

REVISED WEST MOFFETT COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF LOT 4

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 2 lot, 2.0± acre subdivision which is located at 7851 Moffett Road (South side of Moffett Road, 145'± West of Schillinger Road). The applicant states that the subdivision is served by public water and public sanitary sewer.

The purpose of this application is to create two legal lots of record from an existing legal lot of record.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat and should be retained on the final plat.

The Revised West Moffett Commercial Park Subdivision was approved by the Planning Commission on February 6, 2003. The applicant now proposes to further subdivide Lot 4 into two lots. Lot 4 is an irregularly shaped lot, which contains a “notch out” where an existing commercial business is developed. This “notch out” parcel was in existence in 2003, when the original subdivision was approved, and was not included in the original approval. Therefore, it should not be included in this application. Because of the “notch out”, there was a 20-foot wide “flagpole” out to Moffett Road located on the eastern side of the lot, with the remaining 186 feet of frontage to Moffett being located on the western end of the lot, on the other side of the “notch out”. This application proposes to split Lot 4, leaving a lot of standard shape with standard frontage (Lot 4A), and a lot whose frontage is divided, and irregular in shape (Lot 4B).

The 25-foot minimum building setback line is depicted correctly for Lot 4A, and should be retained on the final plat, if approved. The proposed Lot 4B is nominally a flag lot, although it contains two “flagpoles.” The easternmost “flagpole” is of substandard width, while the westernmost “flagpole” is of adequate width. Combined, both “flagpoles” total over the required 60 feet of public right-of-way frontage, and thus the site complies with the minimum public

right-of-way frontage requirements. However, because the “flagpoles” are substandard separately, the 25-foot minimum building setback line should be revised to 25-feet from where the proposed lot is at least 60 feet in width continuously, and this should be depicted on the final plat, if approved.

The original subdivision approval mentions that the West Moffett Commercial Park was designed as a large, homogenous development with a Wal-Mart as an anchor. As the site is in the County, the City’s regulations regarding internal circulation are not valid. However, there were some conditions placed on the original approval that attempted to address these issues. The entire subdivision was limited to one curb cut to Moffett Road and one curb cut to Schillinger Road. The curb cut to Moffett Road currently exists on Lot 1 of the original subdivision (the lot that is developed with the Wal-Mart store). Also, a condition was placed on the site stating that there would be no cross easements or access through properties that are not included [in the original subdivision approval]. These conditions should be maintained with this approval in order to continue maintenance of the current access and internal circulation design. Therefore, a note should be placed on this final plat, if approved, stating that both lots are denied access to Moffett Road. Further, an additional note should be placed on the final plat stating that there shall be no cross easements or access through properties that were not included in the Revised West Moffett Commercial Park Subdivision as recorded in Map Book 101, Page 14 of the Records of Judge of Probate of Mobile County.

As previously mentioned, both lots have frontage along Moffett Road, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan. The need for dedication was addressed with the original approval, thus no further dedications should be required. That being said, the preliminary plat depicts an “old right-of-way line” for Moffett Road and a 10-foot right-of-way dedication. As this dedication was accomplished with the original subdivision approval, both of these items should not appear in the final plat, if approved.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat, if approved, stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

