

## **CRICHTON COMMERCE PLACE SUBDIVISION, RESUBDIVISION & ADDITION TO**

Engineering Comments: Improvements to Crichton St as per direction of City Engineer during field visit with engineer and applicant. Drainage easement required for any areas receiving drainage from a public street, width and alignment subject to approval of City Engineer. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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.

The plat illustrates the proposed 30.7± acre, 3 lot subdivision which is located at 3232, 3240, 3300, 3374 and 3378 Moffett Road, and 3218 Crichton Street (North side of Moffett Road, 430'± East of I-65 Service Road North and extending to the Western terminus of Crichton Street), in Council District 1.

The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create three legal lots of record from three existing legal lots of record and four metes and bounds parcels. All properties within the proposed subdivision are zoned I-1, Light Industry.

This application is similar to one which was approved at the January 21, 2010 meeting, but which expired. Since the approval of that application, a portion of Crichton Street has been vacated and is now incorporated within the subdivision boundaries. As proposed, Lot 2 would contain two existing buildings, and Lot 3 would contain three existing buildings. Lot 3 received PUD approval in February, 2008, but the configuration of that lot is now proposed to be changed. Since PUD approval is site plan specific, and since that approved PUD expired, a new PUD would be required. Lot 2 would also need PUD approval for its multiple buildings. If there is no shared access between the two lots proposed, a separate PUD should be submitted for each lot. Such applications should be submitted in order to be reviewed in conjunction with this subdivision application. Therefore, this application should be heldover to the meeting of July 7<sup>th</sup> in order for the applicant to submit the two Planned Unit Development applications.

Based upon the preceding, this application is recommended for holdover to the meeting of July 7<sup>th</sup> in order for the applicant to submit a separate Planned Unit Development application for Lot 2 and Lot 3, to be submitted no later than June 6<sup>th</sup>.

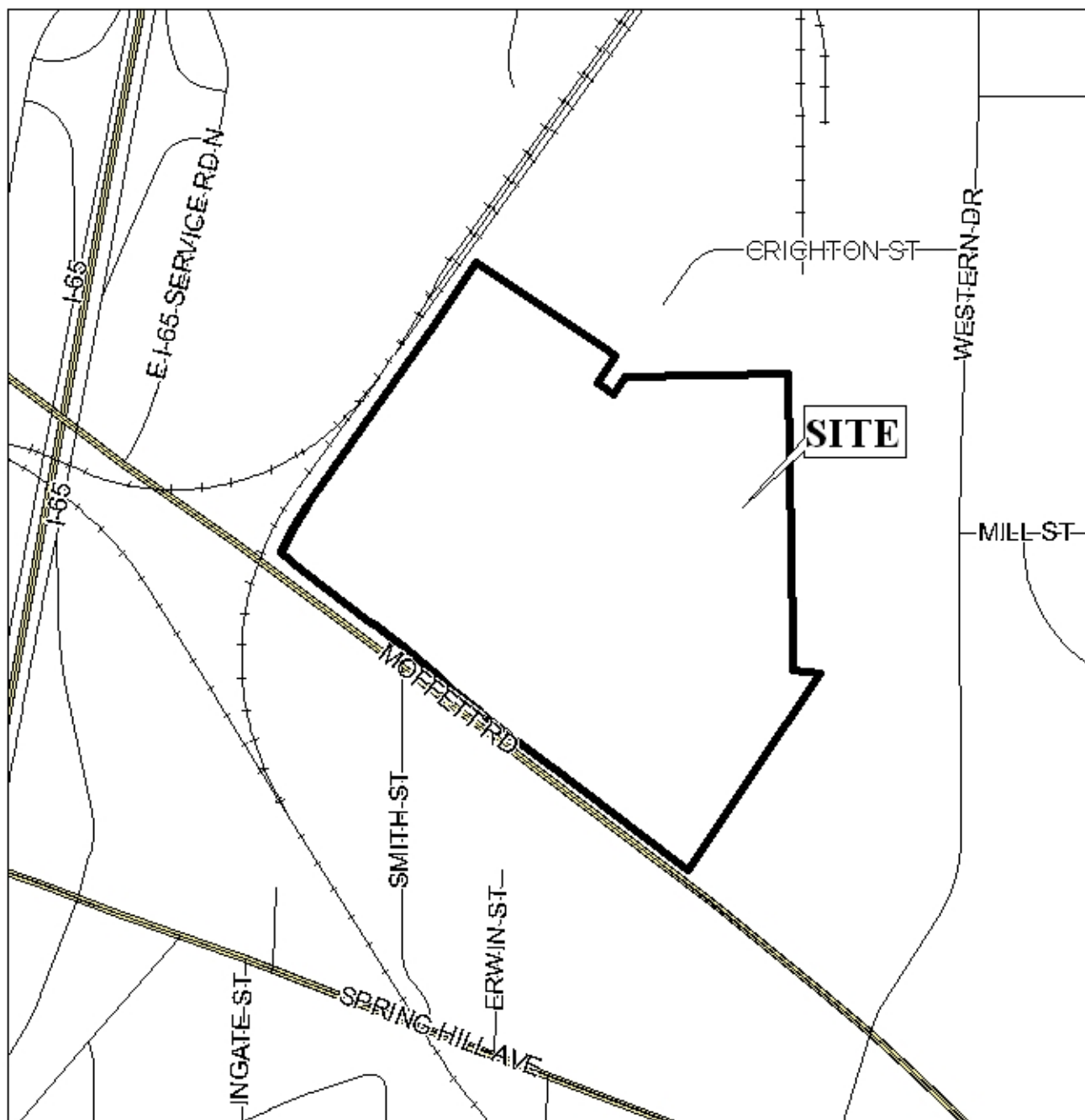
***Revised for the July 11, 2011 meeting:***

