

RANGELINE PARK SUBDIVISION, EIGHTH ADDITION, RESUBDIVISION OF LOTS 1 & 2

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.

The plat illustrates the proposed 2.2 acre \pm , 3 lot subdivision which is located on the south side of Rabbit Creek Drive, 500 feet \pm of Rangeline Road. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 3 lots from 2 lots

This application addresses a portion of the 45 lot, 115-acre \pm Rangeline Park subdivision, originally approved by the Planning Commission on September 27, 1996. The original subdivision, for which there is no recorded composite plat on file, has had six approved extensions, as well as approved minor reconfigurations. The two lots that are the subject of the proposed resubdivision were recorded in Mobile County Probate Court in September 1999 as lots 1 and 2 of the Eighth Addition to Rangeline Park, but were initially lots 20 and a portion of 21 in the 1996 approved subdivision.

The following conditions were part of the original approval for the overall Rangeline Park subdivision in 1996:

- (1) provision of a 10' landscape buffer along the easternmost portion of the site, as well as along the frontage for those lots along Rabbit Creek Drive;*
- (2) the dedication and construction of a service road along Rabbit Creek Drive, or the placement of notes on the final plat stating: a) that Lots 16 and 22 are denied direct access to Rabbit Creek Drive; b) that Lots 17-21 are limited to three curb cuts, with the location and design to be approved by County Engineering; and c) that Lots 23-30 are limited to four curb cuts, with the location and design to be approved by County Engineering;*
- (3) a note on the final plat stating that Lot 36 is denied direct access to Old Rangeline Road;*
- (4) that parcel located to the southwest be included in this application, or the submission of documentation to illustrate the parcel has access to a public right-of-way; and*
- (5) provision of a 25' minimum building setback line along the street frontages.*

The site fronts Rabbit Creek Drive, a minor street, which has a right-of-way width of 60 feet at this location, according to County Engineering. The north side of Rabbit Creek Drive is essentially built-out with single-family residential developments. South and east of the site are office, landscaping, and mini-storage uses, which are more commercial in nature. A new housing development is proposed further east of the site, on land that was once part of the approved 1996 Rangeline Park subdivision application.

Rabbit Creek Drive predominantly serves residential uses, therefore access from the site to Rabbit Creek Drive is a concern, as Rangeline Park is intended to be a commercial / light industrial subdivision. The original conditions for the overall 1996 subdivision included access limitations for the lots fronting Rabbit Creek Drive, including the site. The original condition limited 5 lots (including the lots that are part of the current application) to three access points to Rabbit Creek Drive, therefore, this resubdivision should also restrict access to Rabbit Creek Drive; thus proposed lots 1 through 3 should be limited to one combined access point, if approved. The location, size, and design of any driveways must be approved by County Engineering.