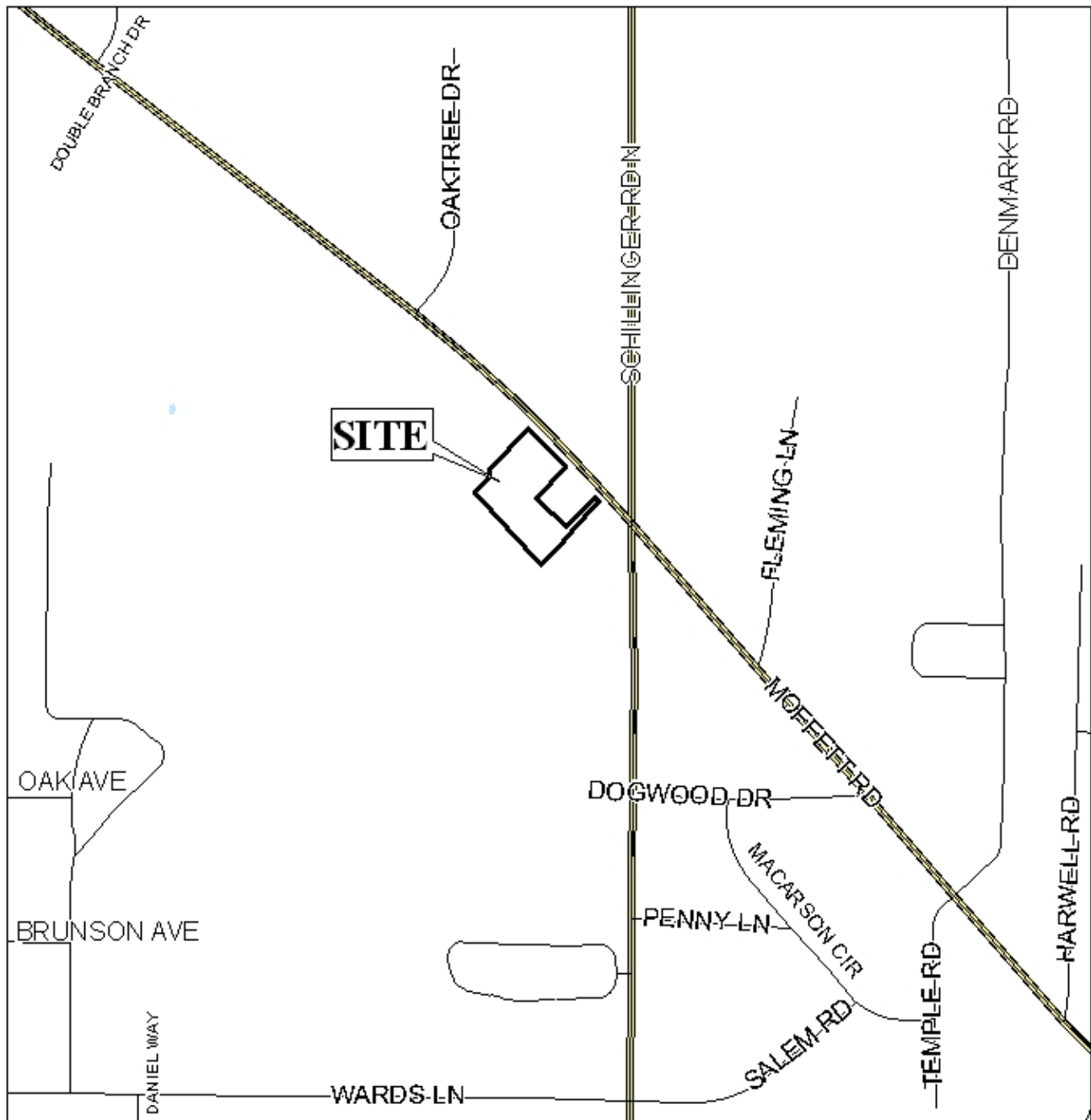
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

This site is located in the County, thus 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. The note regarding this requirement should also appear on the final plat.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Retention of the 25-foot minimum building setback line for Lot 4A, and revision of the minimum building setback line for Lot 4B to depict the line 25-feet from where the lot is at least 60 feet in width continuously;
- 2) Placement of a note on the final plat stating that both of the lots are denied access to Moffett Road;
- 3) Placement of a note on the final plat stating that there shall be no cross easements or access through properties that were not included in the Revised West Moffett Commercial Park Subdivision as recorded in Map Book 101, Page 14 of the Records of Judge of Probate of Mobile County;
- 4) Deletion of the depicted "old right-of-way line" for Moffett Road and the depicted 10-foot right-of-way dedication as the dedication has already occurred;
- 5) Retention of labeling showing the lot size, in square feet, for each lot;
- 6) Placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 7) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) 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.

