

## **MOTEL COURT SUBDIVISION**

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

The plat illustrates the proposed four-lot, 16.8± 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, 200'± 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 purpose of the application is to create four lots of record from two metes and bounds parcels. One of these parcels is very small and its owner has not authorized the subdivision; this authorization is required before further action can be taken.

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

The site contains a large drainage ditch, is located in a floodplain, and is bisected by a floodway; thus it may be considered environmentally sensitive, and approvals from federal, state and local agencies will be required prior to the issuance of any permits. The proposed lots are of substantial size and would appear to have adequate developable area, although access may be a concern for Lot 4. The majority of Lot 4 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.

Also, since the site is in the County, any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Based on the preceding, this application is recommended for Holdover to the May 18<sup>th</sup> meeting, to allow the applicant to get authorization to subdivide from the owner of the additional parcel. Revised materials must be received in Urban Development by April 24<sup>th</sup>.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE April 20, 2006

APPLICANT Motel Court Subdivision

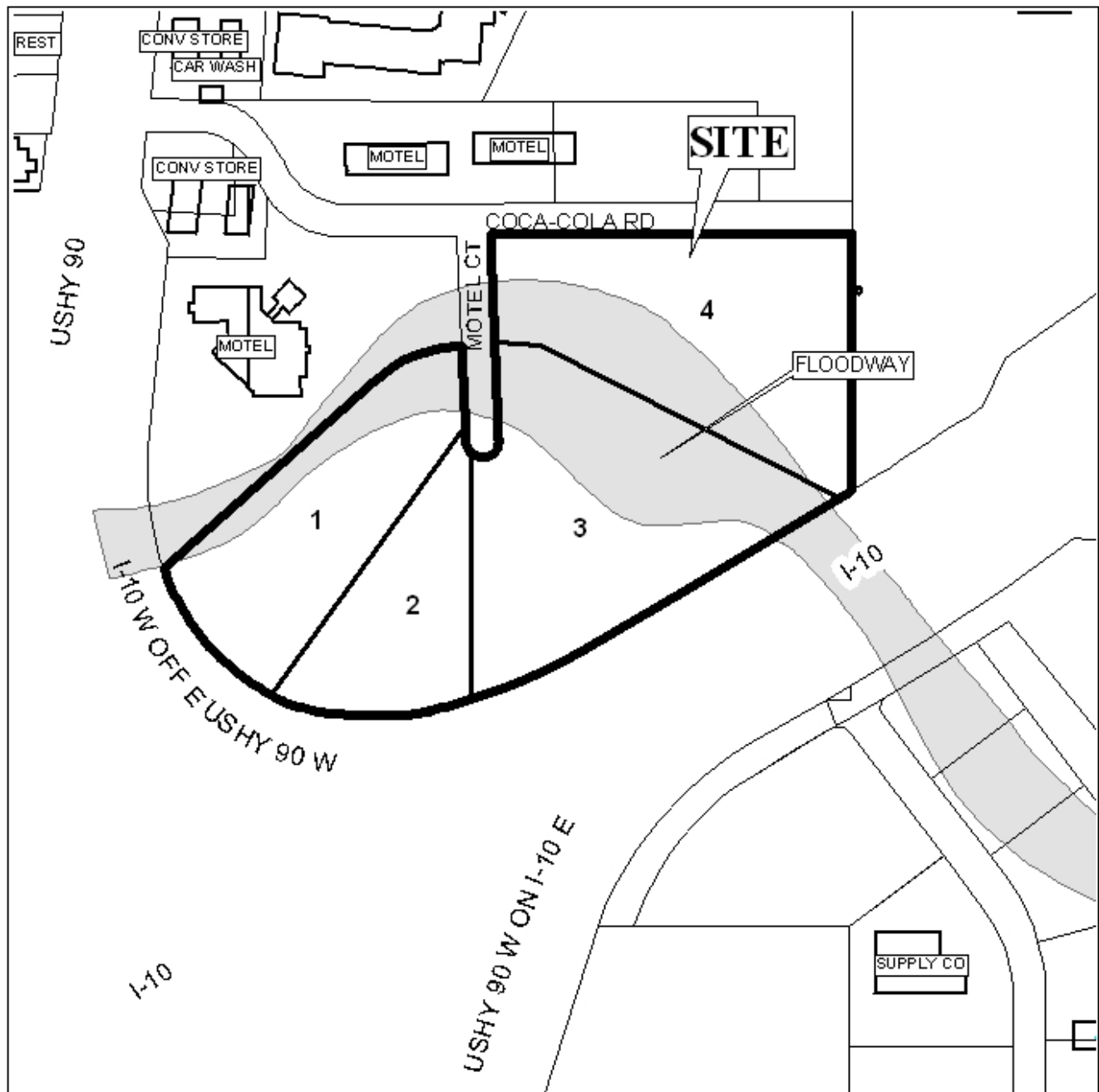
REQUEST Subdivision

N



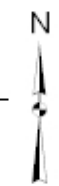
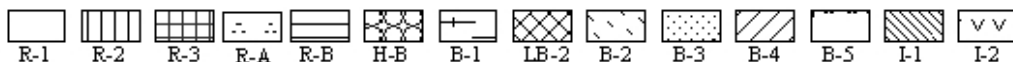
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LEGEND



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