

D. J.'S SUBDIVISION

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

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed $2.7 \pm$ acre, three-lot subdivision, which is located on the West side of Schillinger Road South, $100' \pm$ South of Moffett Road. The applicant states that the site is served by public water and sanitary sewer; however, based on MAWSS comments above, the applicant must submit proof that Lots 1 and 2 are served by public water and/or sanitary sewer, prior to signing the final plat. This is due to recent State changes that require either public water or sanitary sewer service for new lots with between 15,000 and 40,000 square feet.

The purpose of the application is to create three lots of record from two existing lots. As shown, proposed Lot 1 would not change from its original configuration as a lot. The second original lot would be divided into a rectangular lot and a flag-shaped lot.

The site fronts Schillinger Road South, a planned major street with a 100-foot right-of-way along proposed Lot 1 and a 130-foot right-of-way along proposed Lots 2 and 3. As the Comprehensive Plan calls for a 100-foot right-of-way on Schillinger Road, no additional dedication would be required.

The surrounding area is characterized by very large-lot development, and the flag-shaped nature of proposed Lot 3 is uncharacteristic; thus it would not conform to Section V.D.1 of the Subdivision Regulations, which states: "*The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated.*"

Furthermore, the site is located on a major street, which would pose access management concerns, especially for a driveway that may be less visible without a corresponding structure. If the subdivision were allowed, a shared driveway would be strongly recommended.

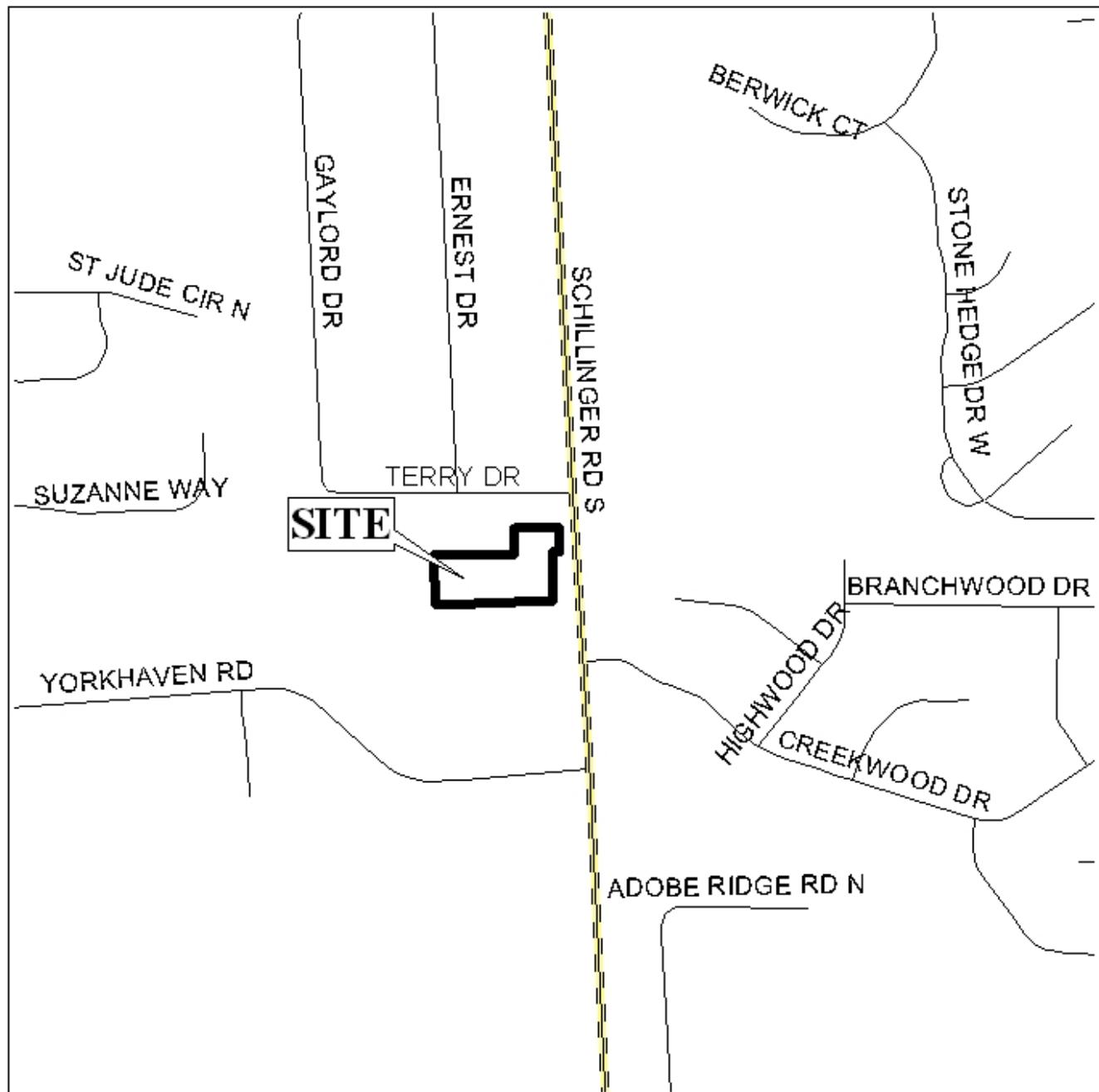
A possible alternative would be a horizontal division of the property. This would require a waiver of the maximum depth requirement (Section V.D.3). However, from the street, the configuration would more closely resemble other smaller residentially developed lots to the North and across Schillinger Road.