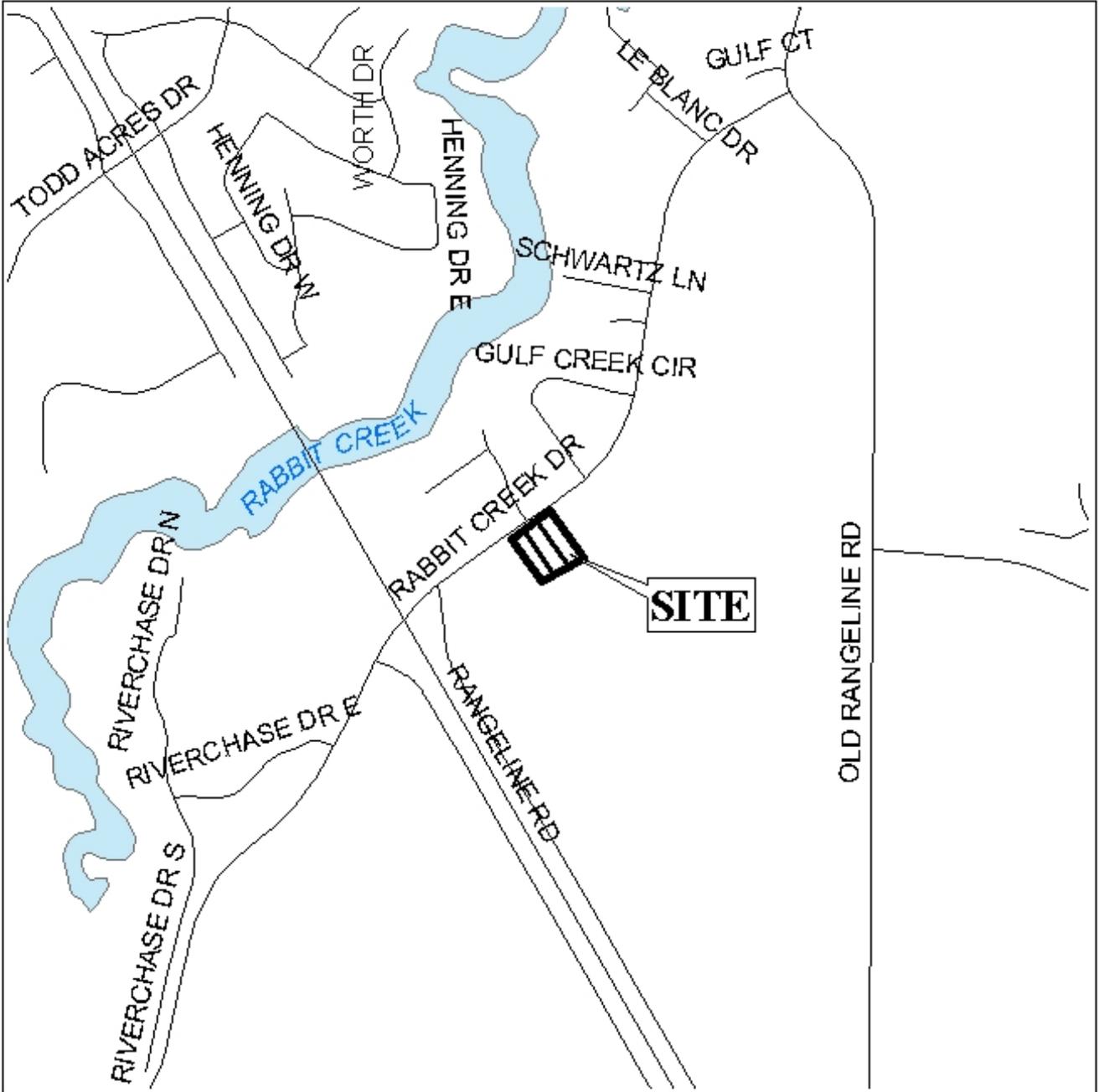
The Rangeline Park subdivision is commercial and industrial in nature, and thus screening of the site due to adjacent residential uses will be required, in conformance with Section V.A.7. of the Subdivision Regulations. Therefore, per the 1996 conditions, a 10-foot wide landscape buffer should be required as part of this resubdivision, if approved. Additionally, a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The site is within the drainage basin for Rabbit Creek, a tributary to Dog River. While the site does not appear to be located within floodplains associated with the creek, floodplains do appear to occur in the general vicinity of the site. Furthermore, the relative flatness and low elevation of the general area indicates an increased potential for wetlands, which do occur near the site, and an increased potential for drainage problems during heavy rain events. The presence of wetlands and floodplains near the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

Finally, as previously mentioned, the site under consideration for resubdivision is part of the original Rangeline Park subdivision approved in 1996. As the Planning Commission has not received a final composite plat for the Rangeline Park subdivision, and as several parcels originally part of the subdivision have been sold to other developers, the applicant should submit a new composite subdivision application for the Rangeline Park subdivision prior to the submission of any future applications.

The plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that lots 1-3 are limited to one curb cut to be shared by all lots, with curb cut size, location and design to be approved by County Engineering; 2) the provision of a 10-foot landscape buffer along the portion of the site fronting Rabbit Creek Drive; 3) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits; 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 5) correction of the labeled right-of-way width for Rabbit Creek Drive. It is also recommended that the applicant be advised that submission of a revised composite Rangeline Park subdivision application reflecting changes that have occurred would be appropriate prior to the submission of any future applications.

