

JESSE ELLARD SUBDIVISION

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

The plat illustrates the proposed 2-lot, 0.9±acre subdivision, which is located on the East side of Nan Gray Davis Road, 125'± South of the East terminus of Woodside Drive. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots from a single metes and bounds parcel. It appears that the subject parcel was created through an unauthorized division of a larger metes and bounds parcel established in 1980.

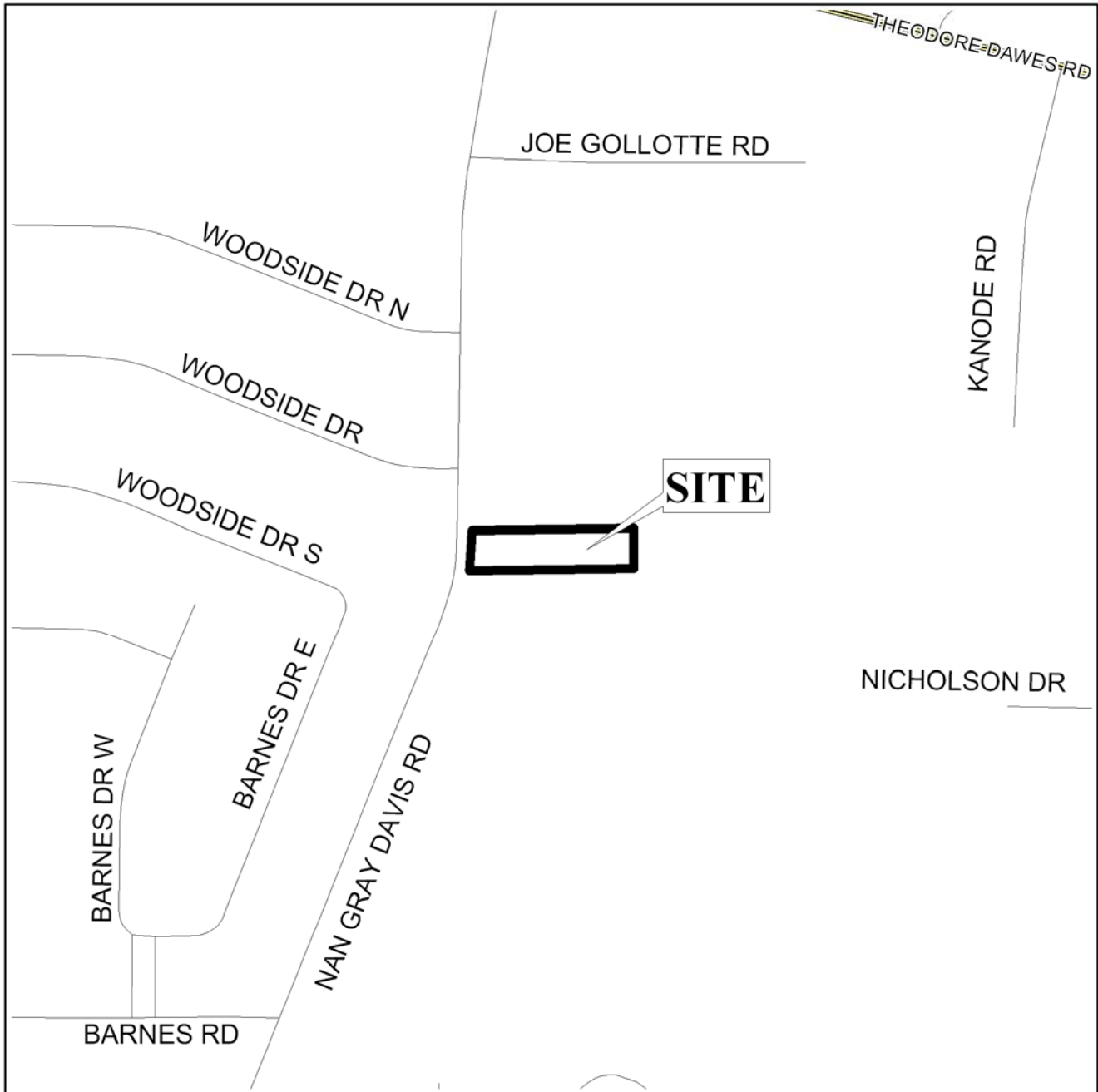
The site fronts Nan Gray Davis Road, which has an 80-foot right-of-way. The 25-foot building setbacks are not shown but would be required on the final plat.

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.

