dedication;
3) retention of the lot size in square feet and acres on the Final Plat, adjusted for any required dedication;
4) retention of the 25' minimum building setback line along Cody Road North and Howells Ferry Road, adjusted for any required dedication;
5) placement of a note on the Final Plat stating the lot is limited to its existing curb cuts to Howells Ferry Road, and to three (3) curb cuts to Cody Road North, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
6) retention 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;
7) retention 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,
8) 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)."*

In the staff report, the following paragraph discussed the dedication requirements:

> *The proposed lot has frontage along Cody Road North, a planned major street without curb and gutter requiring a 100' right-of-way; as well as along Howells Ferry Road, a planned major street without curb and gutter requiring a 120' right-of-way, per the recently adopted Major Street Plan. Sufficient dedication is illustrated along Cody Road North, but Howells Ferry Road is shown as having an existing right-of-way of 60'. As such, revision of the plat to illustrate right-of-way dedication sufficient to provide 60' from the centerline of Howells Ferry Road should be required, if approved.*

Staff erroneously referenced the pre-2017 Major Street Plan right-of-way requirements instead of the 2017-amended requirements. As such, the applicant is being asked to dedicate more right-of-way than necessary.

Per the revised Major Street Plan:

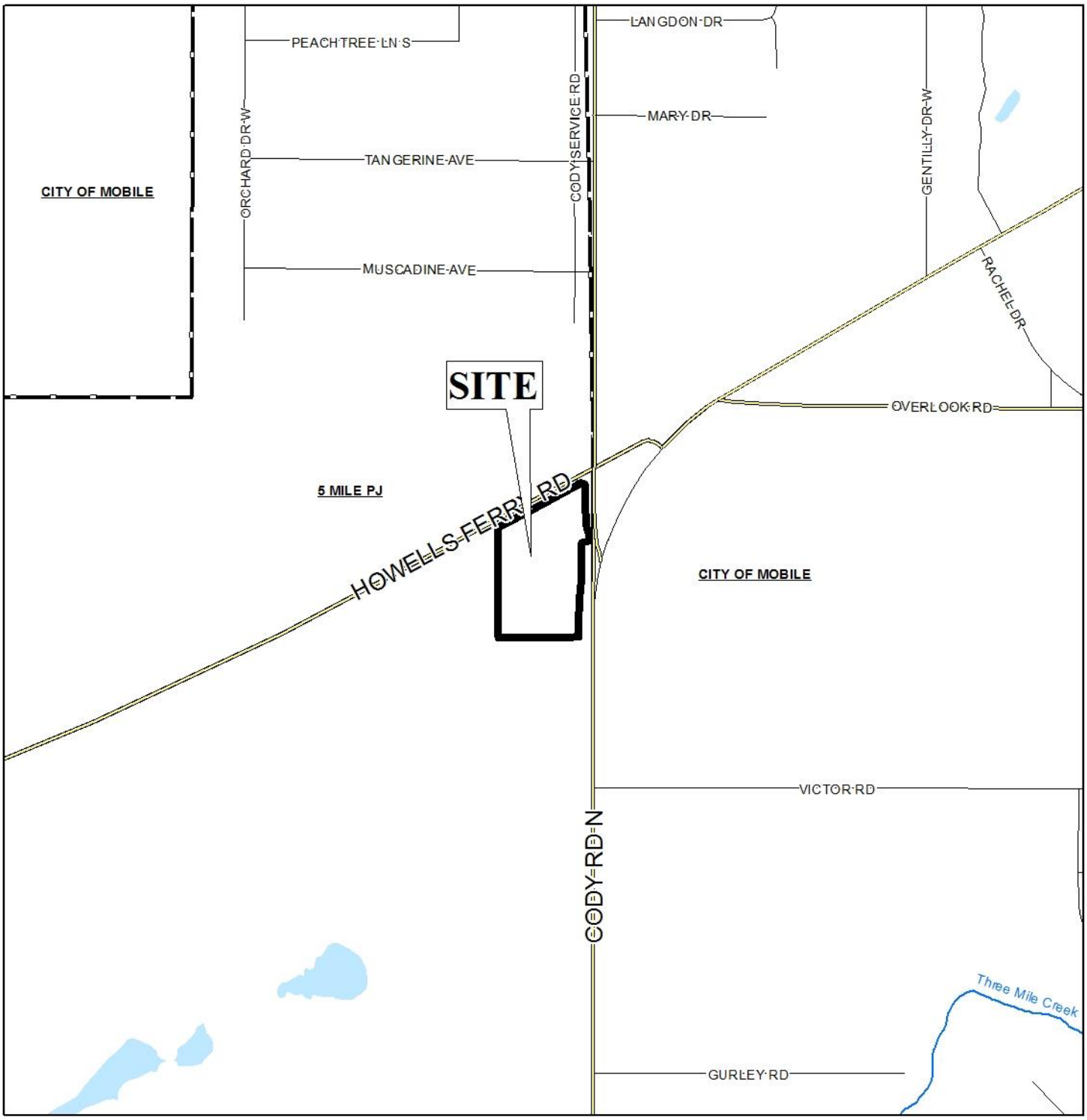
- Howells Ferry Road minimum required right-of-way: 60 feet
- Cody Road North minimum required right-of-way: 70 feet

Therefore, no dedication is required along the Howells Ferry Road frontage (assuming that it has an existing right-of-way width of 60 feet). Dedication is only required to provide 35-feet from centerline along the Cody Road North frontage.

