

## **MOTEL COURT SUBDIVISION**

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

The plat illustrates the proposed five-lot, 14.7± acre subdivision, which is located at the Southeast corner of Coca Cola Road and Motel Court, extending to the North side of Interstate 10, and extending to the West side of Motel Court, 460'± South of Coca Cola Road, and to the North side of the Interstate 10 West off ramp. The site is served by public water and sanitary sewer.

The site fronts Motel Court, which has a 60-foot right-of-way.

A similar application was heard in May, in which one lot was approved and the remainder, which is brought here for subdivision, was designated as future development. This was due to a landlocked parcel to the South of the site, which was under separate ownership. That parcel has since been purchased by the applicant and is now included in the subdivision.

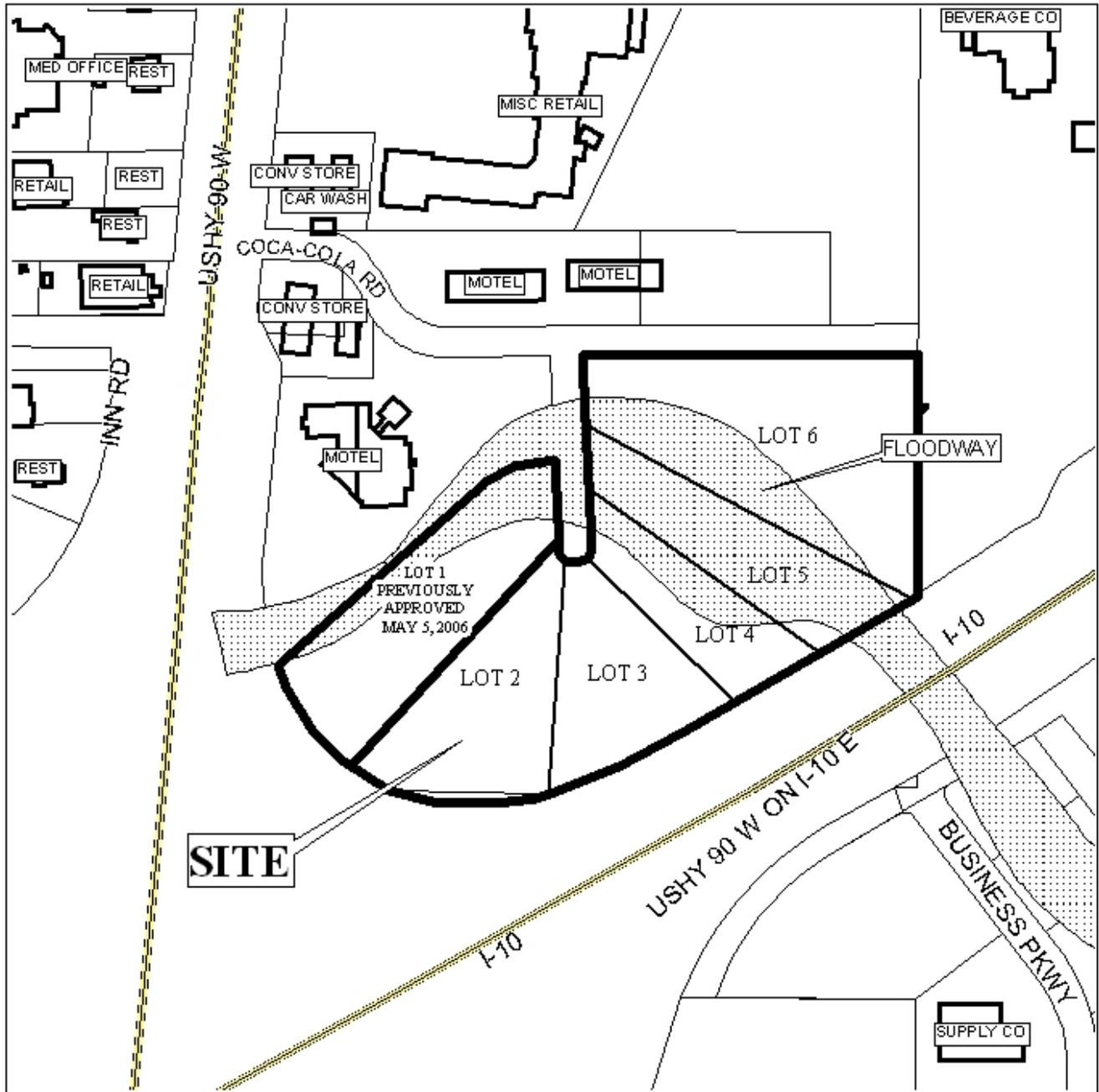
The remaining property is now presented for subdivision into five lots of record (the previous request was for three lots on this portion of the property.) This arrangement of the property may exacerbate difficulties faced in the previous application, by increasing the number of building sites in an extremely flood prone location. While the proposed lots are of substantial size, the site contains a large drainage ditch, is located in a floodplain, and is bisected by a floodway. In addition to being potentially environmentally sensitive, it may pose significant problems of access, and the floodway may be of such a size and shape as to make proposed Lots 5 and 6 undevelopable, or to seriously threaten any development there. As such, the applicant is advised to reconsider concentrating development in this area of the property. Furthermore, approvals from federal, state and local agencies will be required prior to the issuance of any permits.

The majority of Lot 6 is in the floodway and the remainder is in the AE floodplain; the location of the floodway may make access to Coca Cola Road more appropriate than to Motel Court, although this should be subject to County Engineering approval. As a means of access management, each lot should be limited to a single curb cut, and a note so stating should be required on the final plat.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the applicant obtain all necessary approvals from federal, state and local agencies prior to the issuance of any permits; and 2) the placement of a note on the final plat stating that each lot is limited to a single curb cut, with size, location and design subject to County Engineering approval.



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APPLICATION NUMBER 7 DATE September 7, 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