

## **STEPHEN HAMILTON SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 3.0 ± acres subdivision which is located on the North side of Leytham Road [private drive], 385'± West of Maurice Poiroux Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

As indicated on the plat, Lot 2 is flag-shaped with 25-feet of frontage. Section V.D.1. of the Subdivision Regulations states “the size, width, depth, shape and orientation of lots and the minimum building setback lines shall be appropriate to the location of the subdivision and the type of development and use contemplated”. Therefore, a waiver of Section V.D.1. of the Subdivision Regulations would be required. Additionally, any further resubdivision of Lot 1 would not meet minimum requirements of the Subdivision Regulations.

Additionally, as indicated on the plat, Leytham Road is a private road that is substandard; thus Section VIII.E.2. of the Subdivision Regulations would be required. As a matter of policy, the Planning Commission typically does not approve subdivision on private roads that do not meet the requirements of Section VIII.E.2.

The site is in the general path of Meadows Branch Nursery Road, a planned major street; however, the depiction on the Major Street Plan Map is for a general corridor. Therefore, the exact location of the proposed major street is largely unknown. Additionally, Meadows Branch Nursery Road is not shown on the Mobile Area Transportation Study 2030 plan.

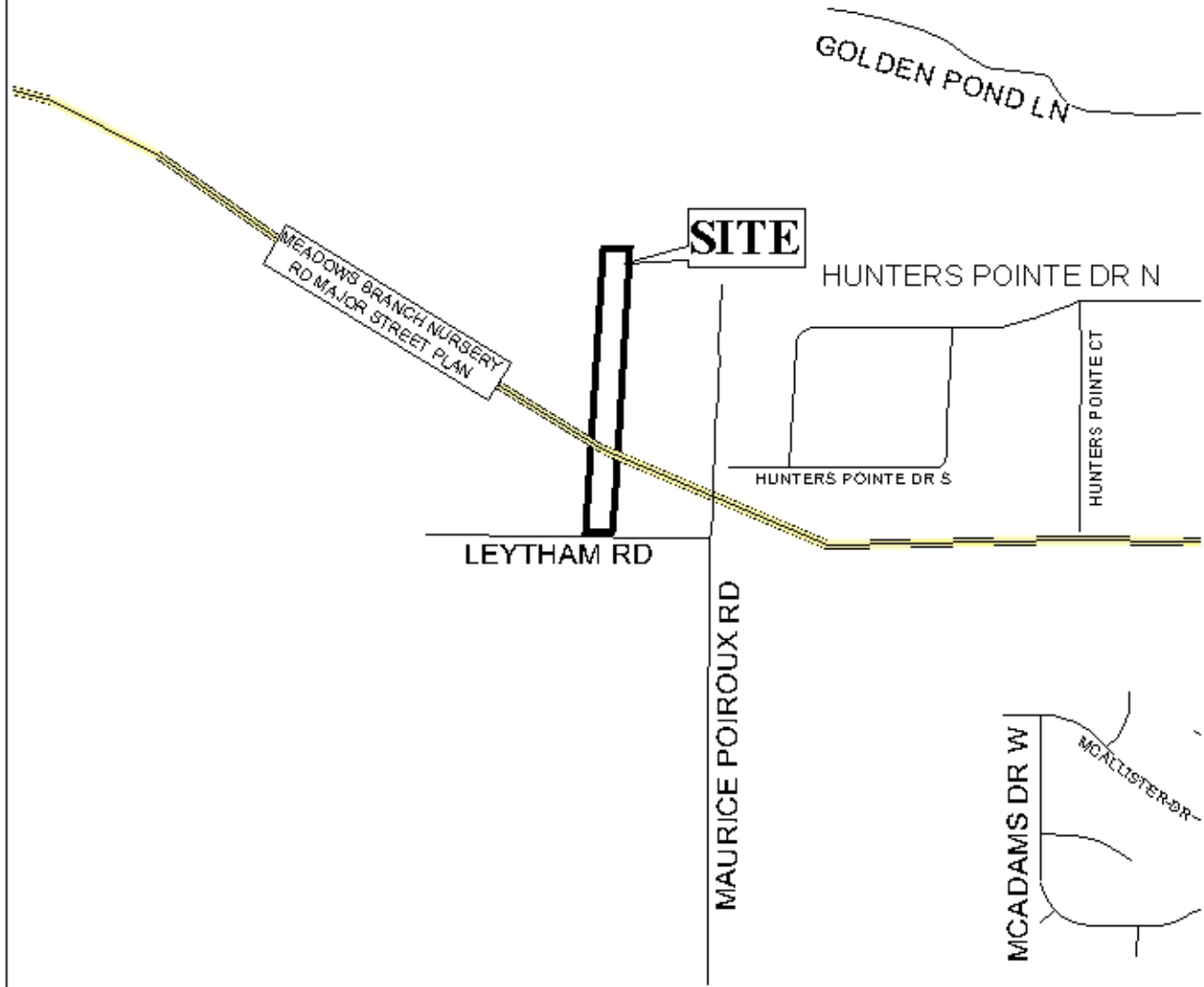
Because the exact location of the major street is unknown, dedication or setback would not be possible or practical. Therefore, a note should be placed on the final plat stating that the site is in the path of the proposed major street, and thus may be impacted by the major street in the future.

This site is located in the 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.

The 25-foot minimum building setback lines are not shown, but would be required on the final plat.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the application would increase the number of lots on a private road that does not meet the requirements of Section VIII.E.2.

# LOCATOR MAP



APPLICATION NUMBER 6 DATE January 19, 2006

APPLICANT Stephen Hamilton Subdivision

REQUEST Subdivision



NTS

# STEPHEN HAMILTON SUBDIVISION



APPLICATION NUMBER 6 DATE January 19, 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



NTS