

HOLDOVER

Revised

BURTON-PATE INDUSTRIAL PARK SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.3 \pm acre subdivision which is located on the North side of I-10 Industrial Parkway North, 2/10 mile \pm West of U.S. Highway 90 West. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The plat does not illustrate the balance of the property from which the two lots are being taken. The balance of the parcel should be included in the subdivision or the submission of documentation to establish the parcel as a legal lot of record prior to 1984, should be required.

This site is located in the County, thus 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, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with the additional notification information or to submit documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by May 3rd to be considered at the Commission's May 20th meeting.

Revised for the May 20th Meeting

This application was heldover from the Commission's May 6th meeting until the May 20th meeting at the request of Urban Development's staff to allow the applicant to submit additional information to establish the property as a legal lot of record, or to include the balance. At the time of mailout, the additional information requested by the staff had not been submitted.

Revised for the June 17th Meeting

At the May 20th meeting, the applicant requested a one-month holdover. The Commission granted the holdover, and at the time of mailout, the only information the staff had received was a copy of a foreclosure deed describing the subject property. The deed was dated January 2002, and the mortgage for the deed was executed in January 1998.

The description for this property is only a portion of a legal lot of record. Section I.E. of the Subdivision Regulations prohibits the issuance of building permits for any parcel of land created by subdivision unless a Final Plat has been approved and recorded. The

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approval of this application would essentially validate an illegal subdivision, and would not include the balance of the lot.

Based upon the preceding, this application is recommended for denial for the following reason: 1) the application does not include all of the property and would essentially validate an illegal division of property (the remainder of the property is not a part of this subdivision and would not be a legal lot of record) in violation of Section I.E. of the Subdivision Regulations.

Revised for the July 1st Meeting

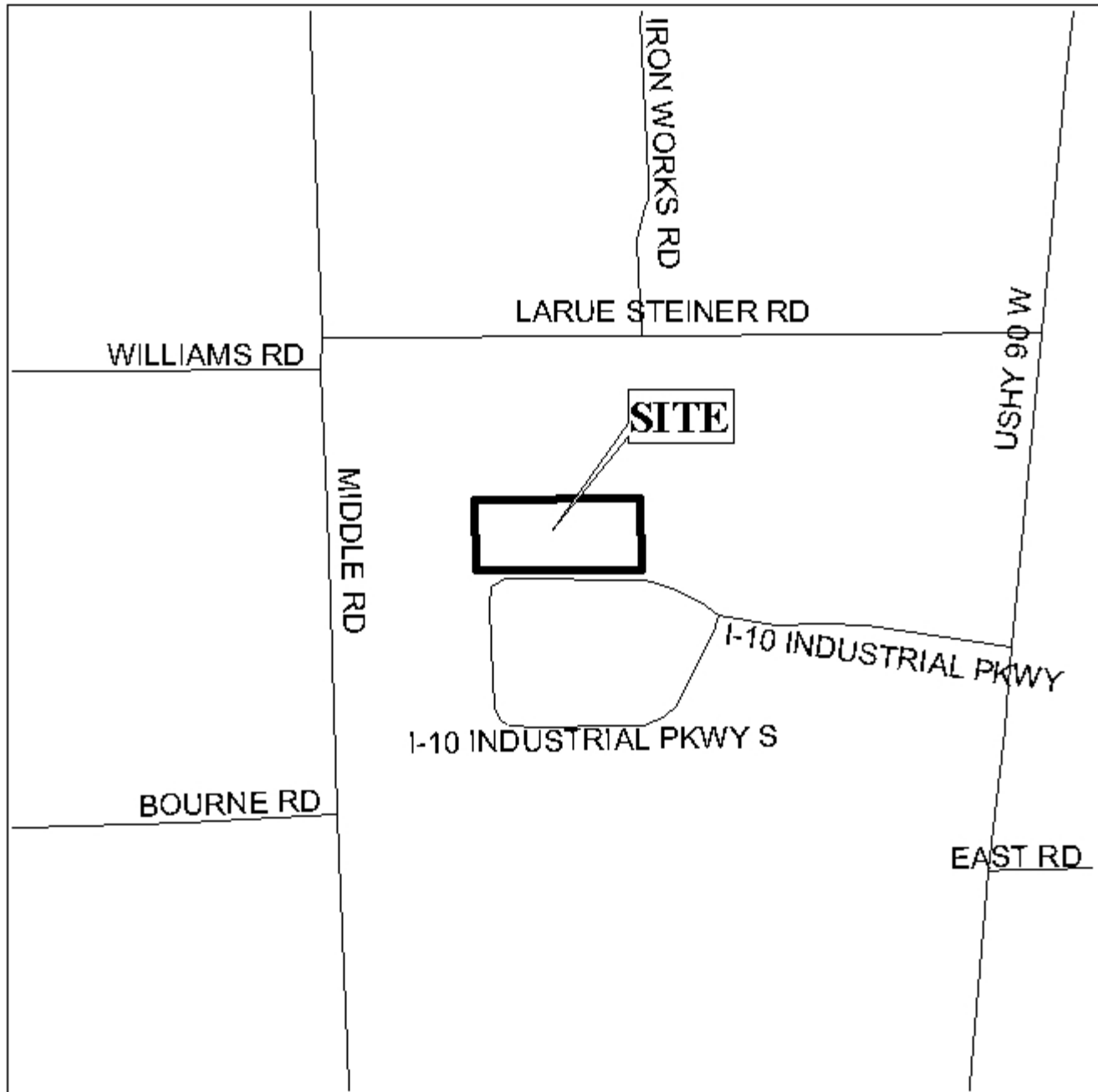
Based upon the preceding, the applicant has submitted a revised plat that includes two additional lots that would include the balance of the property for the subdivision.

