

AZALEA BUSINESS PARK SUBDIVISION

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

The plat illustrates the proposed 24-lot, 11.5± acre subdivision, located on the South side of Moffett Road, 120'± East of Blackwell Nursery Road South. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a 24-lot subdivision from a metes and bounds parcel. A similar plat was granted Tentative Approval in 2003, but has expired, necessitating a new application.

The site fronts Moffett Road, which has a varying right-of-way; the plat shows 150-feet between the centerline and the property line, which would satisfy the dedication requirements for the proposed 100-foot right-of-way. As a means of access management, proposed Lots 1 and 24 should be denied direct access to Moffett Road, and a note so stating should be required on the final plat.

The site also involves the creation of a new street, which in the previous application was shown as a temporary cul-de-sac (as well as a street stub to the South), but here is shown as a dead-end that simply widens to 70 feet at a point before shrinking back to 50 feet; this should be revised as a temporary turnaround, and the new street should be dedicated and constructed to County Engineering standards.

While Section V.B.6 of the Subdivision Regulations disallows closed-ended streets longer than 600 feet, the presence of a pond lining the Western boundary and nurseries lining the Eastern boundary would support a waiver of the required street stubs in these directions.

A triangular area at the Northwestern corner of the site appears to be a common area, as it would not satisfy the requirements of a lot of record; thus it should be labeled as such, and a note should be placed on the final plat stating that maintenance of common areas will be the responsibility of the property owners.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

With a waiver of Section V.B.6 of the Subdivision Regulations, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1 and 24 are denied direct access to Moffett Road; 2) the construction and dedication of the new street to County Engineering standards, including a temporary turnaround; 3) labeling of the common area, and the placement of a note on the final plat stating that maintenance of the common area will be property owners' responsibility; and 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 2 DATE September 1, 2005
APPLICANT Azalea Business Park Subdivision
REQUEST Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and East of the site are single family residential dwellings; to the South and West are miscellaneous retail, restaurants, and offices.

APPLICATION NUMBER 1 DATE September 1, 2005

APPLICANT David Tunstall & MPT Investments, LLC

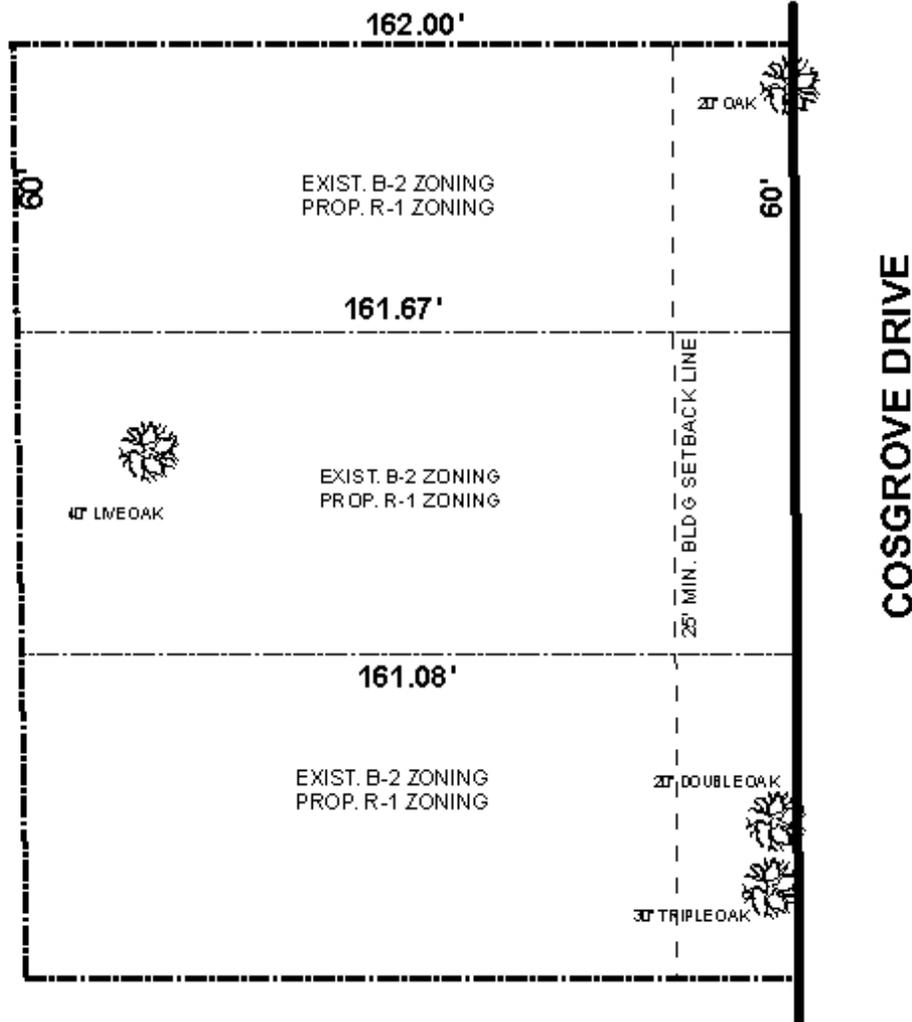
REQUEST Rezoning

LEGEND



NTS

SITE PLAN



The site is located on the West side of Cosgrove Drive, 110' North of Old Shell Road. The plan illustrates the proposed rezoning.

APPLICATION NUMBER 1 DATE September 1, 2005

APPLICANT David Tunstall & MPT Investments, LLC

REQUEST Rezoning

