

COLLETON PLACE SUBDIVISION

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

The plat illustrates the proposed 148 lot, 46.6 ± acre subdivision which is located at the South side of Howells Ferry Road at Harvey Hill Road. The applicant states that the subdivision is served by public water and sewer systems.

The purpose of this application is to create a 148-lot subdivision from one lot.

The site that is being considered for this application was one of two lots that were part of the Colleton Place application that was approved with conditions by the Planning Commission at its October 19, 2006 meeting.

The plat approved at the October 2006 meeting showed 155 lots in Phase One, all of which were a minimum of 7,200 square feet in size, and a Phase Two area “reserved for future development.” The Phase Two area is excluded from the current application, and the lot sizes proposed with the currently application appear to be as small as approximately 4,700 square feet. Alleys are also proposed as part of the current application, and these alleys appear to be “public” alleys – Mobile County will allow public alleys, but will not accept maintenance responsibility of the alleys. Finally, the applicant is proposing a 15-foot minimum building setback line instead of the Subdivision Regulation-specified 25-foot minimum building setback line.

The proposed lot sizes, setbacks, alleys and common areas indicate that the applicant is attempting an “innovative” subdivision, however, no specific statement to this end has been provided by the applicant. While innovative subdivisions that embody traditional neighborhood development design elements are encouraged, the site is far removed from public transit service and is a “greenfield site” - a site that is currently minimally developed. It should also be pointed out that some of the proposed lot sizes and lot widths do not meet the minimum width or size requirements of Sections V.D.2. of the Subdivision Regulations. If it is the applicant’s intent to invoke innovative design or traditional neighborhood design consideration, the applicant should provide a statement indicating the design intent for the subdivision, if innovative under Section VIII.C. of the Subdivision Regulations, or revise the subdivision so that all lots meet minimum standards.

Access management is a concern as it relates to public safety. The subdivision, as proposed, will have only one connection to a public street. Street-stubs are proposed at two locations on the South side of the site, but there are no connections to other streets immediately accessible from the street-stubs, thus access to other public streets will not occur within the near future. At least one additional connection to an existing public street would improve accessibility for emergency vehicles.

A portion of the site may contain wetlands. The potential presence of wetlands 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.

It appears that many of the corner lots do not comply with Section V.D.5. of the Subdivision Regulations; specifically, their widths are not adjusted to accommodate the required minimum building setback from both streets, thus the resulting buildable area width may not be sufficient.

Common areas are proposed within the round-about, a road median, and as “park” and detention areas. A note should be placed on the final plat, if approved, stating that maintenance of the detention and common areas is the responsibility of the subdivision’s property owners.

Stormwater detention facilities are depicted on the plat. While the site is located in the county, 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.

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 on the preceding, this application is recommended for Holdover until the February 1, 2007 meeting, with revisions due by January 8, 2007, to allow the applicant to undertake the following: 1) revision of the plat to meet the minimum lot size requirements contained in Section V.D. of the Subdivision Regulations, or provision of a statement justifying the request for reduced lot sizes and setbacks; 2) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site; 3) 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; 4) placement of a note on the plat stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, is required prior to the signing and recording of the final plat; 5) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision’s property owners; and 6) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

Revised for the January 18th meeting:

The application was Heldover until the January 18th meeting to give staff time to review additional information provided by the applicant.

The applicant has provided a statement justifying the request for reduced lot sizes and setbacks. The applicant states:

“This neighborhood consists of 148 lots on 46 acres with ample green space and common area. The layout of this neighborhood incorporated the latest (sic) design techniques used by land planning and engineering professionals to encourage pedestrian activity, traffic calming, and the overall reduction of dependency on automobiles. In addition, many of the lots have shallow setback from the road to encourage interaction between neighbors and less maintenance for the homeowners.”

The applicant goes on to state:

“Recent trends in neighborhood planning have suggested that reduced lot size and more open space connected by pedestrian corridors creates a more desirable neighborhood and thus results in higher property values. In order to implement these latest techniques, it was necessary to vary dimensions of the lots slightly to achieve a more desirable layout.”

The plat has a note stating that of the 46.59 acres, 16.67 acres will be devoted to “parks,” power easement and road right-of-way. The remainder of the property, 29.92 acres, will be allocated to the 148 lots, which results in an average lot size of approximately 8,806 square feet. Staff has estimated a minimum lot size of approximately 4,700 square feet.