LOCATOR MAP



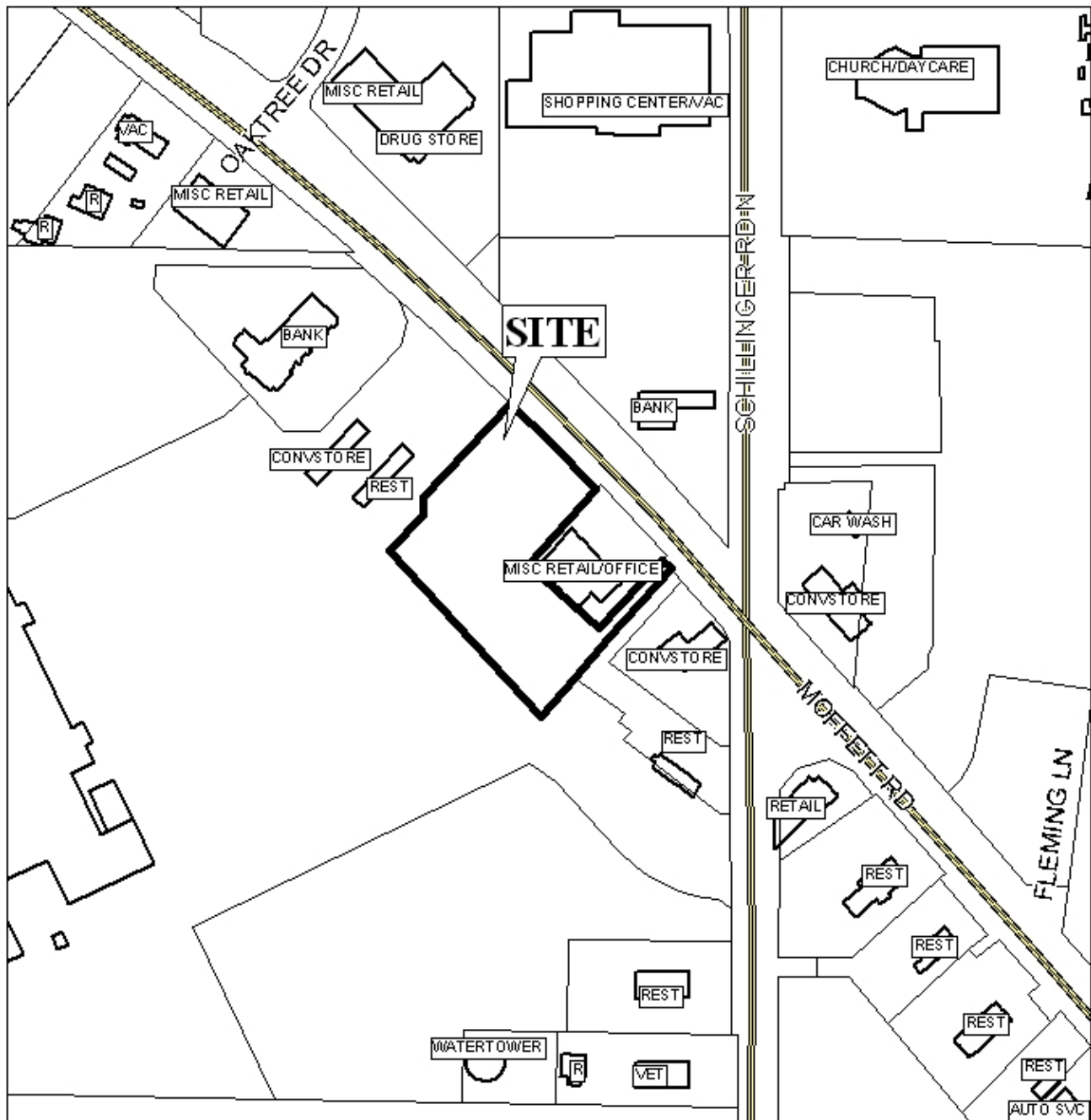
APPLICATION NUMBER 15 DATE May 21, 2009

APPLICANT Revised West Moffett Commercial Park Subdivision, Resubdivision of Lot 4

