

DYKES ROAD FARMETTES SUBDIVISION, FIRST ADDITION, RESUBDIVISION OF LOT 25

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed two-lot, 2.5± acre subdivision which is located on the North side of Turmac Drive, 350'± West of Dykes Road South. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to create two lots from an existing lot of record.

The site fronts Turmac Road, which has a 60-foot right-of-way as shown on the plat.

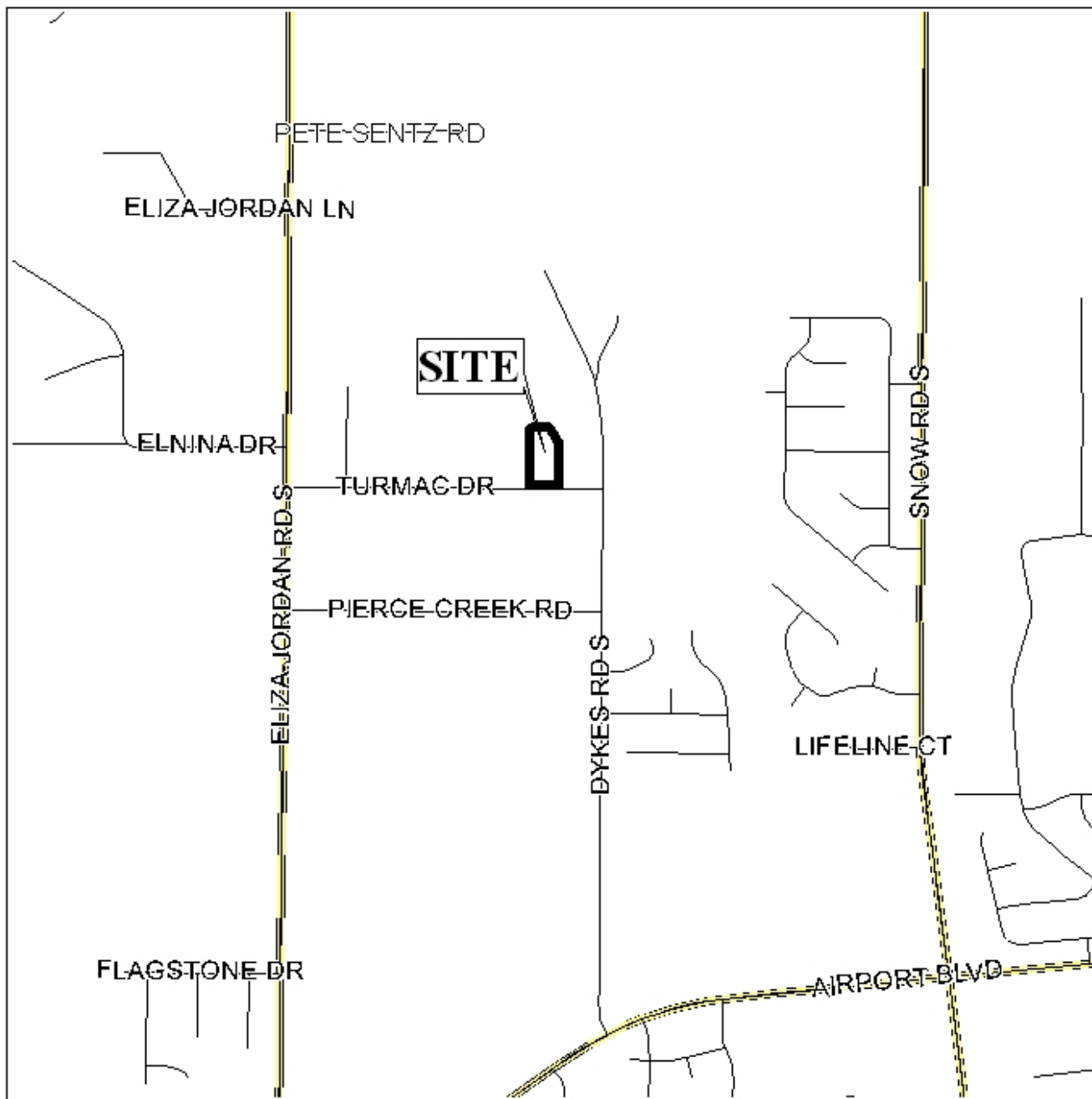
While the site contains adequate land area for two lots, the proposed arrangement would create a flag-shaped lot. The Subdivision Regulations state that “the size, width, depth, shape, and orientation of lots...shall be appropriate to the location of the subdivision” (Section V.D.1). Flag lots in the area are neither unusual nor the norm. There are two examples of them to the West on Turmac Road, and four on nearby Dykes Road South. Nevertheless, this configuration does present issues of future Resubdivision and the orientation of structures to be built on the rear lot. It also presents challenges to emergency vehicle access. However, given that the site is limited by the existing structure centered on the lot, and that the site otherwise meets the minimum standards of the Regulations, and that this type of development is found nearby, it may be excused in this case.

