

QUINNIE PLACE SUBDIVISION

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

The plat illustrates the proposed 2 lot, 0.5 ± acre subdivision which is located on the West side of Bellingrath Road, 140'± South of Will Casher Lane. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two lots from three parcels. It should be noted that a residence is located on a land-locked parcel behind the site in question, and access to the residence appears to be across the site under review. It is recommended that the application be revised to include the land-locked parcel, and that the request be revised to create a three-lot subdivision, with the land-locked parcel being provided a 25-foot wide minimum of frontage onto Bellingrath Road.

Bellingrath Road is a proposed major street with an existing right-of-way of 60 feet. According to the Major Street Plan, the right-of-way for Bellingrath Road should be 100 feet wide, or 50 feet as measured from the centerline. To meet these requirements, an additional setback of 20 feet should be required for the site under consideration. Therefore the preliminary plat should be revised to depict a minimum building setback line of 45 feet from the existing right-of-way edge, in conformance with Section V.D.9. of the Subdivision Regulations.

Access management is a concern due to Bellingrath Road being a proposed major street. It is recommended that each lot be limited to one curb-cut each onto Bellingrath Road, with the size, design and location to be approved by the Mobile County Engineering Department.

This site is located in Mobile 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.

Based upon the preceding, the plat is recommended for Holdover until the July 6th meeting, to allow the following to be submitted by June 14th: 1) revision of the application to include the land-locked parcel to the West; 2) revision of the application to create a three-lot subdivision, providing the land-locked parcel with a minimum of 25-feet of frontage onto Bellingrath Road; and 3) revision of the minimum building setback line to 45-feet from the existing right-of-way, in conformance with Section V.D.9. of the Subdivision Regulations.

Revised for the July 6th meeting:

No additional information has been received by staff.

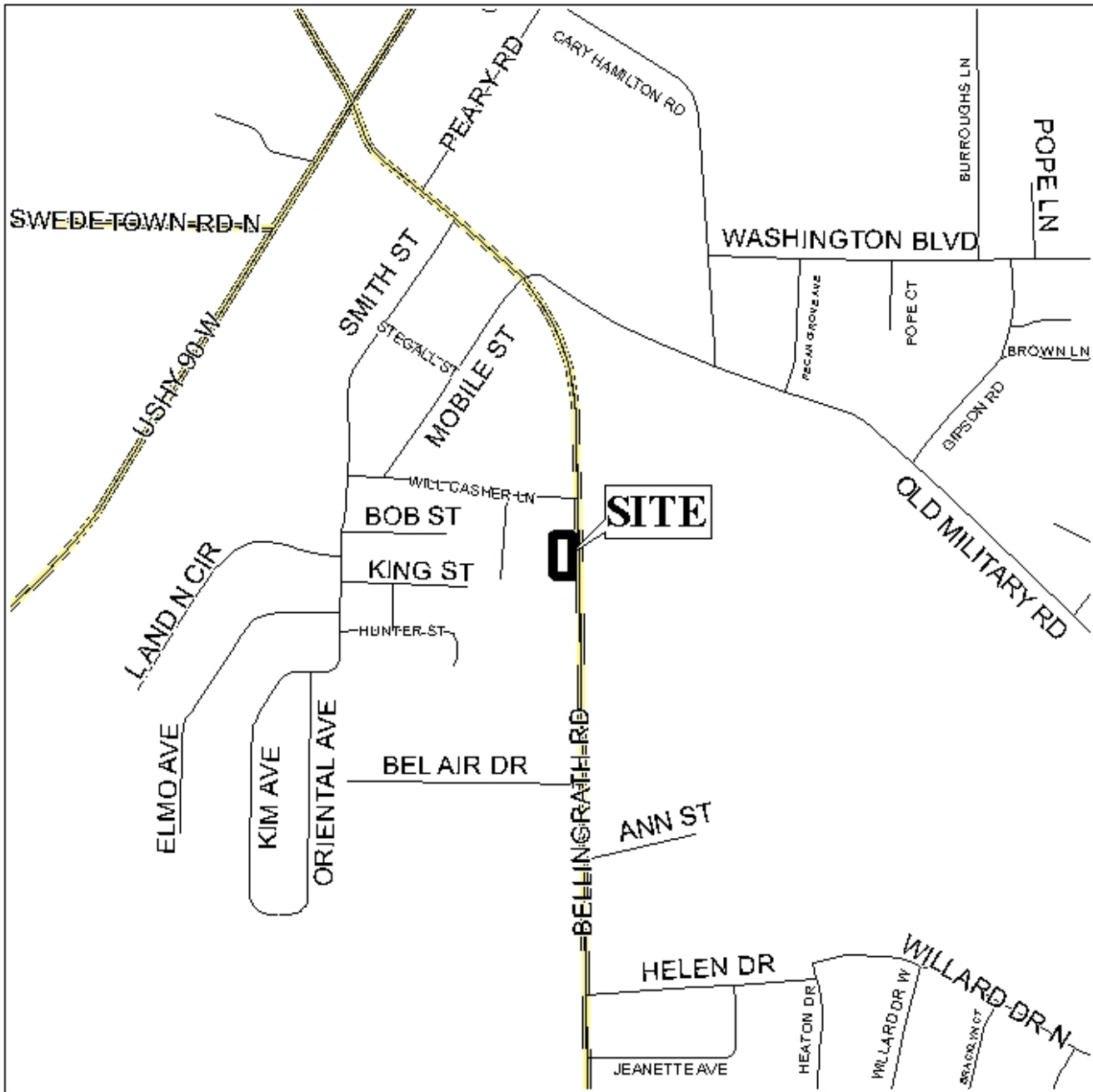
Based upon the preceding, the plat is recommended for Holdover until the August 3rd meeting, to allow the applicant's representative to provide Urban Development with the requested information by July 11, 2006.

Revised for the August 3rd meeting:

Additional information was identified eliminating the need to include the land-locked parcel to the rear. Specifically, all of the parcels in question were created prior to 1958, with the parcel to the rear under different ownership, and the proposed subdivision will only create two legal lots of record in order to allow the construction of one single-family residence.

Based upon the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) revision of the minimum building setback line to 45-feet from the existing right-of-way, in conformance with Section V.D.9. of the Subdivision Regulations; 2) placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Bellingrath Road, with the size, design and location to be approved by the Mobile County Engineering Department; and 3) 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 Holdover DATE August 3, 2006
APPLICANT Quinnie Place Subdivision
REQUEST Subdivision



NTS

QUINNIE PLACE SUBDIVISION



APPLICATION NUMBER Holdover DATE August 3, 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



NTS