

LHRP COMMERCIAL PARK SUBDIVISION, **RESUBDIVISION OF**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

MAWSS Comments: No Comments

The plat illustrates the proposed 2-lot, 8.3± acres subdivision which is located on the West side of Schillinger Road North, 35'± South of Tara Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer. The purpose of this application is to create two legal lots of record from three legal lots of record. It should be noted that the currently proposed layout would eliminate a previously approved flag-lot.

The site has received various approvals from the Planning Commission previously. On October 4, 2012, a 2-lot Subdivision was approved, but not recorded, while; on April 4, 2013, a 3-lot Subdivision was approved and later recorded in Probate Court. Subsequent applications in November 2013 and October 2014 were approved, but never recorded.

No information has been submitted to Planning & Zoning staff regarding the completion of the vacation process of any of the previously approved requests. However, in searching for such documentation, staff did find easement deeds recorded in Probate Court on August 25, 2014 and May 18, 2015 by the applicant granting Alabama Power an easement to the entirety of Lots 1, 2, & 3 of the recorded LHRP Commercial Park Subdivision. This easement deed grants Alabama Power authority to establish an easement anywhere, and at any time deemed necessary and appropriate on the subject site. While there is a 20' "drainage & utility easement" at the Southeast of the site, and an "ingress, egress, & parking easement" allowing shared access between Lot 2 and a portion of Lot 1, there is no Alabama Power easement illustrated, or mentioned. If approved, a note should be placed on the Final Plat stating that no structures will be built in any easement, as well as a note acknowledging the Alabama Power easement deeds recorded in Probate Court.

The site is located on Schillinger Road North, which is a major street. As a major street, there should be a 100' right-of-way. The plat depicts an existing right-of-way width of 116' therefore, no dedication would be required.

As mentioned earlier, there is an "ingress, egress, & parking easement" which would provide both of the proposed lots with access to Schillinger Road North via a curb cut on the proposed Lot 1, however, the preliminary plat and aerial photos of the site show an existing curb cut on Lot 2 as well; therefore the development should be limited to the two existing curb cuts to Schillinger Road North, with any changes in the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The plat indicates a 50' minimum building setback line along Schillinger Road North for both lots, and should be retained on the Final Plat, if approved. There is a retention pond indicated on the plat; therefore, a note should be required on the Final Plat stating that the maintenance of detention areas is the responsibility of the property owners and not Mobile County.

The lot sizes are indicated in square feet and acres on the preliminary plat and should be retained on the Final Plat, if approved.

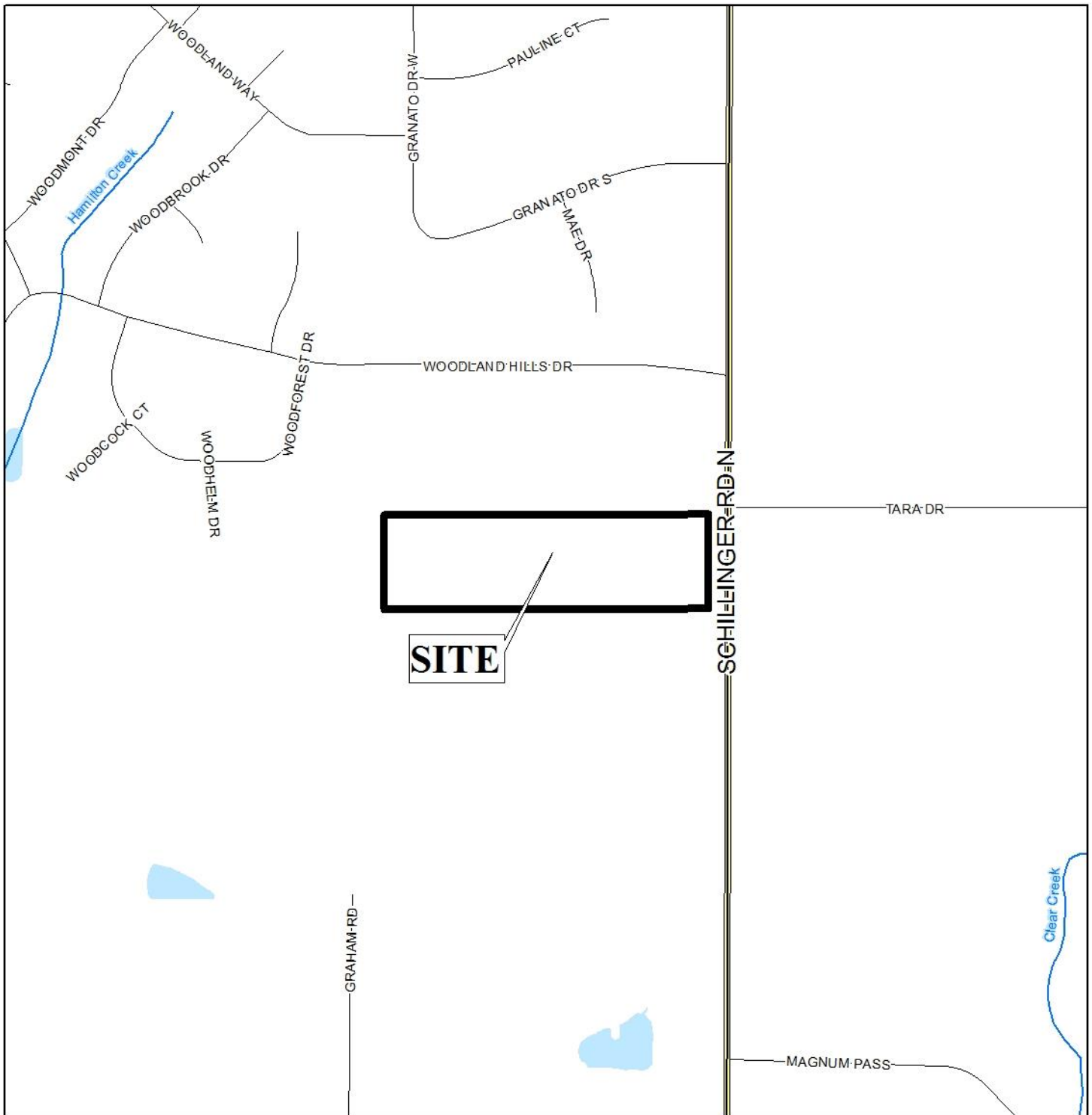
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding this requirement should also appear on the Final Plat, if approved.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following:

