

COWART ROAD SUBDIVISION, **RESUBDIVISION OF LOT 2**

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

The plat illustrates the proposed 2-lot, 30.0± acre subdivision which is located on the West side of Cowart Road, 120'± South of its North terminus. The subdivision is served by public water and individual septic facilities.

The purpose of this application is to create a two-lot subdivision from single lot of record.

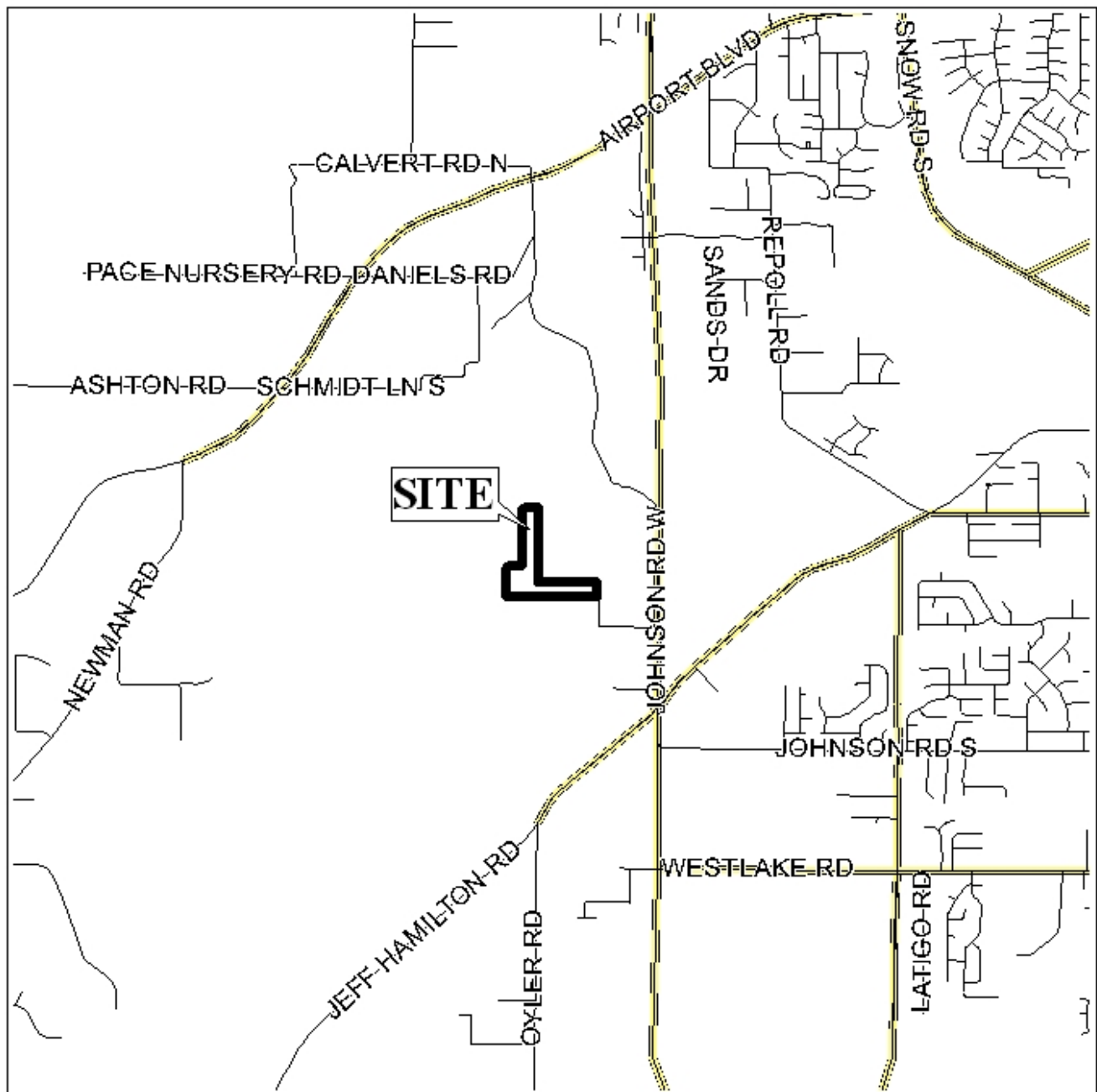
The site fronts Cowart Road, a minor street with a 60-foot right-of-way. The site contains a large floodplain area and may contain wetlands, so approval from all applicable federal, State, and local agencies would be required.

The plat proposes to divide a large, roughly "L"-shaped property with limited street frontage into a narrow rectangular lot, and an irregular lot with a 100-foot wide, 1330'± long appendage providing frontage onto Cowart Road. Given the access concerns for the rear portion of the lot, and the concerns for future development, this is not a desirable configuration. Under normal circumstances, this lot would not be recommended for approval without street construction.