The site is not served by public transit, thus auto use is not likely to be reduced by the proposed subdivision unless commercial development is included within the proposed development, or within easy walking distance (5 minutes or less, and assuming the provision of sidewalks). As there is no zoning in Mobile County, commercial development can occur within the development if the appropriate fence/landscape buffers are provided. As a side note, many other traditional neighborhood developments in other parts of the country have been built in areas lacking public transit, and with minimal commercial development.

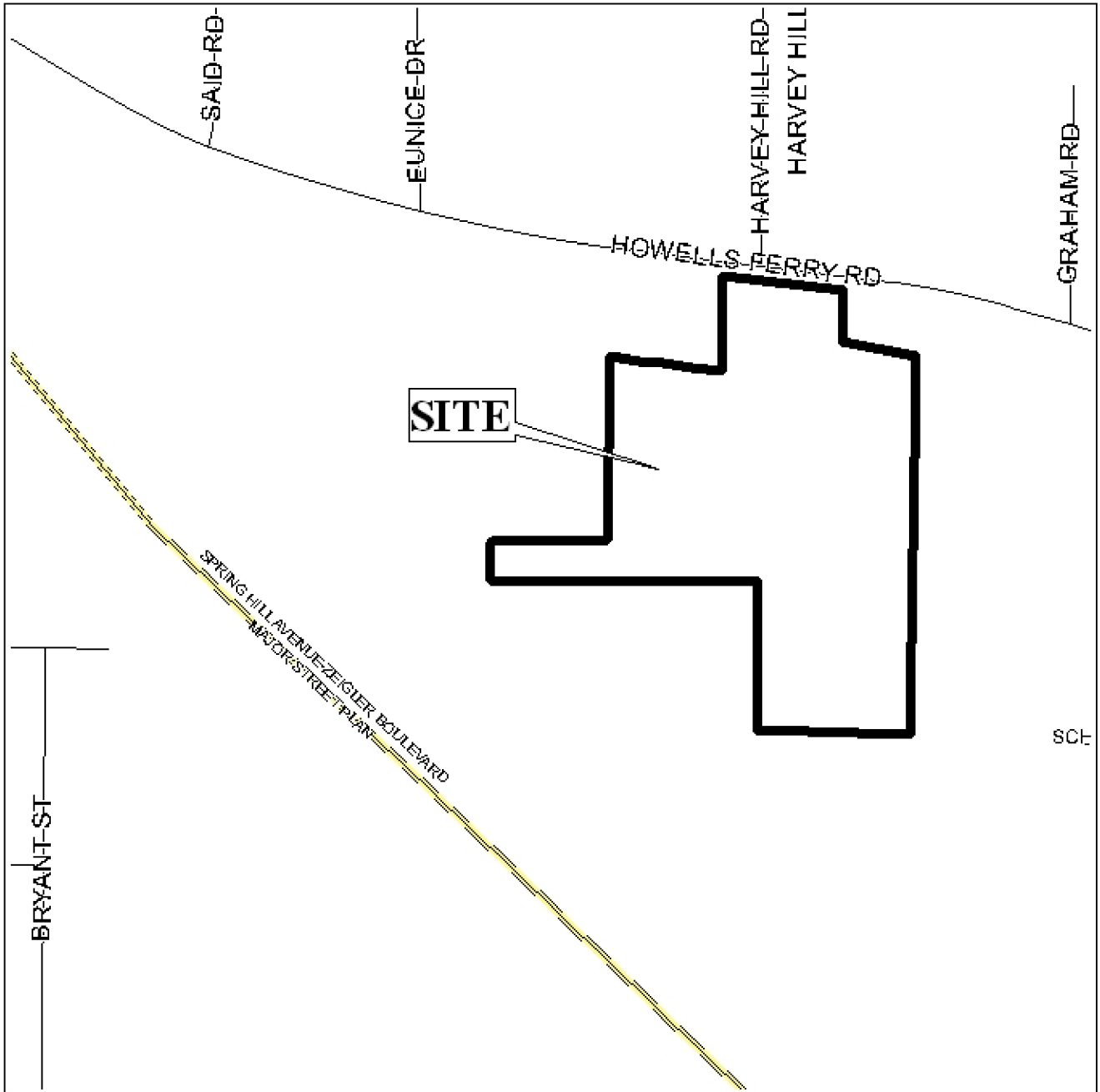
It should be pointed out that the Planning Commission, in October 2006, required that the proposed “innovative” Rebecca Hills subdivision in the County meet the minimum lot size requirements of the Subdivision Regulations. The proposed Rebecca Hills subdivision, unlike the proposed Colleton Place subdivision, did not include extensive common areas as part of the proposal (some were proposed, but the total area was very limited). As this proposal for Colleton Place does include at least two acres of non-detention common area, some reduction in the allowed minimum lot size, and thus a waiver of Section V.D.2., may be appropriate.

