

CODY ROAD FOOD MART SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit..

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: No comments.

The plat illustrates the proposed 1.8 acre \pm , 1 lot subdivision which is located on Northeast corner of Cody Road North and Zeigler Boulevard, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide one parcel into one lot. The site is currently undeveloped.

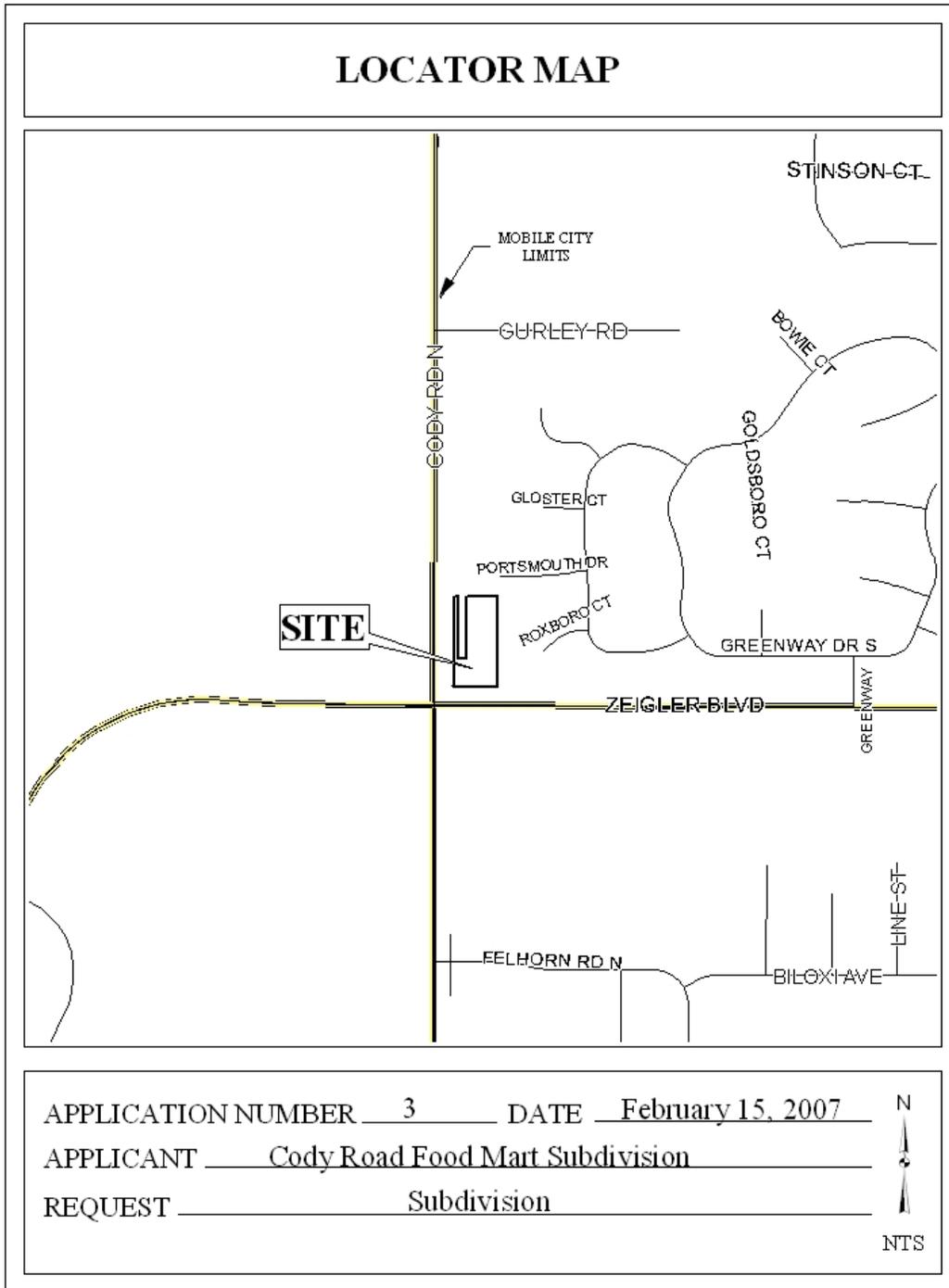
The site fronts onto Cody Road and Zeigler Boulevard, both proposed major streets. The plat appears to indicate that land has been set aside for a service road along Cody Road, as required by the conditions associated with the rezoning of the site in 1978. It appears that there are discrepancies, however, regarding the required land dedication related to the rezoning and the plat, when compared to City of Mobile and Tax Assessor maps. It is recommended, therefore, that the application be heldover until the March 15th meeting in order to allow staff and the applicant time to resolve the identified issues.