The 25-foot setbacks are not shown but would be required on the final plat.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

This application is recommended for Holdover to the July 20th meeting, to allow the applicant to submit revised drawings not showing flag-shaped lots. Revised materials should be received by June 19th to be considered.

LOCATOR MAP



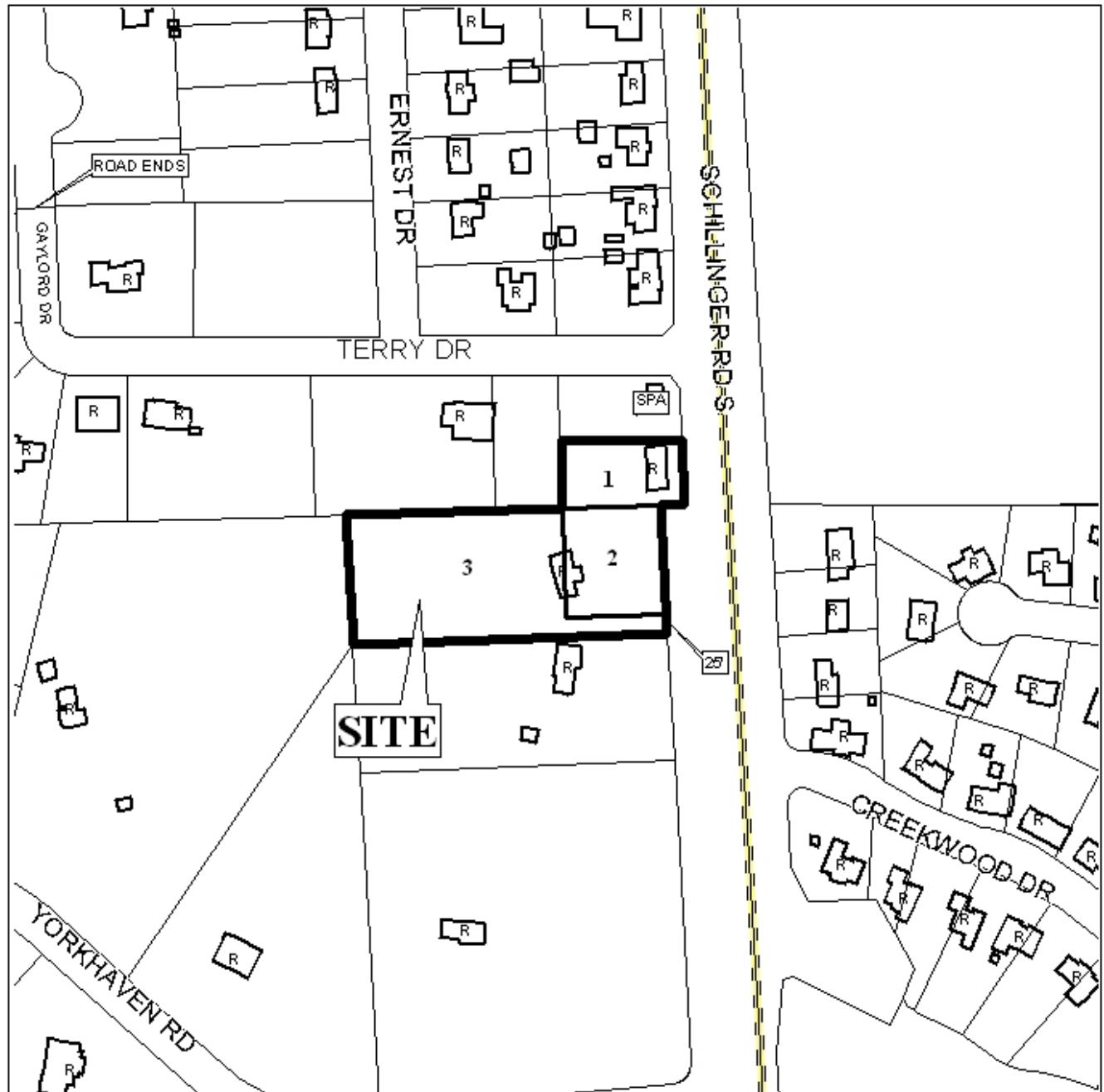
APPLICATION NUMBER 4 DATE June 15, 2006

APPLICANT D.J.'s Subdivision

REQUEST Subdivision



D.J.'S SUBDIVISION



APPLICATION NUMBER 4 DATE June 15, 2006

LEGEND

[Symbol: R-1]	[Symbol: R-2]	[Symbol: R-3]	[Symbol: R-A]	[Symbol: R-B]	[Symbol: H-B]	[Symbol: B-1]	[Symbol: LB-2]	[Symbol: B-2]	[Symbol: B-3]	[Symbol: B-4]	[Symbol: B-5]	[Symbol: I-1]	[Symbol: I-2]
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

NTS

