

## **RANGELINE PARK SUBDIVISION, EIGHTH ADDITION, RESUBDIVISION OF LOTS 1 & 2**

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

The plat illustrates the proposed 2.2± acre, 3-lot subdivision located on the South side of Rabbit Creek Drive, 500'± East of Rangeline Road. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a three-lot subdivision from two existing lots, and to allow a single curb cut to each lot.

The site fronts Rabbit Creek Drive, which has a 60' right-of-way; this is illustrated as an 80' right-of-way on the final plat, which should be corrected. Also, the plat illustrates a 50' building setback, which is labeled as a 30' setback; however, only a 25' setback would be required, and this would be measured from the property line, not from the 10' easement. Thus the plat should illustrate a 25' minimum building setback from the property line.

This application follows a recent subdivision that was granted Tentative Approval on May 5, 2005, subject to the following conditions:

- (1) placement of a note on the Final Plat stating that lots 1-3 are limited to one curb cut to be shared by all lots, with curb cut size, location and design to be approved by County Engineering.*
- (2) The provision of a 10-foot landscape buffer along the portion of the site fronting Rabbit Creek Drive;*
- (3) Approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits;*
- (4) 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; and*
- (5) Correction of the labeled right-of-way width for Rabbit Creek Drive. It is also recommended that the application be advised that submission of a revised composite Rangeline Park subdivision application reflecting changes that have occurred would be appropriate prior to the submission of any future applications.*

The limitation of curb cuts to the site has been a condition of Tentative Approval for the previous application heard on May 5, 2005; and for the Tentative Approval granted to a larger composite subdivision in 1996, which included the site. The reason stated in previous reports for limiting curb cuts was that access management is a concern for Rabbit Creek Drive, which is a primarily residential street, while the application is for a commercial and industrial park. In the 1996 report, an alternative to limiting curb cuts was requiring construction of a service road; however, that would not be an appropriate solution for a subdivision of this size.

Whereas the application is for a site located in the County, which has no land use controls; and whereas the Subdivision Regulations establish the purpose of the subdivision process as “to guide and accomplish a coordinated, adjusted and harmonious development of the land within the subdivision jurisdiction”; this review process is the sole opportunity to mitigate the negative effects that a commercial/industrial subdivision could have on its residential neighbors. A significant effect of commercial or industrial development is the traffic that it generates, particularly when that traffic consists of heavy vehicles. For these vehicles to have multiple access points on a largely residential street could result in significant conflict with the residential traffic, and the result would not be “coordinated, adjusted and harmonious”. As the site is located at the terminus of Spring Landing Drive, which is the sole point of ingress and egress for a 25-lot residential subdivision, the potential for conflict at this site is significant. Restricting the curb cuts would allow the commercial and industrial uses to operate, while minimizing this conflict. Therefore, it is not recommended that this condition of the previous approval be removed.

As noted in the staff report of the previous application, the site is within the drainage basin for Rabbit Creek, a tributary to Dog River. While the site does not appear to be located within floodplains associated with the creek, floodplains do appear to occur in the general vicinity of the site. Furthermore, the relative flatness and low elevation of the general area indicates and increased potential for wetlands, which do occur near the site, and an increased potential for drainage problems during heavy rain events. The presence of wetlands and floodplains near the site indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

