

HOLDOVER

Revised

McKINLEY SUBDIVISION,

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 50" Live Oak Tree located on the South West side of the Lot. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 1 lot, 0.85 ± acre subdivision which is located on the North side of St. Stephens Road, 170' ± East of Dunbar Street and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

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

The site fronts St. Stephens Road, a planned major street, and the existing right-of-way is shown as 50-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of St. Stephens Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut to St. Stephens Road, with the size, location and design to be approved by ALDOT and Traffic Engineering.

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

Based on 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 1952. This information should be submitted by September 19th to be considered at the Commission's October 6th meeting.

HOLDOVER

Revised

Revised for the October 6th meeting.

This application was heldover from the Commission's September 15th meeting until the October 6th meeting to allow the applicant to submit documentation to establish the balance of the property as a legal lot of record prior to 1952, or to include the balance of the property in the subdivision. At the time of mailout, the applicant had submitted information indicating that the adjacent property owner was not willing to participate in the subdivision. However, the adjacent property owner sold a portion of the adjacent property to the applicant where it was then made a part of the subdivision. Therefore, as a result of this, the adjacent property owner is the one who is responsible for creating a violation of Section I.E. of the Subdivision Regulations; thus the reason for the denial.

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 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 October 20th meeting.

This application was heldover from the Commission's October 6th meeting until the October 20th meeting to allow the applicant time to further research property transactions for consideration of the above subdivision. At the time of mailout, no additional information had been received, thus the application is recommended for holdover until the November 3rd meeting.

LOCATOR MAP



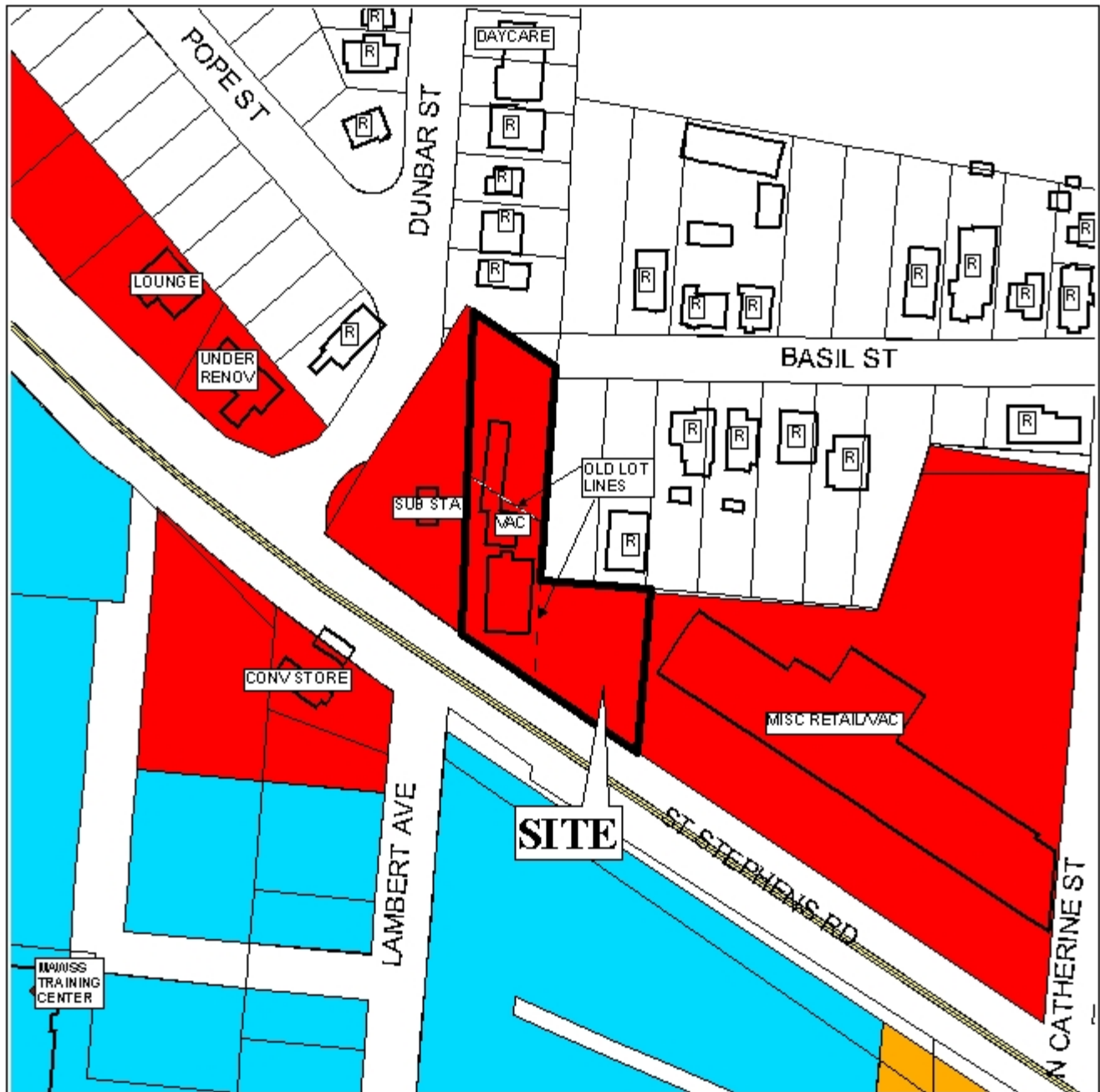
APPLICATION NUMBER Holdover DATE October 20, 2005

APPLICANT McKinley Subdivision

REQUEST Subdivision



MCKINLEY SUBDIVISION



APPLICATION NUMBER Holdover DATE October 20, 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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