The proposed 15-foot minimum building setback line will require a waiver of Section V.D.9. of the Subdivision Regulations. Also, a waiver of Section V.D.3. will be required for proposed lot 44 due to its extreme depth.

With a waiver of Section V.D.2. for minimum lot size requirements, Section V.D.9. for building setbacks and Section V.D.3. for lot 44, this application is recommended for Tentative Approval, subject to the following conditions: 1) 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; 2) placement of a note on the

plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site; 3) labeling of all common areas (including detention), and placement of a note on the plat stating that maintenance of any common areas is the responsibility of the subdivision's property owners; 4) revision of the plat so that each lot contains a minimum of 5,000 square feet; 5) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; 6) placement of a note on the plat stating that direct access for lots and common areas onto Howells Ferry Road is denied; 7) depiction of the 15-foot minimum building setback line on the plat; 8) 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; and 9) placement of a note on the plat stating that maintenance of the alleys shall be the responsibility of the property owners.

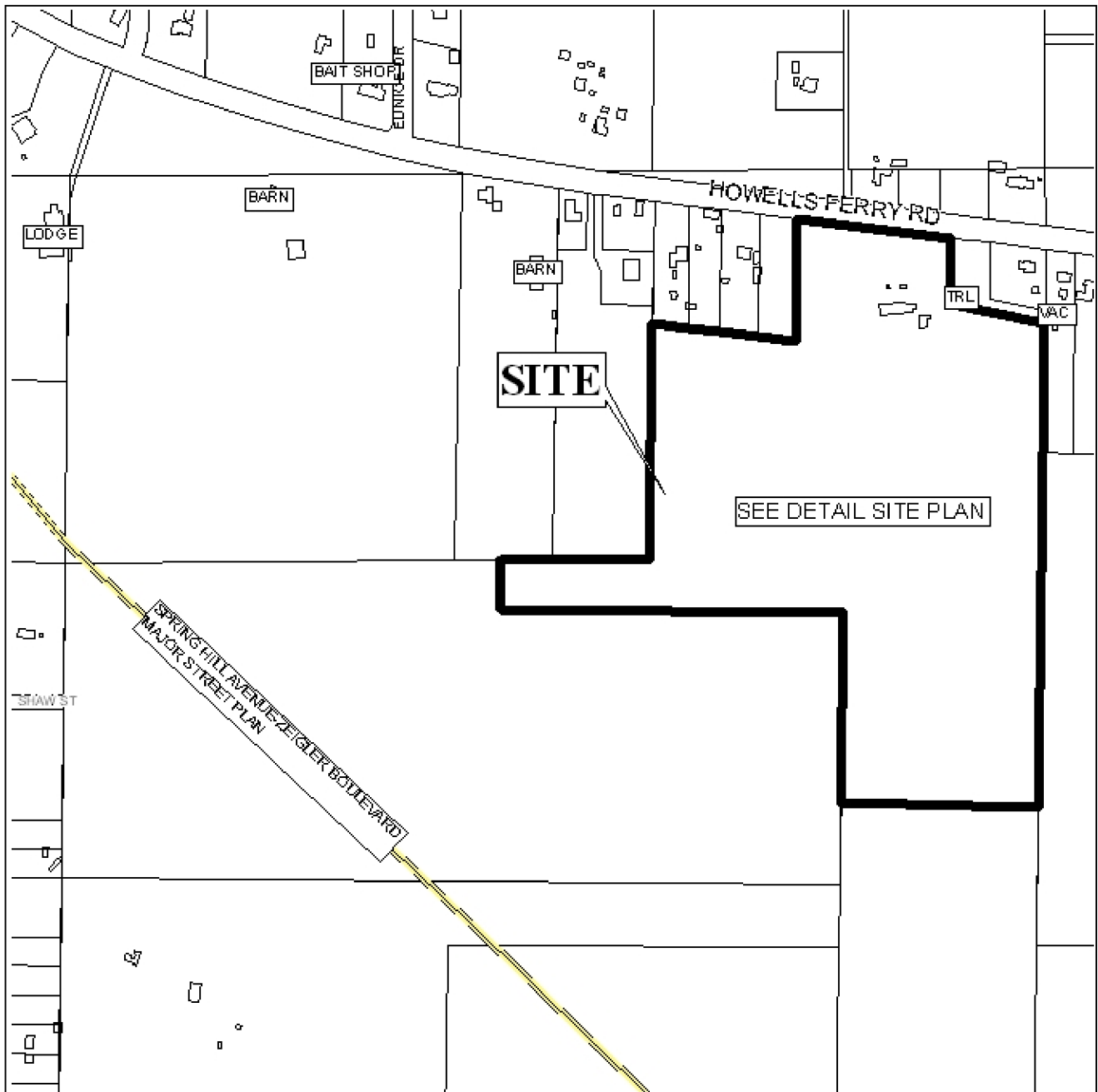
LOCATOR MAP



APPLICATION NUMBER Holdover DATE January 18, 2007
APPLICANT Colleton Place Subdivision
REQUEST Subdivision



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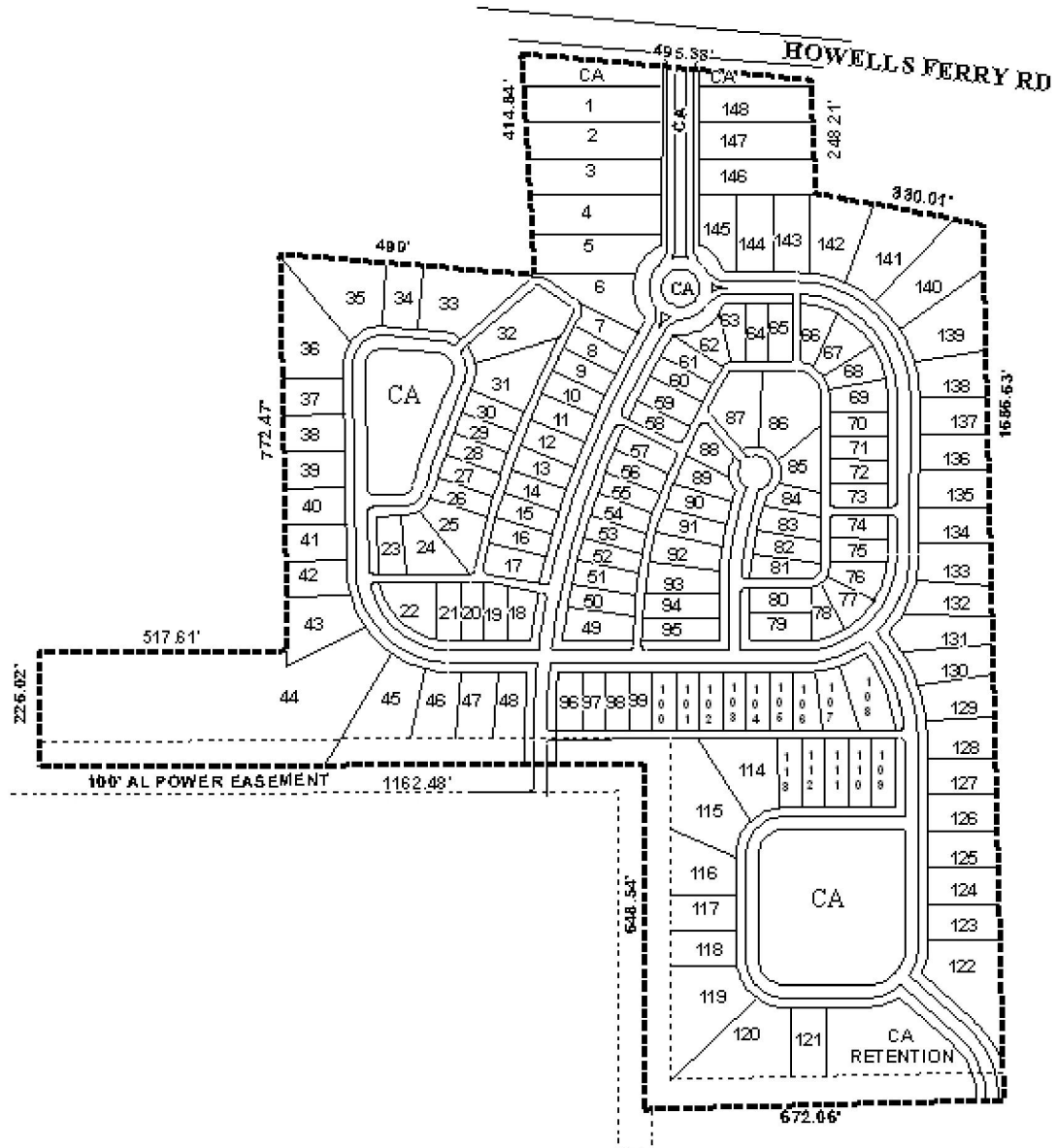
LEGEND

