WOODLAND GLEN SUBDIVISION

Engineering Comments: 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 86.3± acre, 275 lot subdivision, which is located at the Eastern terminus of Meadow Drive North, extending to the Northern terminus of Meadow Heights Drive, the Northern terminus of Meadow Run Drive, and the Northern terminus of Meadow Dale Drive and Meadow Green Court, extending to the Western terminus of Augustine Drive – within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create 275 legal lots of record from two parcels and portions of two other metes and bounds parcels.

A subdivision of the same name was approved by the Planning Commission at its April 6, 2006 meeting, however, that application only proposed 91 lots covering approximately 39 acres. Another subdivision was approved in January 2007, which included the area that was part of the previous approval, but with a substantial expansion in area and number of lots (198), including a connection to The Meadows, units 1-4, and a street stub to the Saybrook Subdivision; the subdivision expired. The current application mimics the most recent with regards to area; however, the number of lots has again increased substantially.

The proposed subdivision has frontage onto street stubs for The Meadows subdivision, all minor streets with adequate rights-of-way, and Schillinger Road South, a proposed major street with an existing right-of-way width of 80 feet. As Schillinger Road South is a proposed major street, its right-of-way should be 100-feet in width, thus sufficient right-of-way should be dedicated to Mobile County to provide 50 feet, as measured from the centerline of Schillinger Road South. With that said, the 25-foot minimum building setback line for all lots with frontage onto Schillinger Road South should be revised to reflect the right-of-way dedication.

Access management is a concern regarding the proposed subdivision fronting onto a proposed major street, and as it relates to lots within the proposed subdivision. One access to Schillinger Road South is depicted on the plat: a note should be placed on the plat stating that direct access to Schillinger Road South is denied for any lots fronting onto Schillinger Road South. Regarding the lots within the subdivision, a note should be placed on the plat stating that all lots (including corner lots) are limited to one curb each, with the size, design and location to be approved by the Mobile County Engineering Department and in conformance with AASHTO Standards.

It is very important to note that the increase in the number of lots was made possible with the reduction of the many lots with regard to size and width. While the sizes appear to be appropriate for lots with access to public water and sanitary sewer, many lots do not comply with Section V.D.2 of the Subdivision Regulations, which states that all lots must be at least 60' wide at the minimum building setback line. No similarities exist in the vicinity; The Meadows Subdivision (adjacent to the South and East), to which the proposed subdivision will have access, contains lot over 100' in width. Thus, no justification can be found to support the applicant's proposal and staff cannot recommend approval. However, if approved, a traffic impact study should be required to ensure that the site can accommodate the proposed number of lots, especially with only one access point for the subdivision to a major street. Furthermore, lot sizes (in square footage) should provided on the Final Plat and the minimum front setback lines, where possible, should be adjusted to where the lots are at least 60' in width.

It should also be noted that the subject site is located within the Police and Fire Jurisdiction of the City of Mobile. With that said, the Subdivision Regulations have been amended since the original approvals to account for the 2003 Internationally Fire Code. Therefore, if approved, this will require the revision of all cul de sacs (total of 10), which will further affect the size and shape of many lots. The applicant is aware of this concern and states that the increased right-of-way can accommodated and still meet the minimum size requirement.

The proposed subdivision site is adjacent to an unnamed tributary to Halls Mill Creek, and the northern portion of one of the parcels is actually traversed by the creek. As illustrated on the preliminary plat and via information from the National Wetlands Inventory, it appears that the proposed subdivision may abut and include areas that potentially contain wetlands. Furthermore, portions of the parcels appear to be within the FEMA designated "100-year" floodplain and "floodway" of Halls Mill Creek and its unnamed tributary. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore if approved, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. If approved, development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the county. Therefore if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, this application is recommended for denial because the plat does not comply with V.D.2 of the Subdivision Regulations and the 2003 International Fire Code.

Revised for the October 15th meeting:

This application was held over at the September 17th meeting to allow the applicant to address staff's concerns regarding lot widths and the 2003 International Fire Code.

A revised plat was submitted by the applicant. With regard to the 2003 International Fire Code, all cul de sacs are appropriate sized. However, while the applicant also addressed lot widths, one lot (Lot 2) still does not comply with Section V.D.2 of the Subdivision Regulations. Upon approving this application, the applicant should again revise the plat accordingly.

