

## **GREEN HARVEST 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 number, size, location, and design to be approved by Traffic Engineering and ALDOT 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). Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.

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.

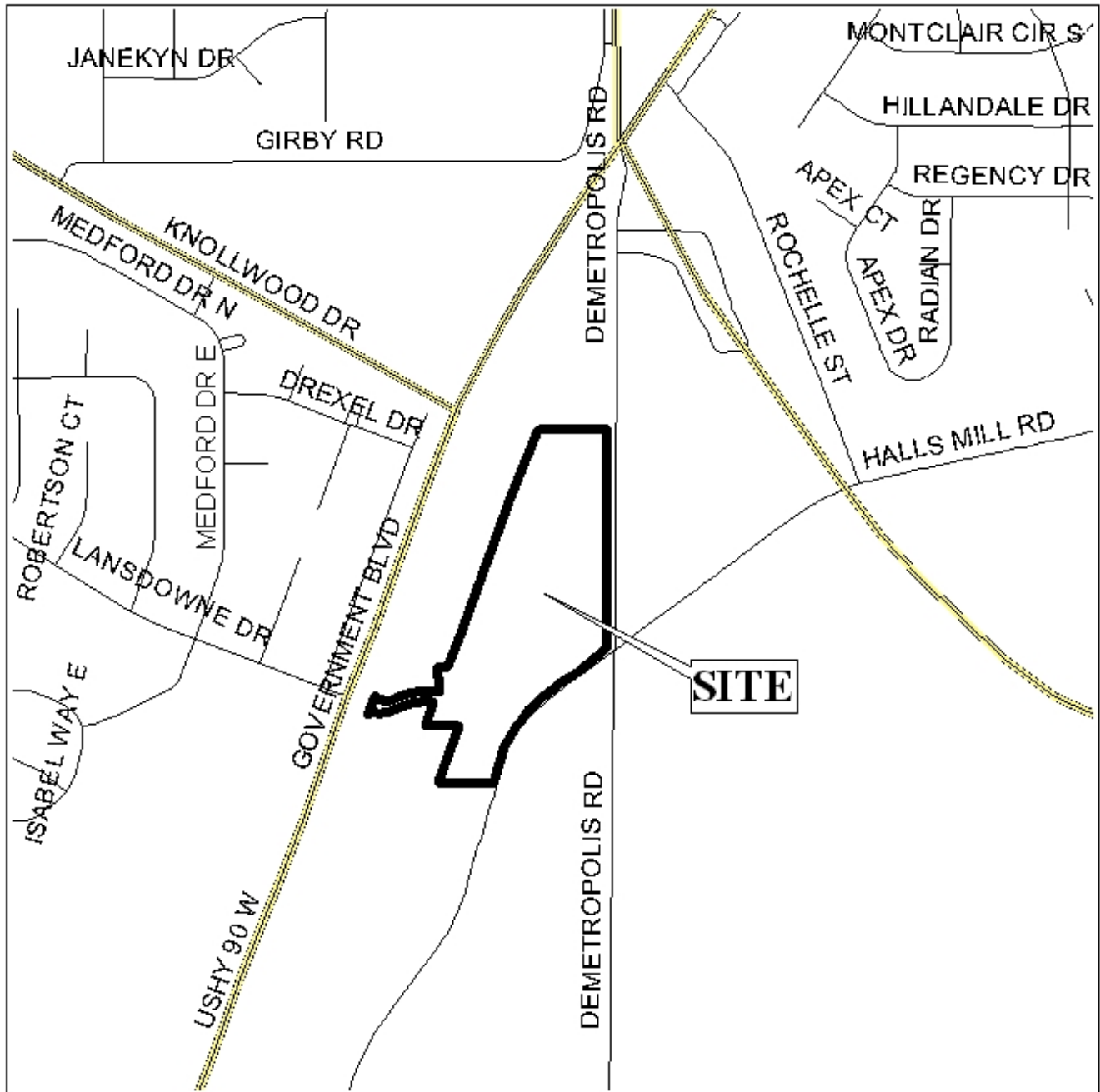
The plat illustrates the proposed 22.7 acre  $\pm$ , 2 lot subdivision which is located on the Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the East terminus of Landsdowne Drive, and is in Council District 4. The subdivision is served by both public water and sanitary sewer.

The undeveloped site has been the subject of numerous applications since 1994, including consideration for rezoning, subdivision and Planned Unit Development approval. The original rezoning from R-1 to B-3 in 1994, which was adopted by the City Council, included multiple conditions that have not been fulfilled because the site has not been developed. Furthermore, a 1998 variance granting a waiver of one of the 1994 rezoning conditions expired, as the applicant did not secure any licenses or permits within the allocated six-month timeframe. In 1997, the site was subdivided into two lots, and final plats were recorded. In 2003, Lot 2 was further subdivided, but a final plat was only provided for the smaller lot of the subdivision. Finally, rezoning, subdivision and PUD approval was given in February 2004 for the entirety of Lots 1 and 2 (created in 1997), however, no final plats were submitted within the one-year timeframe, and the applicant did not attempt to obtain City Council approval of the rezoning.

