

S & B ESTATES, RESUBDIVISION OF LOT 1,
RESUBDIVISION OF LOTS A, B, AND C

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

The plat illustrates the proposed 2 lot, 3.6 ± acre subdivision which is located on the North side of Airport Boulevard, 600'± East of Dykes Road. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide three existing lots into two lots, and to remove a curb-cut limitation from a previous subdivision approval.

The Planning Commission approved a 4-lot subdivision on May 16, 2002, that includes the three lots that are the subject of this application. One of the conditions for approval was limiting the curb-cuts available to the site, specifically that Lots A and B, and Lots C and D were to share one curb-cut each. The applicant wishes to revise the curb-cut limitation so that Lot A (the proposed Lot 2) is limited to one curb-cut, and Lots B and C (the proposed Lot 1) to one curb-cut. Lots B and C are under the same ownership, and will be combined into one lot as part of this application. Lot D is not included in this application because the current owner has chosen not to participate, thus the existing shared curb-cut requirement will still apply to Lot D (it will have to share its curb-cut with Lot C).

Airport Boulevard is a proposed major street. The preliminary plat indicates that Airport Boulevard's existing right-of-way is 80 feet, however, the Major Street Plan requires that the right-of-way be 100 feet. The previous approved subdivision fulfilled the dedication requirements for the site, which is reflect on the preliminary plat under consideration, therefore no additional right-of-way will be required for this application.

While access management is still a concern for the site, the staff concurs with the applicant's request of one curb-cut for the proposed Lot 1, and one curb-cut for the proposed Lot 2. The size, design and location of all curb-cuts must be approved by the Mobile County Engineering Department.

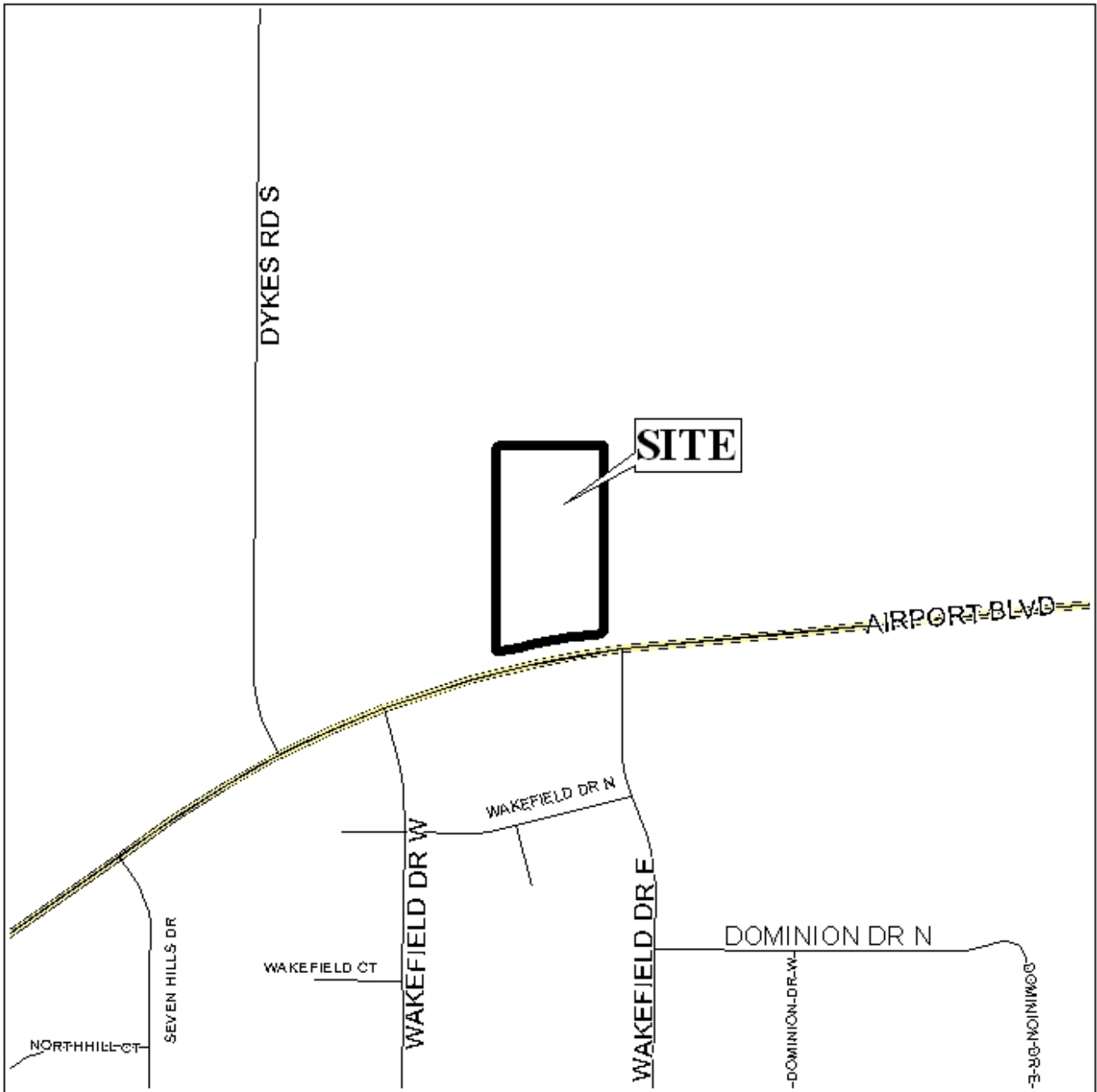
The proposed Lot 2 exceeds the depth to width ratio of 3.5 recommended by Section V.D.3. of the Subdivision Regulations. As the original lot was previously approved in this configuration, a waiver of Section V.D.3. may be appropriate.

