

MICHELE ESTATES SUBDIVISION

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

The plat illustrates the proposed two-lot, 10.1± acre subdivision, located at 4260 Renee Road East, on the East side of Renee Road East. The site is served by public water and individual septic systems. The purpose of the application is to create two lots of record from a large metes and bounds parcel.

The site fronts Renee Road East, a County-maintained dirt road with an apparent right-of-way of 30 feet, which is substandard. As such, dedication of sufficient right-of-way to provide 25 feet from the centerline of Renee Road East should be required, and a note should be placed on the final plat stating that there will be no future resubdivision of the property until Renee Road East is improved to County Engineering standards. The 25-foot building setbacks are not shown and would be required on the final plat.

The site appears to lie within the general path of Red Creek-Eight Mile Creek Parkway, a planned major street; however, the depiction on the Major Street Plan Map is for a general corridor. Therefore, the exact location of the proposed major street is largely unknown. Additionally, the parkway is not shown on the Mobile Area Transportation Study 2030 plan.

Because the exact location of the major street is unknown, dedication or setback would not be possible or practical. Therefore, a note should be placed on the final plat stating that the site appears to be in the path of the proposed major street, and thus may be impacted by the major street in the future.

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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Renee Road East; 2) the placement of a note on the final plat stating that there will be no resubdivision of the site until Renee Road East is improved to County Engineering standards; 3) the placement of a note on the final plat stating that the site appears to be in the path of the proposed major street, and thus may be impacted by the major street in the future; and 4) the placement of a note on the final plat stating that 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.

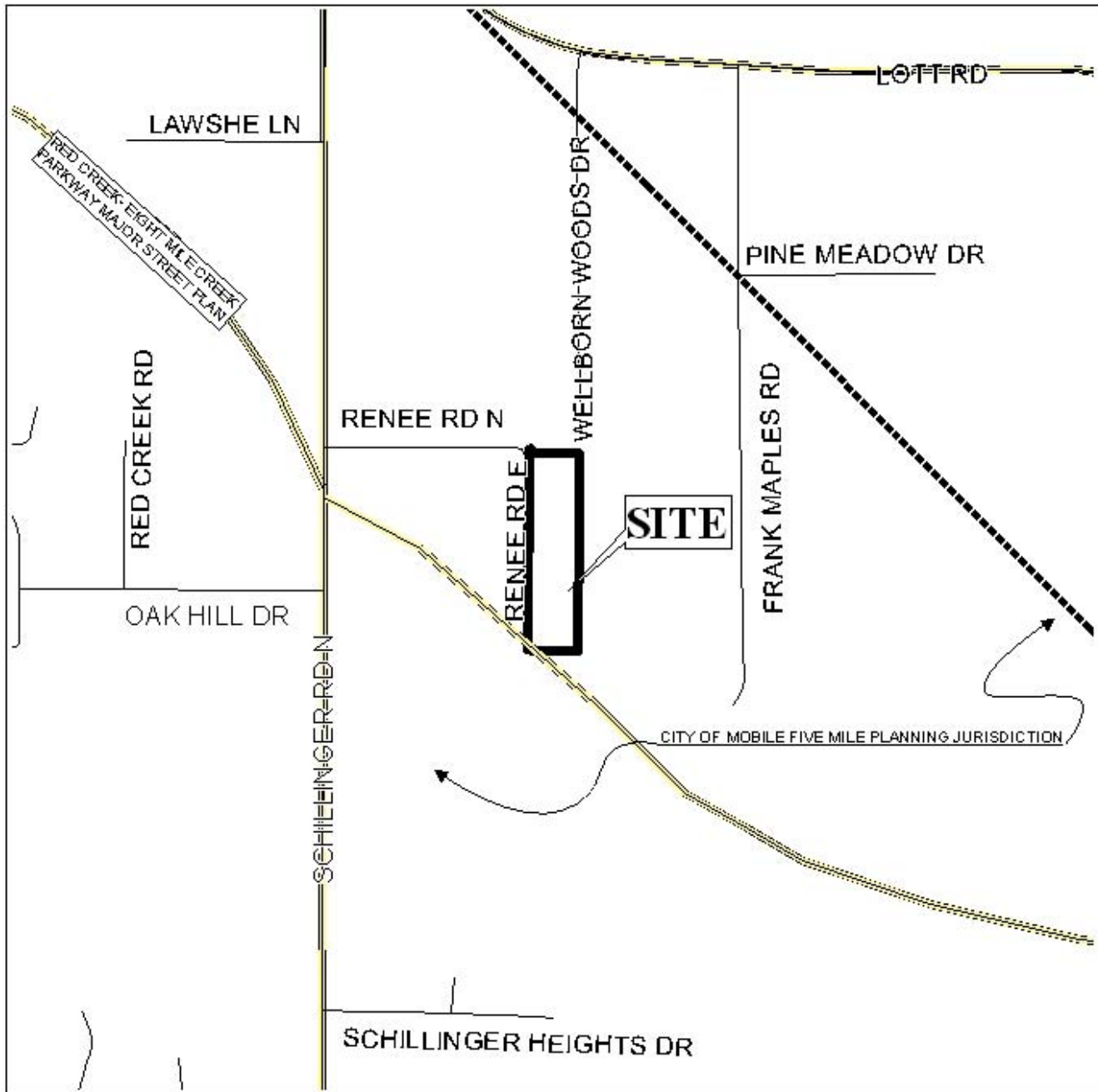
Revised for the May 18, 2006 meeting:

This application was held over from the April 20th meeting to allow the applicant to meet with staff to discuss the recommended note on the final plat regarding the proposed major street. The plat had been recommended for Tentative Approval with conditions.

