

WOLF RIDGE COMMERCIAL SUBDIVISION

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

Traffic Engineering Comments: Driveway numbers, 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.

The plat illustrates the proposed two lot, 3.09 acre subdivision which is located at the Northwest corner of Wolf Ridge Road and Moffett Road. The subdivision is served by public water and sanitary facilities.

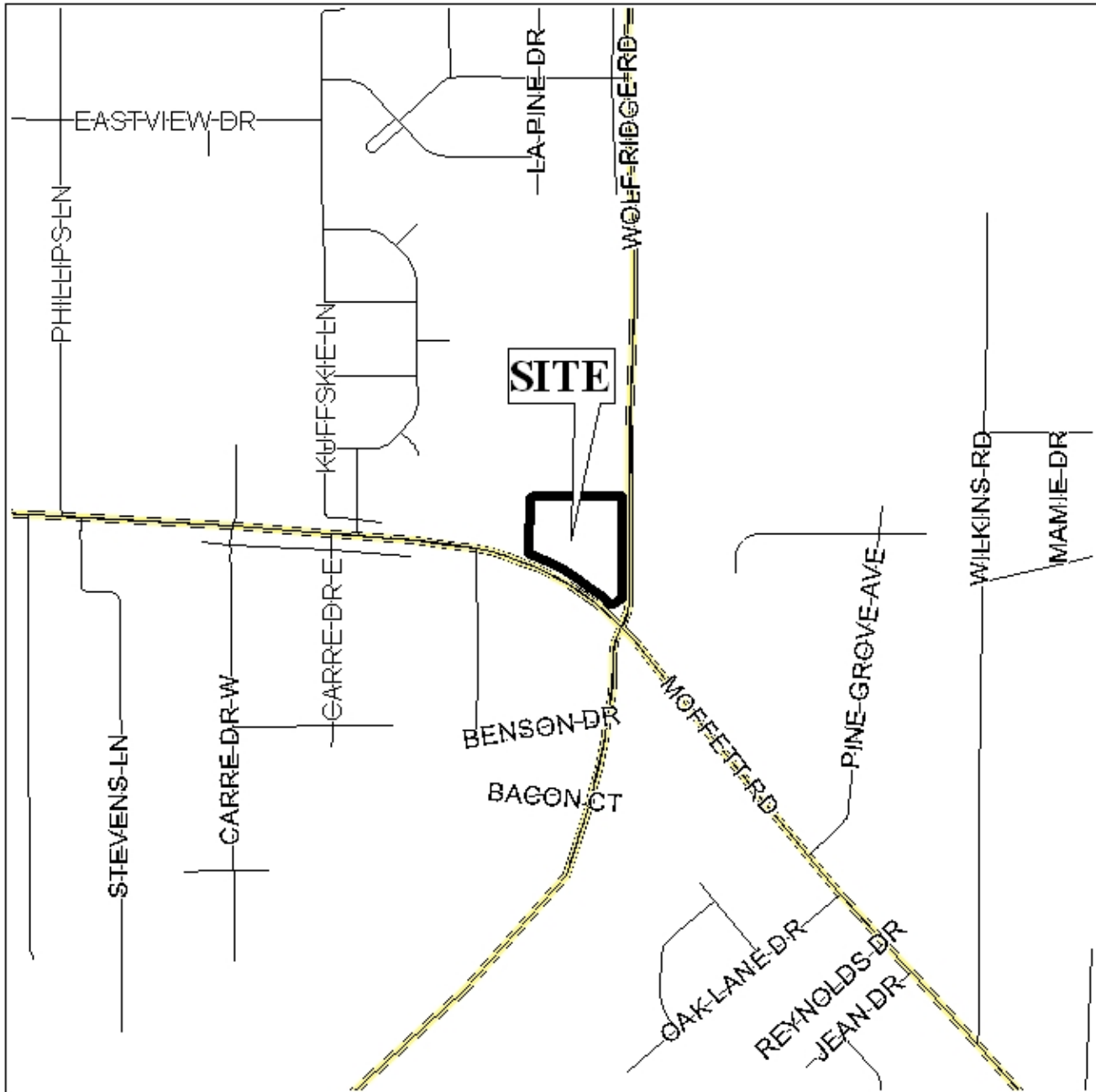
The purpose of this application is to create two legal lots of record from a lot of record, metes and bounds parcels and vacated right-of-way. The metes and bounds parcels were created as a result of land acquisition for the Donald/Congress Major Street connector, which has been removed from the Major Street Plan. Rights-of-way that were vacated were for a future service road along Wolf Ridge Road (major street right-of-way and appropriate radius was retained by the City).

The sale of the metes and bounds parcel that was acquired (not dedicated) by the city resulted in a portion of the site being split zoned. Generally the staff does not recommend the approval of a subdivision that will result in the creation of a split zoned property. There are, however, circumstances which make additional delays an issue for the applicant. To help mitigate the split zoning concern, the applicant has submitted the appropriate rezoning application for the October 19 meeting. The applicant is also aware that Administrative PUD approval will be necessary prior to development of Lot 2.

