

## **LEYTHAM-HOLLOWAY SUBDIVISION,** **RESUBDIVISION OF LOT 2**

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

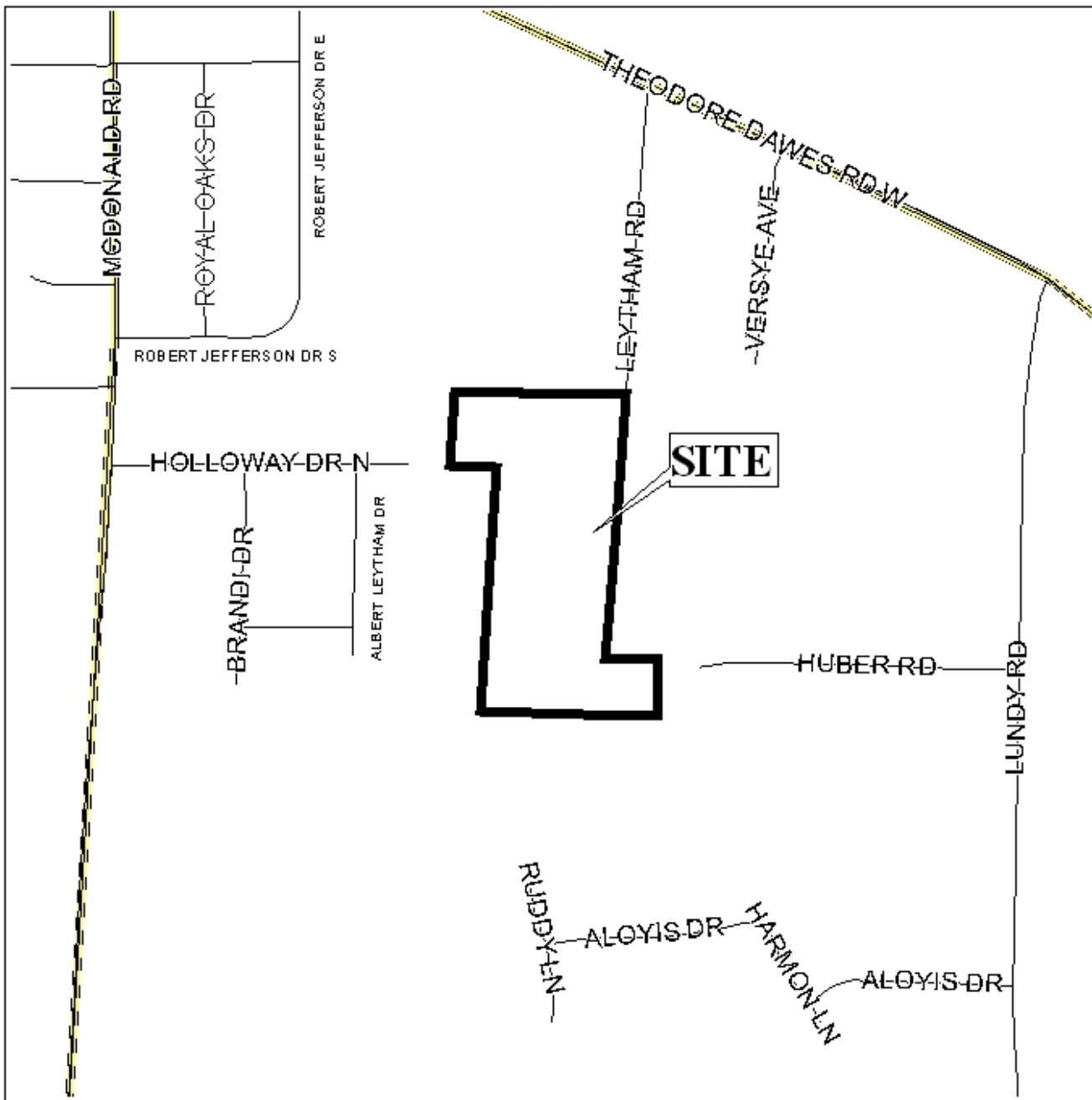
The plat illustrates the proposed 2 lot, 17.8 acre  $\pm$  subdivision which is located at the South terminus of Leytham Drive (private road). The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide an existing lot into two lots.

The existing Lot 2, the subject of this application, was part of an approved subdivision in May 2001. Lot 2, as was pointed out in the 2001 staff report, only has 25 feet of frontage onto Leytham Road, a private road. A condition of the 2001 approval was that there would be *“no further resubdivision of Lot 2 until additional access is provided.”* While the applicant proposes to extend Leytham Drive, a private street, the design of the roadway extension does not meet the minimum private street standards contained within Section VIII. of the Subdivision Regulations. Without frontage on a public or private street meeting minimum standards, the proposed subdivision does not meet the minimum standards of Section V.D.4. of the Subdivision Regulations.