Access management is a concern because of the site's frontage on two major streets. The proposed lot should be limited to two curb-cuts onto Cody Road and two curb-cuts onto Zeigler Boulevard, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

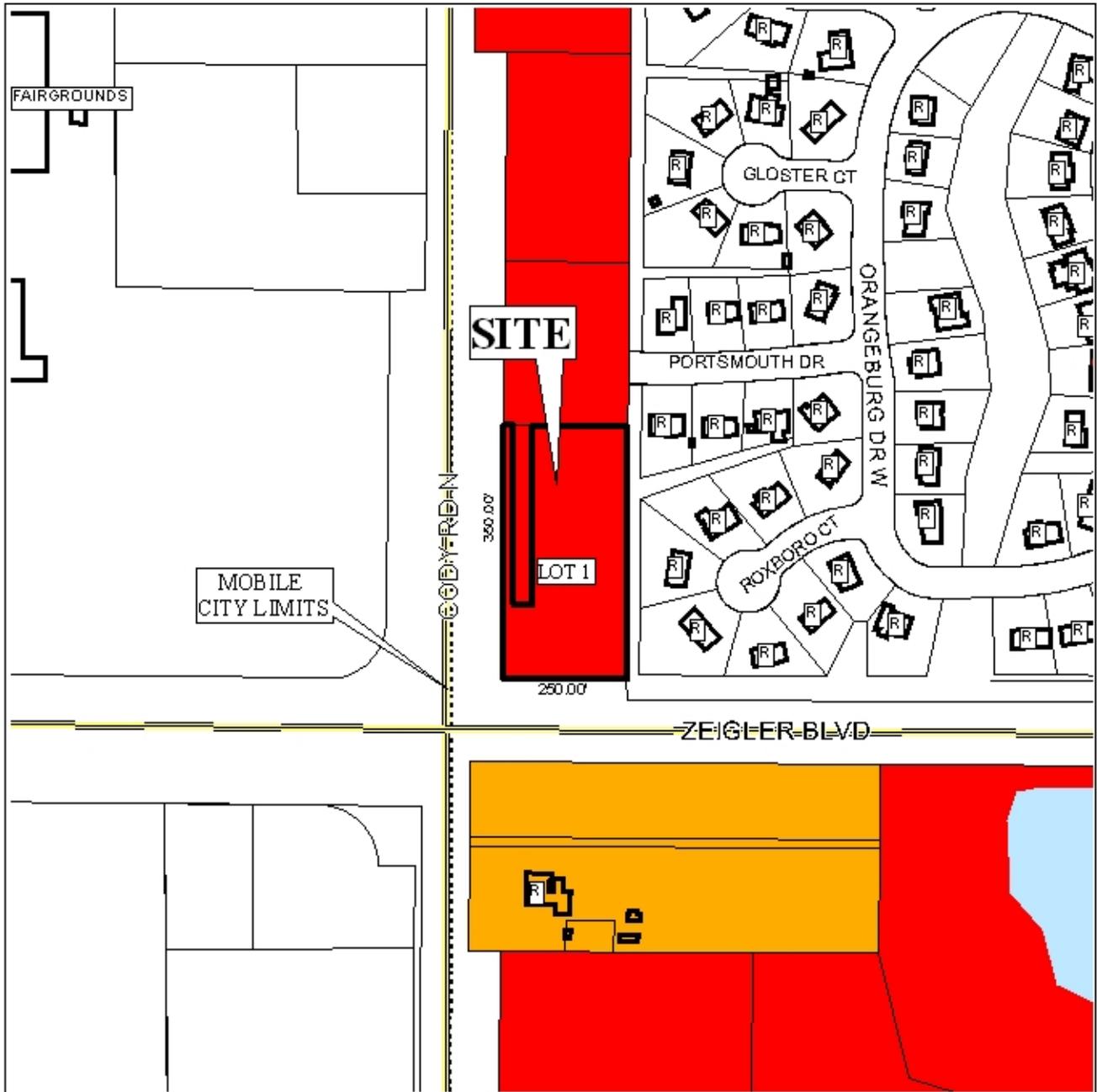
The 25-foot minimum building setback line from all street frontages, required in Section V.D.9., is not shown on the plat, but would be required on the final plat, if approved.

It should also be pointed out that the parcel (and potential service road area) appears to have been created after 1952, but without going through the subdivision process. The applicant's representative undertook additional title research after being informed of this finding and confirmed that the parcels were created after 1952, specifically in 1967, 1972 and 1977. The applicant's representative also pointed out that the current property owners are not the original owners involved in the original parcel creation. It appears, however, that the deeds provided by the applicant's representative may show overlapping deed boundaries.

Based on the preceding, the application is recommended for Holdover until the March 15, 2007 meeting so that the applicant may undertake the following by February 21: 1) resolution of the discrepancy between City of Mobile and County Tax Assessor parcel data and the information provided on the preliminary plat, which may require modification of the application to include additional parcels, application fees, postage fees and a revised plat; 2) revision of the plat to depict the 25-foot setback line required by Section V.D.9. of the Subdivision Regulations; and 3) revision of the plat to depict the corner radius required by Section V.D.6. of the Subdivision Regulations.



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APPLICATION NUMBER 3 DATE February 15, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS