

# **HOLDOVER**

## **RANGELINE-HAMILTON COMMERCIAL PARK**

### **SUBDIVISION**

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

The plat illustrates the proposed 19.1 ± acres, 12 lot subdivision which is located on the North side of Hamilton Boulevard, 700'± West of Rangeline Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 12 lots with the remainder as future development.

Hamilton Boulevard, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan, and based upon the minimal frontage (50') access would be restricted to the new street. The new street would be constructed and dedicated to County standards.

*The application was heldover to allow the applicant to include the remainder of the property and the revised plat illustrates that the future development will have access to Rangeline Road. However, as illustrated on the Vicinity Map, a small portion of property adjacent to Lot 12 is not included and would be landlocked. As this piece of property would be landlocked, this small portion of property should be incorporated into Lot 12.*

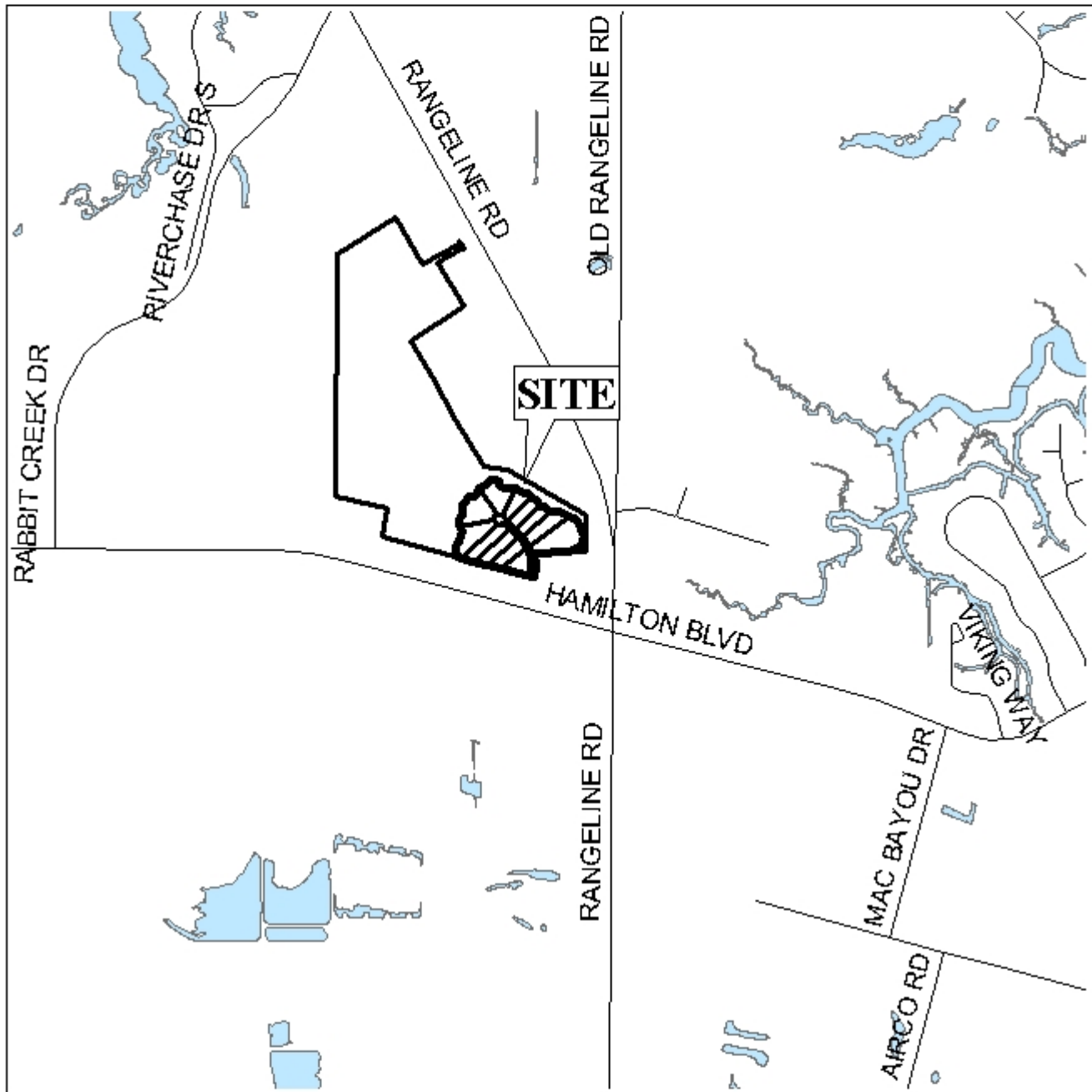
As proposed, Lots 3-8, 11 and 12 would exceed the maximum width to depth ratio; therefore a waiver of Section V.D.3 would be required. Furthermore, the 25-foot minimum building setback line is not shown but would be required on the final plat.

As illustrated on the Vicinity Map, the site includes an unnamed creek, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

This site is located in the 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.