This site is located in Mobile 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.

With a waiver of Section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb-cut each onto Airport Boulevard, with the size, design and location of all

curb-cuts to be approved by the Mobile County Engineering Department; and 2) placement of a note 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.

LOCATOR MAP



APPLICATION NUMBER 12 DATE June 1, 2006

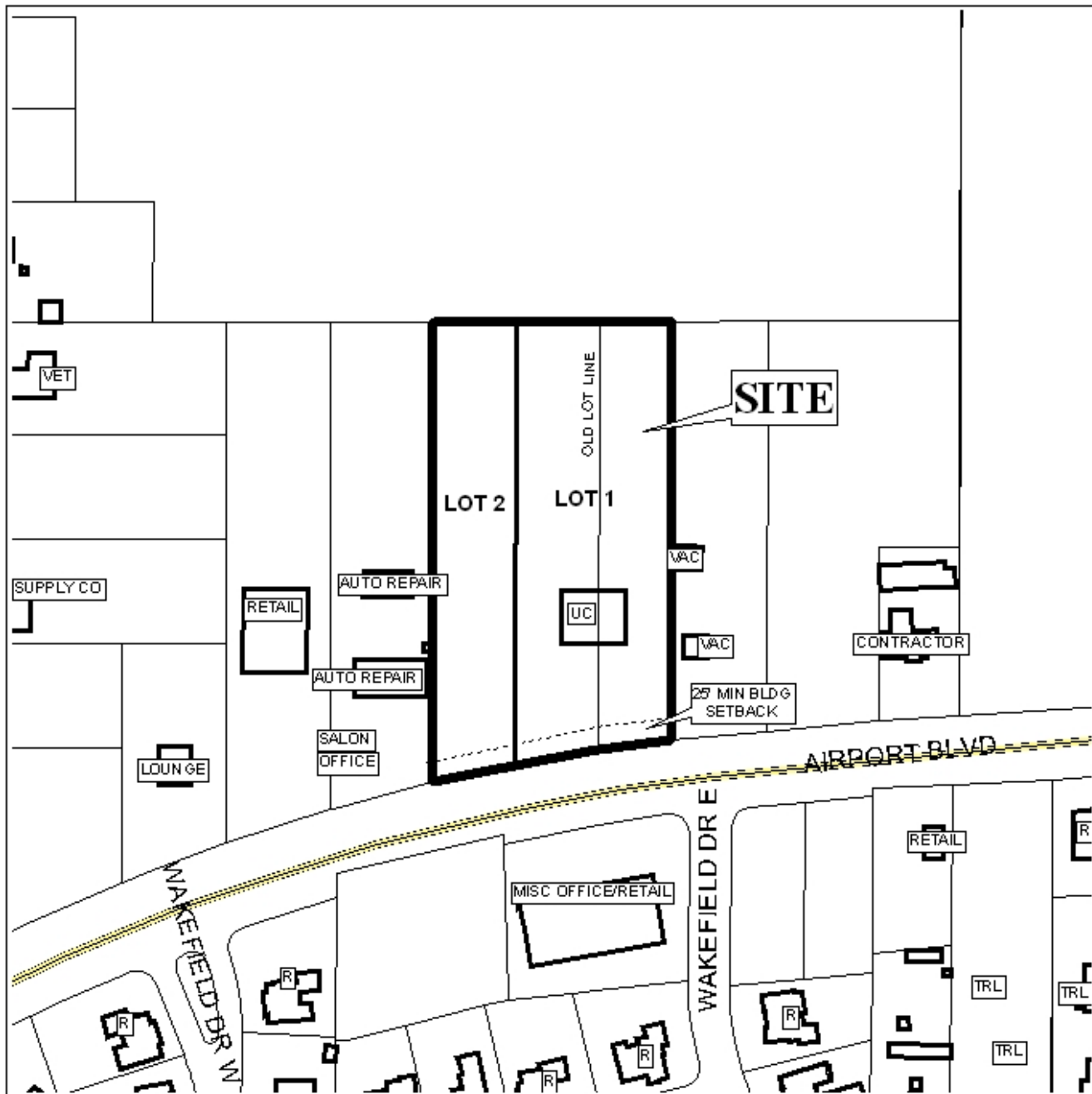
APPLICANT S & B Estates, Resubdivision of Lot 1, Resubdivision of Lots A, B, and C

REQUEST Subdivision



NTS

S & B ESTATES, RESUBDIVISION OF LOT 1, RESUBDIVISION OF LOTS A, B, AND C



APPLICATION NUMBER 12 DATE June 6, 2006

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