

SOUTH SCHILLINGER COMMERCIAL PARK **SUBDIVISION, PHASE TWO**

Engineering Comments: Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added in excess of 4,000 square feet. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

MAWSS Comments: No comments

The plat illustrates the proposed 30.5± Acre, 4-Lot subdivision which is located on the West side of Schillinger Road South, 835'+ North of the West terminus of Hitt Road and is located within the newly annexed portion of Council District 7. The site is served by public water and sanitary facilities.

The purpose of this application is to create four legal lots of record from three legal lots of record. The preliminary plat illustrates the creation of two flag lots providing 25-foot poles fronting Schillinger Road.

The site fronts Schillinger Road, a major street as illustrated on the Major Street Plan, which is illustrated on the preliminary plat as having variable right-of-way; however,, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Schillinger Road, was provided on the final Plat of South Schillinger Commercial Park and South Schillinger Commercial Park, Resubdivision of Lot 3. Therefore, sufficient right-of-way to provide the standards for the major street has been provided.

Due to a note on the South Schillinger Commercial Park Final Plat (Map Book 79, Map Page 50), there shall be no further resubdivision of Lot. 2. The plat should be revised to dedicate 50-

foot of right-of-way to provide access by means of a public street to Lots 2A and 3A. As proposed the preliminary subdivision provides access to Lots 2A and 3A by way of allowing each lot a 25-foot flag pole to Schillinger Road. Additionally, as this is a commercial subdivision, access to the street stub (Aztec Drive) should be denied and barricaded.

As illustrated on the preliminary plat the proposed subdivision would provide Lot 2A and 3A with 25-feet of road frontage along Schillinger Road. As mentioned previously access management is a concern. Due to the uncertain development of these undeveloped 25± acres, a Traffic Impact Study should be provided to Traffic Engineering and Urban Development to access existing and future traffic patterns within the area. It should be noted that within these flag lots are an existing extensive freestanding sign. As subdivision as proposed with the location of this sign may cause undue safety concerns with vehicles entering and exiting the site.

Another concern with the development of Lots 2A and 3A and the access to Schillinger Road is the close proximity of the existing curb cut to Lot 1A, as illustrated on the aerial map the existing curb cut is approximately 55'± North of the access provided to Lots 2A and 3A. While this access is existing, the increase in vehicular traffic and the traffic situation on Schillinger Road further warrants the submittal of a Traffic Impact Study.

As the site abuts a residential subdivision, the provision of a buffer, in compliance with Section 64-4 of the Zoning Ordinance, where the site abuts residential property, would be required.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for holdover to the May 1st meeting with all required information submitted no later than April 14th to allow the applicant to provide the following:

- 1) the submittal of the completed Traffic Impact Study as required by Traffic Engineering and Urban Development;
- 2) the illustration of a 10-foot buffer planting strip and a minimum 6-foot high solid wooden fence along the West property line of the development;
- 3) the dedication of 50-feet of right-of-way to provide access by means of a public street to Lots 2A and 3A;
- 4) the placement of a note on the Final Plat stating that the development be denied access to Aztec Drive and Aztec Drive be barricaded;
- 5) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 6) revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information;