As stated above, the site is located at the intersection of Moffett Road and Wolf Ridge Road; both of which are illustrated as major streets on the Major Street Plan component of the Comprehensive Plan, and as such require a minimum right-of-way of 100'. While the City retained adequate right-of-way for the Major Streets after recent vacations of right-of-way, access management is still a concern. Given the amount of street frontages, a limitation of two curb cuts to each street would be appropriate.

Based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions: 1) no building permits be issued until the rezoning process to eliminate split zoning of the site is completed; 2) placement of a note on the final plat stating that the subdivision is limited to two curb cuts to Moffet Road, size, location and design to conform to AASHTO standards, and to be approved by Traffic Engineering and ALDOT; and 3) placement of a note on the final plat stating that the subdivision is limited to two curb cuts to Wolf Ridge Road, size, location and design to conform to AASHTO standards, and to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 6 DATE October 5, 2006

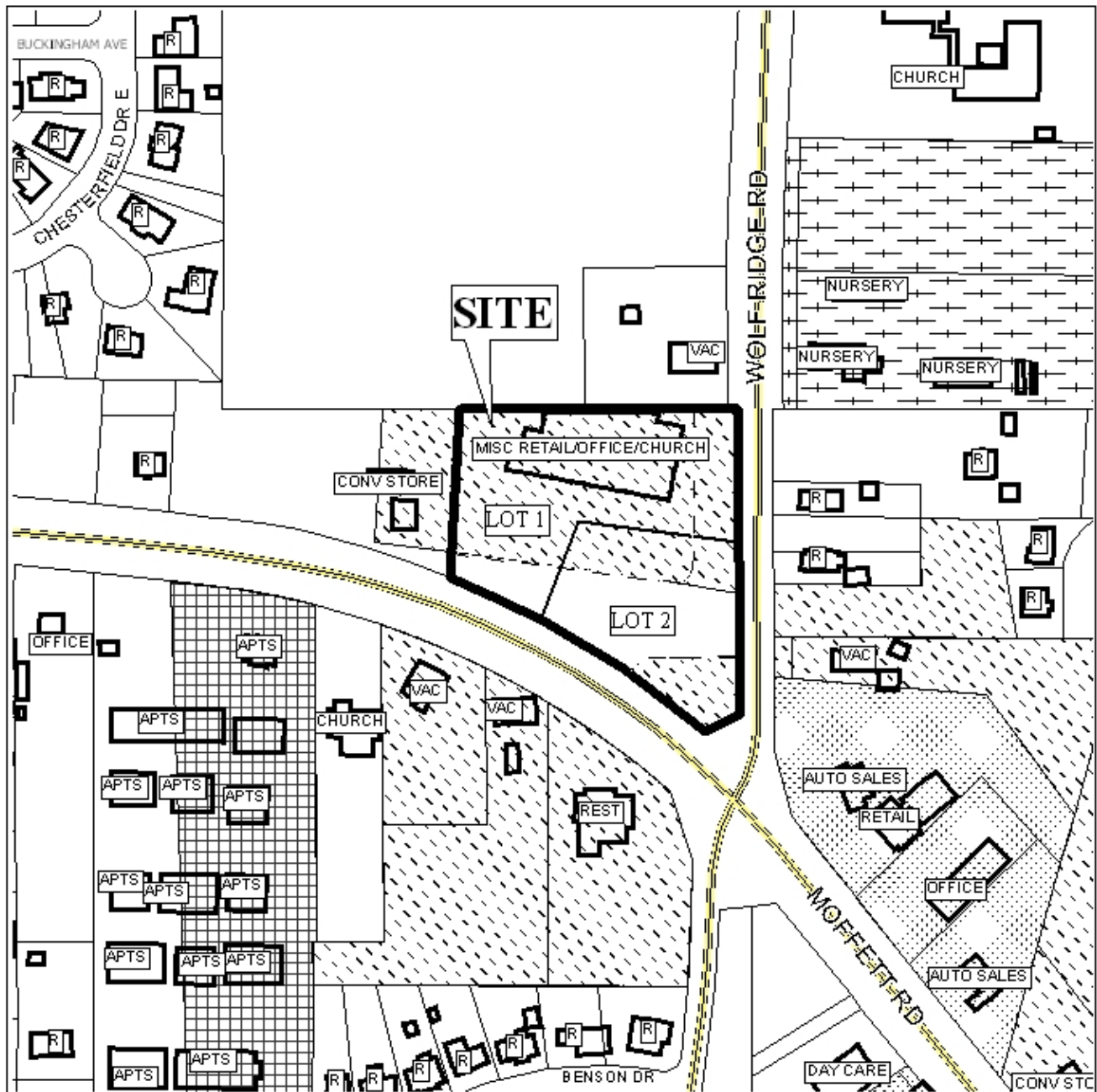
APPLICANT Wolf Ridge Commercial Subdivision

REQUEST Subdivision



NTS

WOLF RIDGE COMMERCIAL SUBDIVISION



APPLICATION NUMBER 6 DATE October 5, 2006

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