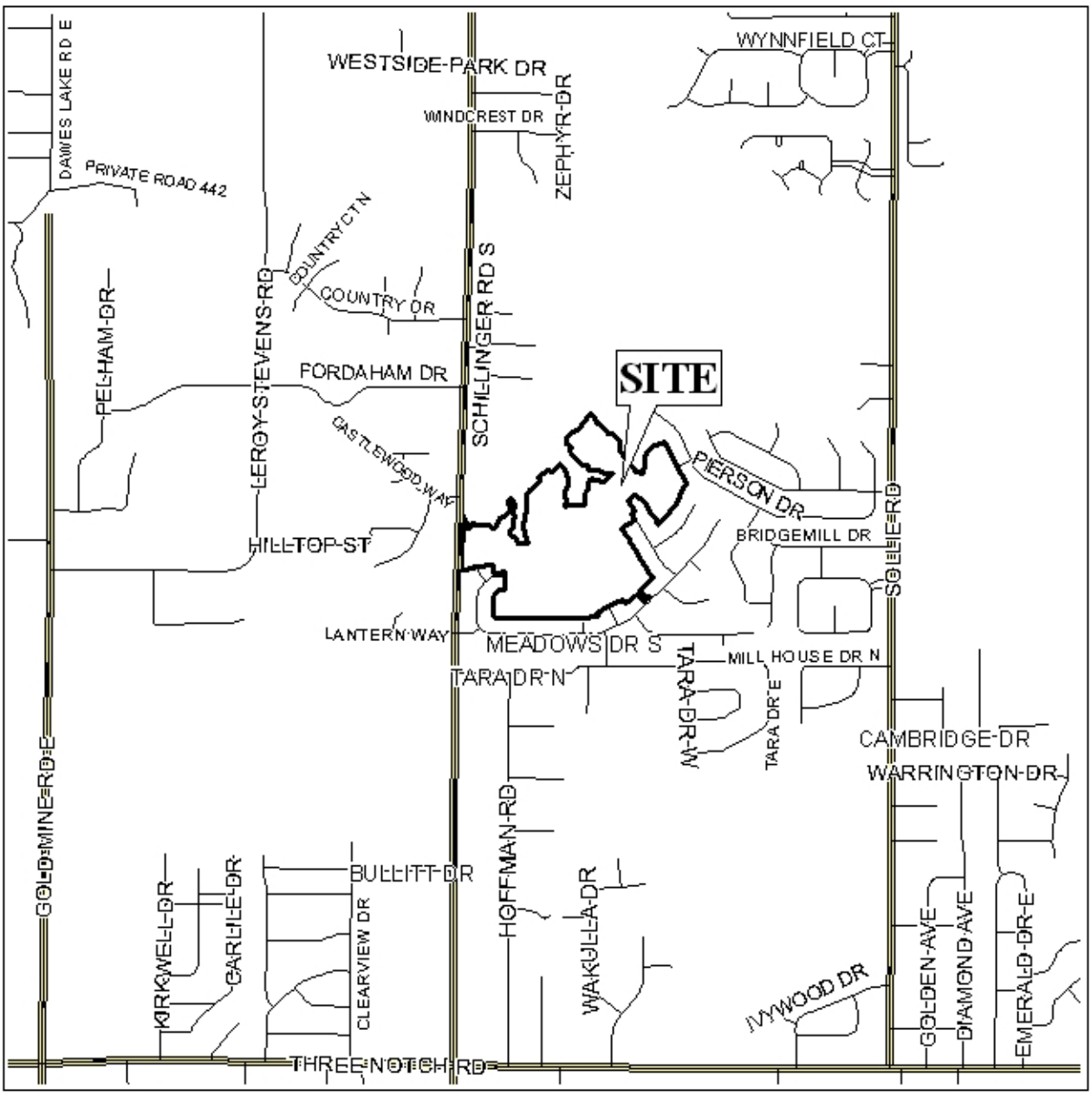
It should be noted that Lots 167 and 168 appear to exceed the maximum depth allowed by Section V.D.3 of the Subdivision Regulations. However, given the close proximity of the site to wetlands, much of the rear of these lots may not be developable; thus, a waiver may appropriate.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

