

TILLMAN'S SQUARE SUBDIVISION, RESUBDIVISION OF LOT 1

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits

Fire-Rescue Department Comments: No comments submitted.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 2 lot, 11.1± acres subdivision located on the East side of U.S. Highway 90 West, 200'± North of Coca Cola Road, within the Planning Jurisdiction. The subdivision is served by public water and sanitary services.

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

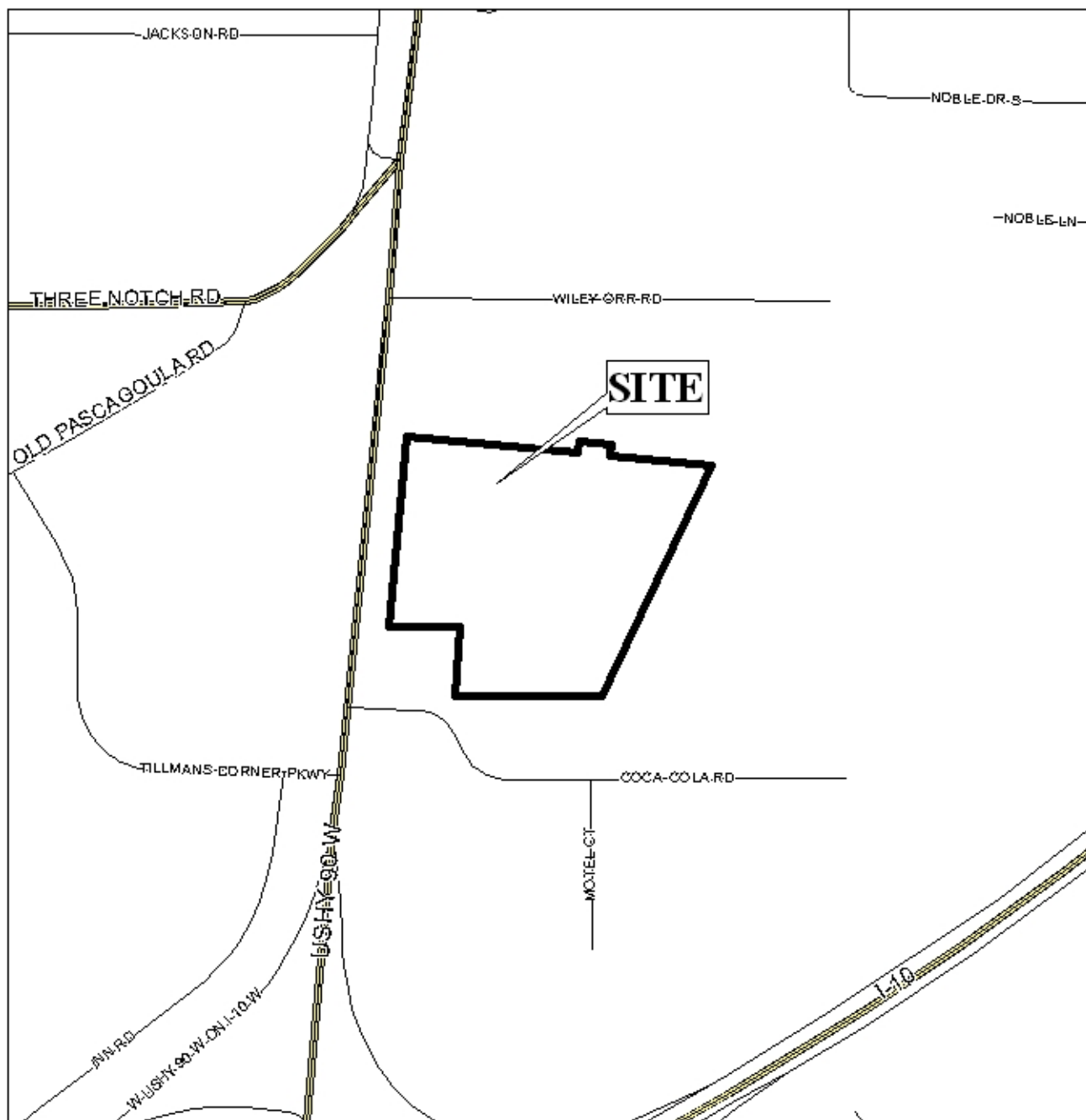
As originally submitted with this application, the plat indicated Lot 2 would be totally landlocked. A revised plat was encouraged of the applicant to correct the situation, and the current proposed configuration was presented. Another revision was encouraged which would eliminate the "pole" access and extend the North and South property lines to the existing U.S. Highway 90 West right-of-way line allowing total width street frontage, but such was rejected by the applicant.