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

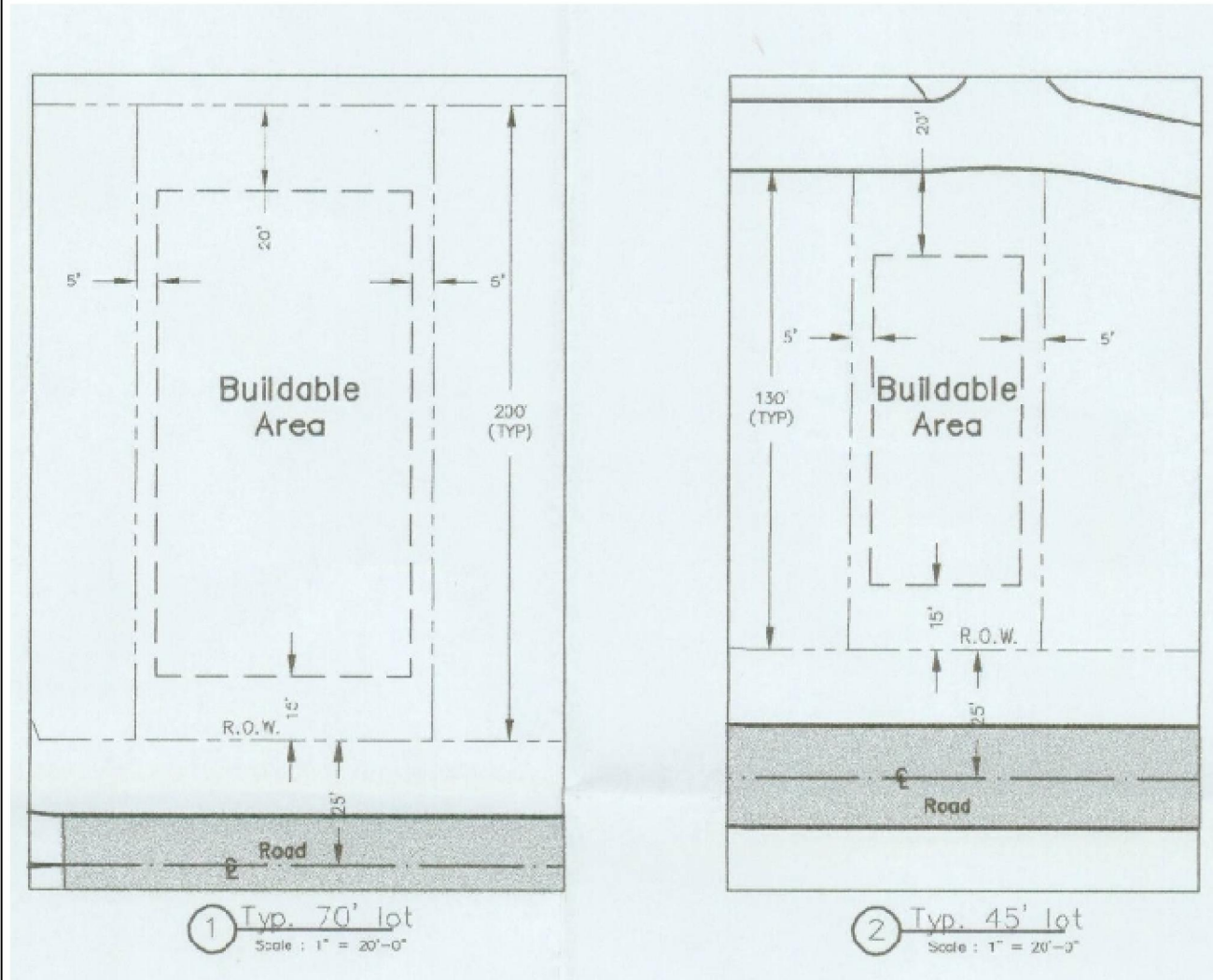


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TYPICAL LOT LAYOUT



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