

# HOLDOVER

*Revised*

## **McCRARY ROAD ESTATES SUBDIVISION**

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

The plat illustrates the proposed 1.0± acre, 2 lot subdivision that is located on the West side of McCrary Road, 2/10 mile± South of Corley Lane. The site is served by public water and sanitary sewer.

The purpose of the application is to subdivide a metes and bounds parcel into two lots of record. The site does not appear to include the entire parent parcel, *i.e.*, the two parcels to the South; thus documentation should be provided verifying that the property has existed in its current configuration since before 1984, or the out parcels should be included in the subdivision.

The site fronts McCrary Road, which is illustrated as a major street on the Major Street Plan. McCrary Road has an existing right-of-way of 60' and as such is substandard in width; thus 75' setbacks, to provide 50' from the centerline of McCrary Road, as well as the minimum 25' building setback, should be required.

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.

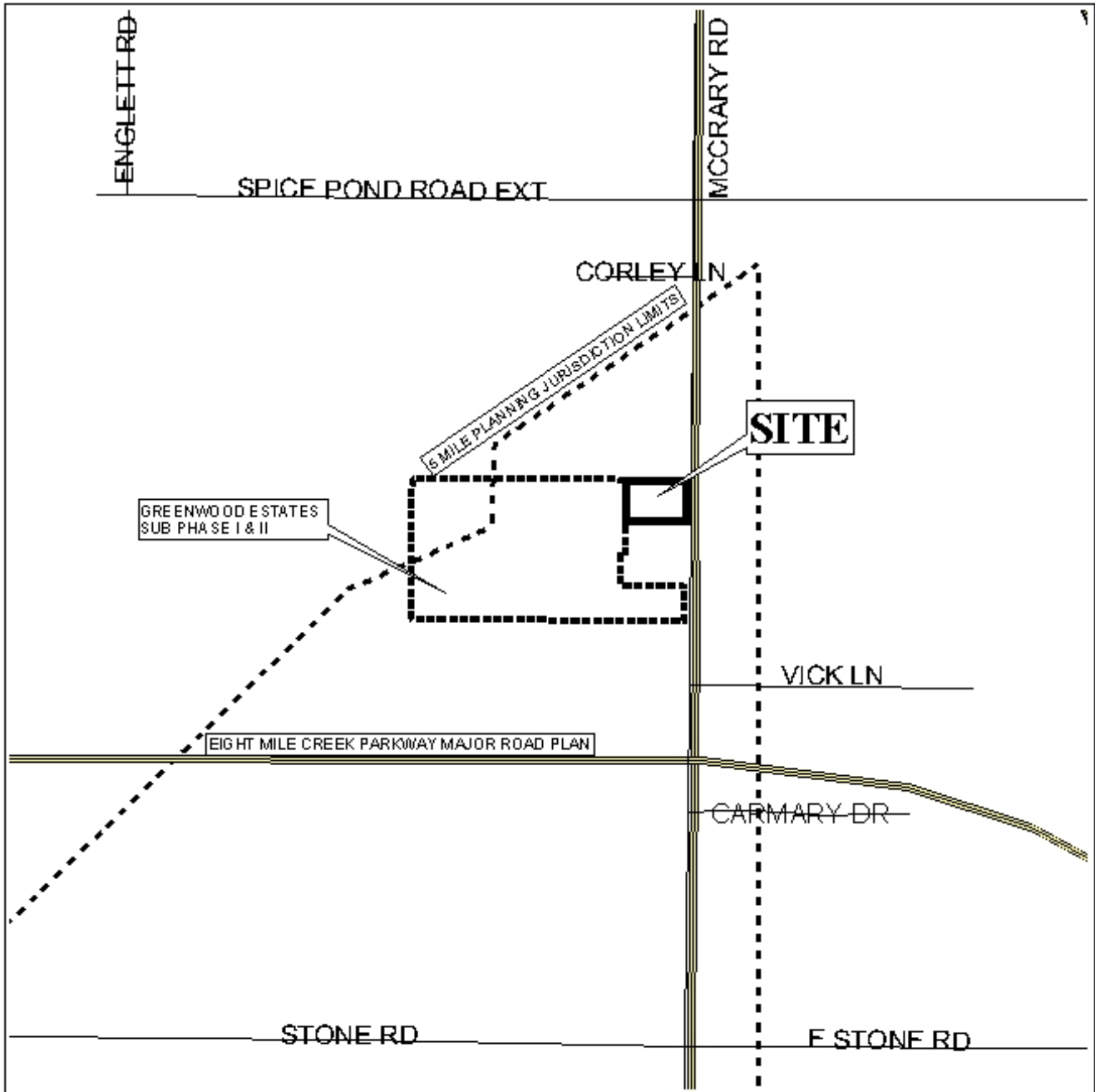
The plat meets the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the provision of documentation verifying that the property has existed in its current configuration since before 1984, or the inclusion of the out parcels in the subdivision; 2) the dedication of sufficient right-of-way to provide 50' from the centerline of McCrary Road; 3) the depiction of the 25' building setback lines on the final plat; and 4) 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.