As proposed, Lot 2 would have the minimum 25' of street frontage and would be at least 60' wide at the building setback line. However, due to its irregular shape, it would not meet the requirements of Section V.D.1. of the Subdivision Regulations, as amended in April 2008 to prohibit such lots. Allowances are made for such lots to be approved in areas where similar lots are common and the informality of design is consistent with other lots in the vicinity. Requests for panhandle lots must be accompanied by evidence showing that each panhandle lot is necessary to allow the site owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship. As proposed, Lot 2 is not consistent with other lots in the vicinity, and no evidence was submitted which demonstrated the necessity of the configuration to alleviate a situation which would otherwise cause extreme hardship.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) Lot 2 would not be consistent with the shape of other lots in the vicinity; and
- 2) No evidence was submitted which demonstrated the necessity of the configuration to alleviate a situation which would otherwise cause extreme hardship.

LOCATOR MAP



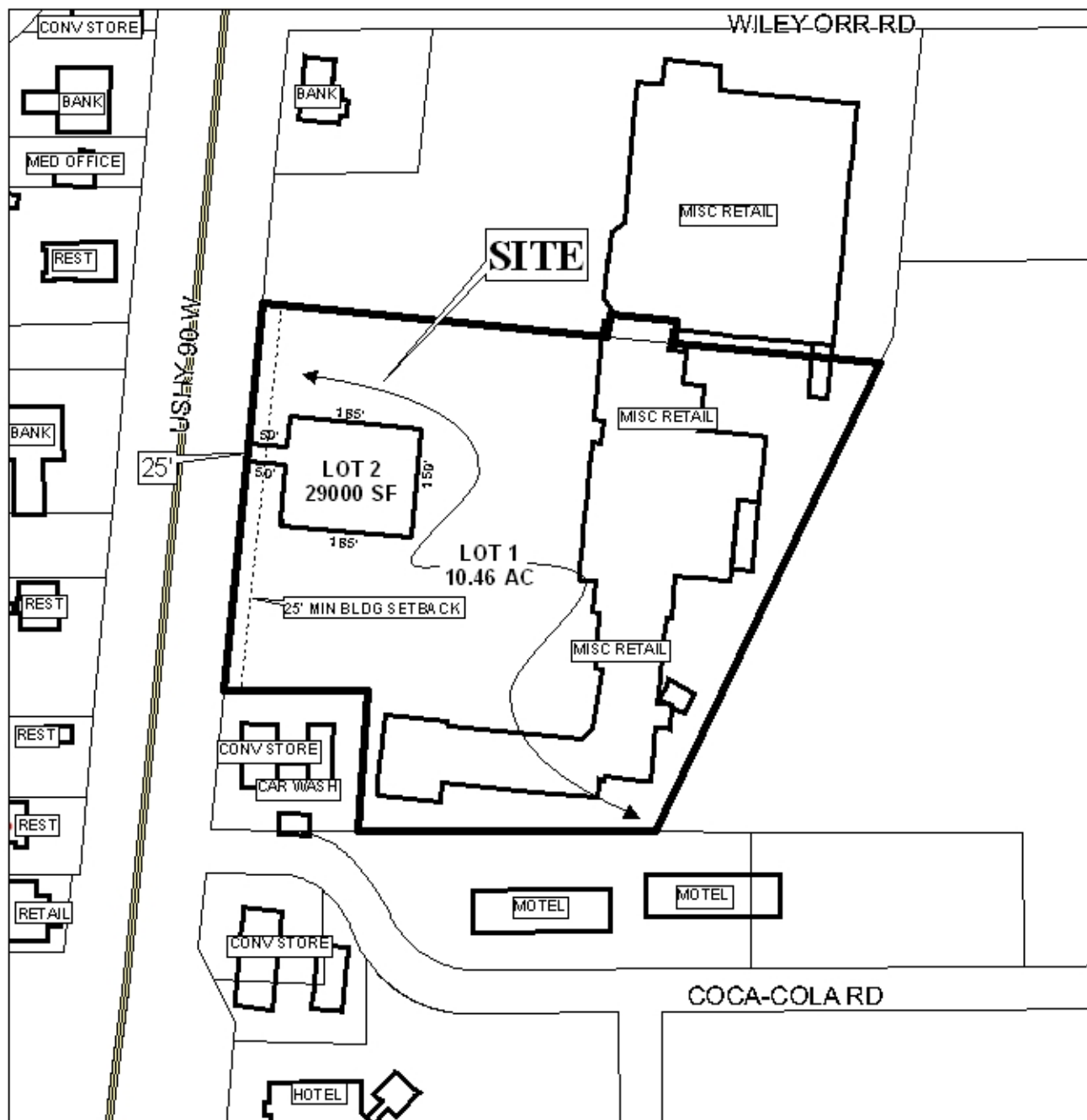
APPLICATION NUMBER 12 DATE September 4, 2008

