

L.M.S. SUBDIVISION

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

The plat illustrates the proposed 2 lot, 16.0 acre \pm subdivision which is located at 8140 Oak Avenue (Northeast corner of Oak Avenue and Crestwood Drive). The subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from one existing lot and one parcel, and to provide frontage onto a public street for the newly created lot.

The site fronts the terminus of Crestwood Drive and Oak Avenue, both minor streets. Oak Avenue has an adequate right-of-way of 60 feet, while Crestwood Drive's right-of-way ranges from 40 to 60 feet in width. The narrowness of Crestwood Drive's right-of-way appears to be due to an adjacent parcel, across from the site in question, that protrudes approximately 20 feet into the line of the right-of-way. Due to the nature of the right-of-way width problem, the applicant should not be required to dedicate or setback to provide the required minimum right-of-way width.

The parcel comprising the bulk of proposed Lot 2 does not have frontage on a public road. The subdivision, as proposed, will provide Lot 2 with a sliver of land that will provide frontage. Due to the shape of the frontage and the fact that Crestwood Drive's right-of-way lacks adequate width, including lacking adequate right-of-way width for a cul-de-sac, a note should be placed on the final plat, if approved, stating that there shall be no additional subdivision of Lot 2 until Crestwood Drive's right-of-way meets minimum standards, and until Lot 2 has adequate frontage for any future lots that may be proposed. The provision of adequate frontage for any future subdivision of Lot 2 may require the construction of a street on the property that meets the minimum standards of the Subdivision Regulations.

It should also be noted that the proposed Lot 2 includes a 15-foot wide by 391-foot long \pm access easement on the Southeast side of the property. This easement provides access from an existing private road to residences located on land-locked parcels on the East side of the proposed Lot 2. Due to the land-locked nature of the parcels to the East, a note should be placed on the final plat, if approved, stating that access for the adjacent land-locked parcels to public street must be provided if Lot 2 is further subdivided.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the proposed Lot 2, but would be required on the final plat, if approved.

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 upon the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat stating that no future subdivision of Lot 2 is allowed until the right-of-way of Crestwood Drive meets the minimum standards of the Subdivision Regulations, and additional frontage onto a road constructed to the standards of the Subdivision Regulations is provided; 2) placement of a note on the final plat stating that land-locked parcels adjacent to Lot 2 must be provided access to a public street if Lot 2 is further subdivided at a future date; 3) depiction of the 25-foot minimum building setback line, as required by Section V.D.9.; and 4) 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.

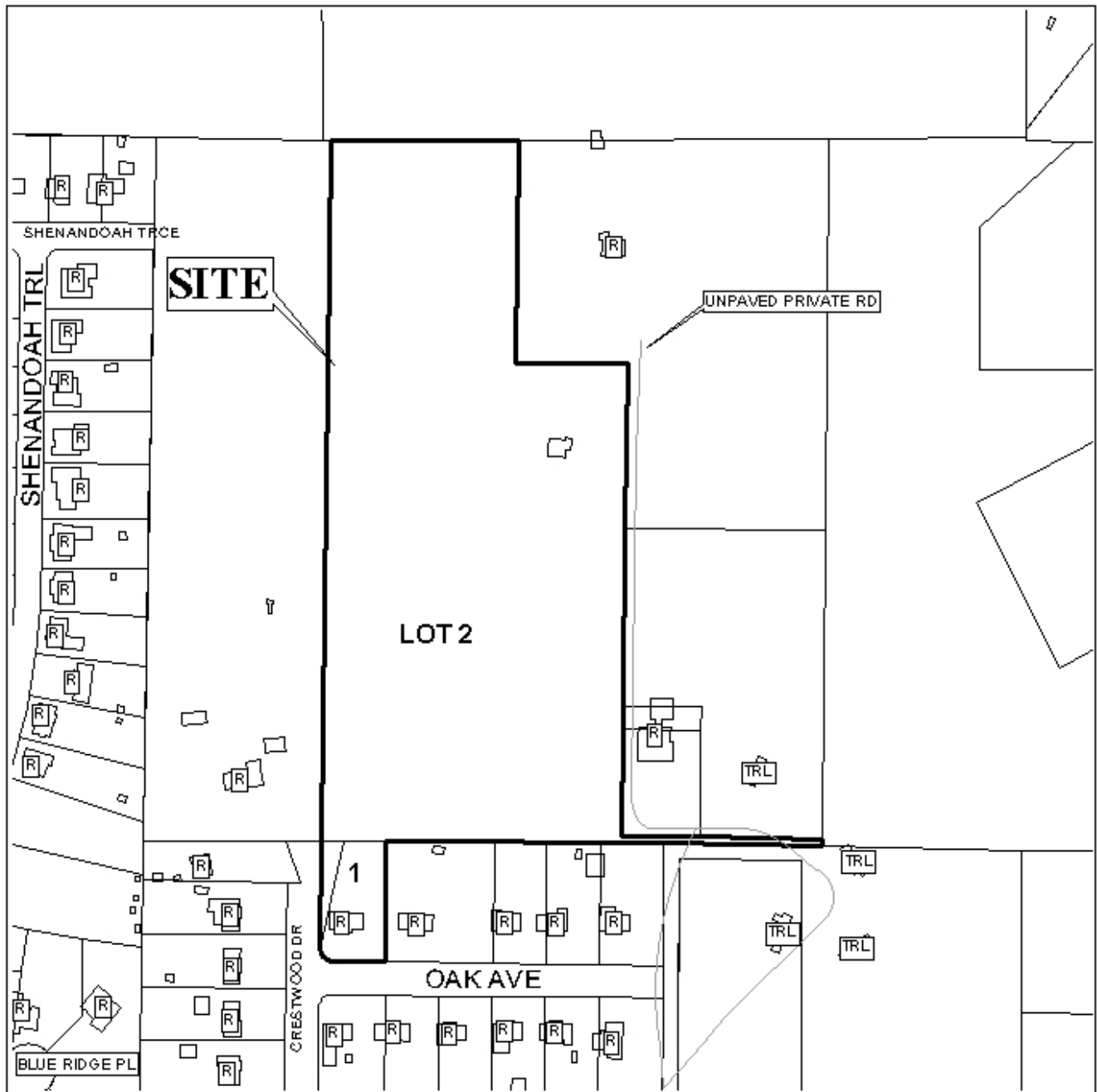
LOCATOR MAP



APPLICATION NUMBER 5 DATE July 6, 2006
APPLICANT L.M.S. Subdivision
REQUEST Subdivision



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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



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