Based upon the preceding, this subdivision is recommended for denial for the following reasons: 1) the proposed extension of Leytham Drive, a private street, does not meet the minimum standards of Section VIII. of the Subdivision Regulations; and 2) the original Lot 2 was created with the stipulation that no future subdivision be permitted unless additional access is provided, and the proposed access does not meet the minimum standards of the Subdivision Regulations, thus the proposed subdivision would not meet the minimum standards of Section V.D.4. of the Subdivision Regulations for frontage onto a public or private street.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE November 3, 2005

APPLICANT Leytham-Holloway Subdivision, Resubdivision of Lot 2

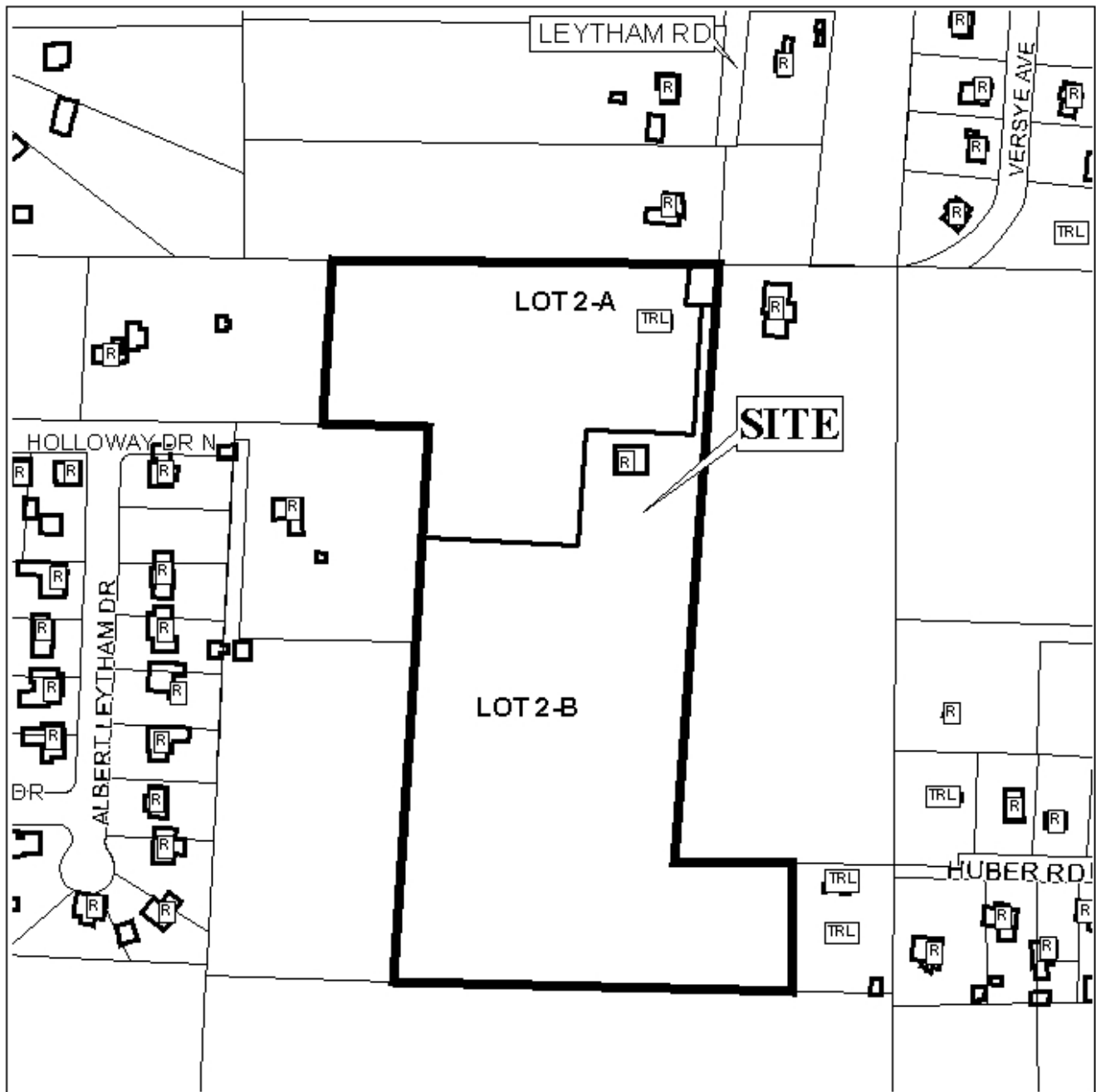
REQUEST Subdivision

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# LEYTHAM-HOLLOWAY SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 10 DATE November 3, 2005

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