REQUEST Subdivision



REVISED WEST MOFFETT COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF LOT 4



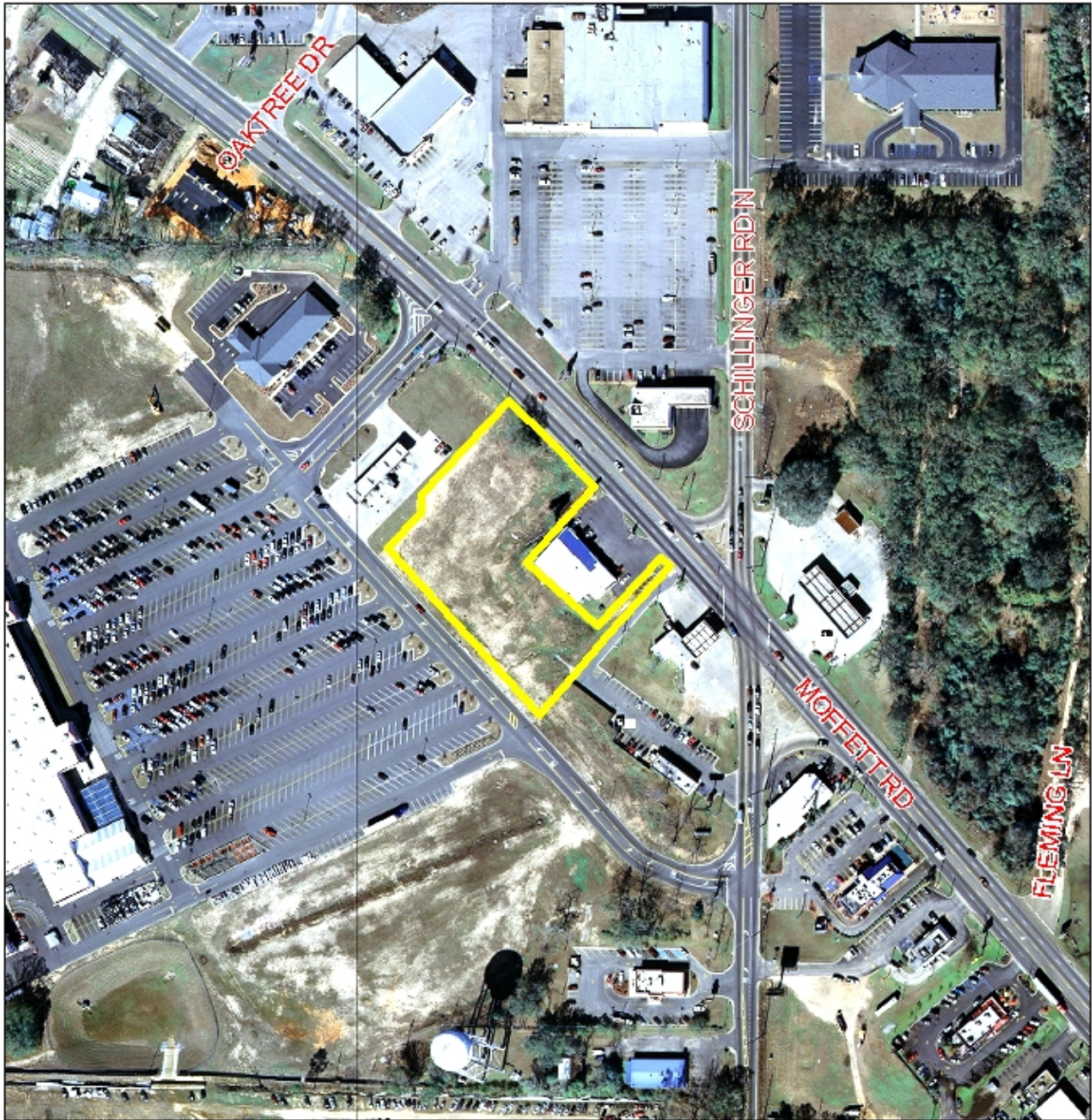
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