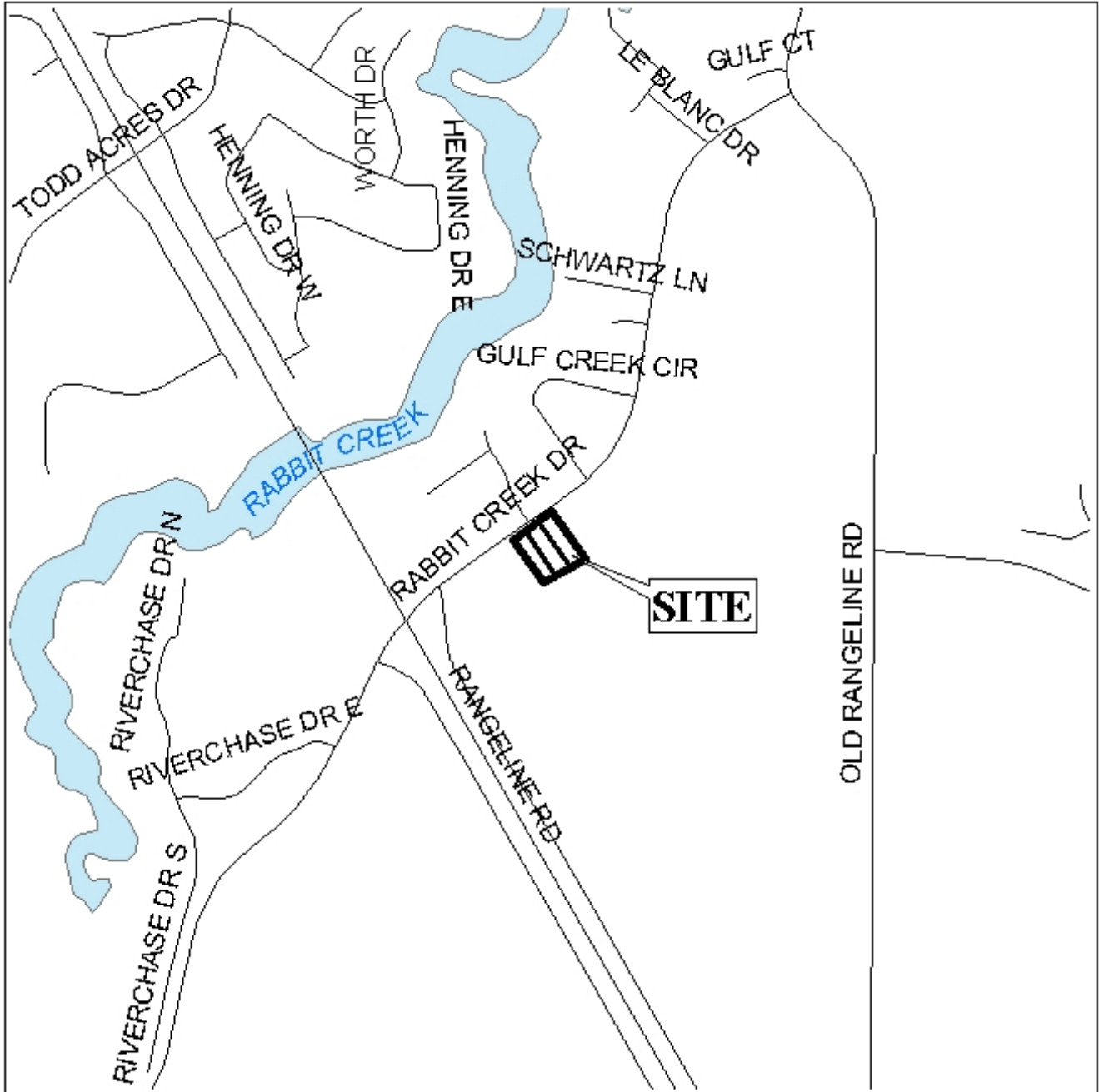
Because the subdivision will be commercial and industrial in nature, screening of the site from adjacent residential uses will be required, in accordance with Section V.A.7 of the Subdivision Regulations. Thus, per the 1996 conditions, a 10' landscape buffer should be required along the frontage of those lots along Rabbit Creek Drive. Additionally, a note should be placed 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.

As noted in the previous report, the site is part of the original Rangeline Park subdivision approved in 1996. As the Planning Commission has not received a final composite plat for the Rangeline Park subdivision, and as several parcels originally part of the subdivision have been sold to other developers, the applicant should submit a new composite subdivision application for the Rangeline Park subdivision prior to the submission of any future applications.

The plat is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the Final Plat stating that lots 1-3 are limited to one curb cut to be shared by all lots, with curb cut size, location and design to be approved by County Engineering; 2) the provision of a 10-foot landscape buffer along the portion of the site fronting Rabbit Creek Drive; 3) approval of all applicable federal, state and local agencies, regarding the wetlands and floodplain issues, prior to the issuance of any permits; 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; 5) correction of the labeled right-of-way width for Rabbit Creek Drive; and 6) the depiction of the 25' minimum building setback line. It is also recommended that the application be advised that submission of a revised composite Rangeline Park subdivision application reflecting changes that have occurred would be appropriate prior to the submission of any future applications.

