

## **SPENCERS PLACE SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: No comments.

The plat illustrates the proposed 1.5 acre  $\pm$ , 3 lot subdivision which is located on South side of Club House Road, 900'  $\pm$  West of Short Van Liew Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a parcel into three legal lots of record. The proposed Lot 3 will be flag-shaped, with only 25-feet of frontage onto Club House Road.

It appears that the parcel in question was created without following the City's Subdivision process. However, the parcel has changed owners several times since its creation, thus compliance does not appear possible.

The site fronts onto Club House Road, a minor street with adequate right-of-way. While Club House Road is a minor street, access management is a concern. Each proposed lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is shown for the subdivision, however it should be adjusted for proposed Lot 3 to where the lot is at least 60-feet in width.

As previously mentioned, proposed Lot 3 will be flag-shaped in nature. The area West of Dauphin Island Parkway, especially as it one nears Dog River, is filled with odd shaped or excessively long and narrow lots and parcels. While there are no similar flag-shaped lots nearby, there are other parcels with similar configurations. A waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations (size and shape of lots, depth to width ratio) will be required to approve Lot 3, and no future subdivision of Lot 3 should be allowed until additional frontage on a public street is provided.

With a waiver of Sections V.D.1. and V.D.3. of the Subdivison Regulations for Lot 3, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Club House Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) revision of the 25-foot minimum building setback line for Lot 3 so that it is where the lot is at least 60 feet in width;

- 3) placement of a note on the final plat stating that no additional subdivision of Lot 3 is allowed until additional frontage on a public street is provided;
- 4) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information; and
- 5) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 13 DATE April 5, 2007

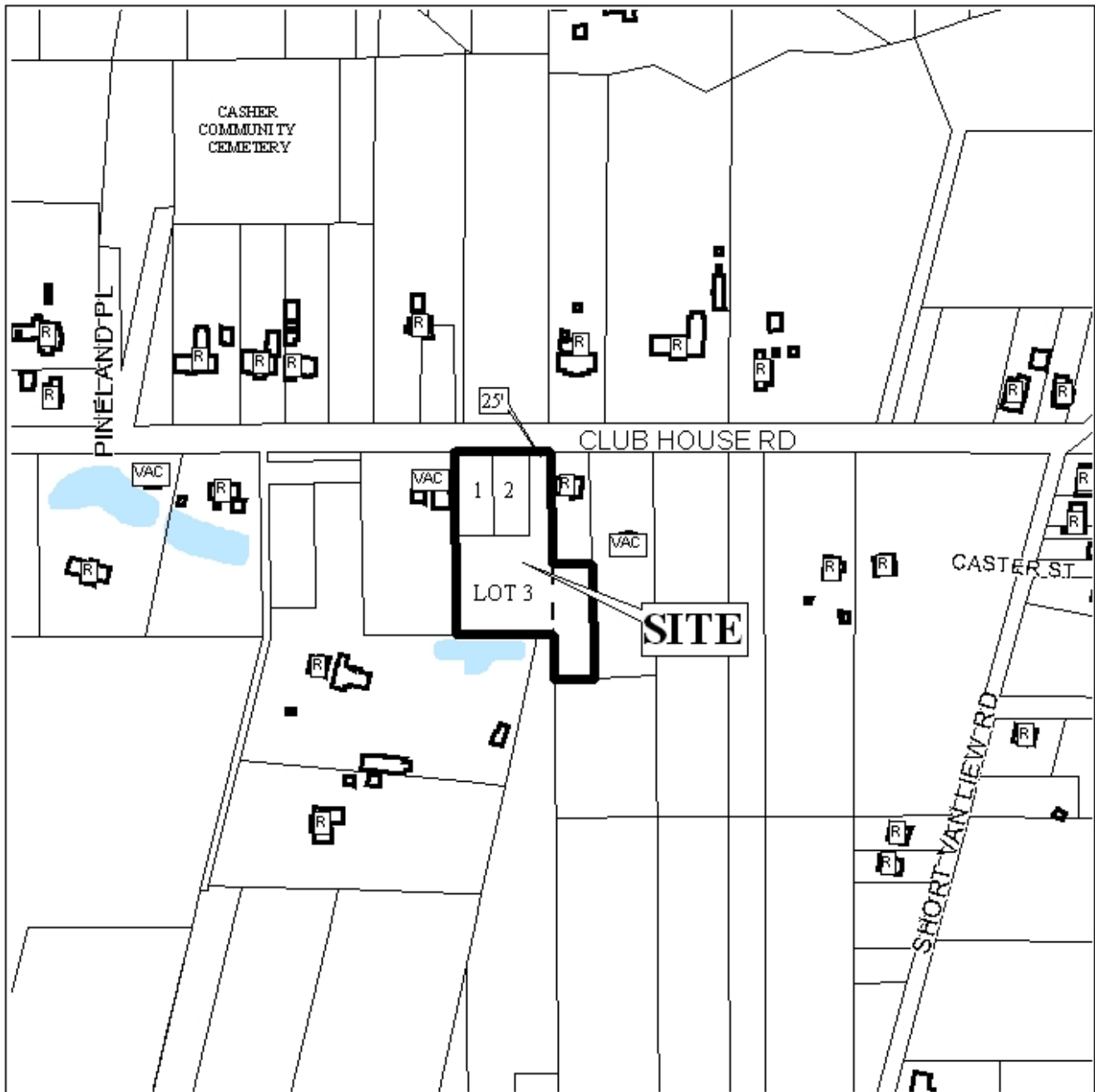
APPLICANT Spencers Place Subdivision

REQUEST Subdivision



NTS

# SPENCERS PLACE SUBDIVISION



APPLICATION NUMBER 13 DATE April 5, 2007

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

N  
NTS