*Revised for the May 19<sup>th</sup> meeting:*

*At the April 21<sup>st</sup> meeting of the Planning Commission, a representative of the Alabama Department of Transportation notified the Commission that the proposed extension of Alabama Highway 158, as planned, would cut through the subject property (please see the Vicinity maps).*

*The application was held over to allow Urban Development staff and Department of Transportation staff to communicate on the matter. Urban Development staff has been in contact with the Department of Transportation, and additional information is forthcoming. This information, as well as a staff recommendation, will be presented at the May 19<sup>th</sup> meeting.*

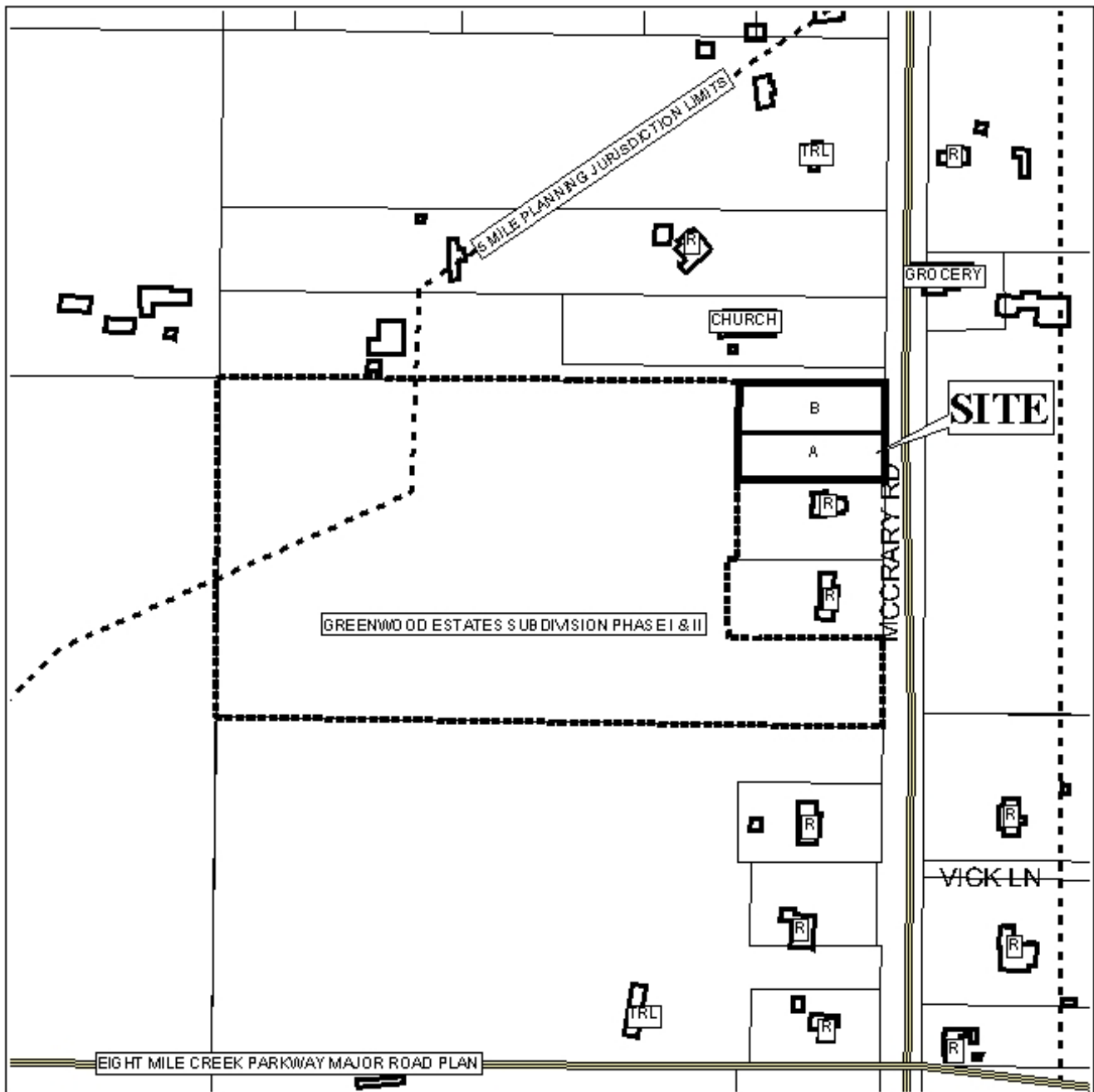
# LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 19, 2005  
APPLICANT McCrary Road Estates Subdivision  
REQUEST Subdivision



