

INDIAN COMMERCIAL PARK SUBDIVISION, PHASE II

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

The plat illustrates the proposed 14 lot, 7.0 ± acres subdivision which is located on the South side of Zeigler Boulevard, 200' ± East of Schillinger Road, extending to the East side of Schillinger Road, 300' ± South of Zeigler Boulevard. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a fourteen-lot subdivision from a large metes and bounds parcel. It should be noted that the area labeled future development on the plat would require subdivision approval from the Commission for any development.

The site fronts two major streets, Schillinger Road and Zeigler Boulevard and both streets have existing rights-of-way in compliance with the Major Street Plan. Due to the number of lots fronting major streets access management is a concern; furthermore, the lots on Schillinger Road are only 60-feet wide, and the Zeigler Boulevard lots are 100-feet wide. The site is in the County, which does not have zoning and due to the Major Street frontage, as well as the subdivision name, the lots will likely be developed commercially. Therefore, it is recommended that the site be limited to two curb cuts to Schillinger Road and two curb cuts to Zeigler Boulevard, with the construction of an internal access road (essentially a private service road), with the location and design of the curb cuts to be approved by County Engineering.

There is an issue with the proposed subdivision in that the property to the Southeast of the future development is landlocked, although access to the property is provided via an easement from Harding Boulevard Extension. It should be noted that this access is via an easement, the property does not have frontage on a public right-of-way. At this point, none of the area adjoining the landlocked parcel is proposed for development, nor is any street construction. Furthermore, the owners of the landlocked parcel can access their property at this time; however, the owner should be aware that when the future development parcel is developed, access should be provided to the landlocked property to the Southeast.

As proposed, Lots 5-9 and 11-13 would exceed the maximum width to depth ratio, therefore a waiver of Section V.D.3. of the Subdivision Regulations would be required.

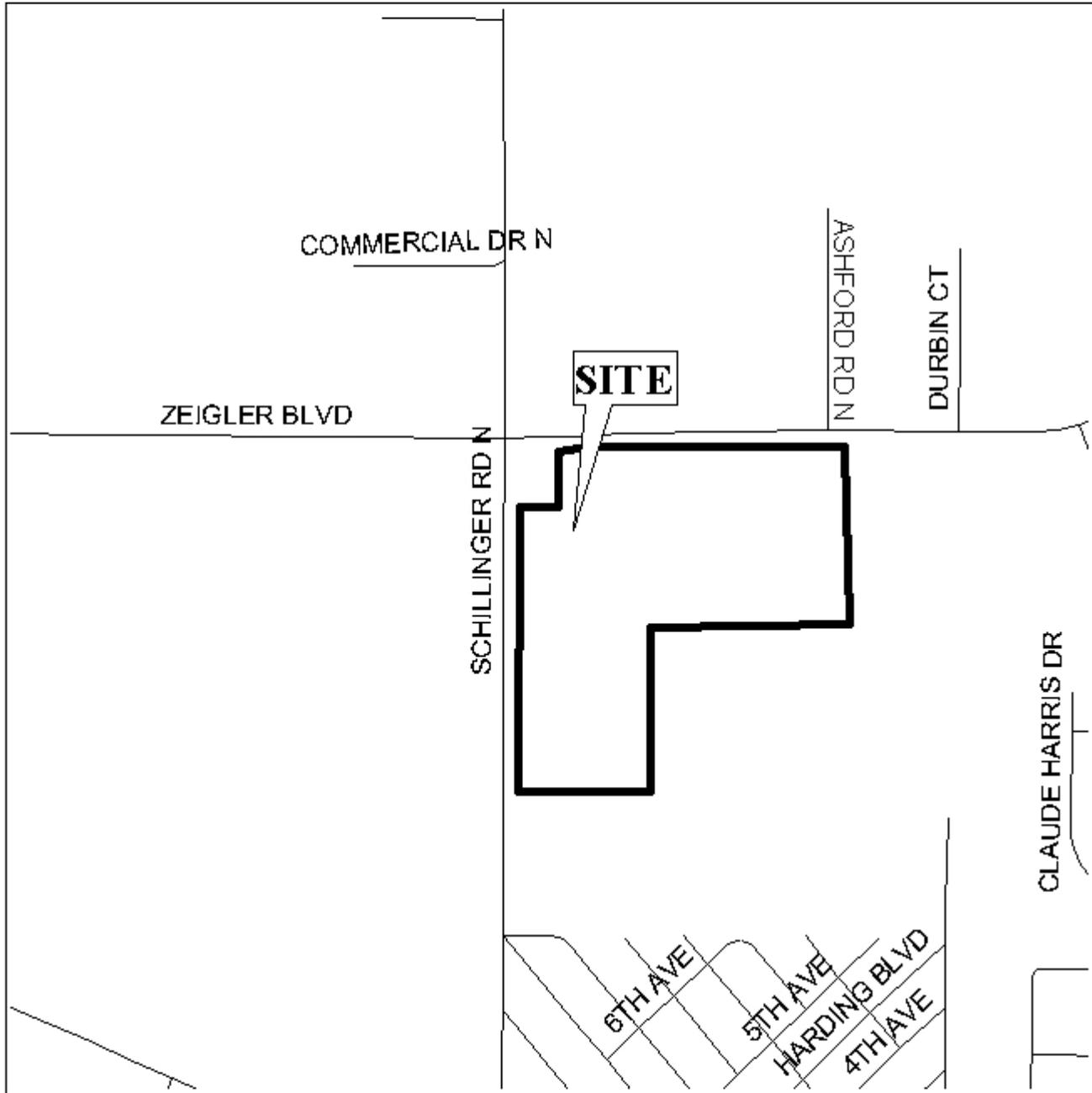
The site contains wetlands and such may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that the site is limited to two curb cuts to Schillinger Road and two curb cuts to Zeigler Boulevard, with the location and design to be approved by County Engineering (development of an interior access road); 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 3) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Additionally, the applicant should note that in the future, when the future development parcel is submitted for subdivision approval, access should be provided to the landlocked property to the Southeast.

