

HOLDOVER

Revised

WYNNFIELD SUBDIVISION UNIT FIVE

County Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance for the portion of the site located in Mobile County.

City Engineering Comments: Must comply with all stormwater and flood control ordinances for the portion of the site located within the City of Mobile. Any work performed in the right of way will require a right of way permit.

City Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards, for that portion of the site within the City of Mobile. All roads to be built to City of Mobile standards.

City Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64), for that portion of the site located within the City of Mobile.

City Fire Department Comments: All single-family or two-family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 58 lot, 32.8 ± acre subdivision which is located at the west terminus of Wynngate Way, extending north and west to the southern terminus of Widgeon Drive, and partially located in Council District 6. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide three whole parcels, and portions of two other parcels into 58 lots. Subdivision applications that fail to include the full extent of parcels are generally heldover in order to give the applicant the opportunity to revise the application. This action supports the stated policy of the Subdivision Regulations to encourage orderly development, as outlined in Section I.B.1.

The 25-foot minimum building setback line from the right-of-way edge is not shown (though it is noted on the plat) but would be required on the Final Plat, if approved.

The subdivision site is divided between the jurisdictions of the City of Mobile and Mobile County. Road development on the site should be to City standards, per conditions established in the December 1995 Letter of Decision for the original Wynnfield Subdivision. Furthermore, while no commercial uses appear to be proposed for the site, a note should be placed on the Final Plat stating that any lots wholly or partially in the Mobile County portion of the development,

which are developed commercially and adjoin residentially developed property, must provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

A tributary to Halls Mill Creek forms the southwestern boundary of the proposed subdivision. Aerial photographs indicate the possibility of wetlands in association with the tributary. Wetlands may also occur in association with the tributary that includes the existing stormwater detention area near lots 1-5 and 58. The potential presence of wetlands, in addition to the creek, 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.

It should also be noted that the conditions pertaining to the initial composite application for the Wynnfield Subdivision required that a stub-out be provided to the south in order to permit connection with lands associated with the Raleigh Subdivision. The Raleigh Subdivision, as a condition of its initial approval, had the same requirement in order to permit connection to the Wynnfield Subdivision. As outlined above, the proposed subdivision includes portions of two parcels, and some adjoining properties owned by Pilot Davis Family, LTD are excluded. These parcels should be included to ensure adequate access as well as the necessary street connection to the Raleigh Subdivision.

A parcel outside of the proposed subdivision and adjacent to proposed lots 29-31 and 48-49 is land-locked, and access to this parcel is not proposed. Future access to the land-locked parcel in question would then be limited to other currently land-locked parcels to the north. Therefore, it should be required that either a right-of-way stub or a 25-foot wide frontage onto a street of the proposed subdivision be provided to the landlocked parcel east of lots 29-31 and 48-49, in the area of one of the aforementioned lots.

Based upon the proceeding, the plat is recommended for Holdover for the following reasons: 1) the submission of a revised plat to include all parcels that are part of the subdivision request, as well as any additional property-owner notification information; and 2) the redesign of the proposed subdivision to provide access to the land-locked parcel to the east of the proposed subdivision.

Revised for the April 7th meeting:

The revised plat illustrates the proposed 114 lot, 69.2 ± acre subdivision which is located at the west terminus of Wynngate Way, extending north and west to the southern terminus of Widgeon Drive, and is partially located in Council District 6. The subdivision is served by both public water and sanitary sewer.

The revised plat depicts the full extent of all parcels under ownership of the applicant, as requested by the Planning Commission during its March 17, 2005 meeting.

During the March 17th Planning Commission meeting, the applicant was also directed to provided a right-of-way stub, or 25-foot wide frontage onto a dedicated street, for a land-locked parcel to the east of proposed lots 29-31, and 48-49; the applicant has indicated a new right-of-way stub north of proposed lot 1, but this new stub serves a lot associated with the Isle of Palms

subdivision, which already has access to a street; and not the land-locked parcel in question. The applicant should again revise the plat to provide at minimum a 25-foot wide frontage onto a dedicated street in the vicinity of proposed lots 29-31, or 48-49, and remove the unnecessary stub that has been provided north of proposed lot 1.