Staff has spoken with the applicant to explain that the major street location is approximate and not final, and that placement of the note on the final plat is simply notice that the site MAY be impacted in the future, and is standard procedure. It has also been explained that the subdivision process has no bearing on the final location of the proposed major street, the planning of which has been and will be a separate public process. Instead, the subdivision process seeks to reflect a potential change, give proper notice, and, to the extent possible, prevent future development conflicts.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Renee Road East; 2) the placement of a note on the final plat stating that there will be no resubdivision of the site until Renee Road East is improved to County Engineering standards; 3) the placement of a note on the final plat stating that the site appears to be in the path of the proposed major street, and thus may be impacted by the major street in the future; and 4) the placement of a note on the final plat stating that 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.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 1, 2006

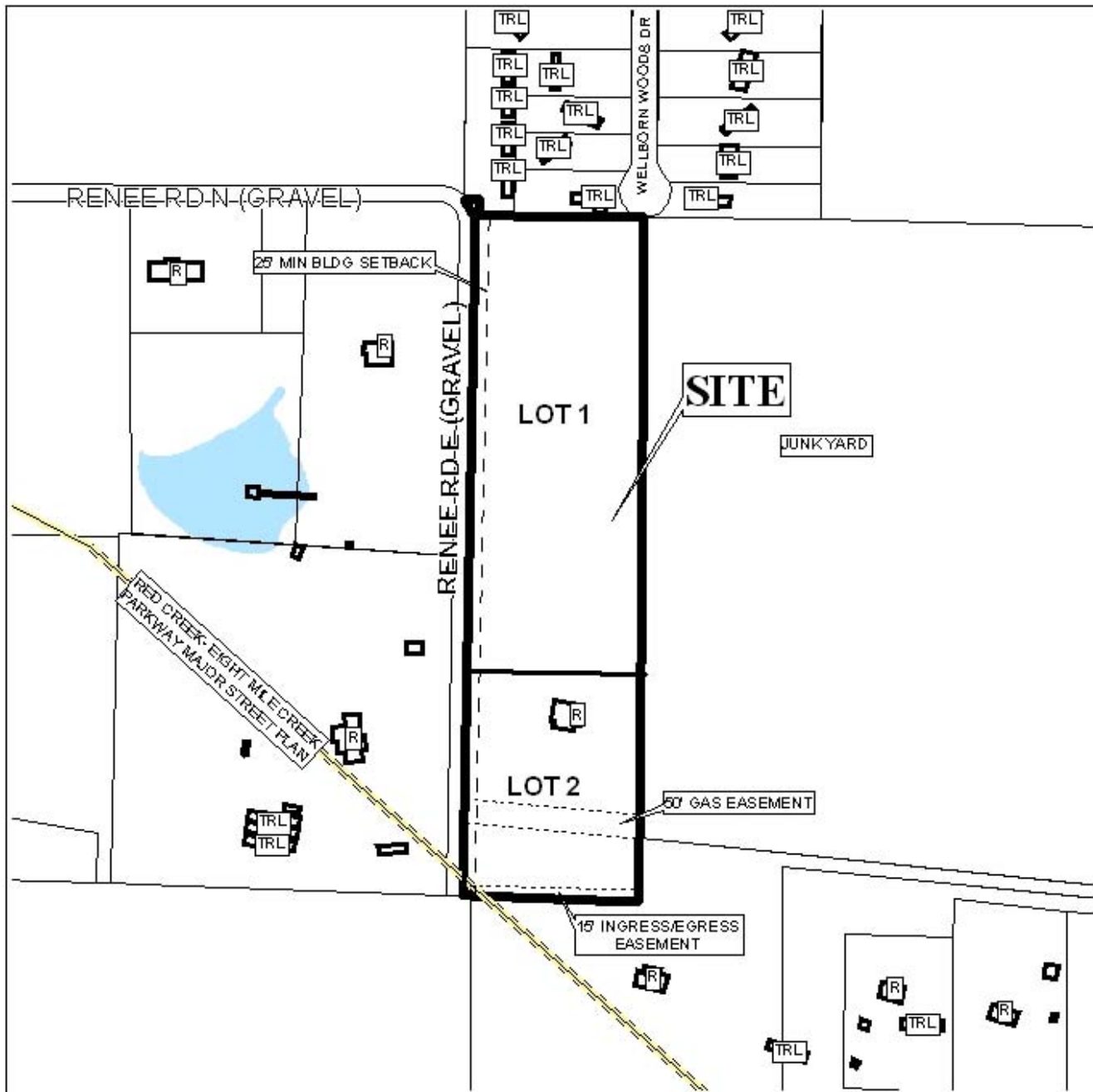
APPLICANT Michele Subdivision

REQUEST Subdivision



NTS

MICHELE ESTATES SUBDIVISION



APPLICATION NUMBER Holdover DATE June 1, 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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