The site is unusual in that it is a lot of record, but the entire parent parcel is not included. There are ten landlocked parcels belonging to the same parent parcel, which was divided without authorization in 1986; five of these were purchased in the 1990s by the applicant, and have since been transferred to a corporation in which the applicant is a member (Mac-Land Inc.). In light of these circumstances, it may be appropriate to allow subdivision of the property in question, but only if all of the Mac-Land-owned properties were included in the application to mitigate the current landlocked situation. While inclusion of properties under other ownership is desirable, it cannot be required, since they have been transferred multiple times without the applicant's involvement. Planning for street construction would also be strongly recommended, to provide access to any remaining landlocked parcels.

Based on the preceding, this application is recommended for Holdover to the September 7th meeting, to allow the applicant to submit revised plans including all properties owned by Mac-Land, showing access to a public street for all properties.

LOCATOR MAP



APPLICATION NUMBER 4 DATE August 3, 2006

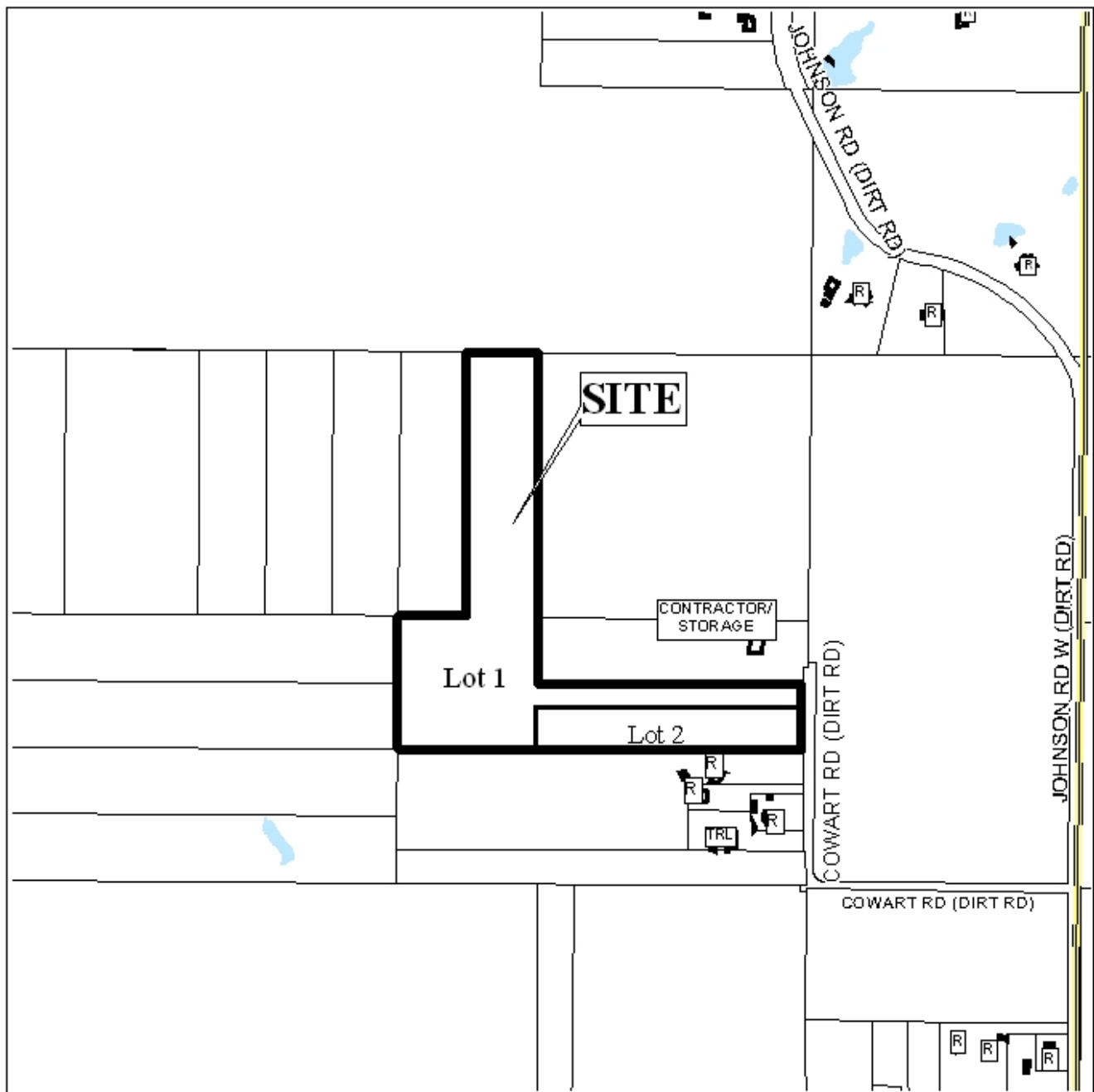
APPLICANT Cowart Road Property Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



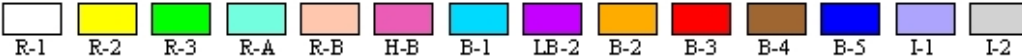
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LEGEND



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