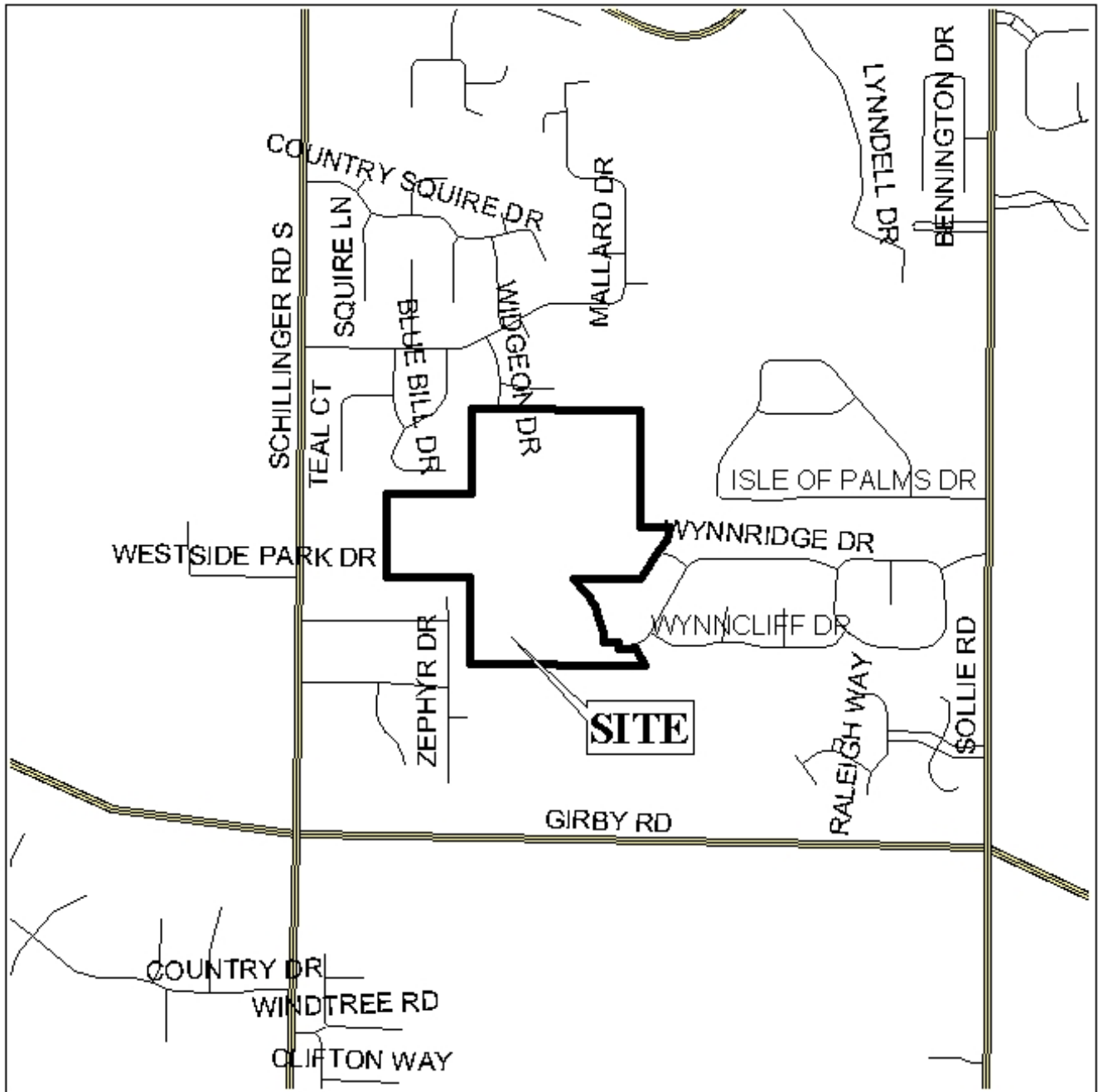
The revised plat creates another land-locked parcel condition to the west of proposed lots 93-96. The applicant should revise the plat to provide at minimum a 25-foot wide frontage onto a dedicated street to serve parcel R023303073000003., located west of proposed lots 93-96.

The revised plat does not depict a right-of-way stub to the Raleigh subdivision to the south, which was one of the conditions listed in the December 1995 Letter of Decision for the original application. The Raleigh subdivision was also given this condition in order to ensure connection between the two subdivisions. Therefore, the applicant should revise the Wynnfield plat to provide a right-of-way stub to the south.

