

## **PARK PLACE ESTATES, RESUBDIVISION OF** **LOTS 14, 15, 40, & 41**

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

The plat illustrates the proposed 4 lot, 0.6 ± acre subdivision which is located on the North and South sides of the West termini of Park Place Drive North and Park Place Drive South. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to reduce the minimum building setbacks on four lots of a previously approved subdivision.

As indicated on the plat, Lots 14, 15, 40 and 41 are proposed with minimum building setbacks of 15-feet in order to allow for temporary turnarounds located at the end of Park Place Drive North and Park Place Drive South. The temporary turnarounds were a requirement of the original approved by the Commission at the November 2003 meeting.

The applicant is requesting a waiver to modify the minimum building setbacks under Section VIII.B. – UNUSUAL DIFFICULTIES of the Subdivision Regulations. This part of the regulation states that *“In cases where the strict application of any of these regulations would result in peculiar and practical difficulties or exceptional and undue hardship, the Planning Commission may modify the application of the regulations to relieve such difficulty or hardship”*. Due to the requirement to provide temporary turnarounds at the end of Park Place Drive North and Park Place Drive South, a waiver of Section VIII.B. is recommended.

With a waiver of Section VIII.B. of the Subdivision Regulations, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE December 1, 2005

APPLICANT Park Place Estates, Resubdivision of Lots 14, 15, 40 & 41

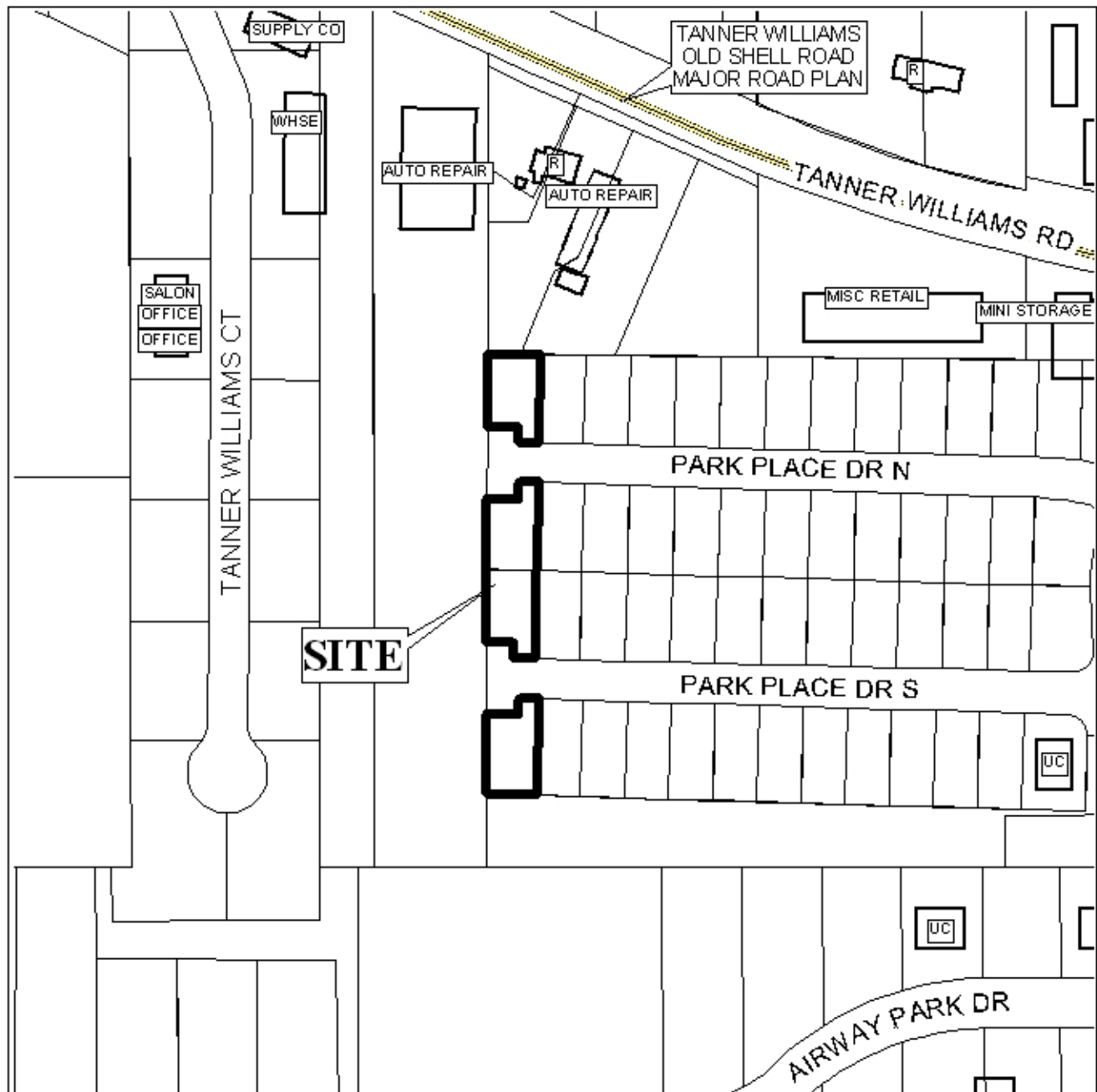
REQUEST Subdivision

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# PARK PLACE ESTATES, RESUBDIVISION OF LOTS 14, 15, 40 & 41



APPLICATION NUMBER 12 DATE December 1, 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

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