Revised for the May 1st meeting

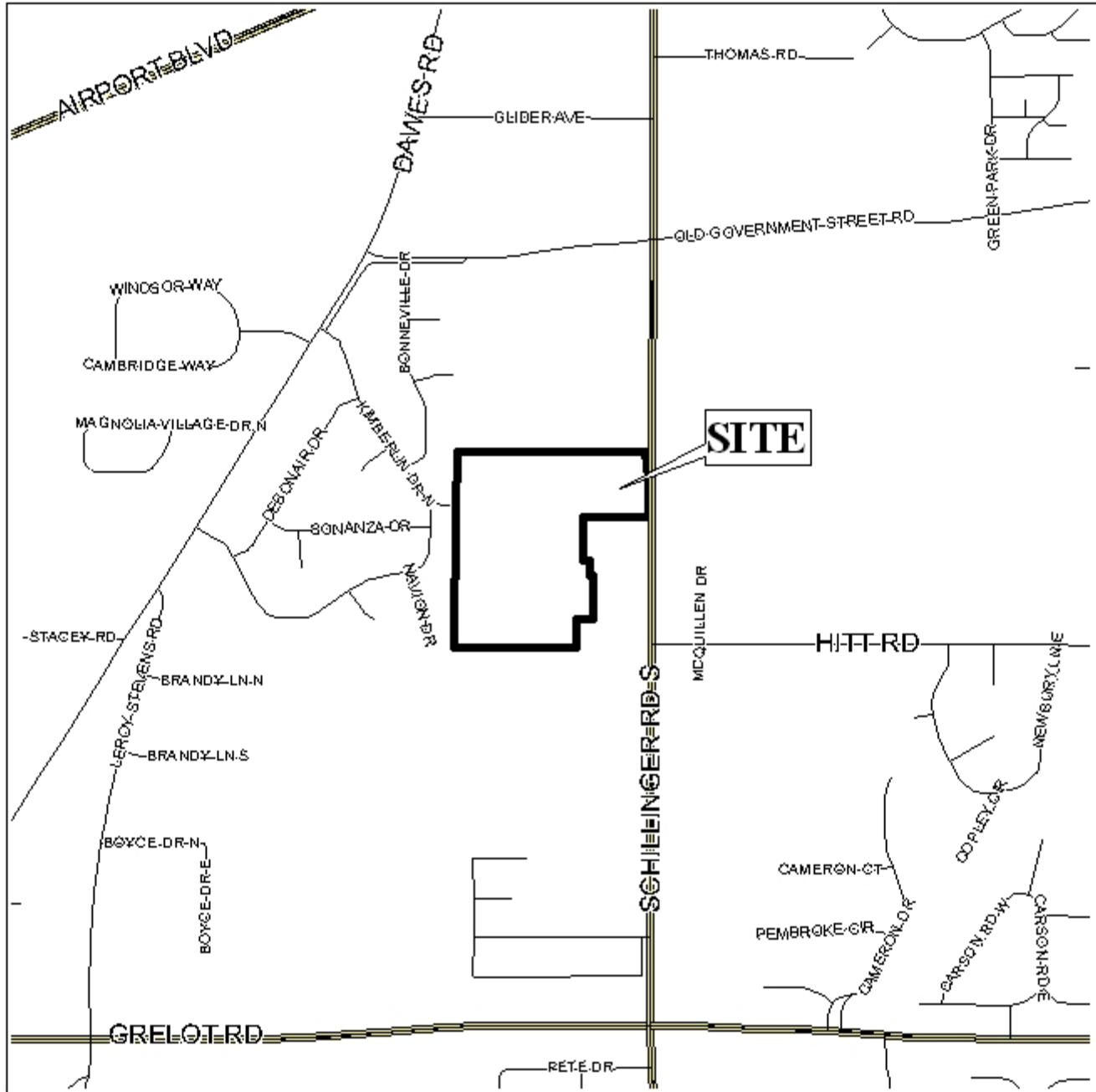
The Planning Commission decided to holdover this application until the May 1st meeting with all required information submitted no later than April 14th to allow the applicant to provide the following:

- 1) the submittal of the completed Traffic Impact Study as required by Traffic Engineering and Urban Development prior to the development of Lot 3A;*
- 2) the illustration of a 10-foot buffer planting strip and a minimum 6-foot high solid wooden fence along the West property line of the development;*
- 3) the dedication of 50-feet of right-of-way to provide access by means of a public street to Lots 2A and 3A;*
- 4) the placement of a note on the Final Plat stating that the development be denied access to Aztec Drive and Aztec Drive be barricaded;*
- 5) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna; and*
- 6) revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information.*

Staff did not receive revised a revised preliminary plat illustrating the provision of all the conditions; therefore, the subdivision is recommended to be denied for the following reasons:

- 1) failure to illustrate of a 10-foot buffer planting strip and a minimum 6-foot high solid wooden fence along the West property line of the development;*
- 2) failure to dedicate 50-feet of right-of-way to provide access by means of a public street to Lots 2A and 3A;*
- 3) failure to place of a note on the Final Plat stating that the development be denied access to Aztec Drive and Aztec Drive be barricaded;*
- 4) failure of the placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna; and*
- 5) failure to revise the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information.*

