

HOLDOVER

MOBILE PRESS REGISTER SUBDIVISION, **FIRST ADDITION**

Engineering Comments: FEMA minimum finished floor elevation required on each lot. Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

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

The plat illustrates the proposed 3 lot, 14.3± acre subdivision which is located in an area bordered by Beauregard Street on the North; Water Street and St. Joseph Street on the East; Adams Street on the South; and the West right-of-way line of Jackson Street (vacated) on the West; less and except the North side of Adams Street 407'± West of St. Joseph Street, extending to the West 220'±. The site is served by city water and sanitary facilities.

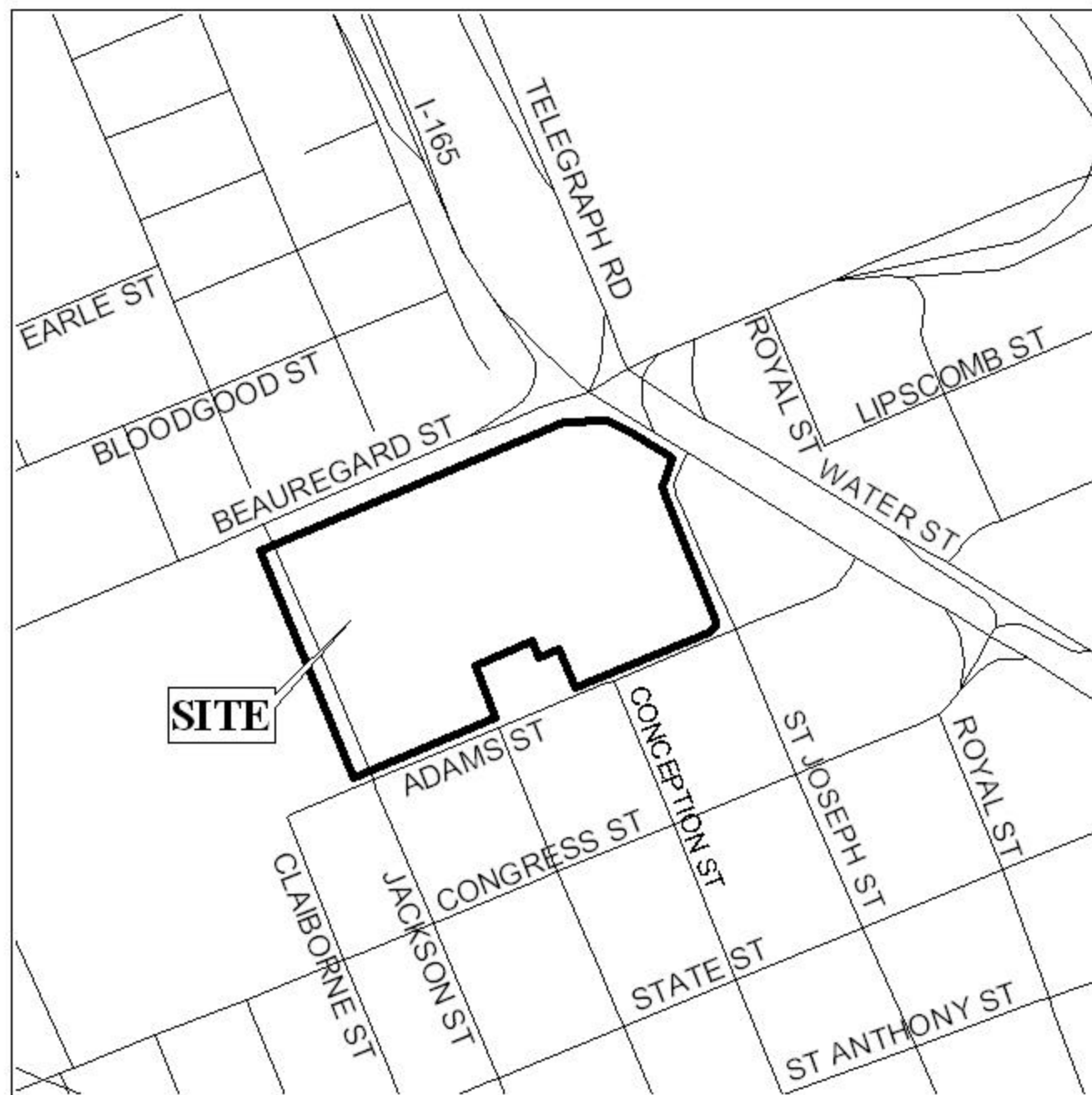
The purpose of this application is to include a vacated right-of-way (Jackson Street) into a legal three-lot subdivision.

Since this development is at the intersection of two major streets access management is a concern. Prior to the vacation of Jackson Street, three curb cuts were located on the portion of Jackson Street. Therefore, a note should be placed on the final plat limiting the development to the existing curb cuts, to Beauregard Street and to Saint Joseph Street. Additionally, the applicant has received approval for an emergency curb cut to Saint Joseph Street, which was previously approved during the building process. Moreover, the Commission granted PUD approval for shared access and parking between the three lots at the April 7, 2000 meeting.