1) *dedication of sufficient right-of-way to provide 50', as measured from the centerline of Schillinger Road South;*
2) *revision of the 25' minimum building setback line for all lots with frontage onto Schillinger Road South to reflect the right-of-way dedication;*
3) *revision of Lot 2 to comply with Section V.D.2 of the Subdivision Regulations;*
4) *placement of a note on the Final Plat stating that direct access to Schillinger Road South is denied for any lots fronting onto Schillinger Road South;*
5) *placement of a note on the final plat stating that all lots (including corner lots) are limited to one curb each, with the size, design and location to be approved by the Mobile County Engineering Department and in conformance with AASHTO Standards;*
6) *provision of traffic impact study and acceptance by the Mobile County Engineering Department prior to signing the Final Plat;*
7) *placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;*
8) *the applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities;*
9) *placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and*
10) *submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering*

department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 1 DATE October 15, 2009

APPLICANT Woodland Glen Subdivision

REQUEST Subdivision

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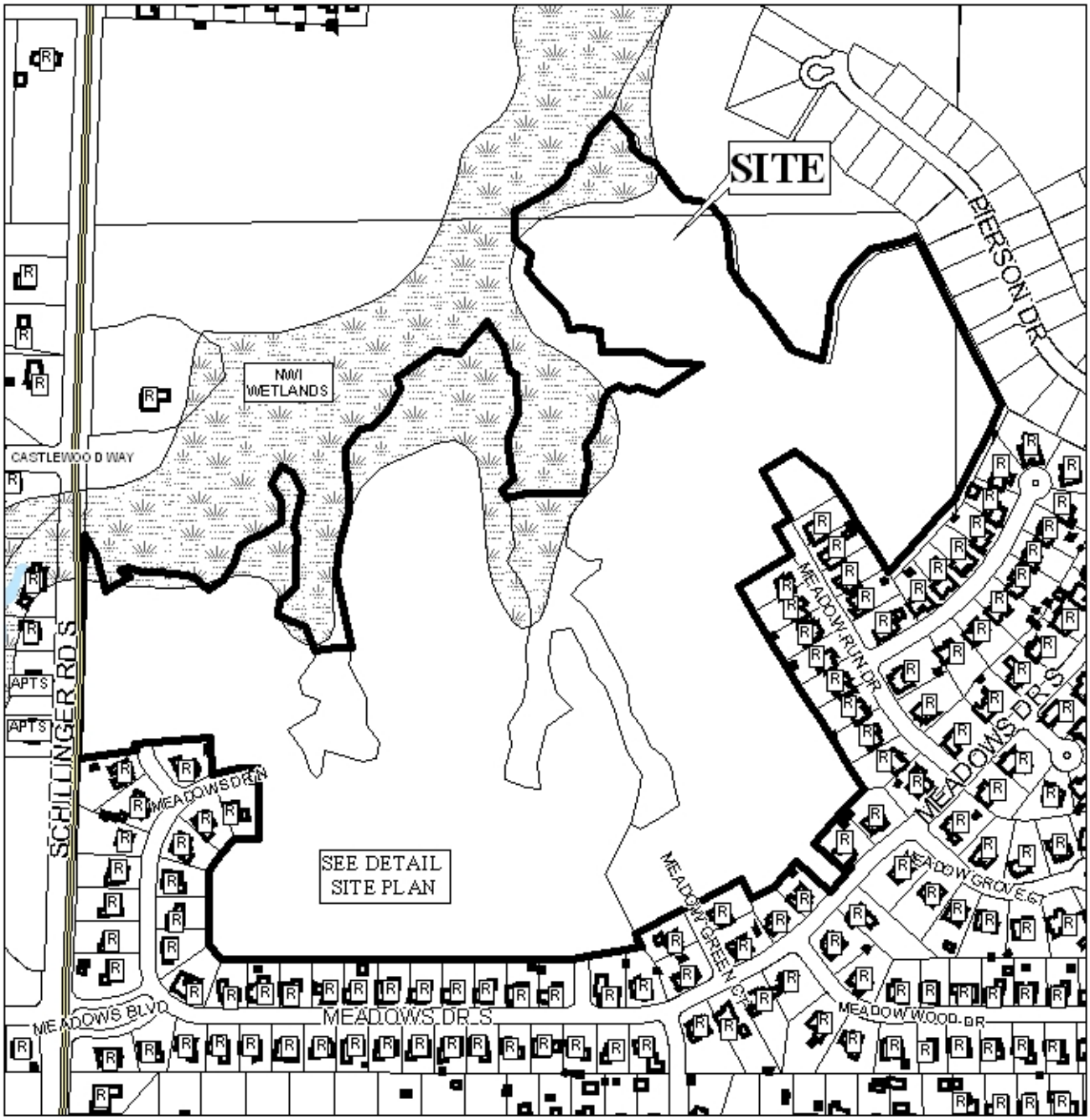
NTS