LOCATOR MAP



APPLICATION NUMBER 4 DATE May 1, 2008

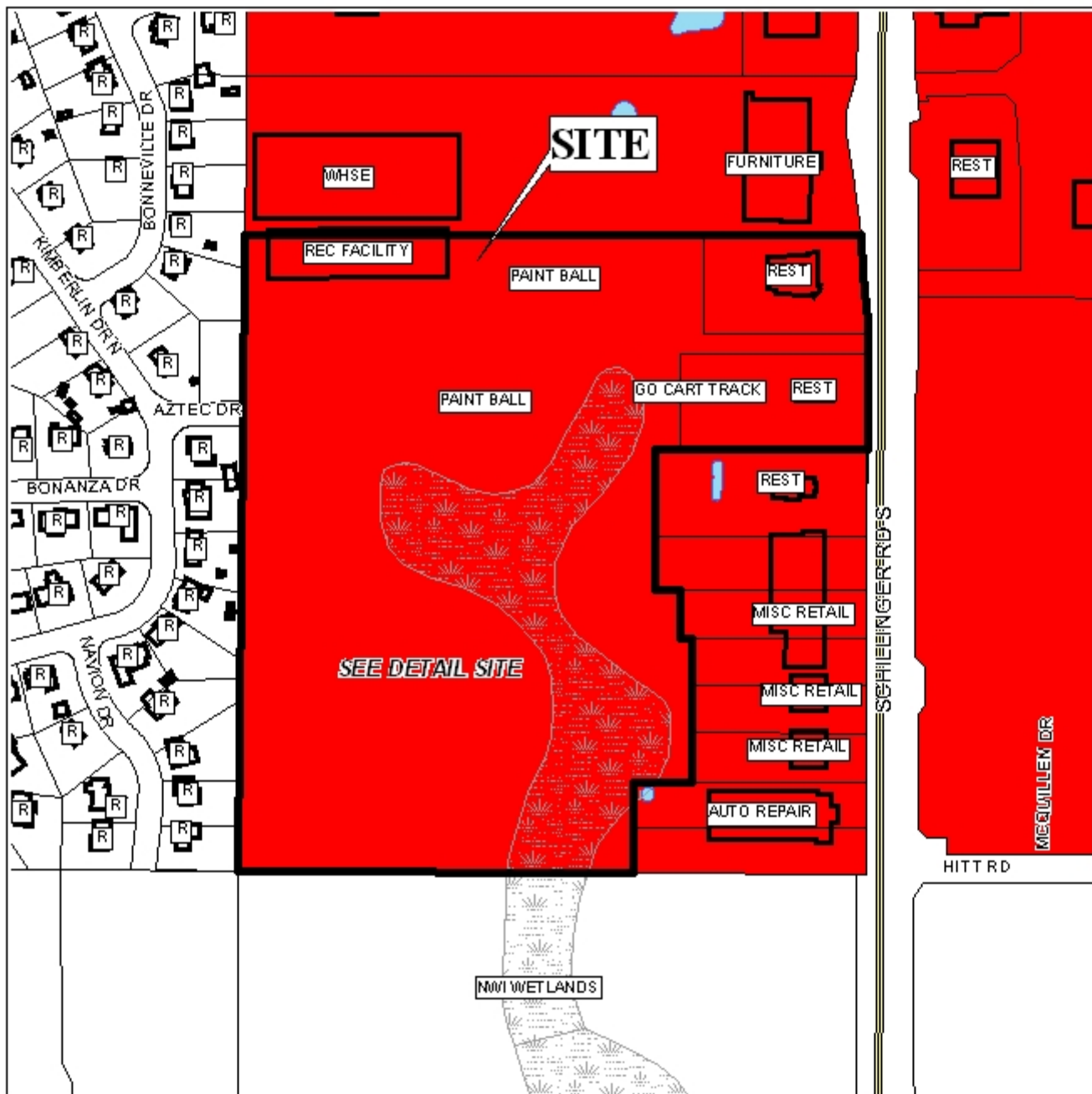
APPLICANT South Schillinger Commercial Park Subdivision, Phase Two

REQUEST Subdivision



NTS

SOUTH SCHILLINGER COMMERCIAL PARK SUBDIVISION, PHASE TWO



APPLICATION NUMBER 4 DATE May 1, 2008

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



NTS

The site plan illustrates the layout of Lot 2, South Schillinger Commercial Park, which is divided into several sub-lots. Lot 2A (7.2772 acres) is located in the upper left, while Lot 3A (19.9801 acres) is in the lower left. To the right of Lot 2A are Lot 1A (1.4908 acres) and Lot 4A (1.7458 acres). The plan includes a 30' easement for water and sewer, a 10' buffer planting strip along Aztec Dr (50' R/W), and a 15' sanitary sewer easement. Dimensions for various boundaries and setbacks are provided, such as 1273.03' for the top boundary of Lot 2A and 799.46' for the bottom boundary. A dashed line indicates the approximate center line of a natural drain. The plan also shows the location of Lot 2 and Lot 4 relative to Schillinger Road (R/W varies).

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