- 1) illustration of at least a 25' minimum building setback line;
- 2) placement of a note on the Final Plat limiting the development to the two existing curb cuts to Schillinger Road North, with any changes in the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
- 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.8. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;
- 6) placement of a note acknowledging the Alabama Power easement deeds recorded in Probate Court;
- 7) compliance with Fire comments (*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).*) and
- 8) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater

and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning and Zoning staff and County Engineering.

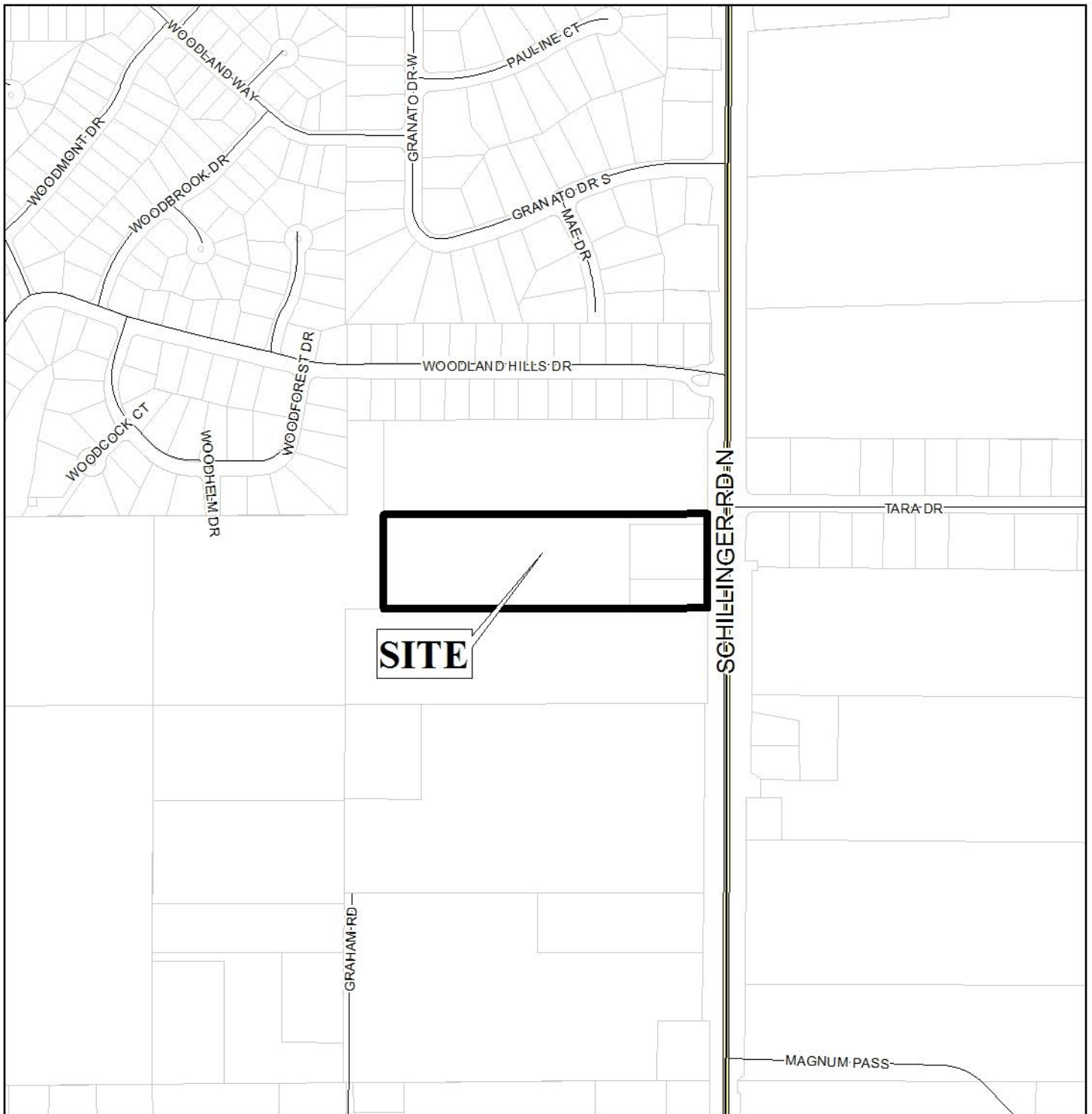
LOCATOR MAP



APPLICATION NUMBER 9 DATE December 1, 2016
APPLICANT LHRP Commercial Park Subdivision, Resubdivision of
REQUEST Subdivision



