

## **NURSERY ROAD ESTATES SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 0.7 ± acre subdivision which is located on the South side of Nursery Road, 200'+ East of Snow Road North. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide a portion of one undeveloped parcel into 2 lots. The remainder of the parcel is included in agenda items #16, Snow Road Commercial Park Subdivision, and #17, Torrington Place Subdivision.

The portion of the parcel that is the subject of this application fronts onto Nursery Road, a paved minor street with adequate right-of-way. It should be noted that the plat indicates that the right-of-way is 80 feet, while available parcel data indicates the right-of-way may only be 60 feet. The right-of-way width should be verified with County Engineering, and the plat corrected if necessary.

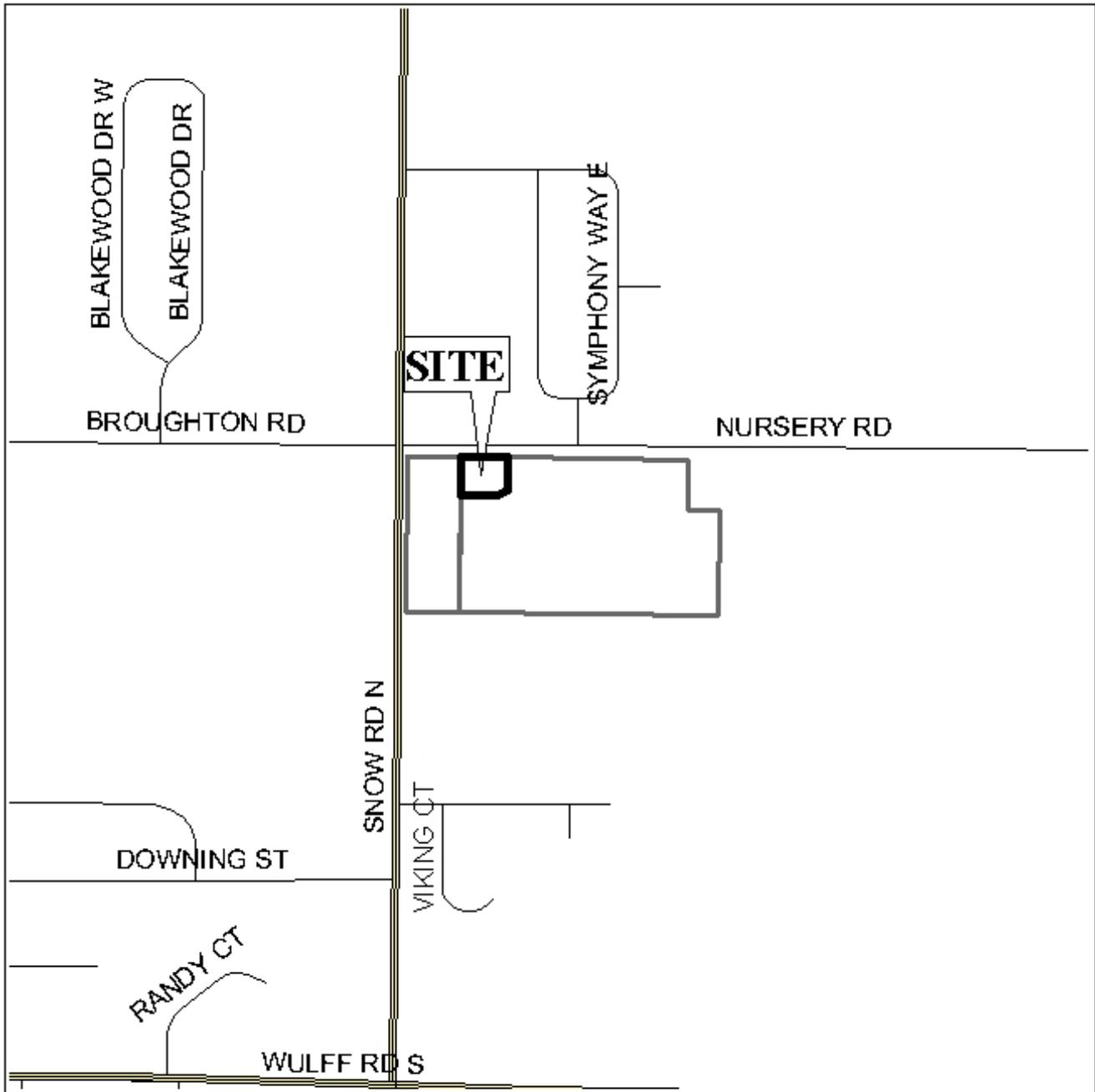
While Nursery Road is a minor street, access management is a concern. Due to the limited frontage of the proposed lots, each lot should be limited to one curb-cut, with the size, design and location to be approved by County Engineering.

This site is located in Mobile County, thus 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.

