

## **L. GORDON PLACE SUBDIVISION**

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

The plat illustrates the proposed three-lot, 6.3±acre subdivision, which is located on the East side of Harvest Boulevard East, 610'± North of Harvest Boulevard South. The site is served by public water and individual septic systems. The site fronts Harvest Boulevard East, which has a 50-foot right-of-way.

The purpose of the application is to create three lots of record from two metes and bounds parcels. The two existing parcels are presently developed with a home on each lot.

While Lot 2 itself would meet the requirements of the Subdivision Regulations, its position in front of Proposed Lot 3 is problematic. Proposed Lot 3 already is configured as a flag-shaped parcel, which was created in an unauthorized division of the parent parcel (in August 1984), which consists of the entire site. The flag-shaped nature of proposed Lot 3 is not characteristic of other properties in the area, and its orientation, facing the rear of Lot 2 is also irregular. Section V.D.1 of the Subdivision Regulations 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."* A third issue is posed by the 140' x 150' portion of property between proposed Lots 2 and 3; this appears to be configured as a potential flag lot for future subdivision, which would not be appropriate. A more appropriate configuration would be a two-lot subdivision giving Lot 3 more access to Harvest Boulevard East and correcting its irregular shape.

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.

Based on the preceding, this application is recommended for Holdover to the May 18<sup>th</sup> meeting, to allow the applicant to submit revised drawings showing a two-lot subdivision with no flag-shaped lots. Revisions must be received by April 24<sup>th</sup>.

# LOCATOR MAP



APPLICATION NUMBER 9 DATE April 20, 2006

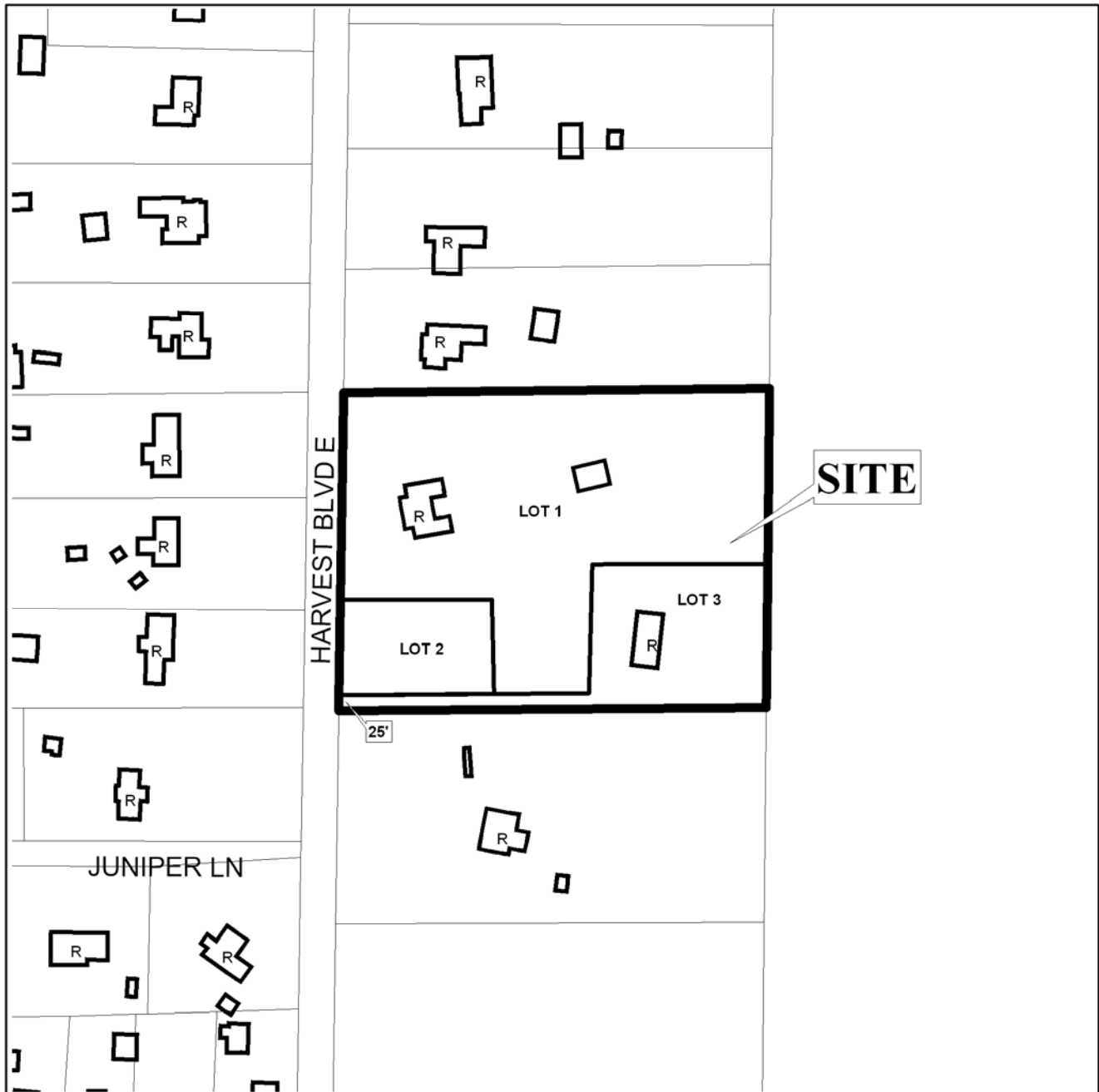
APPLICANT L. Gordon Place Subdivision

REQUEST Subdivision



NTS

# L. GORDON PLACE 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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