

HOLDOVER

Revised

FORD LUMBER SUBDIVISION

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

The plat illustrates the proposed 3-lot, 3.4± acre subdivision, which is located on the North side of Moffett Road at the North terminus of Magnolia Grove Parkway. The site is served by public water and sanitary sewer.

The purpose of the application is to create a three lot subdivision from four metes and bounds parcels. These parcels appear to come from two large parent parcels, one of which is shown on the plat as “future development” and one of which is excluded from the application. Both of the larger parcels are separately owned from the subject parcels, and Urban Development has not received a letter of consent from their owner, Ruffin Graham; therefore, the “future development” designation does not appear appropriate. Because the current owners created the situation when they purchased the property, both parent parcels (and any smaller parcels illegally separated from them) must be brought into the subdivision.

The site fronts Highway 98, which has an 80-foot right-of-way. Also known as Moffett Road, this is shown on the Major Street Plan with a 100-foot right-of-way. As such, dedication sufficient to provide 50 feet from the centerline of Highway 98 should be required, and the 25-foot building setbacks should be measured from the new right-of-way line.

The site is located in the County; thus 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 March 2nd meeting, to allow the applicant to include the parent parcels. Revised materials, and additional lot fees, mailing fees, and mailing labels must be received in Urban Development by February 21st.

Revised for the March 2nd meeting:

This application was held over from the February 16th meeting to allow the applicant to include the parent parcels. As the applicant has not submitted revised materials, this application is recommended for holdover to the March 16th meeting. Revised materials, additional lot fees, mailing fees, and mailing labels must be received in Urban Development by March 6th to be considered.

Revised for the March 16th meeting:

This application was held over from the March 2nd meeting to allow the applicant to include the parent parcels. The applicant has submitted revised materials depicting the remainder of the parent parcels as “future development” and including a legal description for the property contained therein.

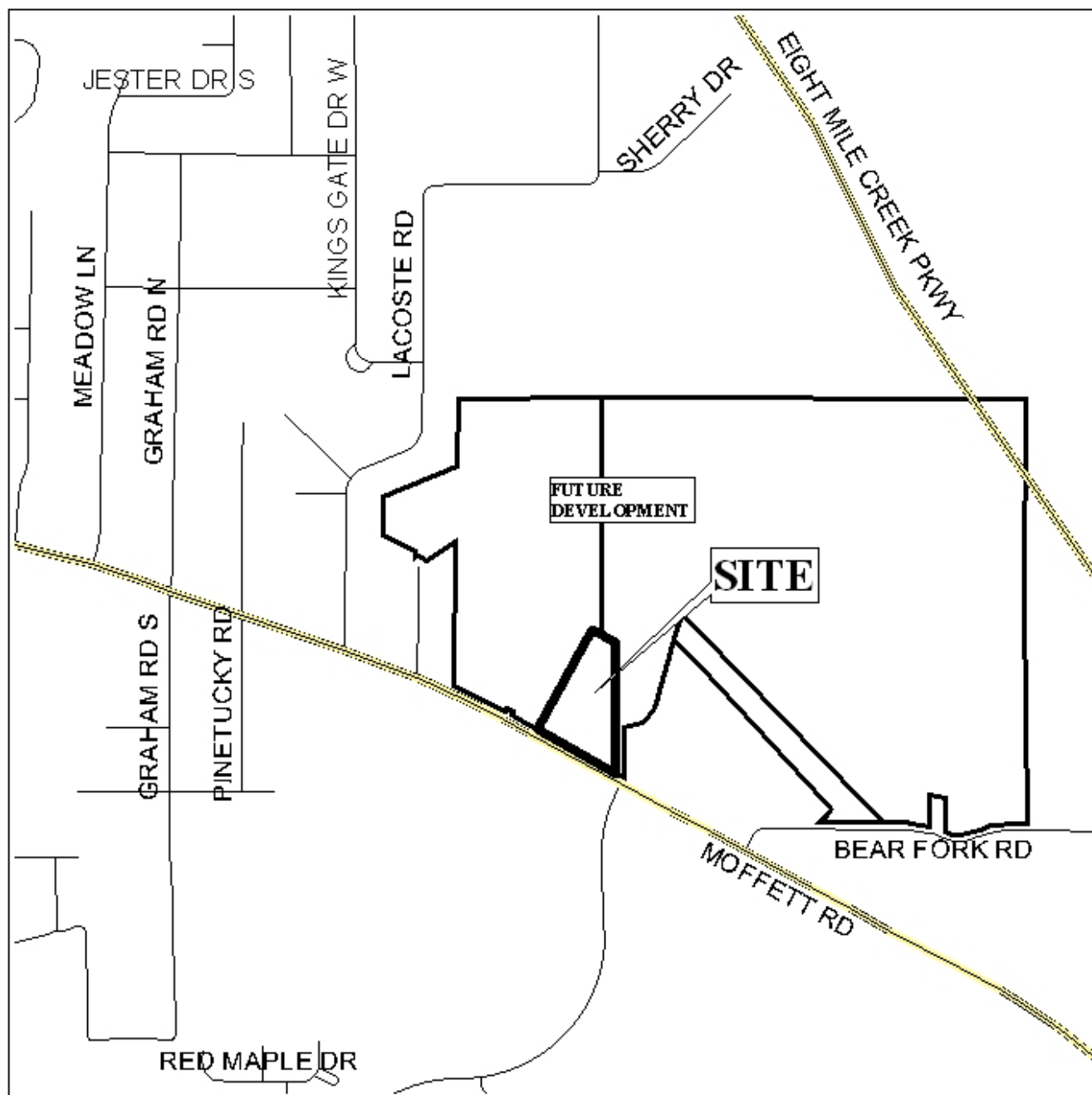
The original unapproved division of the subject property from its parent parcels has created some issues with the configuration of the property. First, proposed Lot 3 is oddly shaped, having 253 feet of frontage on Moffett Road, narrowing to 55 feet at its center, and immediately widening to approximately 365 feet north of the “waist”. Should this configuration be approved, a note should be required on the final plat stating that no further resubdivision of Lot 3 is allowed until such time that the rear portion of the property has frontage on a public street.