The Commission heldover this application to allow the applicant to review the recommended conditions. The applicant was concerned that the recommendations would reduce the number of curb cuts. However, there would be no reduction in curb cuts to the site since the vacated portion of Jackson Street is no longer right-of-way and will be incorporated into the Mobile Press Register site, hence there would be only curb cut curb to Beauregard Street and one to Saint Joseph Street. It should be noted that there will be one "emergency" curb cut to St. Joseph Street whereby a portion of the existing fence may be removed for emergency access.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating the development is limited to the existing curb cut(s) to Beauregard Street and Saint Joseph Street; and 2) the placement of a note on the final plat stating that one emergency curb cut to Saint Joseph Street is allowed.

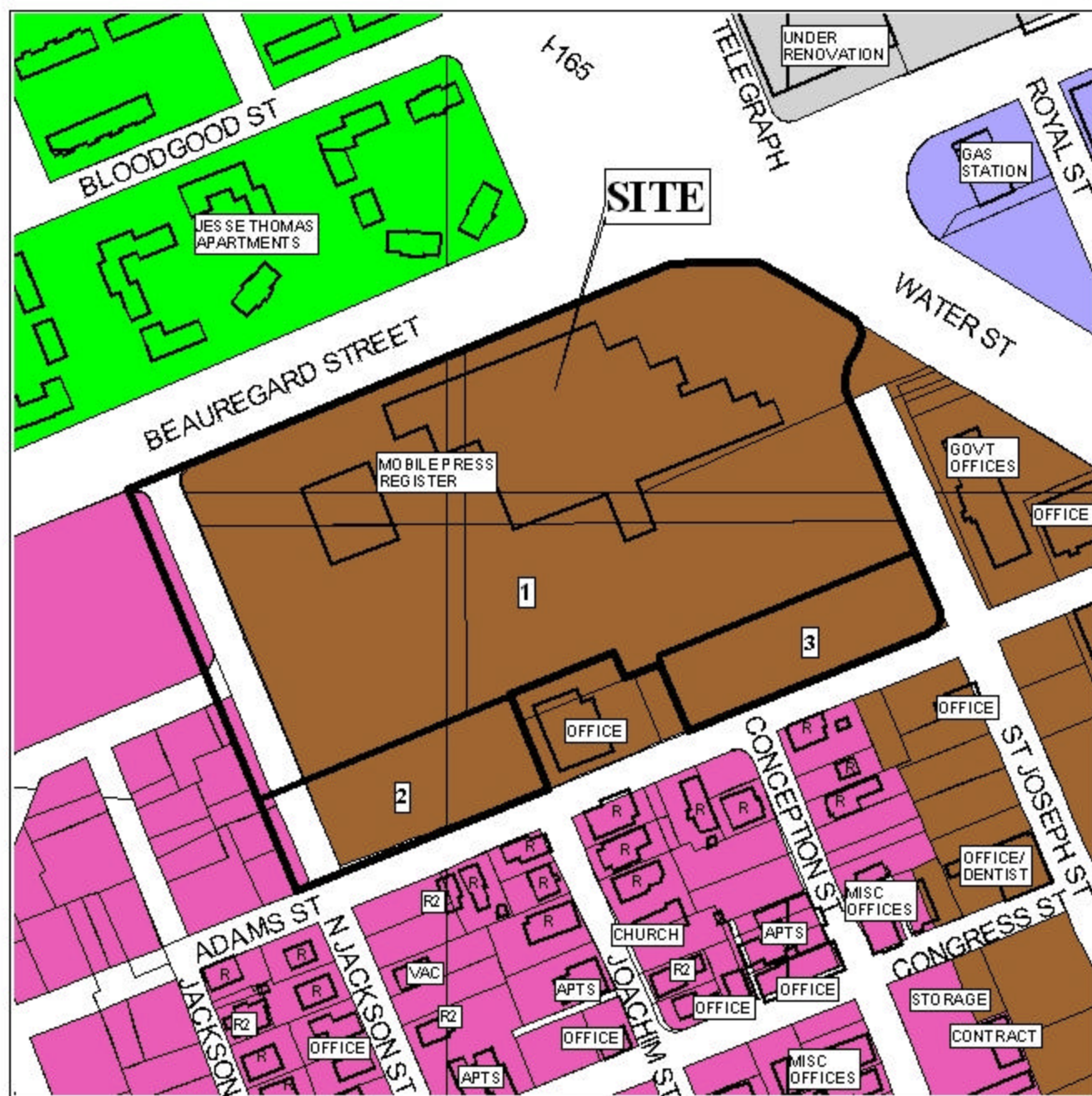
LOCATOR MAP



APPLICATION NUMBER 17 DATE June 5, 2003
APPLICANT Mobile Press Register Subdivision, First Addition
REQUEST Subdivision



MOBILE PRESS REGISTER SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 17 DATE June 5, 2003

LEGEND



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