

HOLDOVER

Revised

MOTEL COURT SUBDIVISION

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

The plat illustrates the proposed four-lot, 16.8± acre subdivision, which is located at the Southeast corner of Coca Cola Road and Motel Court, extending to the North side of Interstate 10, and extending to the West side of Motel Court, 200'± South of Coca Cola Road, and to the North side of the Interstate 10 West off ramp. The site is served by public water and sanitary sewer.

The purpose of the application is to create four lots of record from two metes and bounds parcels. One of these parcels is very small and its owner has not authorized the subdivision; this authorization is required before further action can be taken.

The site fronts Motel Court, which has a 60-foot right-of-way.

The site contains a large drainage ditch, is located in a floodplain, and is bisected by a floodway; thus it may be considered environmentally sensitive, and approvals from federal, state and local agencies will be required prior to the issuance of any permits. The proposed lots are of substantial size and would appear to have adequate developable area, although access may be a concern for Lot 4. The majority of Lot 4 is in the floodway and the remainder is in the AE floodplain; the location of the floodway may make access to Coca Cola Road more appropriate than to Motel Court, although this should be subject to County Engineering approval. As a means of access management, each lot should be limited to a single curb cut, and a note so stating should be required on the final plat.

Also, since the site is in the County, 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 May 18th meeting, to allow the applicant to get authorization to subdivide from the owner of the additional parcel. Revised materials must be received in Urban Development by April 24th.

Revised for the May 4th meeting:

This application was held over from the April 20th meeting to allow the applicant to submit authorization from the owner of the additional parcel. The applicant submitted a revised plat excluding the parcel; however, this could not be accepted since the excluded parcel would have remained landlocked, and the applicant is continuing efforts to involve the other property owner.

Based on the preceding, it is recommended that the application be held over to the May 18th meeting, to allow the applicant to get authorization to subdivide from the owner of the additional parcel. Revised materials must be received by May 8th.

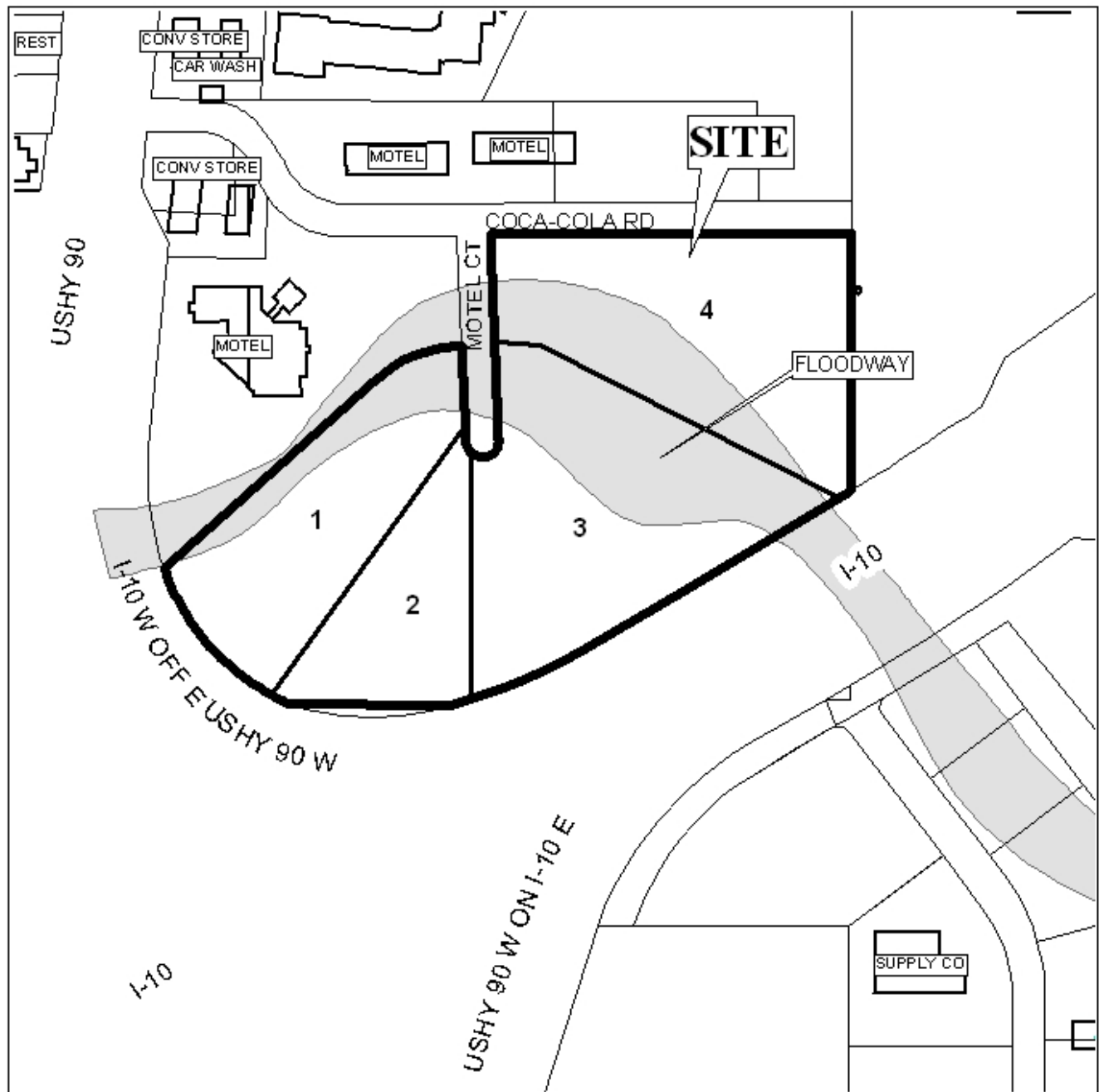
LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 4, 2006
APPLICANT Motel Court Subdivision
REQUEST Subdivision



MOTEL COURT SUBDIVISION



APPLICATION NUMBER Holdover DATE May 4, 2006

LEGEND

