

HOLDOVER

Revised

H. E. BOLTON, JR. SUBDIVISION

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

The plat illustrates the proposed 1 lot, 32,000 square foot \pm subdivision which is located on the East side of Old Rock Road, 800 feet \pm South of U. S. Highway 90. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from a portion of one existing metes and bounds parcel. The applicant intends for the bulk of the parcel to be preserved for future development.

The site fronts Old Rock Road, a minor street with adequate right-of-way. The East side of the site is bounded by the right-of-way for the CSX Railroad.

The 8.7 acre \pm site is partially developed: the proposed 32,000 square foot \pm Lot 1 will accommodate an existing warehouse/business building and parking area, while the remaining 7.98 acres \pm is labeled as "Reserved for Future Development." It should be noted, however, that a visit to the site indicates that some of the area "reserved for future development" is, in fact, developed with two commercial structures that are currently in use. Therefore, the plat should be revised to create at minimum a two-lot subdivision, encompassing the entire parcel, and the legal description on the plat should also be revised to reflect this change. The 25-foot minimum building setback line should also be depicted on the remainder of the parcel.

While Old Rock Road is a minor street, access management is a concern due to the large size of the parcel under consideration. The proposed Lot 1 should be limited to one curb cut, and the remainder of the parcel (the recommended Lot 2) should be limited to a maximum of four curb cuts, due to its 800 foot \pm frontage along Old Rock Road. The size, design and location of all curb cuts must 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 for the following reasons: 1) the revision of the plat and legal description to create at minimum a two-lot subdivision; 2) provision of labels and postage for notification of adjacent property owners located on parcels R023802032000015.01 and R023802032000013.

Revised for the November 17th meeting:

The application was heldover to give the applicant the opportunity fulfill the above-noted reasons; the applicant has complied with the two-lot subdivision request and the provision of additional labels and postage.

The plat illustrates the proposed 2 lot, 8.3 acre \pm subdivision which is located on the East side of Old Rock Road at its junction with U.S. Highway 90. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from a one existing metes and bounds parcel.

The site fronts Old Rock Road, a minor street with adequate right-of-way, and US Highway 90, a major street with a right-of-way ranging from approximately 170 feet to 245 feet (combined with Old Rock Road right-of-way) in width. The Major Street Plan component of the Comprehensive Plan states that the right-of-way width for U.S. Highway 90 should be 250 feet, as a minimum, at this location. Thus, for the portion of the site that fronts U.S. Highway 90, sufficient right-of-way should be dedicated to provide 125 feet of width as measured from the centerline of U.S. Highway 90. The East side of the site is bounded by the right-of-way for the CSX Railroad.