This site is located in the County, thus 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.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the 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 2) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



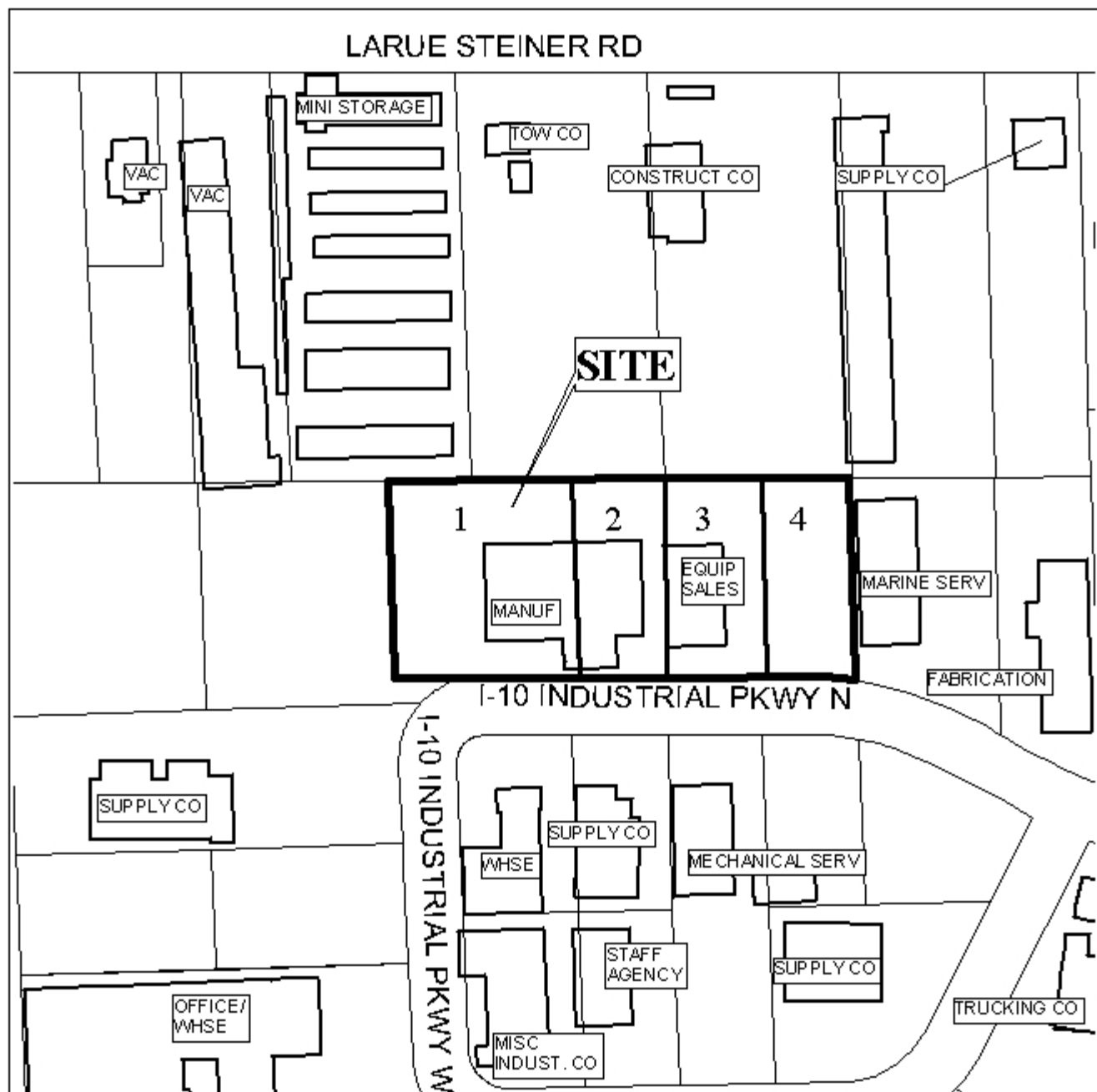
APPLICATION NUMBER Holdover DATE July 1, 2004

APPLICANT Burton-Pate Industrial Park Subdivision

REQUEST Subdivision



BURTON-PATE INDUSTRIAL PARK SUBDIVISION



APPLICATION NUMBER Holdover DATE July 1, 2004

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