Based upon the proceeding, this revised plat is recommended for Tentative Approval, subject to the following conditions:

1) provision of a minimum 25-foot wide frontage onto a dedicated street for the land-locked parcel (R023303071000023.), to the east of proposed lots 29-31 and 48-49; 2) provision of a minimum 25-foot wide frontage onto a dedicated street for the land-locked parcel (R023303073000003.), to the west of proposed lots 93-96; 3) provision of right-of-way stub to the Raleigh subdivision to the south, per the requirements of the December 1995 Letter of Decision for the original Wynnfield application; 4) removal of the street-stub provided north of proposed lot 1; 5) placement of a note on the final plat stating that maintenance of all common areas and detention areas shall be the responsibility of the property owners; 6) that all roads be constructed to City of Mobile standards; 7) depiction on the final plat of the 25-foot minimum building setback line; 8) 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; and 9) compliance with all applicable federal, state and local regulations regarding the potential wetlands issues.

LOCATOR MAP



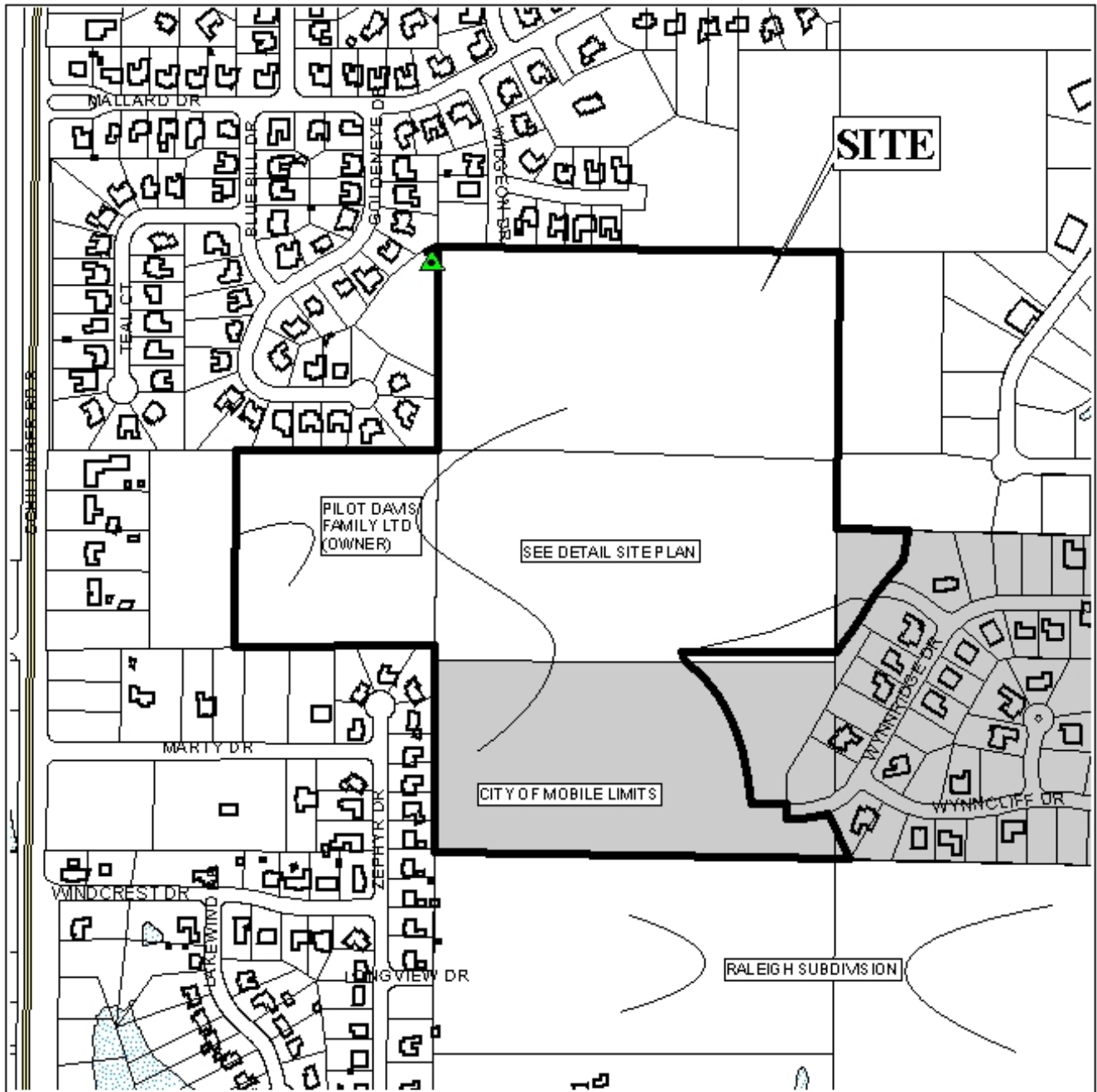
APPLICATION NUMBER Holdover DATE April 7, 2005

