

SILVERPINE SUBDIVISION

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

The plat illustrates the proposed 440± Acre, 1,322 Lot subdivision, which is located on the North side of Silver Pine Road, ½ mile± West of Schillinger Road. The subdivision is served by city water and sanitary facilities.

Silver Pine Road, which has an existing right-of-way of 50', is shown on the Major Street Plan as planned Major Street for approximately ½ of the site. Therefore, dedication sufficient to provide 50' from centerline would be appropriate for that section which is adjacent to the proposed major street (to the section line), and dedication sufficient to provide 30' from centerline for the remainder of the Silver Pine Road frontage would be appropriate for County standards.

Dedications as indicated above would necessitate reconfiguration of portions of plat to allow lots to maintain the minimum sizes allowed by the Subdivision Regulations.

A portion of the site in question was approved as a 225 acre, 242 lot subdivision in 2000. In 2001 additional properties were included and the plan was reconfigured to propose 101 lots, multi-family development and a golf course. Both applications proposed phasing; the most recent approval required individual submissions and approval for each phase. Both approvals have since expired.

The plan now before the Commission proposes 1,322 lots and two multi-family parcels (which are not denoted as lots on the plat submitted, but would be required to be if approved), all of which are to be accessed via two access points to Silver Pine Road and one street stub to Crary Avenue (a substandard, dirt road). Given the number of lots and the multi-family components of the proposed development, the number of access points proposed is inadequate.

There are large undeveloped tracts of land to both the East and West which could provide future access to Schillinger Road and Firetower Road. Additionally, a parcel to the West of the site was recently approved for subdivision, and was required to provide a stub into the site in question. Therefore, coordination of street stub location with the adjacent subdivision should be required.

The plan submitted does not indicate phasing. Given the size and number of lots, it is highly unlikely that the subdivision will be developed in its entirety. To ensure orderly development and that adequate access is provided, phasing should be approved by the Planning Commission. Therefore, as with the most recent approval for this site, individual approvals should be required for each phase of development.

As indicated on the plat submitted, the site contains areas that are in the 100 year flood zone, and appear to be part of a natural drain. These areas could be considered environmentally sensitive. Therefore, approvals from all applicable federal, state and local agencies should be obtained prior to any construction or the issuance of any permits.

Based on the preceding, it is recommended that the application be heldover to the February 16 meeting to allow the applicant to submit a revised plat indicating dedications along Silver Pine Road, reconfiguration as necessitated by the dedications to maintain minimum lot sizes allowed by the Subdivision Regulations, a preliminary phasing plan, the provision of two street stubs to the East, and the provision of two street stubs to the West (the northernmost to be coordinated with the previously approved Oak Grove Subdivision at the North West quadrant of the site – near the Alabama Power easement). Revisions must be submitted by January 23, 2006 to be considered at the February 16 meeting.