Staff recommends that the conditions for Tentative Approval be amended as follows:

1) revision of the plat to illustrate right-of-way dedication sufficient to provide 35' from the centerline of Cody Road North;
2) revision of the plat to illustrate right-of-way dedication sufficient to provide 30' from the centerline of Howells Ferry Road
3) revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Cody Road North and Howells Ferry Road, in compliance with Section V.D.6., adjusted for any required dedication;
4) retention of the lot size in square feet and acres on the Final Plat, adjusted for any required dedication;
5) retention of the 25' minimum building setback line along Cody Road North and Howells Ferry Road, adjusted for any required dedication;
6) placement of a note on the Final Plat stating the lot is limited to its existing curb cuts to Howells Ferry Road, and to three (3) curb cuts to Cody Road North, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
7) retention 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;
8) retention 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,
9) 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)."*

LOCATOR MAP



APPLICATION NUMBER 4 DATE September 20, 2018

APPLICANT Golden Subdivision

REQUEST Subdivision

N

NTS

GOLDEN SUBDIVISION

APPLICATION NUMBER 4 DATE September 20, 2018

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

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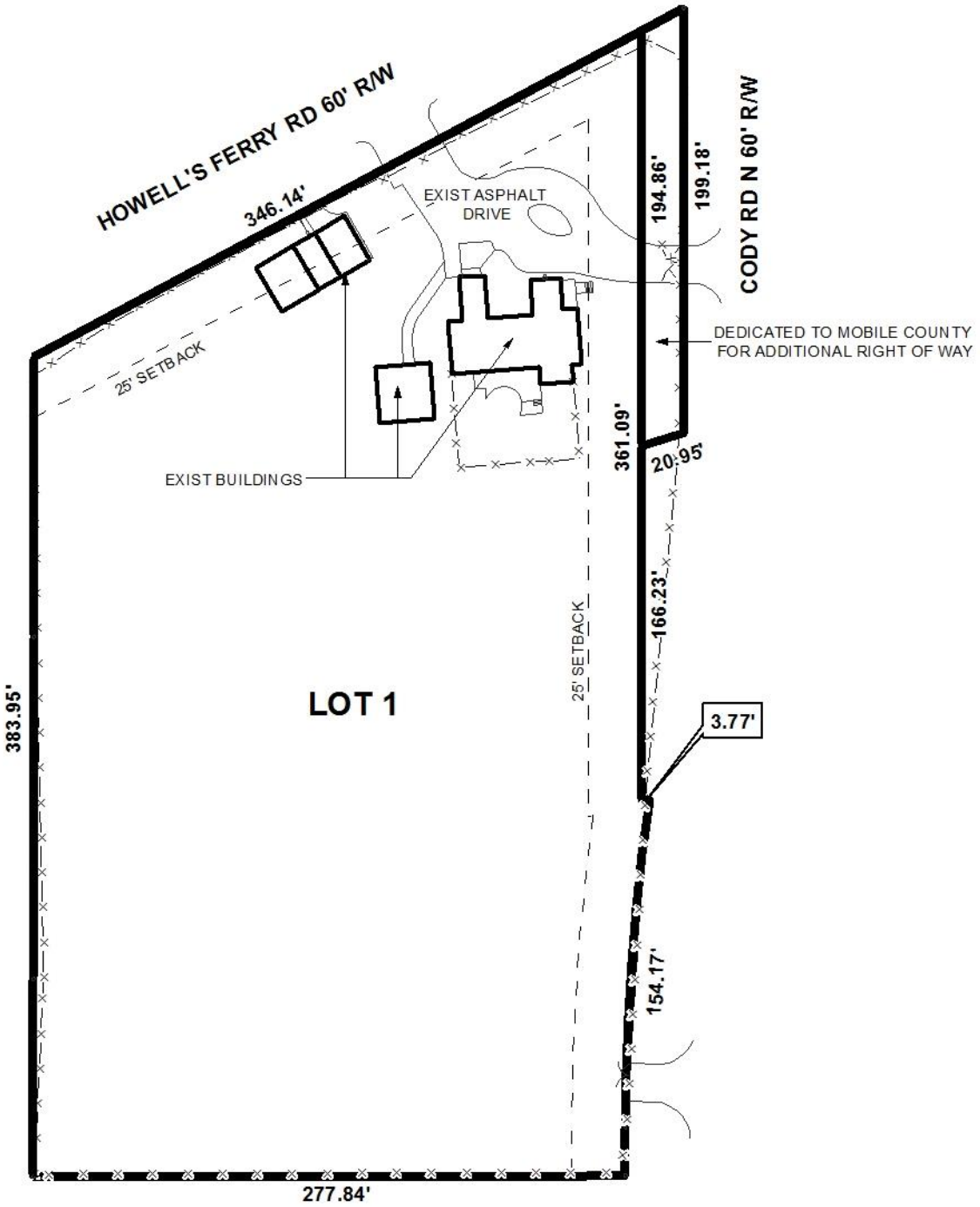
NTS

DETAIL SITE PLAN



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