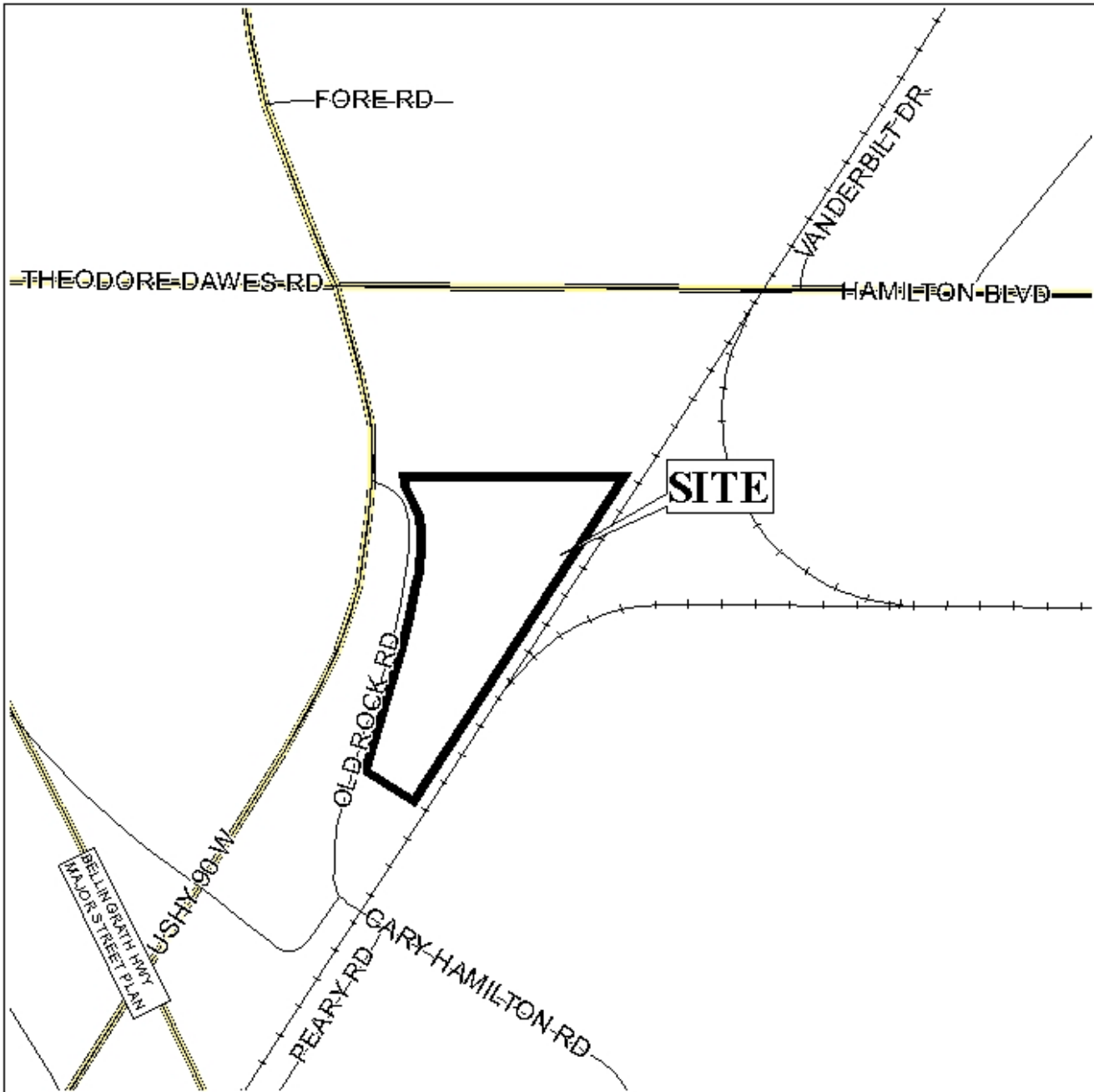
Access management is a concern due to the large size of the parcel under consideration. The proposed Lot 1 should be limited to one curb cut onto Old Rock Road, and Lot 2 should be limited to a maximum of three curb cuts onto Old Rock Road, and access directly to U.S. Highway 90 should be denied. The size, design and location of all curb cuts must be approved by ALDOT and the Mobile County Engineering Department.

The 8.3 acre \pm site is partially developed: the proposed 32,000 square foot \pm Lot 1 will accommodate an existing warehouse/business building and parking area, while the remaining area comprising Lot 2 will accommodate two existing commercial structures. The 25-foot minimum building setback line should be adjusted to reflect the required right-of-way dedication for U.S. Highway 90.

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 Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 125 feet of width as measured from the centerline of U.S. Highway 90; 2) placement of a note on the Final Plat stating direct access to U.S. Highway 90 is denied, and that Lot 1 is limited to one curb-cut onto Old Rock Road, and that Lot 2 is limited to three curb-cuts onto Old Rock Road, with the size, design and location to be approved by ALDOT and the Mobile County Engineering Department; 3) adjustment of the 25-foot minimum building setback line to reflect right-of-way dedications; and 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.

