

FRIESLAND FOREST SUBDIVISION

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

The plat illustrates the proposed 2 lot, 39.8 ± acres subdivision which is located on the South terminus of Nic-Lib Lane, extending to the North terminus of Willedee Drive North. 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 large metes and bounds parcel. This application was denied at the Commission's June 2005 meeting for violating Sections V.D.1. and V.D.3. of the Subdivision Regulations and not including the balance of the parcel. However, the applicant has since resubmitted another application with a revised plat including the balance of the property.

As proposed, Lot 1 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required. Furthermore, the flag-shaped nature of Lot 1 is uncharacteristic of other properties in the area; therefore, a waiver of Section V.D.1. of the Subdivision Regulations would be required.

As proposed, Lot 1 accesses Willedee Drive North, a minor street with a 60-foot right-of-way, via dedication for the future extension of Willedee Drive North. Currently, County maintenance for Willedee Drive North terminates just South, thus there is no street frontage for Lot 1 to access. Therefore, dedication and construction of a roadway to meet County standards prior to the recording of the final plat would be necessary. Additionally, a note would be required on the final plat stating that Lot 1 could not be further subdivided.

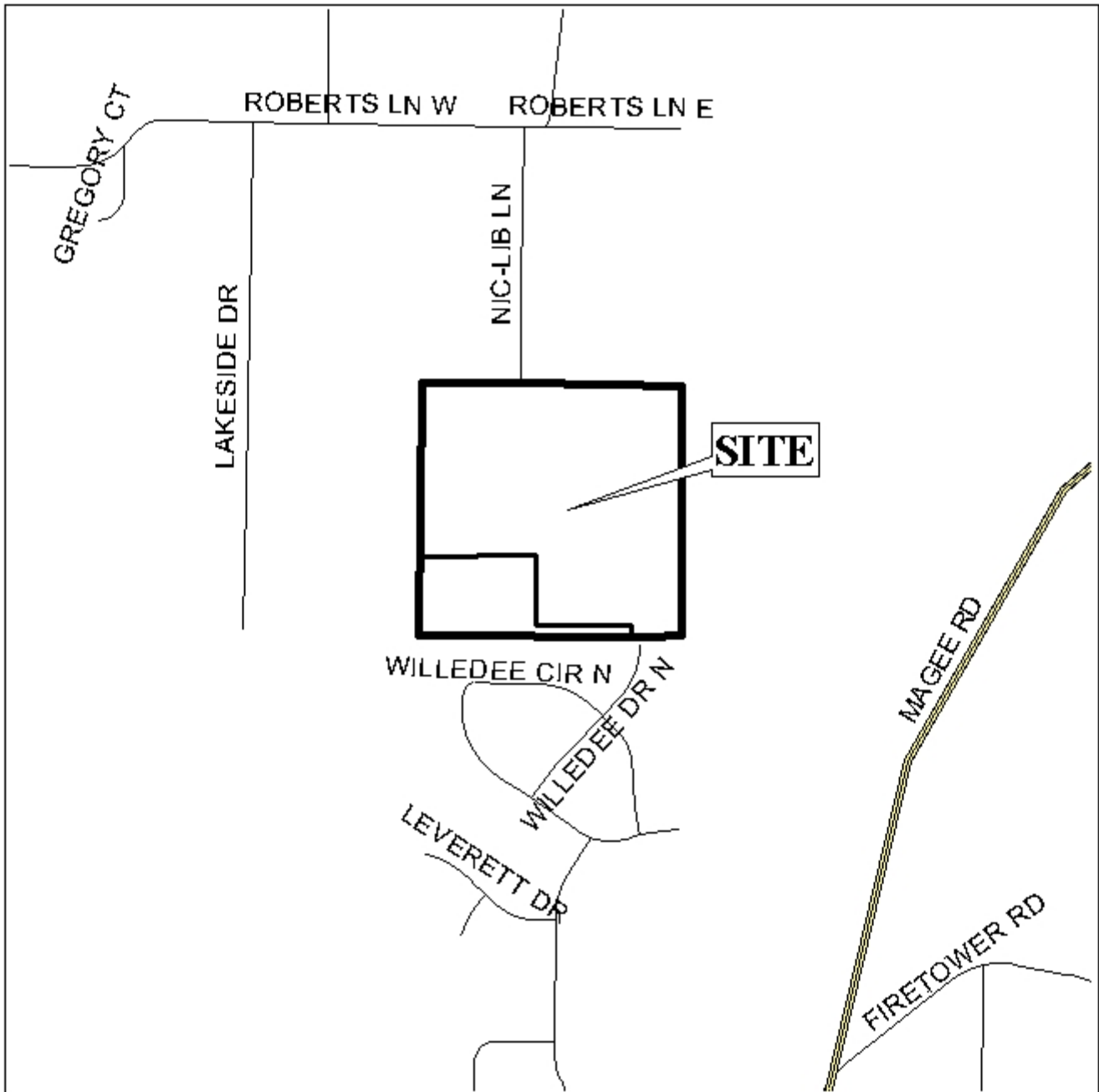
As indicated on the Vicinity Map, the site has a lake located on it and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

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 line is not shown, but would be required on the final plat.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) the proposed lot exceeds the recommended width to depth ratio identified in Section V.D.3. of the Subdivision Regulations; and 2) the flag-shaped nature of the proposed lot is uncharacteristic of other legal lots of record in the area and do not comply with Section V.D.1. of the Subdivision Regulations.