# MCCRARY ROAD ESTATES SUBDIVISION



APPLICATION NUMBER Holdover DATE May 19, 2005

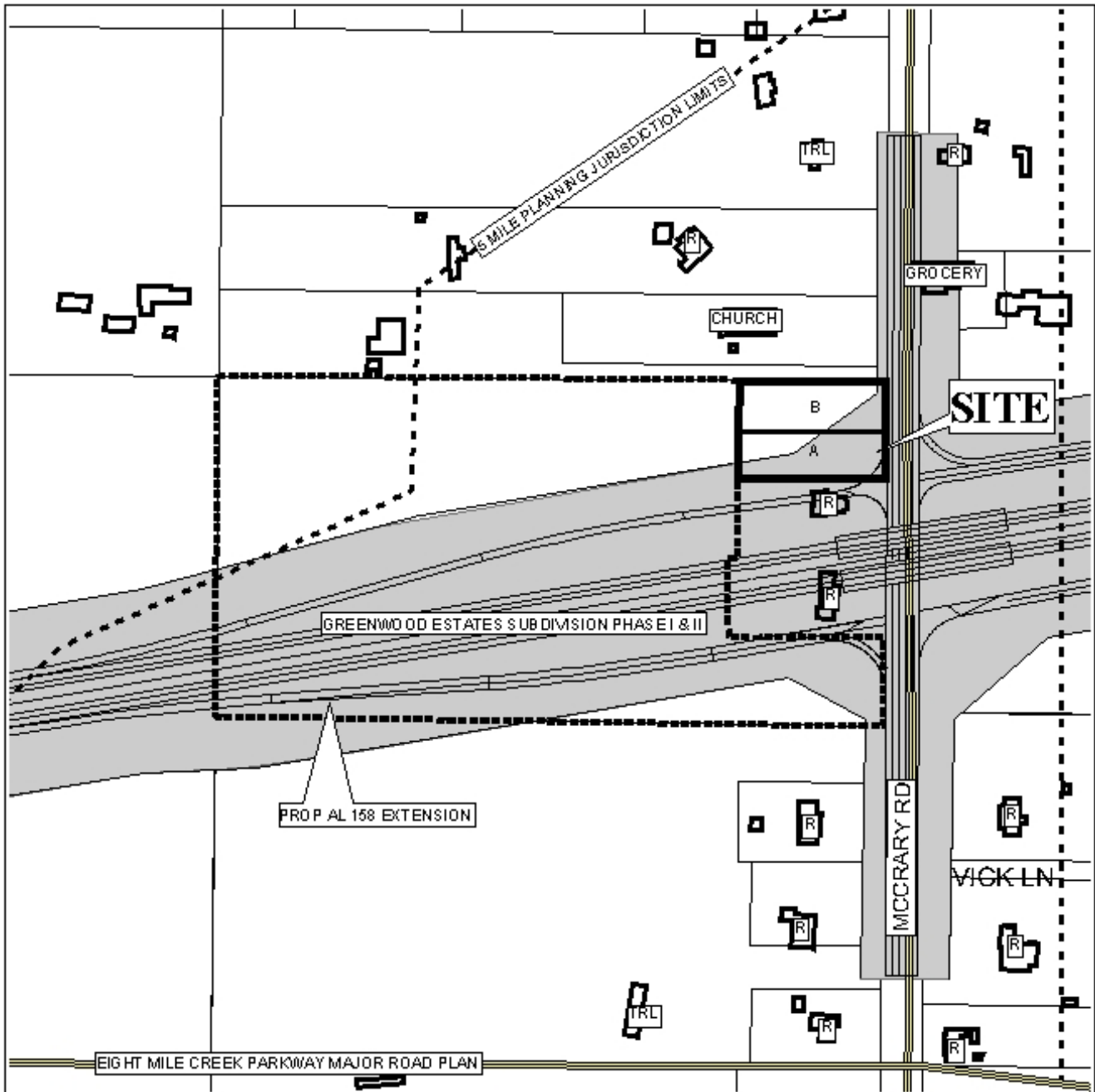
LEGEND

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

# MCCRARY ROAD ESTATES SUBDIVISION



APPLICATION NUMBER Holdover DATE May 19, 2005

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