APPLICANT Tillman's Square Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



TILLMAN'S SQUARE SUBDIVISION, RESUBDIVISION OF LOT 1



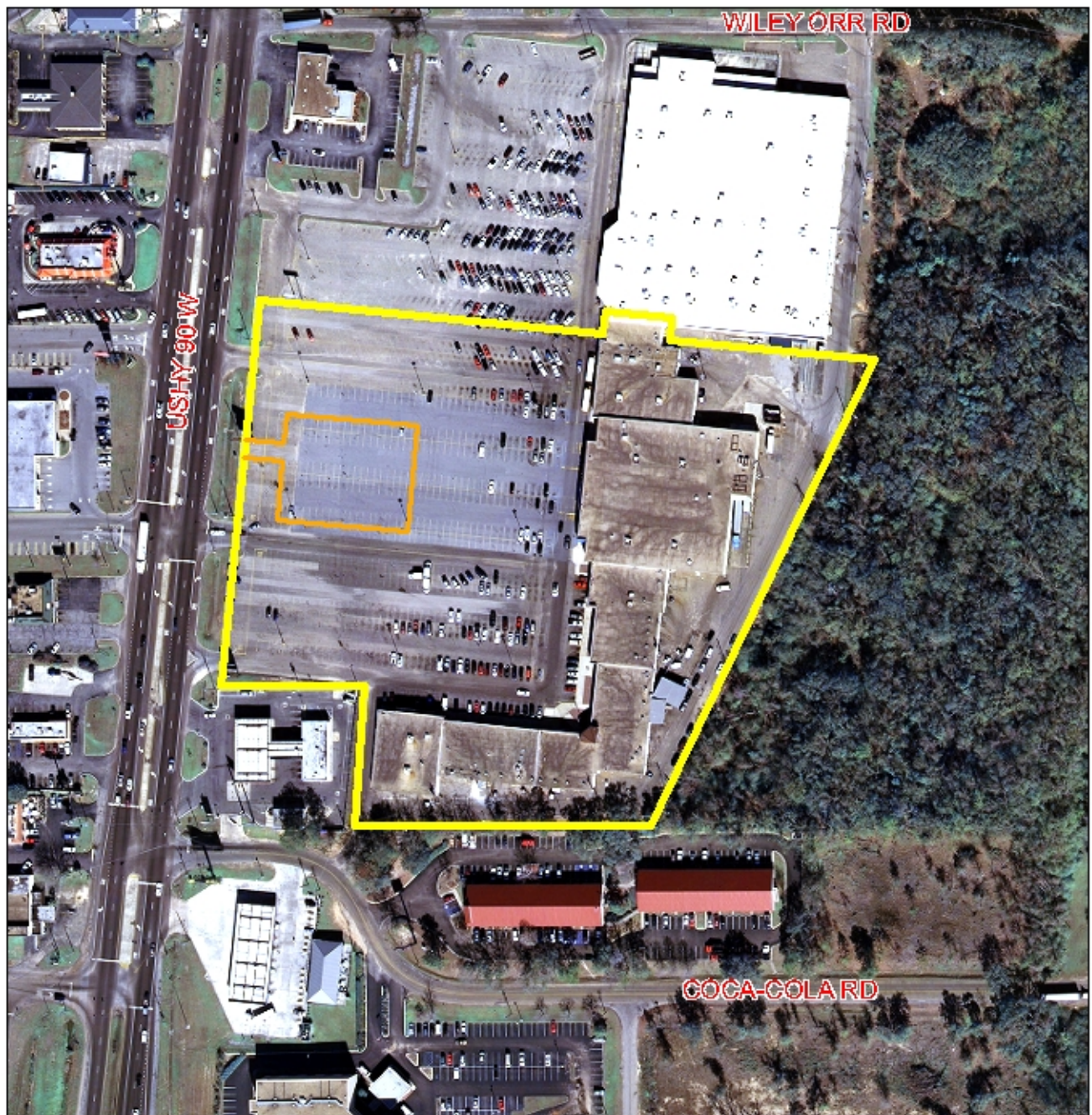
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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APPLICATION NUMBER 12 DATE September 4, 2008