Finally, it should be noted that a letter was received from Mr. Joseph Kinney, owner of Kinney Nursery, located South of the parcel in question at 3740 Snow Road. Mr. Kinney is concerned that adjacent residential and commercial development may impair his ability to operate his nursery, and his letter is intended to notify the developer and future residents and business owners of his concerns and the nature of his operations. Mr. Kinney states that his nursery operates "*in accordance with all applicable local, state, and federal laws and regulations. During the normal course of business there may be noise, spraying, odors, smoke and heavy vehicle traffic on my nursery. Also, there may be activity before dawn and after dark.*" He goes on to state that low flying aircraft are used twice a year to apply fire ant control products on his nursery stock and grounds.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) verification of the right-of-way width for Nursery Road, and correction of the plat if necessary; 2) placement of a note on the final plat stating that lots 1 and 2 are limited to one curb-cut each onto Nursery Road; and 3) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

# LOCATOR MAP



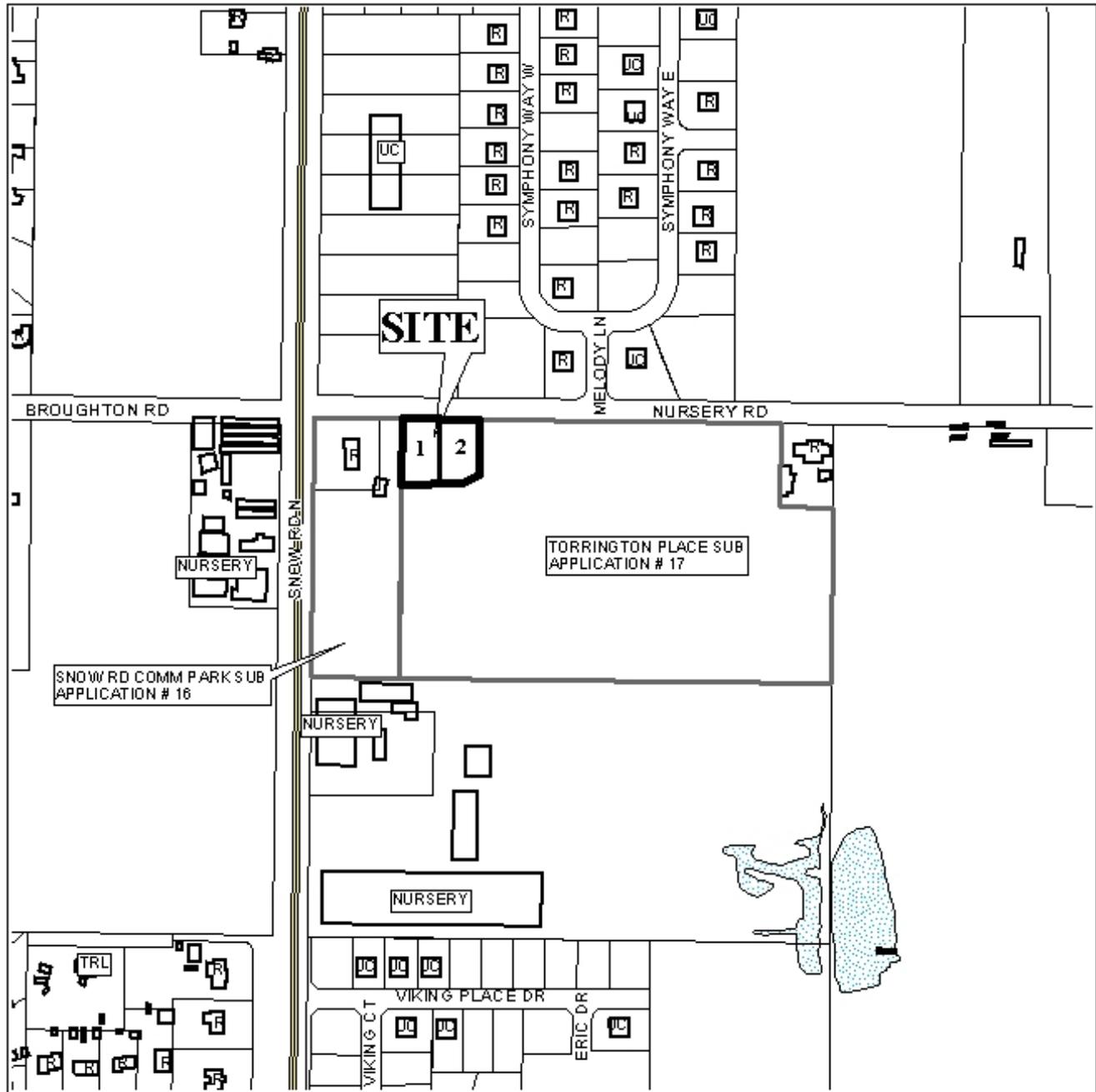
APPLICATION NUMBER 9 DATE June 1, 2006

APPLICANT Nursery Road Estates Subdivision

REQUEST Subdivision



# NURSERY ROAD ESTATES SUBDIVISION



APPLICATION NUMBER 9 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	L-1	L-2

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