LOCATOR MAP



APPLICATION NUMBER 14 DATE May 20, 2004

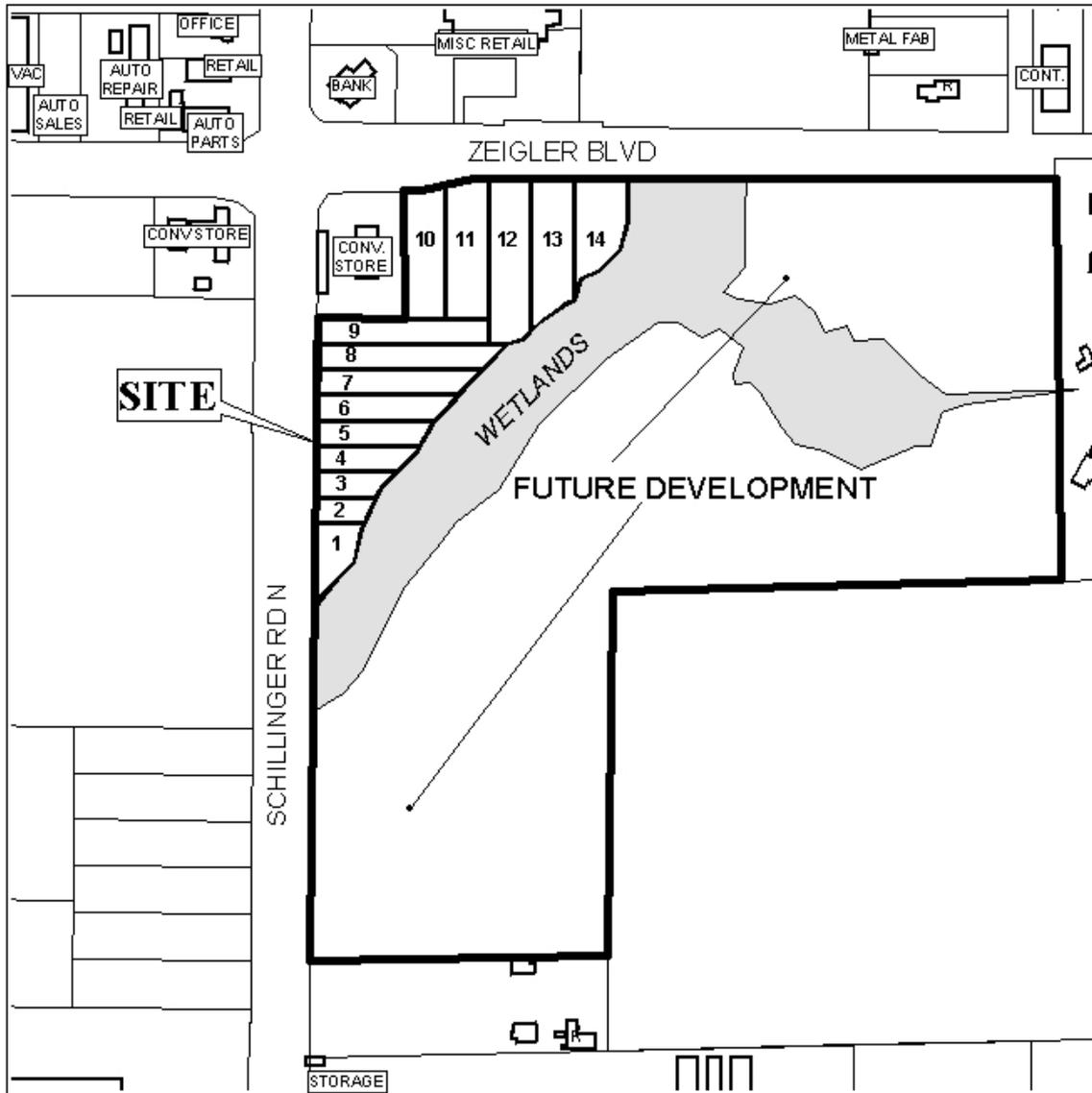
APPLICANT Indian Commercial Park Subdivision, Phase II

REQUEST Subdivision



NTS

INDIAN COMMERCIAL PARK SUBDIVISION, PHASE II



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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	