APPLICANT Wynnfield Subdivision, Unit Five

REQUEST Subdivision

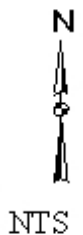


WYNNFIELD SUBDIVISION, UNIT FIVE

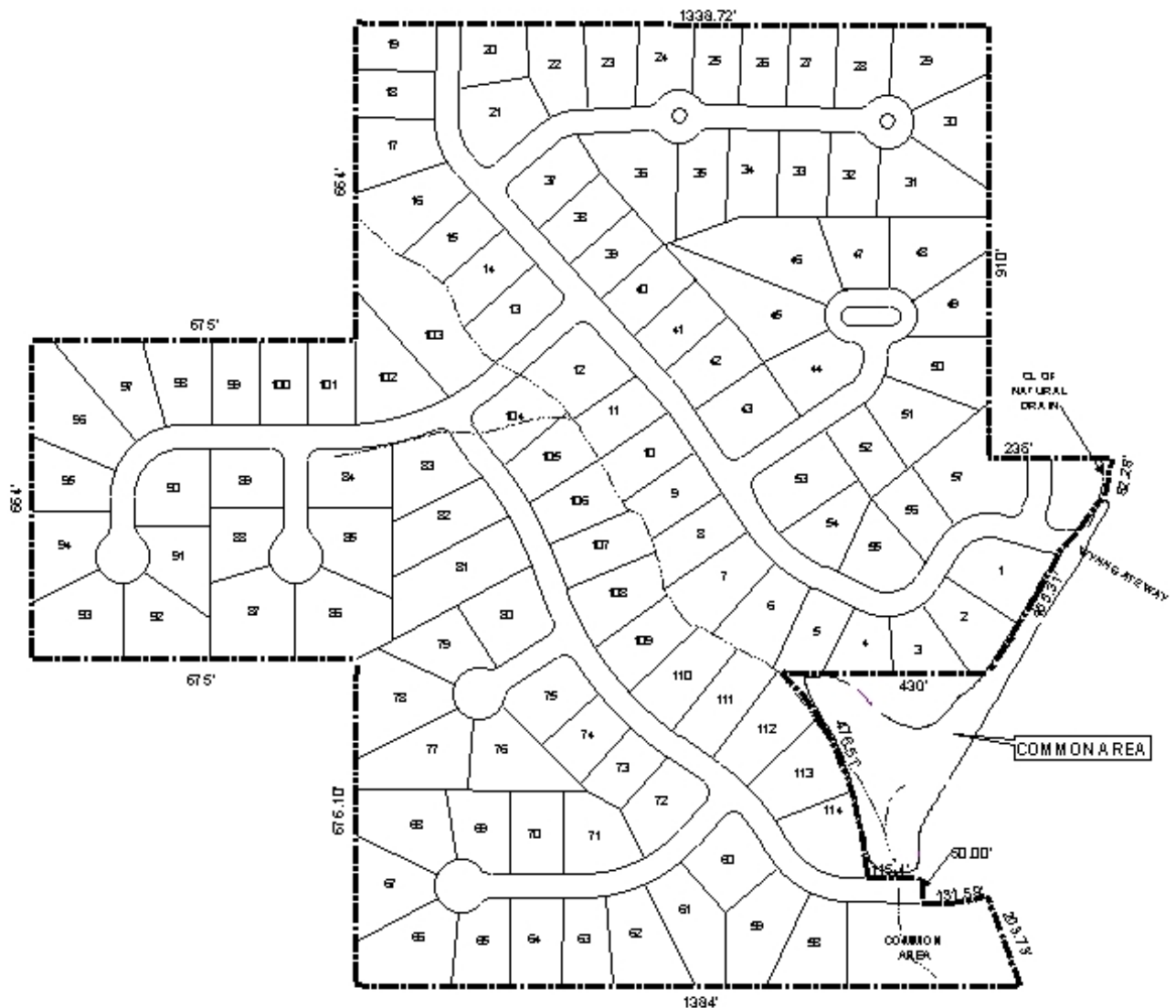


APPLICATION NUMBER Holdover DATE April 7, 2005

LEGEND



DETAIL SITE PLAN



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APPLICANT Wynnfield Subdivision, Unit Five
REQUEST Subdivision