*This application was heldover from the June 2<sup>nd</sup> meeting to allow the applicant to submit a separate Planned Unit Development application for Lot 2 and Lot 3, to be submitted no later than June 6, 2011. However, no such applications were submitted; therefore, this application cannot be fully reviewed.*

*Based on the preceding, this application is recommended for denial for the following reason:*

- 1) the required associated Planned Unit Development applications were not submitted for Lot 2 and Lot 3, and the subdivision approval would be contingent upon approval of a separate Planned Unit Development for each of those two lots.*

## LOCATOR MAP



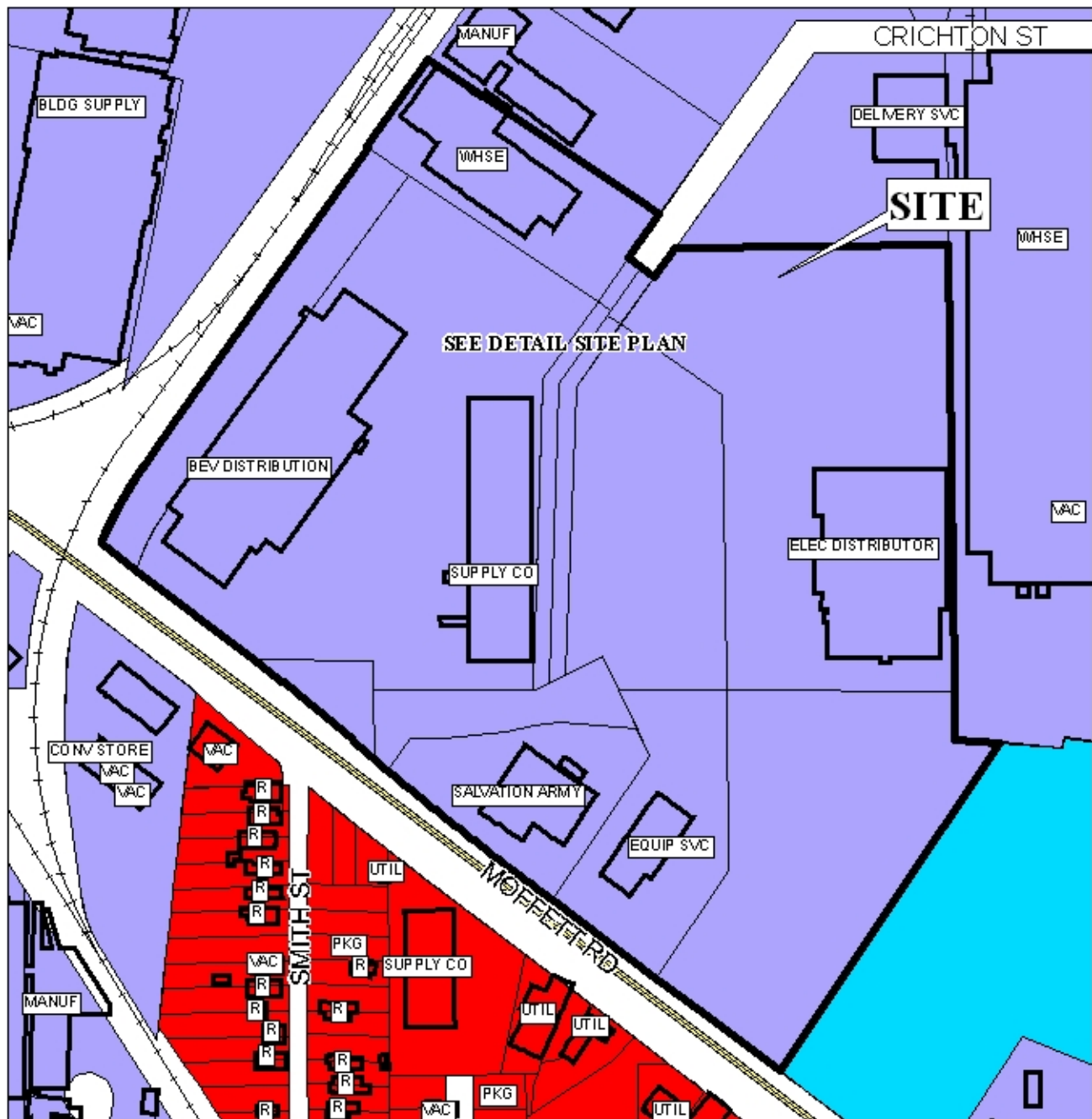
APPLICATION NUMBER 1 DATE July 7, 2011

APPLICANT Crichton Commerce Place Subdivision, Resubdivision & Addition to

REQUEST Subdivision



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APPLICATION NUMBER 1 DATE July 7, 2011

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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APPLICATION NUMBER 1 DATE July 7, 2011



