

SNOW ROAD COMMERCIAL PARK SUBDIVISION

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

The plat illustrates the proposed 5 lot, 3.1 ± acre subdivision which is located on the Southeast corner of Snow Road and Nursery Road. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide a portion of one parcel and the entirety of a second parcel into 5 lots. The remainder of the larger parcel is included in agenda items #9, Nursery Road Estates Subdivision, and #17, Torrington Place Subdivision.

The site fronts onto Snow Road, a proposed major street, and Nursery Road, a minor street. Snow Road should have a right-of-way width of 100 feet instead of the existing 80 feet, and the preliminary plat depicts additional land “reserved for future widening” – this 10-foot strip of land must be dedicated to Mobile County. Nursery Road has an adequate right-of-way, however, the preliminary plat indicates that the right-of-way is 80 feet, while GIS data indicates the right-of-way may be 60 feet in width: the width should be verified with County Engineering and the plat revised if necessary.

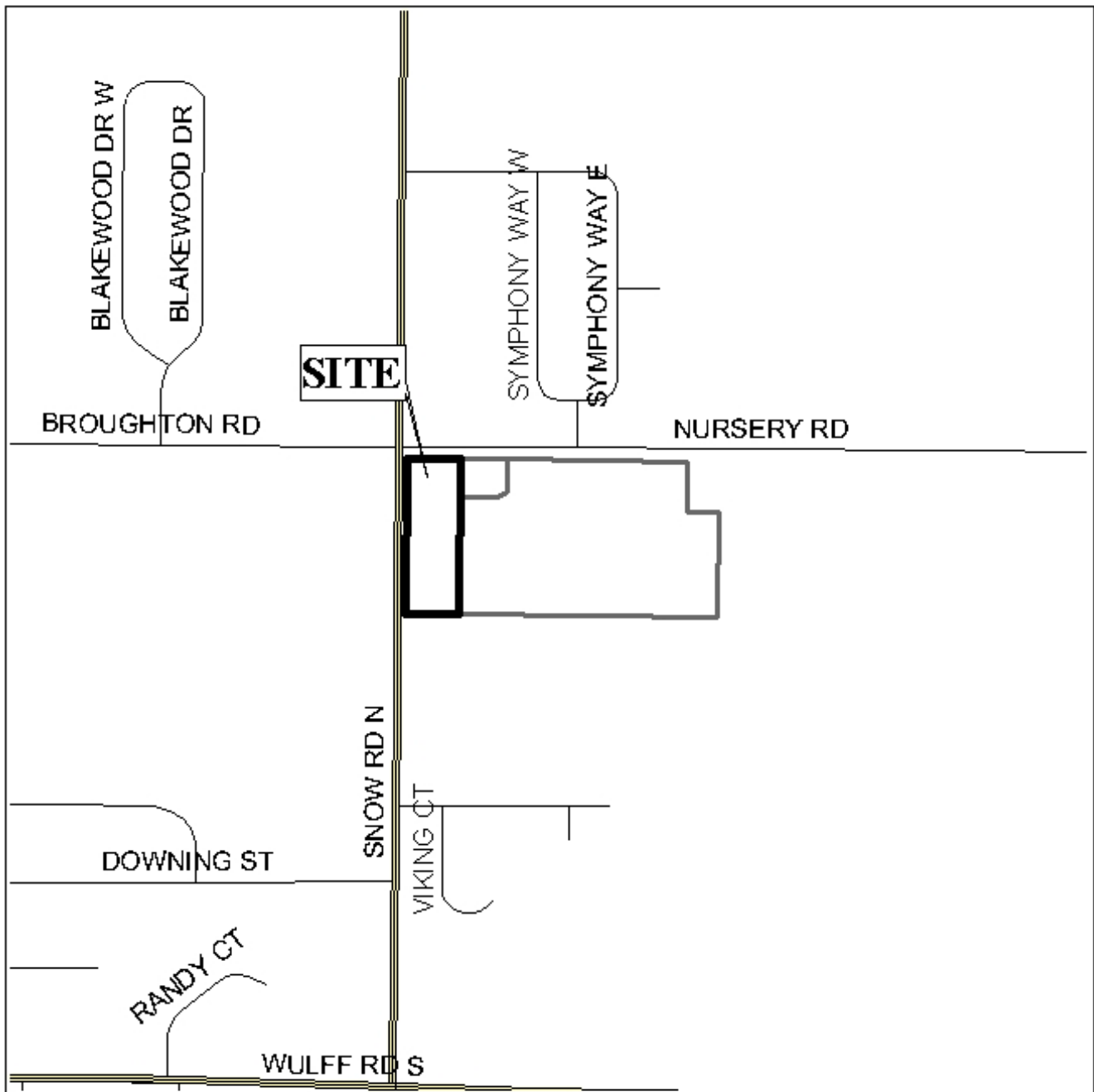
Access management is a concern due to site fronting onto Snow Road and having a corner lot condition. Lot “A” should be limited to one curb-cut onto Nursery Road, and one curb-cut onto Snow Road. Lots “B” and “C” should be limited to one shared curb-cut, and Lots “D” and “E” should be limited to one shared curb-cut. The size, design and location of all curb-cuts must be approved by County Engineering.

As Lots A-E are designated for commercial development, a note should be placed on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

Finally, it should be noted that a letter was received from Mr. Joseph Kinney, owner of Kinney Nursery, located South of the site in question at 3740 Snow Road. Mr. Kinney is concerned that adjacent residential and commercial development may impair his ability to operate his nursery, and his letter is intended to notify the developer and future residents and business owners of his concerns and the nature of his operations. Mr. Kinney states that his nursery operates “*in accordance with all applicable local, state, and federal laws and regulations. During the normal course of business there may be noise, spraying, odors, smoke and heavy vehicle traffic on my nursery. Also, there may be activity before dawn and after dark.*” He goes on to state that low flying aircraft are used twice a year to apply fire ant control products on his nursery stock and grounds.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide a minimum of 50 feet from the centerline of Snow Road; 2) revision of the plat, if needed, with the correct Nursery Road right-of-way width; 3) placement of a note on the final plat stating that lot “A” is limited to one curb-cut onto Nursery Road, and one curb-cut onto Snow Road, that lots “B” and “C” are limited to one shared curb-cut, and that lots “D” and “E” are limited to one shared curb-cut, with the size, design and location to be approved by Mobile County Engineering; and 4) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

LOCATOR MAP



APPLICATION NUMBER 16 DATE June 1, 2006

APPLICANT Snow Road Commercial Park Subdivision

REQUEST Subdivision



SNOW ROAD COMMERCIAL PARK SUBDIVISION



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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



NTS