However, the flag-shaped nature of proposed Lot 2 is not characteristic of other properties in the area, and its orientation, facing the rear of Lot 1, could also be problematic. Thus the plat would not conform to Section V.D.1 of the Subdivision Regulations, which states: *"The size, width, depth, shape, and orientation of lots...shall be appropriate to the location of the subdivision and the type of development and use contemplated."* Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

Based on the preceding, the plat is recommended for denial, because the shape and orientation of Lot 2 would not satisfy Section V.D.1 of the Subdivision Regulations (size, width, and shape of lots).

LOCATOR MAP



APPLICATION NUMBER 8 DATE April 20, 2006

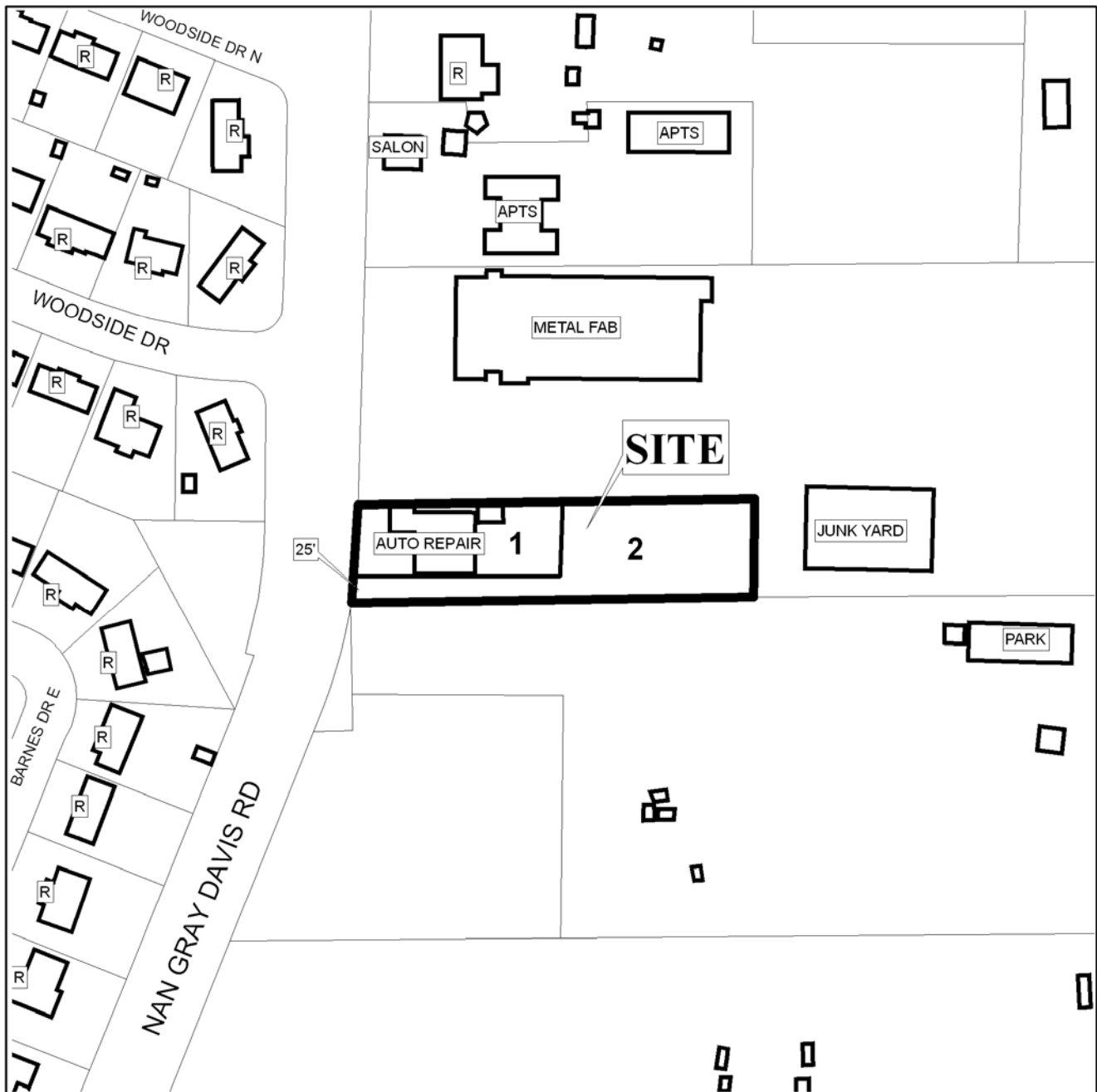
APPLICANT Jesse Ellard Subdivision

REQUEST Subdivision



NTS

JESSE ELLARD 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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