LOCATOR MAP

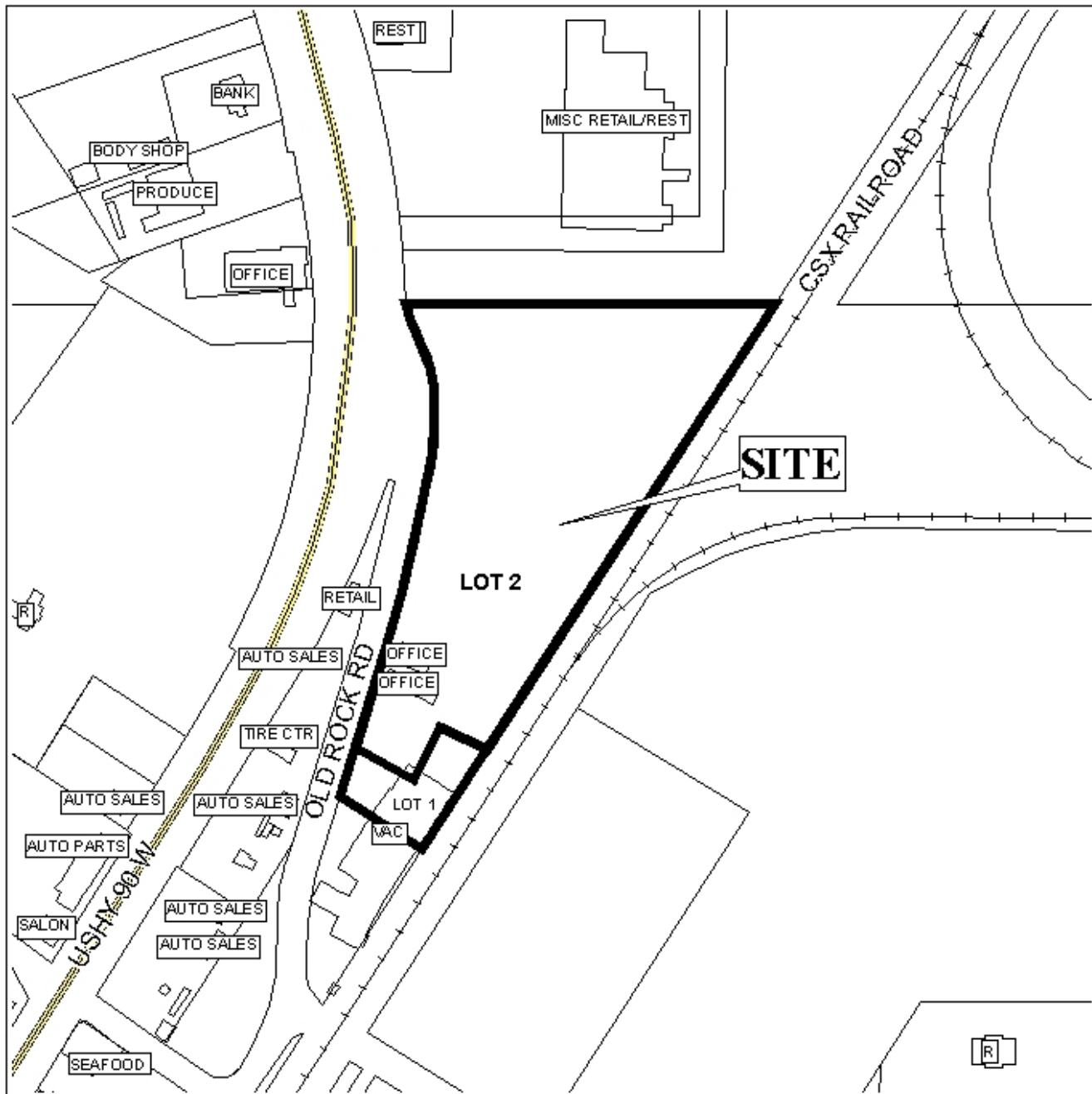


APPLICATION NUMBER Holdover DATE November 17, 2005
APPLICANT H. E. Bolton, Jr. Subdivision
REQUEST Subdivision



NTS

H. E. BOLTON, JR. SUBDIVISION



APPLICATION NUMBER Holdover DATE November 17, 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



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