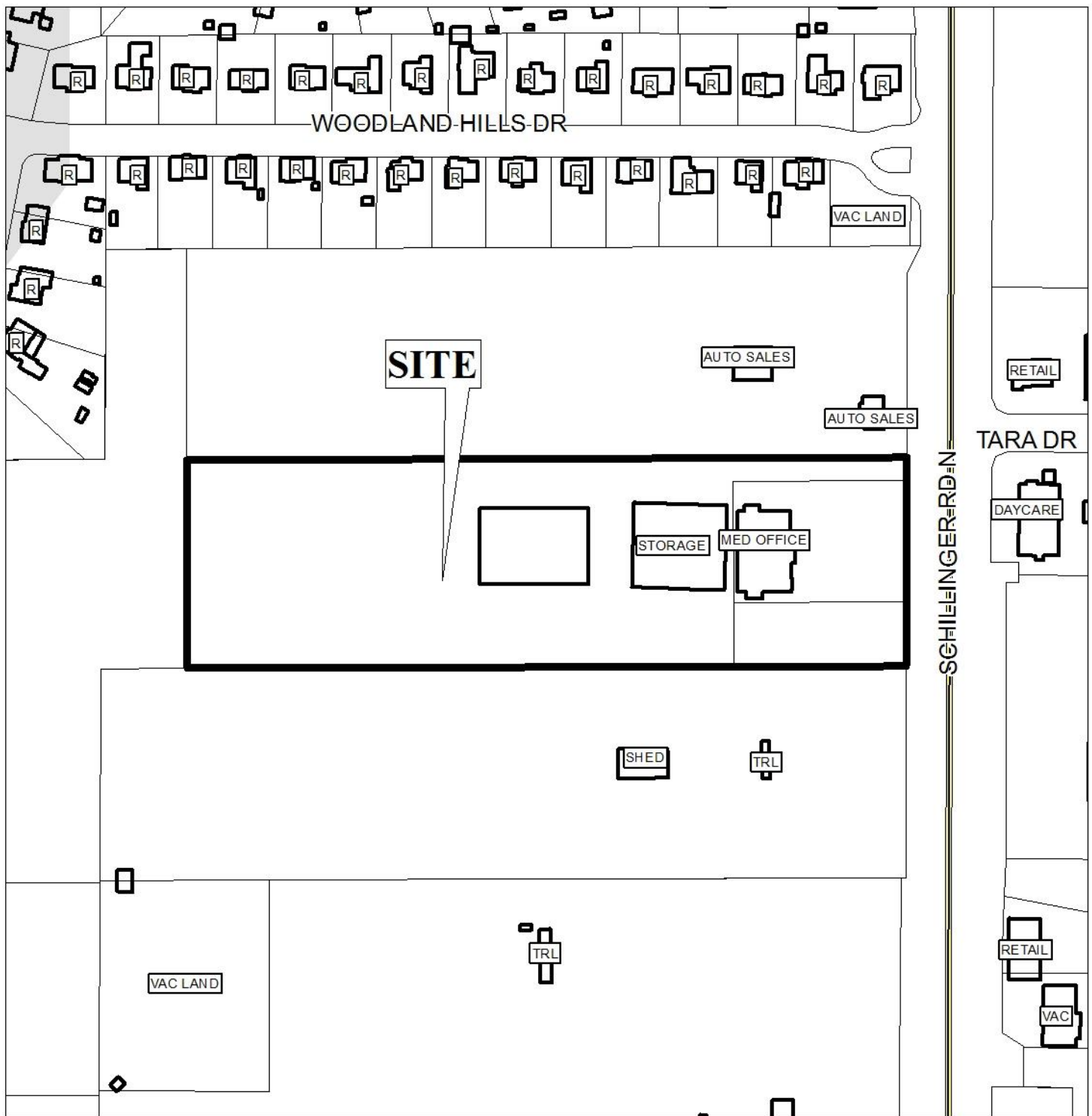
LOCATOR ZONING MAP



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



NTS

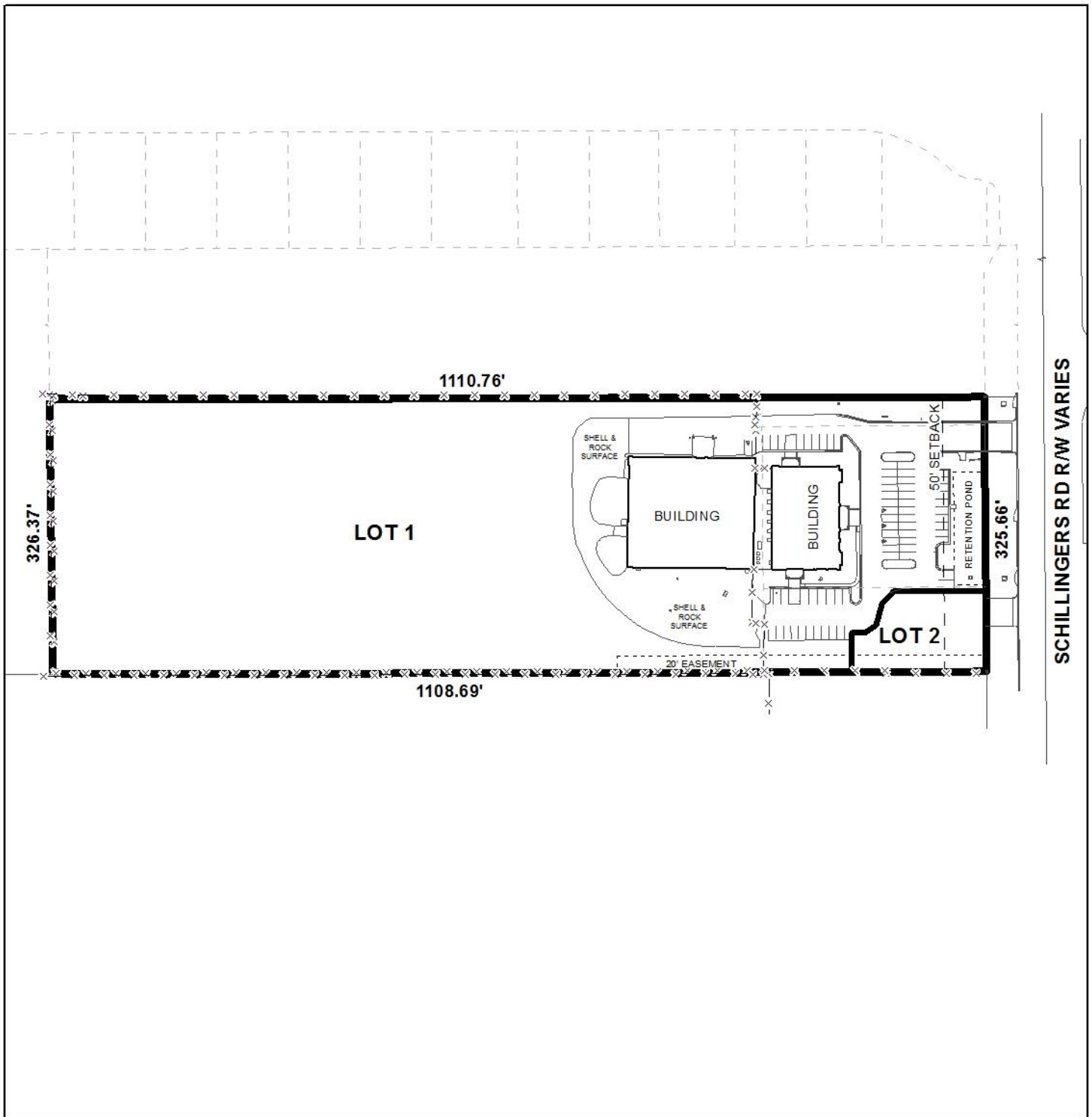
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DETAIL SITE PLAN



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