A 50-foot building setback line is shown on the plat, which would exceed the 25-foot minimum.

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.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that there will be no future Resubdivision of Lot 2 until additional access on a publicly maintained street is available; and 2) the 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.

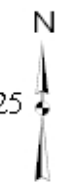
LOCATOR MAP



APPLICATION NUMBER 2 DATE September 7, 2006

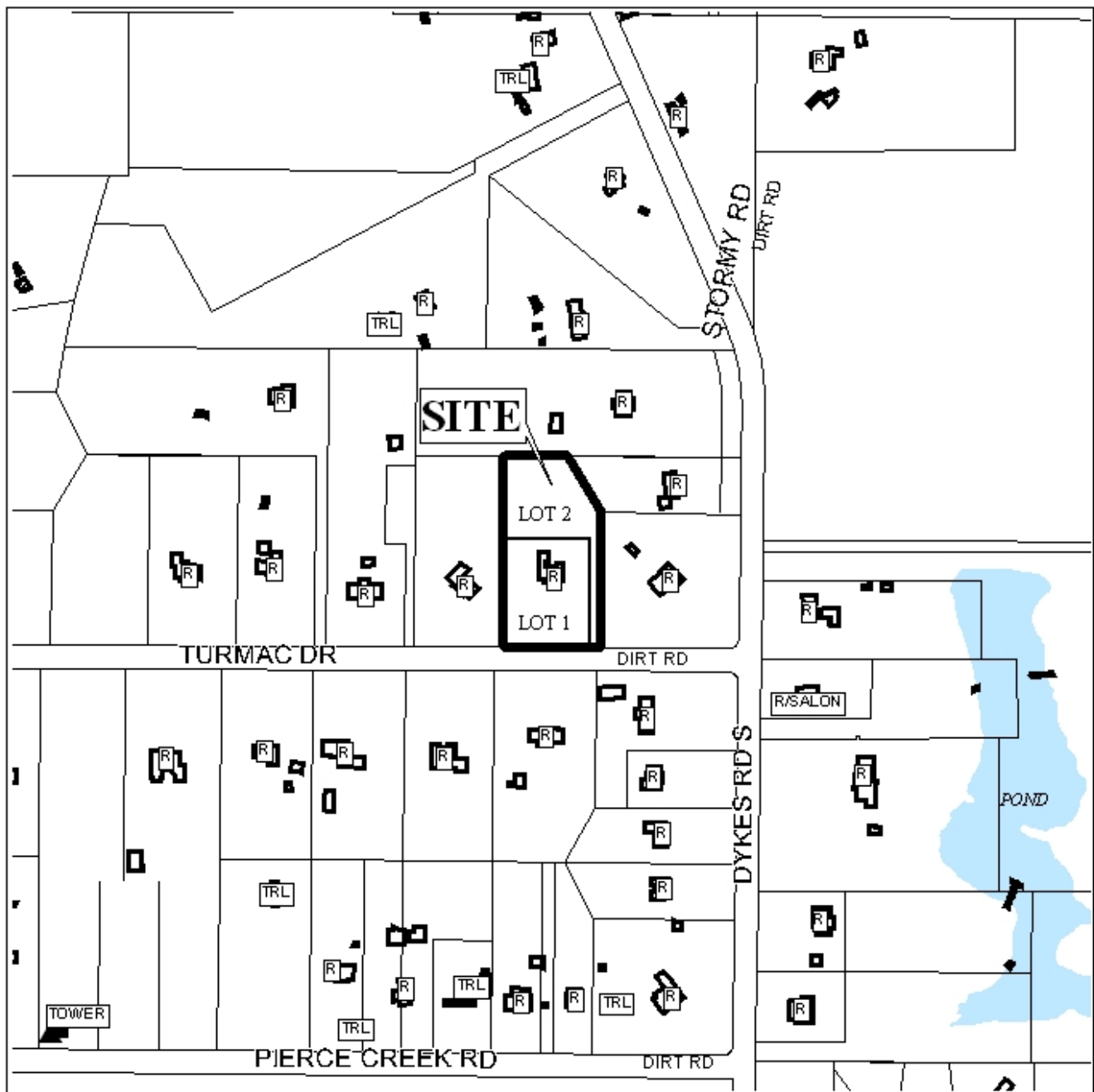
APPLICANT Dykes Road Farmettes Subdivision, First Addition, Resubdivision of Lot 25

REQUEST Subdivision






NTS

DYKES ROAD FARMETTES SUBDIVISION, FIRST ADDITION, RESUBDIVISION OF LOT 25



APPLICATION NUMBER 2 DATE September 7, 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	I-1	I-2

