

## HOLDOVER

*Revised*

# **FORD LUMBER SUBDIVISION**

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

The plat illustrates the proposed 3-lot, 3.4± acre subdivision, which is located on the North side of Moffett Road at the North terminus of Magnolia Grove Parkway. The site is served by public water and sanitary sewer.

The purpose of the application is to create a three lot subdivision from four metes and bounds parcels. These parcels appear to come from two large parent parcels, one of which is shown on the plat as “future development” and one of which is excluded from the application. Both of the larger parcels are separately owned from the subject parcels, and Urban Development has not received a letter of consent from their owner, Ruffin Graham; therefore, the “future development” designation does not appear appropriate. Because the current owners created the situation when they purchased the property, both parent parcels (and any smaller parcels illegally separated from them) must be brought into the subdivision.

The site fronts Highway 98, which has an 80-foot right-of-way. Also known as Moffett Road, this is shown on the Major Street Plan with a 100-foot right-of-way. As such, dedication sufficient to provide 50 feet from the centerline of Highway 98 should be required, and the 25-foot building setbacks should be measured from the new right-of-way line.

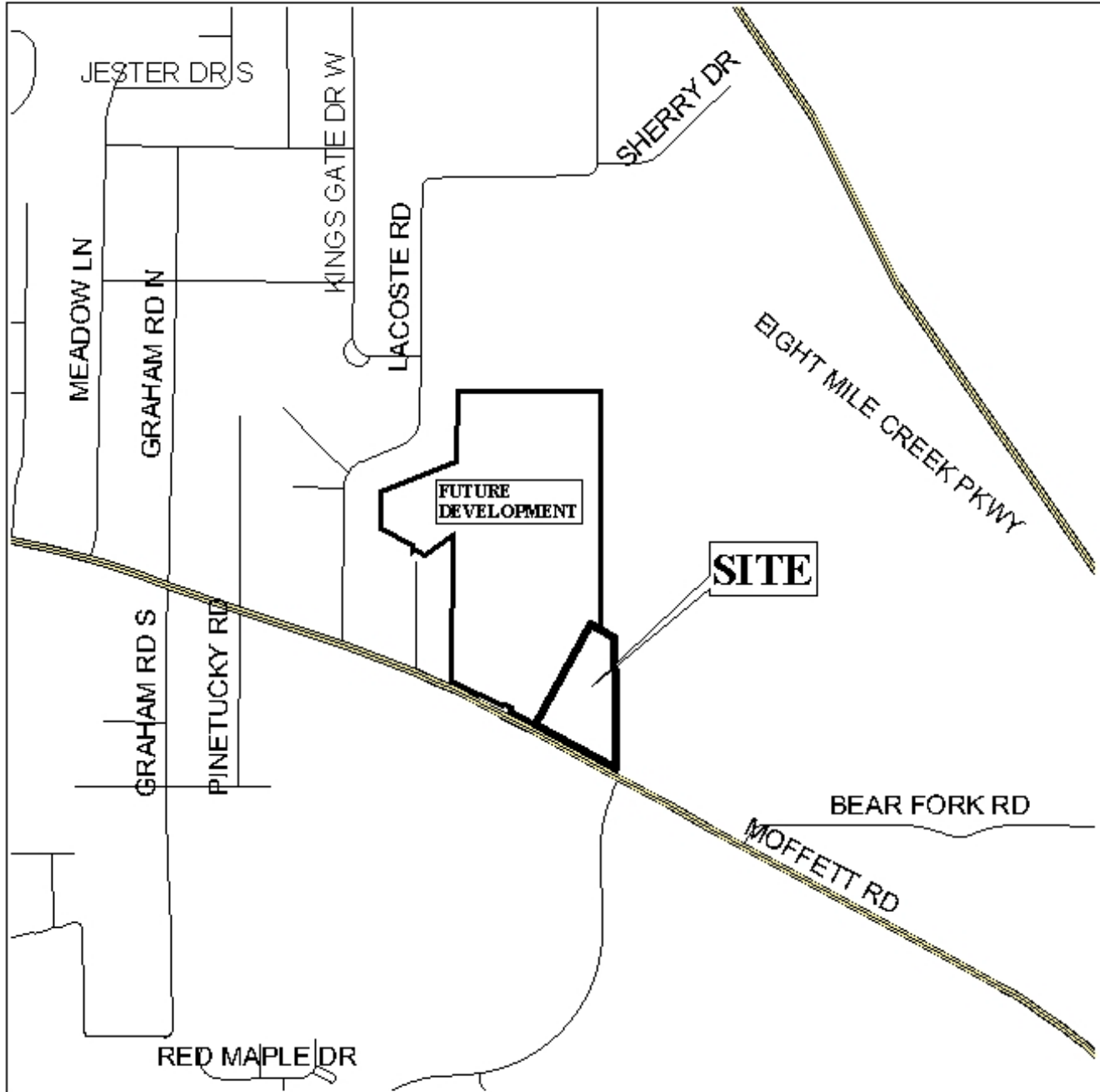
The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Based on the preceding, this application is recommended for Holdover to the March 2<sup>nd</sup> meeting, to allow the applicant to include the parent parcels. Revised materials, and additional lot fees, mailing fees, and mailing labels must be received in Urban Development by February 21<sup>st</sup>.