With a waiver of Section V.D.3, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the landlocked piece of property be incorporated into Lot 12; 2) the placement of the 25-foot minimum building setback line on the final plat; 3) the obtaining of any necessary federal, state, and local approvals; and 4) the placement of a note on the final plat stating that if the property is developed commercially and adjoins residential property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations will be provided

## LOCATOR MAP

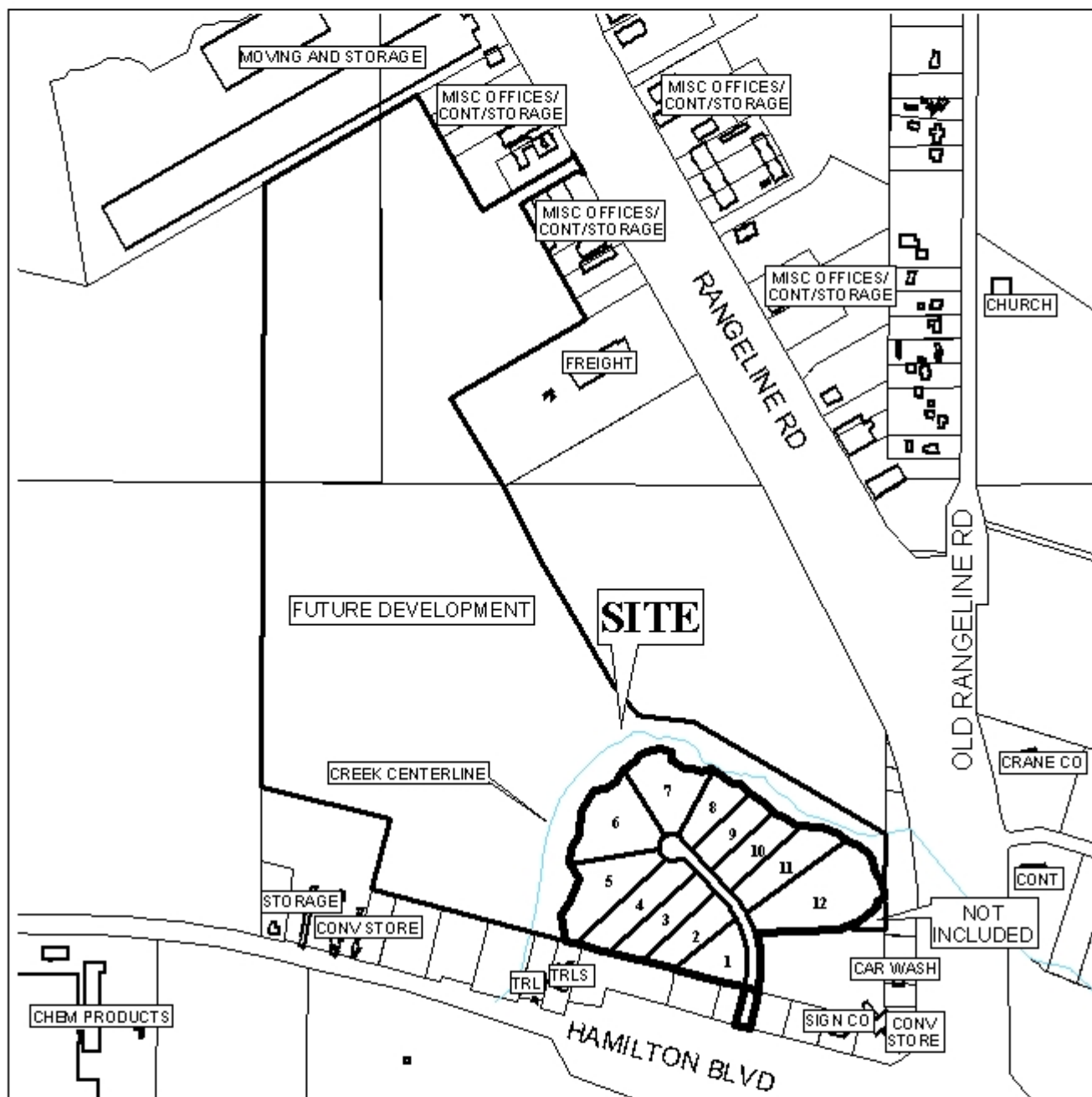


APPLICATION NUMBER Holdover DATE May 6, 2004  
APPLICANT Rangeline-Hamilton Commercial Park Subdivision  
REQUEST Subdivision



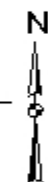
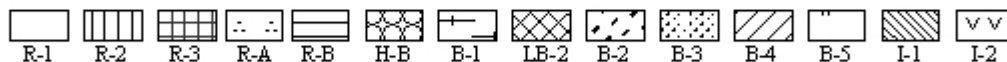
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# RANGELINE-HAMILTON COMMERCIAL PARK SUBDIVISION



APPLICATION NUMBER Holdover DATE May 6, 2004

LEGEND



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