WOODLAND GLEN SUBDIVISION



APPLICATION NUMBER 1 DATE October 15, 2009

LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

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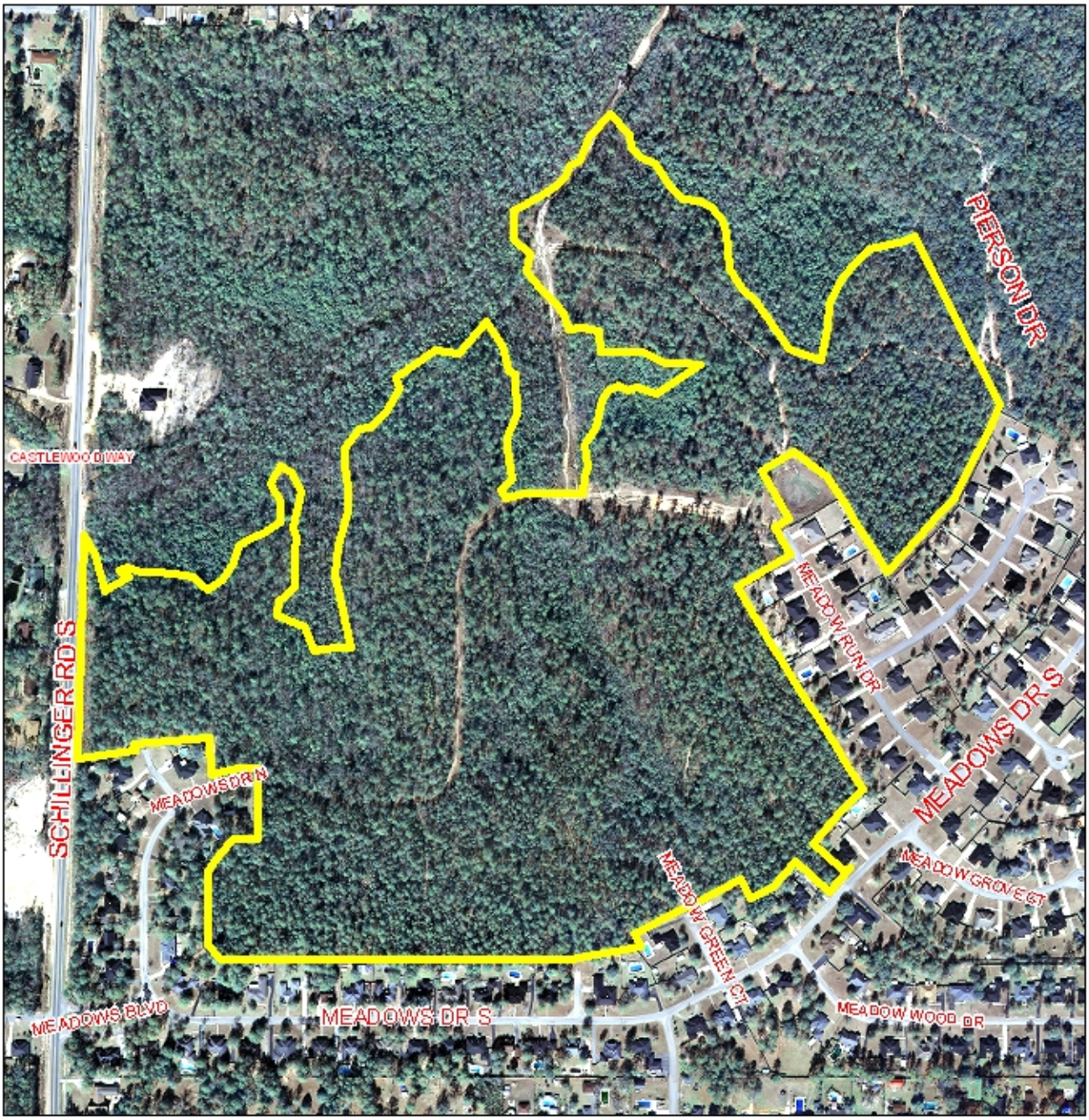
NTS

