

CLAREMONT HILLCREST SUBDIVISION

Engineering Comments: There doesn't appear to be adequate room on LOT 1 to provide a standard residential driveway. An existing power pole and concrete S inlet limits the space available to install a driveway along Sarasota Drive. A driveway to Hillcrest Rd is not recommended. If the Planning Commission approves the Subdivision the following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4) Provide a drawing showing the location of a proposed driveway for LOT 1, including, but not limited to, all overhead and underground utilities. This drawing must be approved by the City Engineer and the Traffic Engineer.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards. Lot 1 is denied access to Hillcrest

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).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2 lot, 0.3± acre subdivision which is located at the Northeast corner of Sarasota Drive and Hillcrest Road, in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer services.

The purpose of this application is to resubdivide an existing lot of record and a metes-and-bounds parcel into two lots of record.

The subject site contains a legal lot of record (Lot 1, Claremont Subdivision), recorded in 1956, and a metes-and-bounds parcel created in 2006 by the City's vacation of a portion of an unopened 30' wide parallel service road and 10' wide planting strip along Hillcrest Road. The applicant proposes to reduce the original lot width from 75' to 65.25', and add 10' to the vacated right-of-way/planting strip to create a second lot which would be 50' wide.

The site fronts onto Sarasota Drive with a compliant 50' right-of-way, and Hillcrest Road, a component of the Major Street Plan, with a compliant 50' from the centerline of such; therefore, no dedication would be required. If approved, as a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Sarasota Drive, with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be required stating that Lot 1 is denied access to Hillcrest Road.

Proposed Lot 2 would contain a compliant 8,210 square feet, but Lot 1 would contain only 6,240 square feet, well short of the 7,200 square feet required by Section V.D.2. of the Subdivision Regulations. And Lot 1 is proposed to be 50' wide which is also in violation of Section V.D.2. of the Subdivision Regulations, which requires residential lots to be at least 60' wide at the building setback line. The plat illustrates the standard 25' minimum building setback line for both proposed lots along Sarasota Drive; however, only a 15' minimum building setback line is proposed for Lot 1 along Hillcrest Road, as opposed to the 25' required by Section V.D.9. of the Subdivision Regulations.

Since Lot 1 would be a corner lot, Section V.D.5. of the Subdivision Regulations would apply pertaining to residential use requiring an increase in width over the minimum 60' specified so that front yard distance can be provided on both streets. As Lot 1 would only be 50' in width, a violation of this section would be generated.

Normally, a Planned Unit Development (PUD) Approval could accommodate an innovative subdivision within the city with reduced lot sizes, widths, and setbacks. It should be noted that the adjacent subdivision to the North, Hillcrest Trace, was developed with PUD Approval for an innovative subdivision with reduced lot sizes and setbacks for the entire subdivision, not for any particular lot. However, there was no PUD submitted with this application to justify reduced lot sizes, widths, or setbacks, and even if there were, the proposed Lot 1 would be out of character with the remaining lots in Claremont Subdivision, none of which have reduced lot sizes, widths, or setbacks.

Based upon the preceding, this application is recommended for denial for the following reasons:

- 1) Lot 1 will not meet the 7,200 square foot minimum lot size as required by Section V.D.2. of the Subdivision Regulations;
- 2) Lot 1 will not meet the 60' width required by Section V.D.2. of the Subdivision Regulations;
- 3) Lot 1 will not meet the 25' minimum front yard setback along Hillcrest Road as required by Section V.D.9. of the Subdivision Regulations;
- 4) Lot 1 will not meet the increased width requirement for corner lots as required by Section V.D.5. of the Subdivision Regulations;
- 5) the proposed subdivision would be out of character with the remainder of Claremont Subdivision; and
- 6) no Planned Unit Development application was submitted for an innovative subdivision justifying the proposed reduced lot sizes, widths, and setbacks.

LOCATOR MAP



APPLICATION NUMBER 6 DATE June 6, 2013
APPLICANT Claremont Hillcrest Subdivision
REQUEST Subdivision



CLAREMONT HILLCREST SUBDIVISION



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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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