It should also be noted on the final plat that the future development parcels may not be developed until they are legally subdivided.

Regarding the proposed three-lot subdivision, the site should be limited to a single curb cut for each lot, as a means of access management.

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 50 feet from the centerline of Highway 98; 2) depiction of the 25-foot building setback lines on the final plat, measured from the dedication; 3) the placement of a note on the final plat stating that 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; 4) the placement of a note on the final plat stating that future development parcels cannot be developed until legally subdivided; 5) the placement of a note on the final plat stating that no further resubdivision of Lot 3 is allowed until such time that the rear portion of the property has frontage on a public street; and 6) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot.

LOCATOR MAP



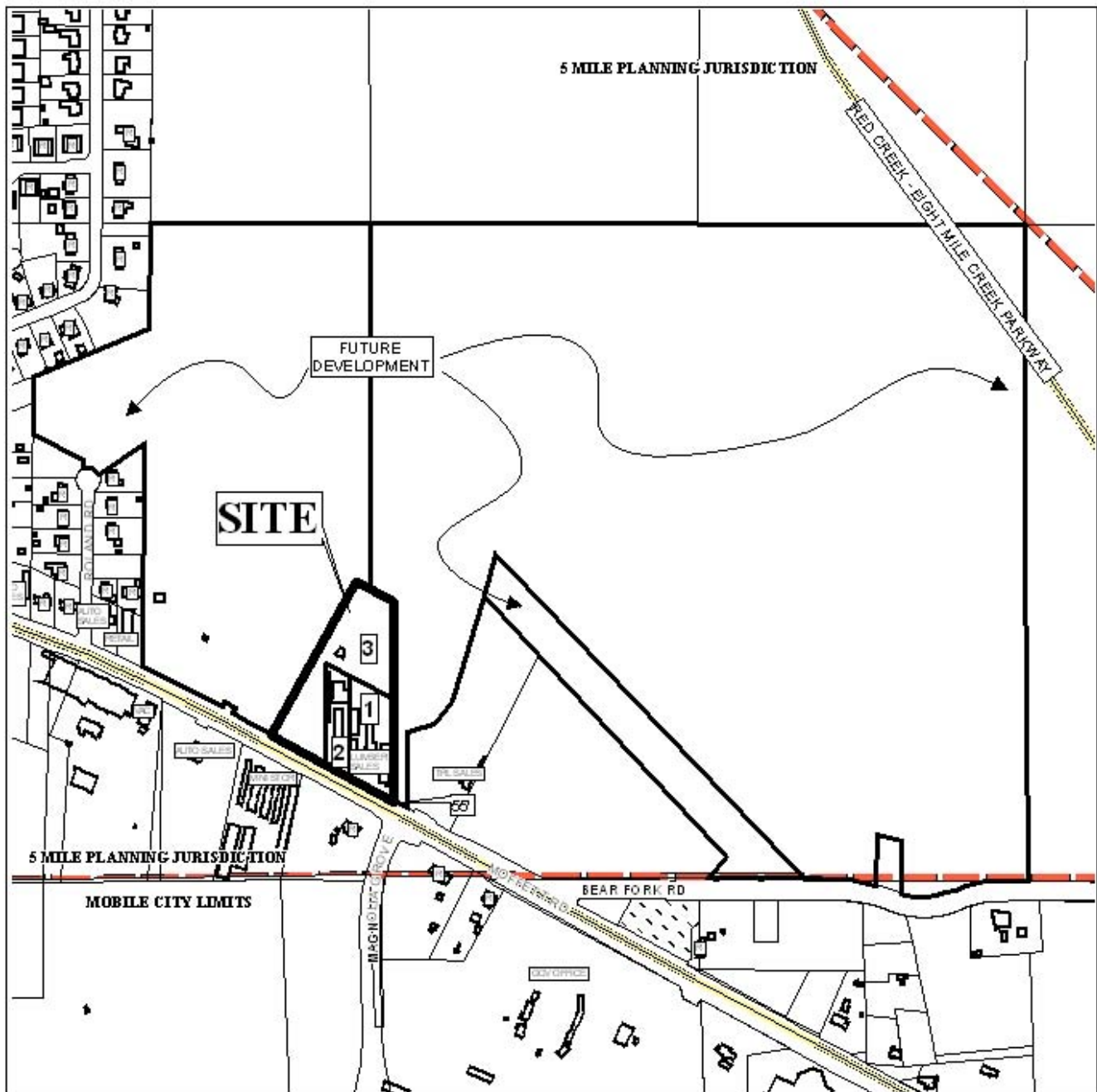
APPLICATION NUMBER Holdover DATE March 16, 2006

APPLICANT Ford Lumber Subdivision

REQUEST Subdivision



FORD LUMBER SUBDIVISION



APPLICATION NUMBER Holdover DATE March 16, 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

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