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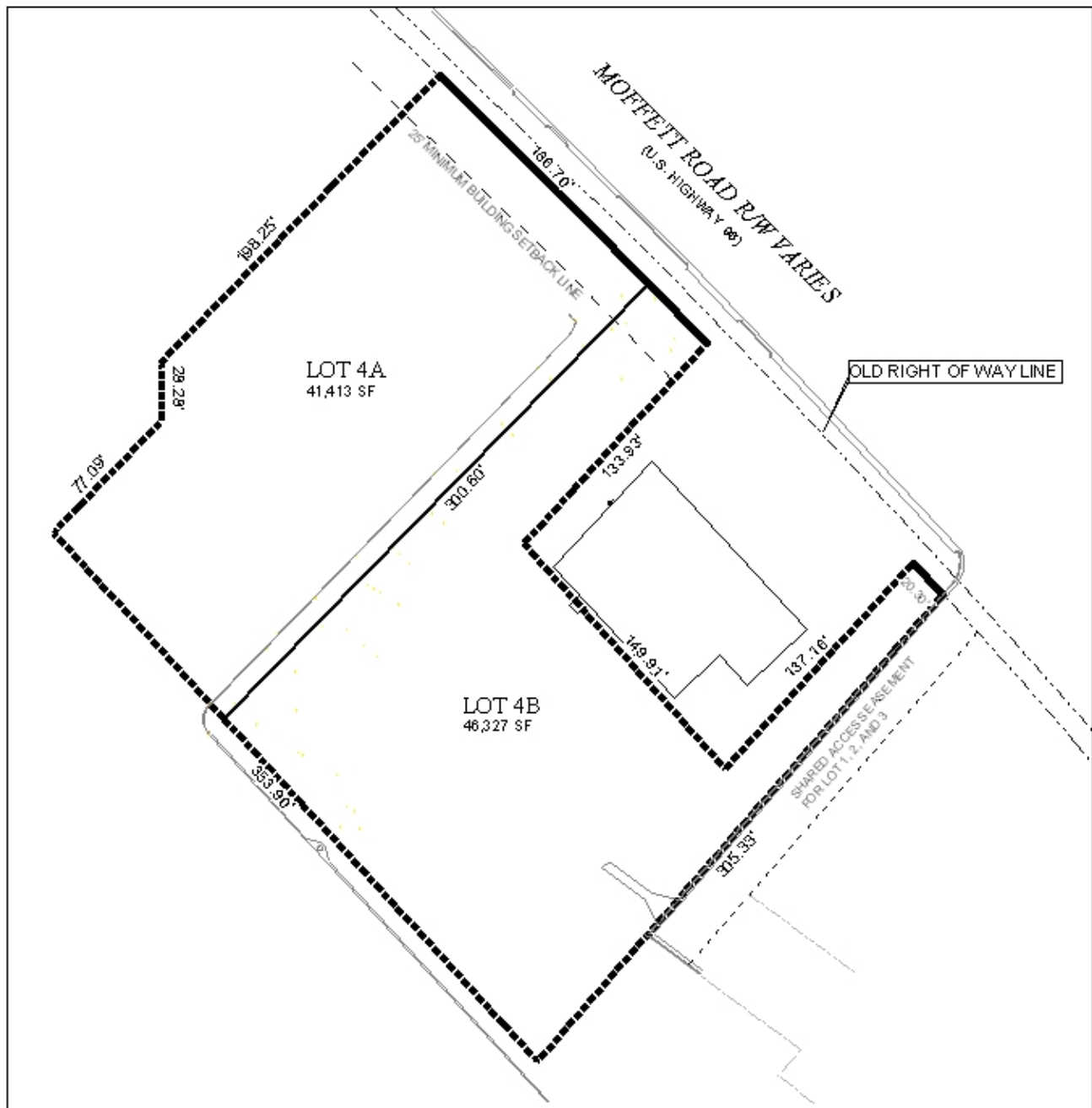
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DETAIL SITE PLAN



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