## LOCATOR MAP



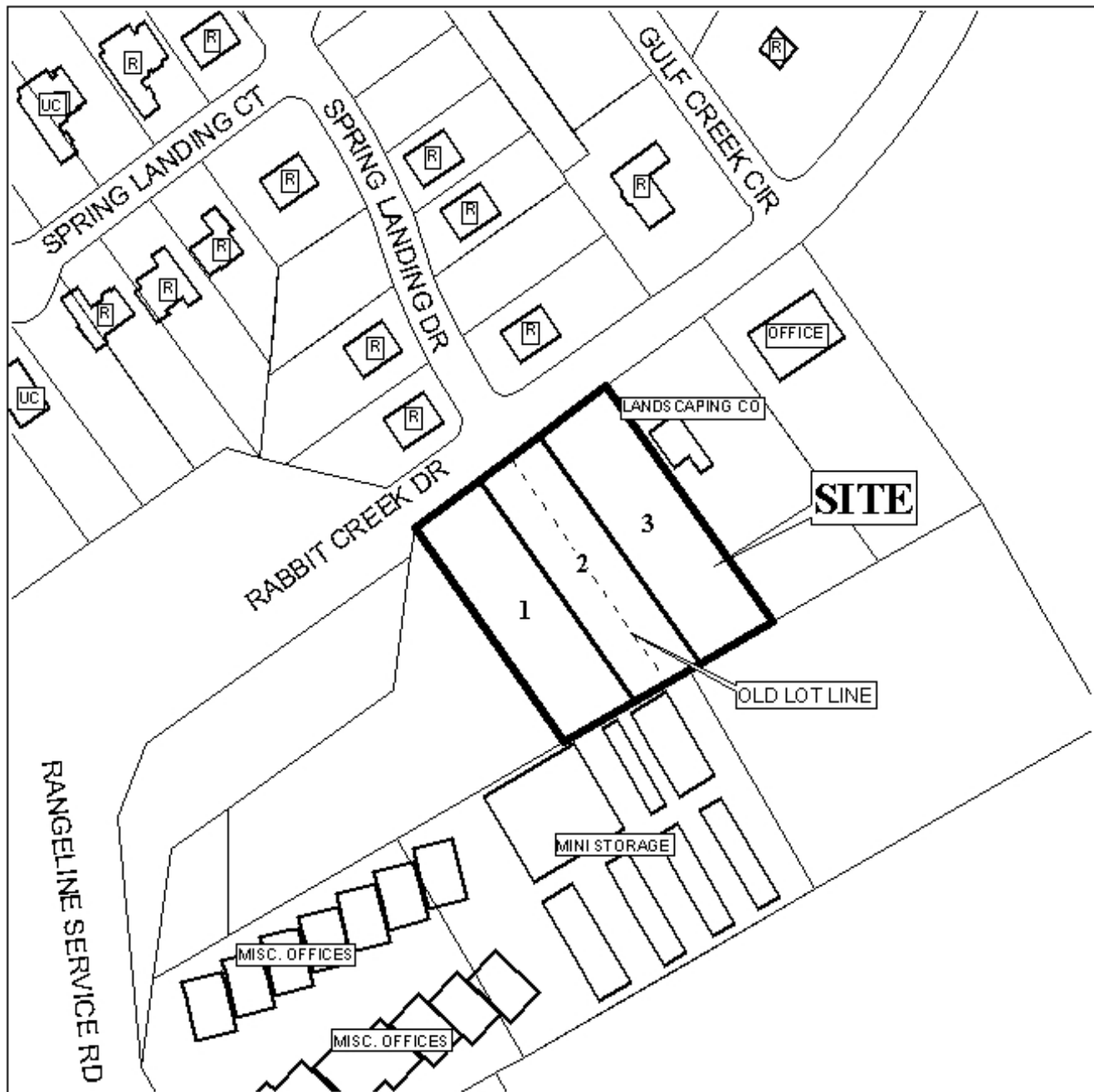
APPLICATION NUMBER 9 DATE June 2, 2005

APPLICANT Rangeline Park Subdivision, Eighth Addition, Resubdivision of Lots 1 & 2

REQUEST Subdivision



# RANGELINE PARK SUBDIVISION, EIGHTH ADDITION, RESUBDIVISION OF LOT 1 AND LOT 2



APPLICATION NUMBER 9 DATE June 2, 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