This application encompasses 22.7 acres  $\pm$  of the 35.2 acres  $\pm$  of the Lots 1 and 2 created in the 1997 subdivision application, and recorded in February 1998. Thus the current application does not include the full extent of the legal lots of record. Furthermore, it should be noted that since none of the conditions in the 1994 rezoning application have been fulfilled, the existing B-3 zoning is not valid.

Based upon the preceding, the application is recommended for Holdover until the December 15<sup>th</sup> meeting of the Planning Commission for the following reasons: 1) inclusion of the entirety of the legal lots of record; 2) provision of mailing labels and postage, as necessary, for the required notification of any additional adjacent property owners; and 3) submission of a rezoning application for the site, or compliance with the conditions associated with the approved 1994 rezoning.

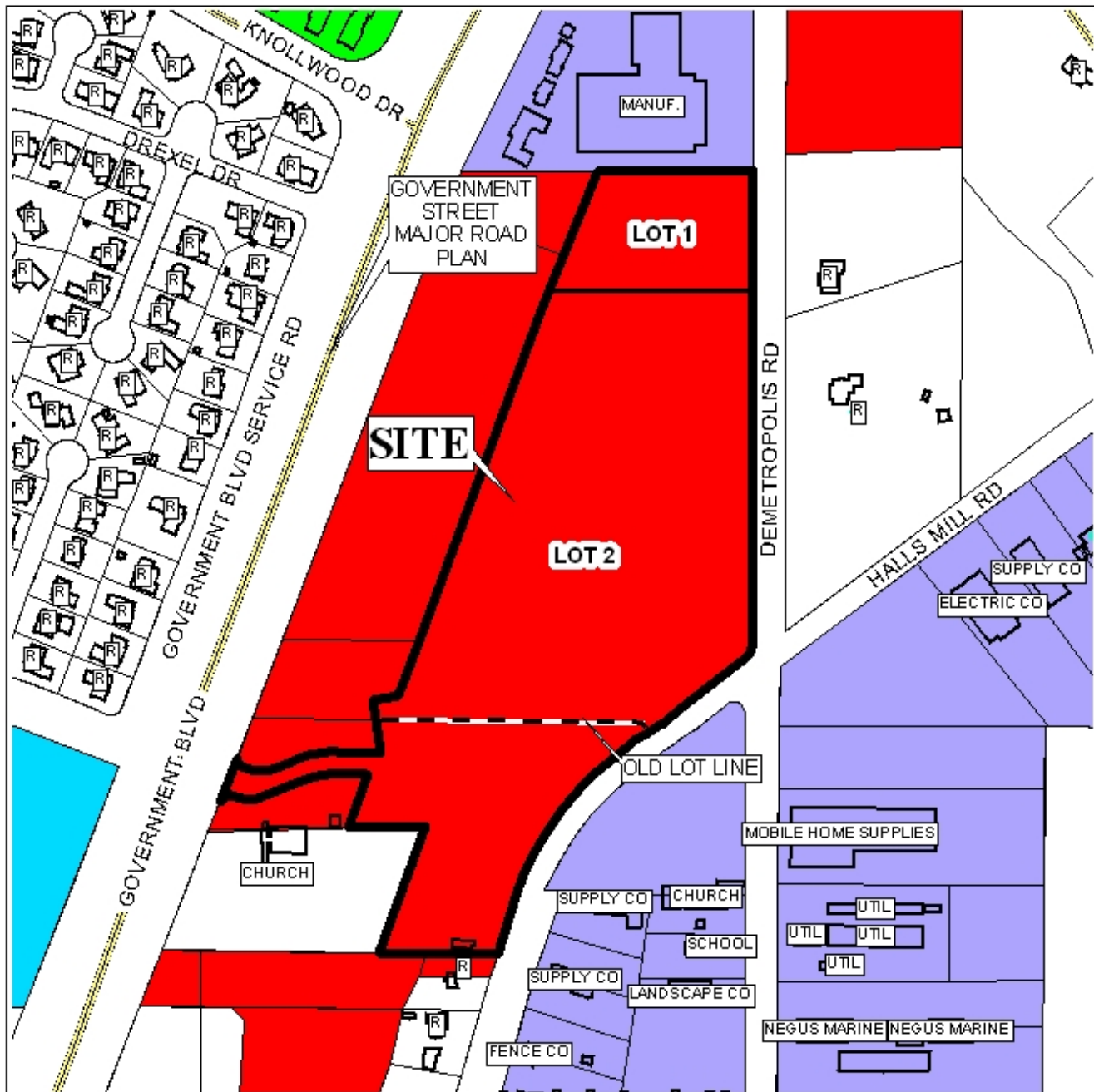
## LOCATOR MAP



APPLICATION NUMBER 7 DATE November 3, 2005  
APPLICANT Green Harvest Subdivision  
REQUEST Subdivision



# GREEN HARVEST SUBDIVISION



APPLICATION NUMBER 7 DATE November 3, 2005

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

N  
NTS