

Public Hearing

City of Satsuma
Alabama

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Subdivision Regulations

Adopted
November 30, 2010



Satsuma Planning Commission

SECTION 3-4. SUBMISSION OF PRELIMINARY PLAT

The procedure for obtaining Preliminary Plat approval is as follows:

3-4-1 APPLICATION. Based upon the approval of the Planning Commission of the Sketch Plat, the applicant shall file an application for approval of a Preliminary Plat. The application shall:

1. Be made on forms available at the Office of the Building Inspector of the City of Satsuma;
2. Be accompanied by the following fees made payable to the Satsuma Planning Commission (Owners of exempt subdivisions shall not be required to pay these fees):
 - a. Filing Fee - Fifty Dollars (\$50.00);
 - b. Preliminary Site Inspection Fee - Five Dollars (\$5.00) per lot or unit;
 - c. Public Hearing Fee - One Hundred Dollars (\$100.00);
3. Be accompanied by eight (8) sets of black or blue line prints of the proposed subdivision, prepared and certified by a professional engineer registered in the State of Alabama; and
4. Be submitted to the Building Inspector for the City of Satsuma at least fifteen (15) days prior to a regularly scheduled meeting of the Planning Commission.

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3-4-2 PUBLIC HEARING. The City Clerk shall set a public hearing upon filing of an application for approval of a Preliminary Plat, and the Planning Commission shall hold a public

hearing to consider the Preliminary Plat. Notice of such public hearing shall be sent to the applicant and all adjoining landowners by registered or certified mail at least five (5) days prior to the date of the public hearing. The Preliminary Plat submitted to the Planning Commission shall contain an application form with the names and addresses of all persons to whom notice of the public hearing must be sent. Any subsequent change or modification to a Preliminary Plat shall be resubmitted to the Planning Commission.

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3-4-3 PRELIMINARY PLAT. After the Planning Commission, County Health Department and County Engineer, have reviewed the Preliminary Plat and construction plans, the applicant shall be advised of any required changes and/or additions. One (1) copy of the proposed Preliminary Plat shall be returned to the applicant with the date of approval, conditional approval, or disapproval and the reasons therefore accompanying the plat and one copy shall be retained by the Planning Commission. The approval of the Preliminary Plat shall not be deemed final acceptance, but rather an

3-4-4 EFFECTIVE PERIOD OF PRELIMINARY APPROVAL. The approval of a Preliminary Plat shall be effective for a period of one (1) year at the

end of which time final approval of the subdivision must have been obtained from the Planning Commission, although the plat need not yet be signed and filed with the Probate Judge. Any plat not receiving final approval within the period of time set forth herein shall be null and void, and the applicant shall be required to resubmit a new plat for preliminary approval subject to all subdivision regulations and filing fees. However, upon written request from the applicant stating the reasons for such request, the Planning Commission, upon advice from the County Engineer, may extend the effective period of the approval up to twenty-four months. Preliminary Plat approval is revocable.

3-4-5

RESUBMISSION OF PRELIMINARY PLAT. _____ The Planning Commission shall not consider, for a period of twelve (12) months, a Preliminary Plat which has been submitted for approval after Planning Commission disapproval, unless the applicant has complied with the _____ Planning Commission's required changes and/or additions. Any resubmission shall be subject to (i) a public hearing set by the City Clerk, and (ii) full payment of all required fees.

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3-4-6

PRELIMINARY PLAT REQUIREMENTS. The Preliminary Plat shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn at a convenient scale of not less than one (1) inch equals one hundred (100) feet, and the sheets shall be numbered in sequence if more than one (1) sheet is used. The sheet shall be of such size as is acceptable for filing in the Office of the Probate Judge, but shall not exceed twenty-four by thirty-six (24 x 36) inches. The Preliminary Plat shall show the following:

1. Name of owner(s) of record;
2. Proposed name of subdivision, date, north point, scale, and location;
3. Name of registered engineer or land surveyor;
4. Vicinity map showing location of the subdivision;
5. Exact boundaries of the tract of land being subdivided shown with bearings and distances;
6. Names and addresses of the owners of land immediately adjoining the tract of land being subdivided;
7. Wooded areas, marshes, and any other conditions affecting the site;
8. The location of existing streets, buildings, water courses, railroads, transmission lines, drainage structures, public utilities, jurisdiction lines, and any public utility easements on the tract being subdivided and on adjacent land within 100 feet of the tract being subdivided;

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4-3-3 MARGINAL ACCESS STREETS. Where, in the opinion of the Planning Commission, development which abuts or has included within the proposed subdivided area any arterial, the Planning Commission may require a marginal access street or other treatment which may be necessary to provide for the adequate protection of properties, and to afford separation of through and local traffic.

4-3-4 PRIVATE STREETS. There shall be no private streets platted within a subdivision where abutting properties will be sold, whether immediately or in the future, to the public; however, in certain instances, private streets may be approved by the Planning Commission provided they are constructed according to the laws of the City of Satsuma. In the event that the Planning Commission does approve a private street, the developer shall install a sign on the roadway stating that the arterial is a private street and is not maintained by the City, and the same shall be reflected on the preliminary and final plat.

4-3-5 PRIVATE RESERVE STRIPS. Private reserve strips controlling access to streets shall be prohibited.

4-3-6 ADDITIONAL WIDTH ON EXISTING ROADS. Subdivisions that adjoin existing streets with inadequate right-of-way shall dedicate additional right-of-way to meet the minimum street width requirements.

4-3-7 STREET NAMES. Proposed streets, which are obviously in alignment with others existing and named, shall bear the assigned name of the existing streets. In no case shall the names of proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of the suffix street, avenue, boulevard, drive, place, court, etc. Naming shall be consistent with the directional line of the street as follows:

Through streets lying east and westavenues
Through streets lying north and south streets
Through streets lying other than what can be termed north and south or east and westroads
Cul-de-sacs..... lanes
Rambling streetsdrives

Street names are subject to the approval of the Planning Commission.

4-3-8 NEW HALF-STREETS AND NEW HALF-ALLEYS. No new half-streets or half-alleys shall be platted.

4-3-9 VACATING A STREET OR EASEMENT. No street or easement may be vacated unless a petition for that purpose (accompanied by the necessary documents specified by the Planning Commission) is submitted through the Planning Commission to the City of Satsuma. The Planning Commission shall review such petition and make recommendations to the City of Satsuma, which decision, following a public hearing set by the City Clerk, shall be final.

ARTICLE XII

AMENDING REGULATIONS

SECTION 12-1. AMENDMENT PROCEDURE

For the purpose of providing for the public health, safety and general welfare, the Planning Commission may from time to time amend the provisions imposed by these regulations. Any article, section, subsection, or provision of these Subdivision Regulations proposed for amendment shall be subject to a public hearing. Said public hearing shall be set by the City Clerk and advertised a minimum of fifteen (15) days prior to the date of the hearing. Notice of the public hearing shall be published in a newspaper of general circulation published in the City or posted in four (4) public places, one of which shall be City Hall, and shall contain the time, place and description of the proposed amendment. Following its adoption, the amendment shall be published as provided by law for the publication of ordinances. A copy of the amendment shall be certified by the City of Satsuma to the Probate Judge of Mobile County.