

4. Subdivision Statement

RealtyLink-Alabama, LLC is proposing to construct a multi-tenant commercial development, including a new oil change facility and a quick-service restaurant, at the existing addresses of 1296 E Second Street, 1288 Route 73, and 1276 Route 73.

1. The relationship of the proposed Subdivision to the City's Comprehensive Land Use Plan;

The proposed subdivision is intended to facilitate a multi-tenant commercial development. The City's Comprehensive Land Use Plan designates the subject area as Community Commercial, and the proposed subdivision and development are consistent with and directly support this designation.

2. The general character of, and the uses to be included in, the proposed Subdivision;

The uses to be included are commercial in nature and consist of an oil change facility (automobile service/repair light) and a coffee shop (quick-service restaurant).

3. The total area to be included in the Subdivision, including area for open space, residential density computations (as applicable), the proposed number of dwelling units or commercial units, population analysis, availability or requirements for municipal services, and any other similar data relevant to a comprehensive evaluation of the proposed development;

The proposed subdivision encompasses approximately 1.58 acres and is intended to accommodate two commercial uses. No residential uses or dwelling units are proposed; therefore, residential density and population analyses are not applicable. The site will be served by existing municipal services, including public streets, water, sanitary sewer, storm drainage, and other necessary utilities, which are available or will be extended as required

4. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features;

Site/Offsite: \$900,000
Buildings: \$1,150,000

5. A general outline of the organizational structure of any property owners' or management's association proposed to be established for the purposes of providing any necessary private services;

Each separate commercial entity will be responsible for maintaining and providing any necessary private services associated with its respective parcel and operations.

6. Any proposed departures from the development standards set forth in Chapter 1111.

No departures from the development standards set forth in Chapter 1111 are expected