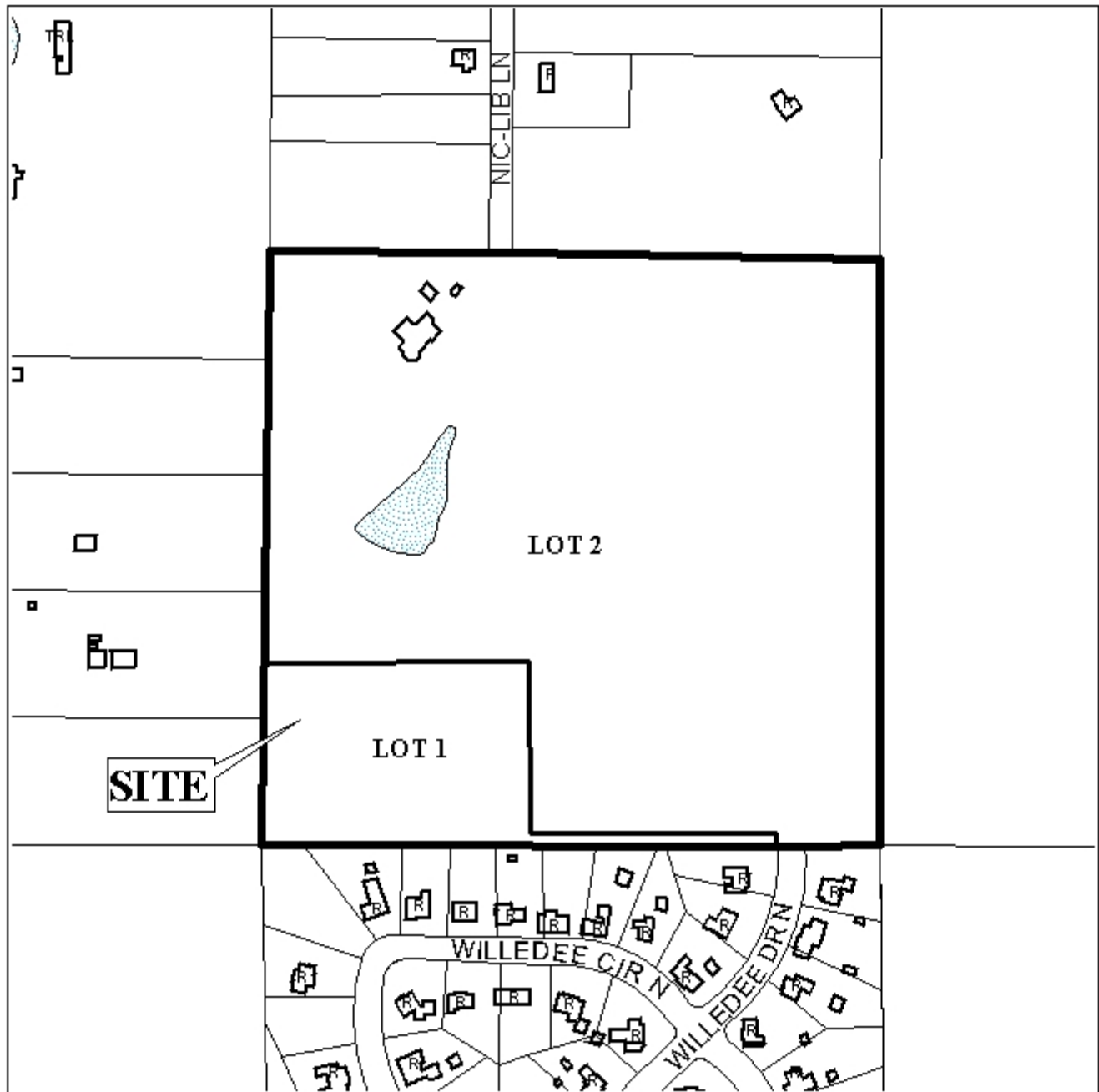
LOCATOR MAP



APPLICATION NUMBER 7 DATE August 4, 2005
APPLICANT Friesland Forest Subdivision
REQUEST Subdivision



FRIESLAND FOREST SUBDIVISION



APPLICATION NUMBER 7 DATE August 4, 2005

LEGEND



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