*Revised for the March 2<sup>nd</sup> meeting:*

*This application was held over from the February 16<sup>th</sup> meeting to allow the applicant to include the parent parcels. As the applicant has not submitted revised materials, this application is recommended for holdover to the March 16<sup>th</sup> meeting. Revised materials, additional lot fees, mailing fees, and mailing labels must be received in Urban Development by March 6<sup>th</sup> to be considered.*

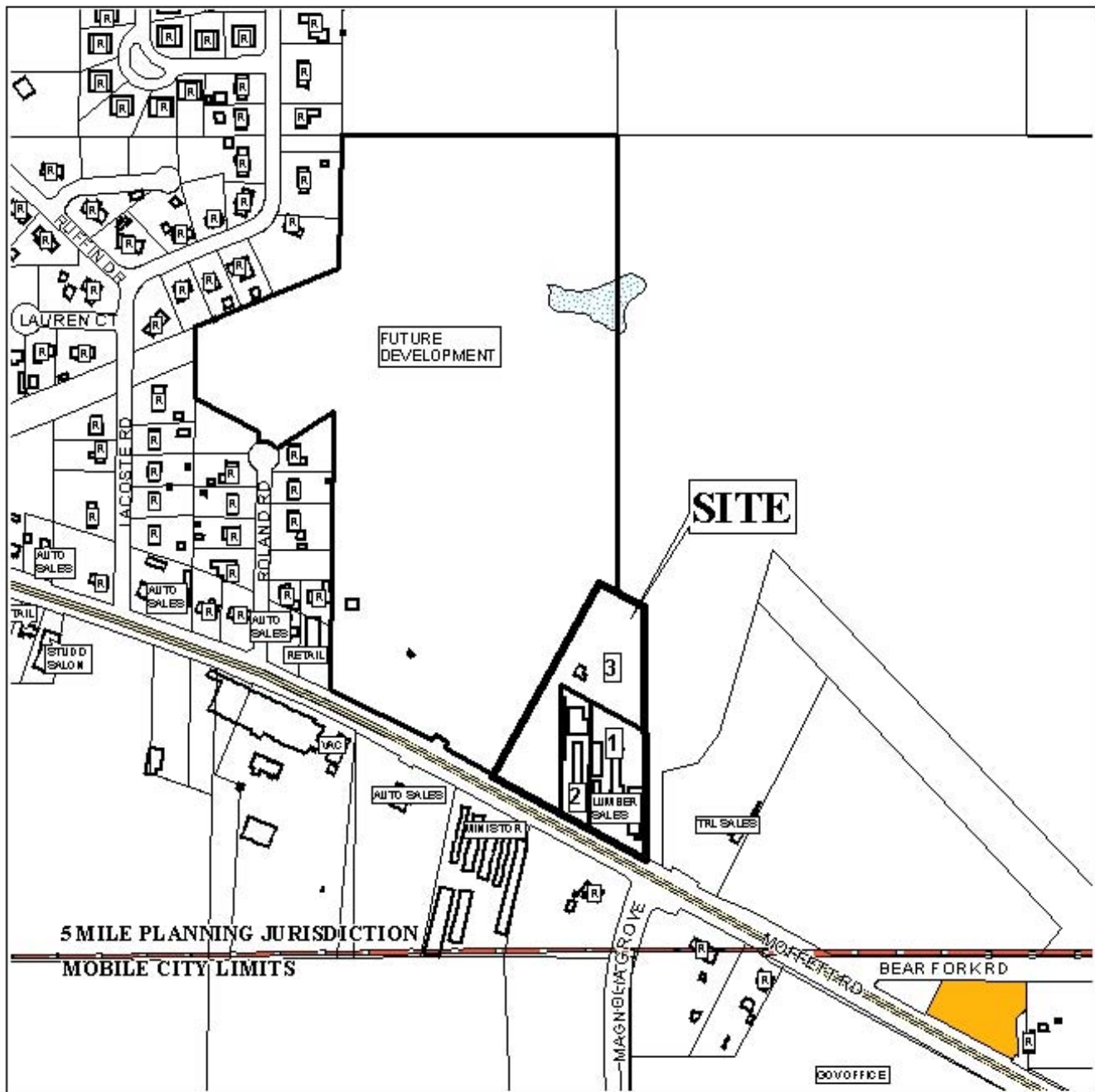
## LOCATOR MAP



APPLICATION NUMBER Holdover DATE March 2, 2006  
APPLICANT Ford Lumber Subdivision  
REQUEST Subdivision



# FORD LUMBER SUBDIVISION



APPLICATION NUMBER Holdover DATE March 2, 2006

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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