WOODLAND GLEN SUBDIVISION



APPLICATION NUMBER 1 DATE October 15, 2009

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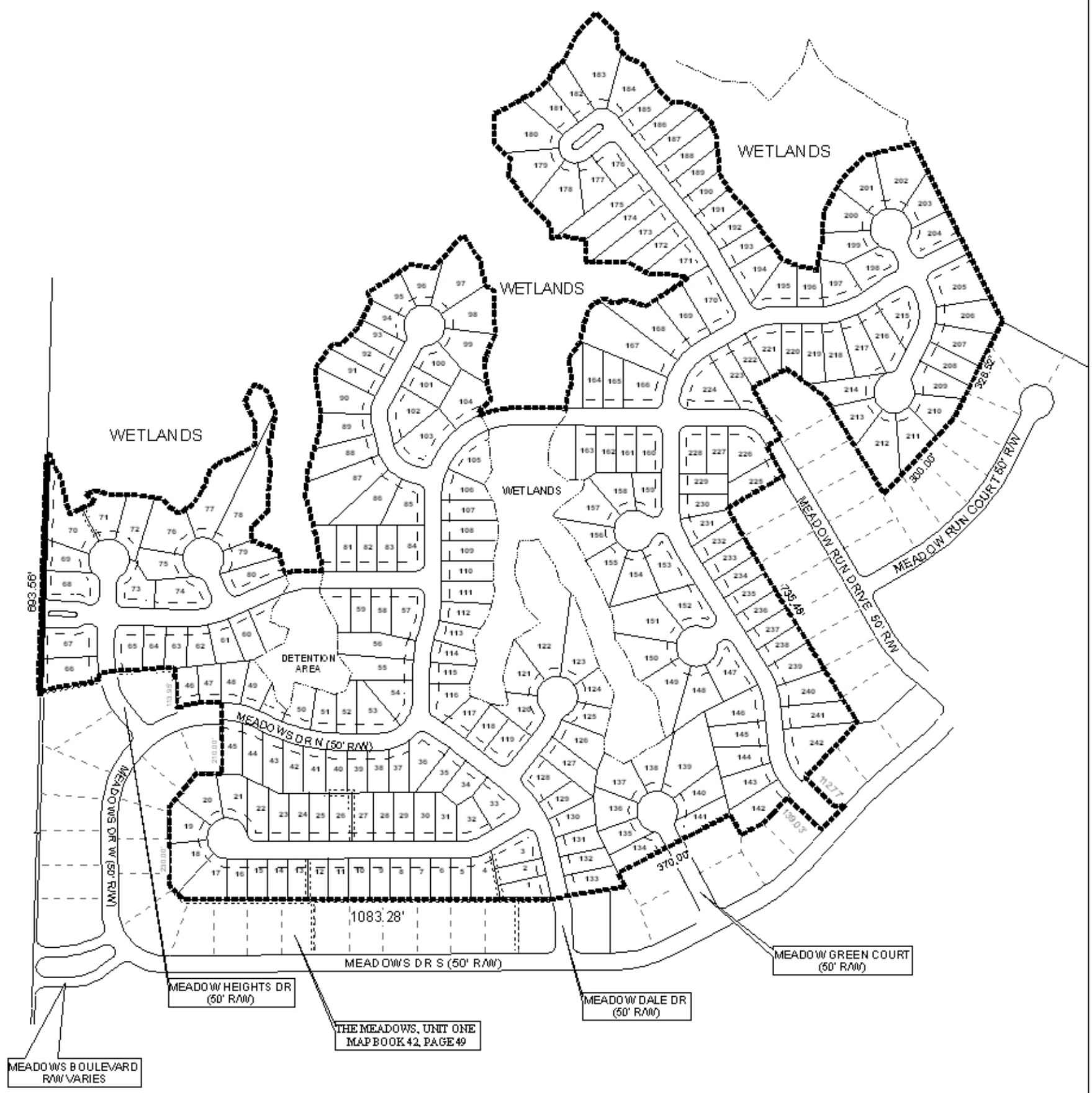
DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE October 15, 2009

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REQUEST Subdivision

N

NTS