LOCATOR MAP



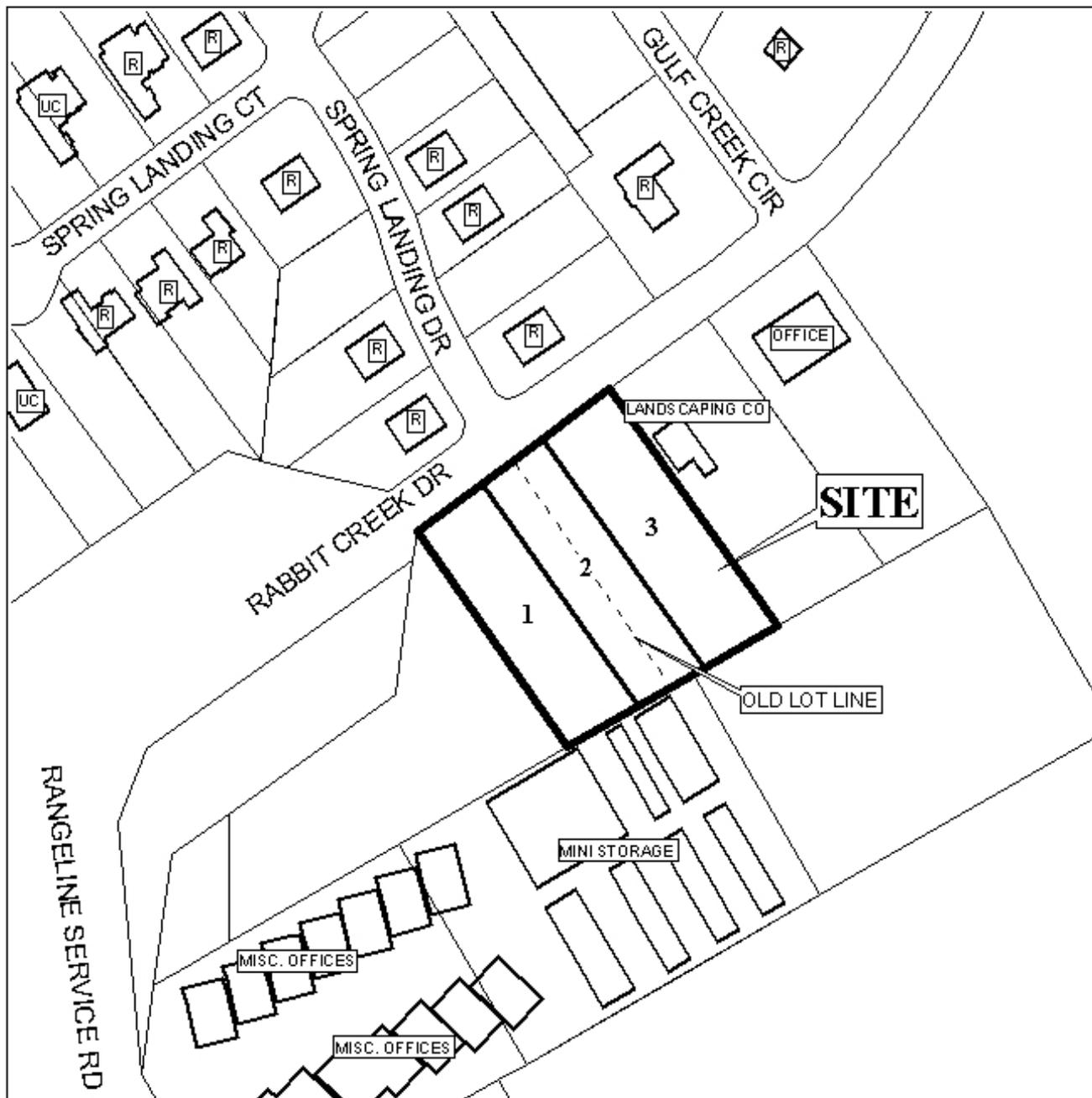
APPLICATION NUMBER 16 DATE May 5, 2005

APPLICANT Rangeline Park Subdivision, Eighth Addition, Resubdivision of Lots 1 & 2

REQUEST Subdivision



RANGELINE PARK SUBDIVISION, EIGHTH ADDITION, RESUBDIVISION OF LOT 1 AND LOT 2



APPLICATION NUMBER 16 DATE May 5, 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

