

HOLDOVER

Revised

ATCHISON ESTATES SUBDIVISION

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

The plat illustrates the proposed 3 lot, 28.3 \pm acres subdivision which is located on the West side of Dawes Lane Extension, 1/3 mile \pm North of Belmont Park Drive, extending to the East side of Airport Road (prescriptive right-of-way). The subdivision is served by public water and individual septic systems.

The purpose of this application is to create three lots from a large metes and bounds parcel.

Airport Road, which has no existing right-of-way shown, is a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the provision of a 75-foot setback from the centerline to provide for the right-of-way of the planned major street (which includes the required 25-foot minimum building setback) should be required. Additionally, a note should be placed on the final plat stating that Lot 3 is denied direct access to Airport Road.

The lots are narrow, only 150' \pm in width, and as proposed, would exceed the width to depth ratio. The width of the lots varies from 150' to 174' and the depth is approximately 2,595 feet. The Subdivision Regulation states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While this Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, the depth of the three lots would be 17 times the width, thereby exceeding the minimum standard by more than five times. Additionally, none of the other parcels in the surrounding area are developed as such, making the proposed plat out of character with the area.

The site is accessed by Airport Road, which is a dirt road. The current application would create three additional lots on substandard (dirt) road, and it is the practice of the Planning Commission to deny applications that would increase the number of lots on a substandard roadway.

This site is located in the 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.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) the width to depth ratio for the three lots far exceeds the minimum standard required by the Subdivision Regulations; 2) the proposed plat is out of character with the

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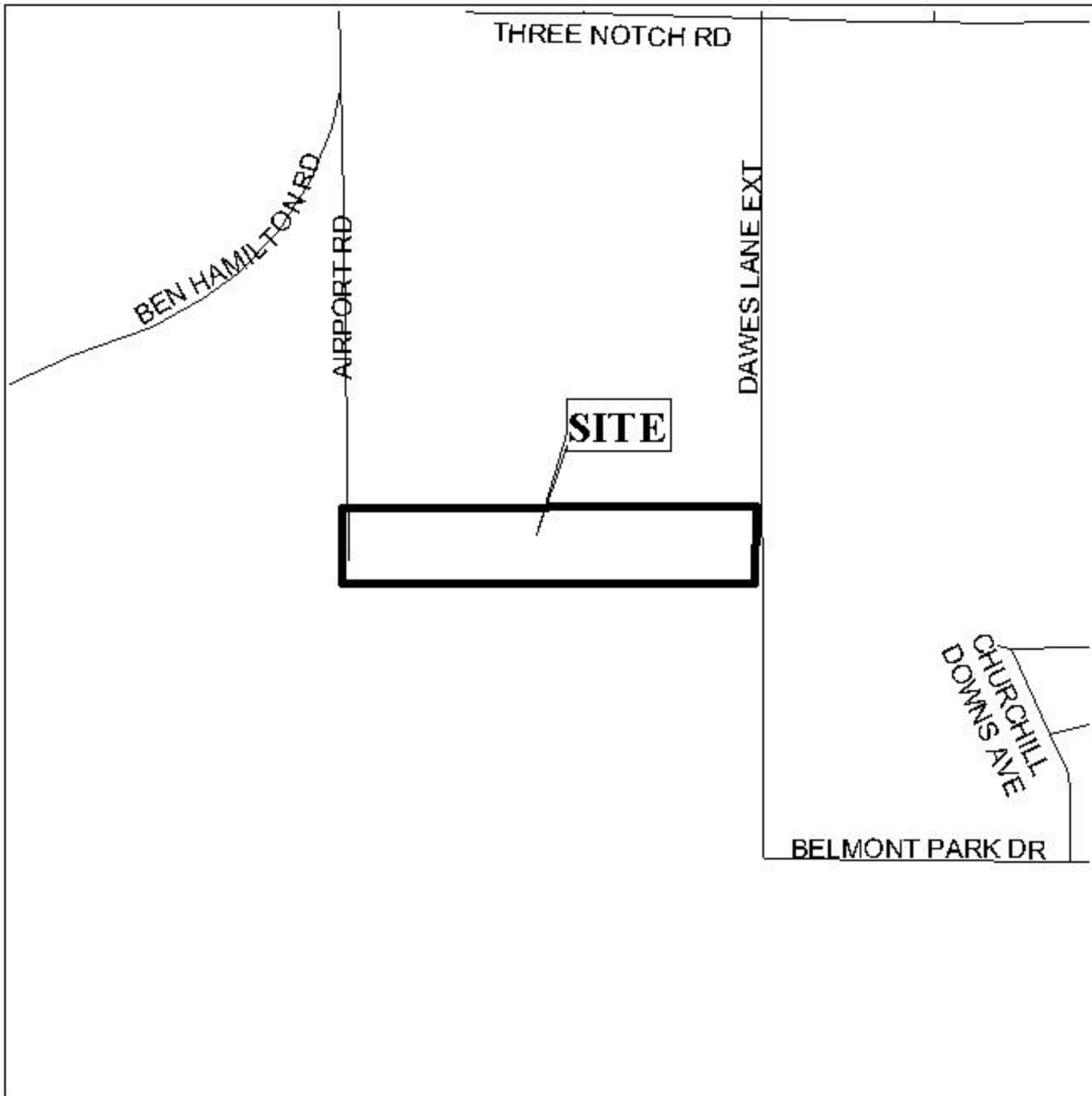
surrounding development; and 3) the plat would increase the number of lots that access a substandard (dirt) road.

At the November 20th meeting, this application was heldover until the December 18th meeting to allow the applicant time to meet with the staff and submit a revised plan. At the time of mailout, the applicant has not met with staff, nor has the applicant submitted a revised plat. Therefore, the application is still recommended for denial for the reasons outlined above.

Revised for December 18th meeting: *The applicant has submitted a revised plat dividing two of the lots in half and creating a “flag shape” for the third lot. With this configuration, the lots will still exceed the width to depth ratio; however, the depth is half of what it was as originally submitted.*

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative approval subject to the following conditions: 1) the provision of a 75-foot setback from the centerline of Airport Road to provide for the right-of-way of the planned major street (which includes the required 25-foot minimum setback); 2) the placement of a note on the final plat stating that Lot 3 is denied direct access to Airport Road; and 3) the placement of a note on the final plat stating that any lot which are developed commercially and adjoin residential property must provide a buffer, in compliance with Section V.D.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 18, 2003

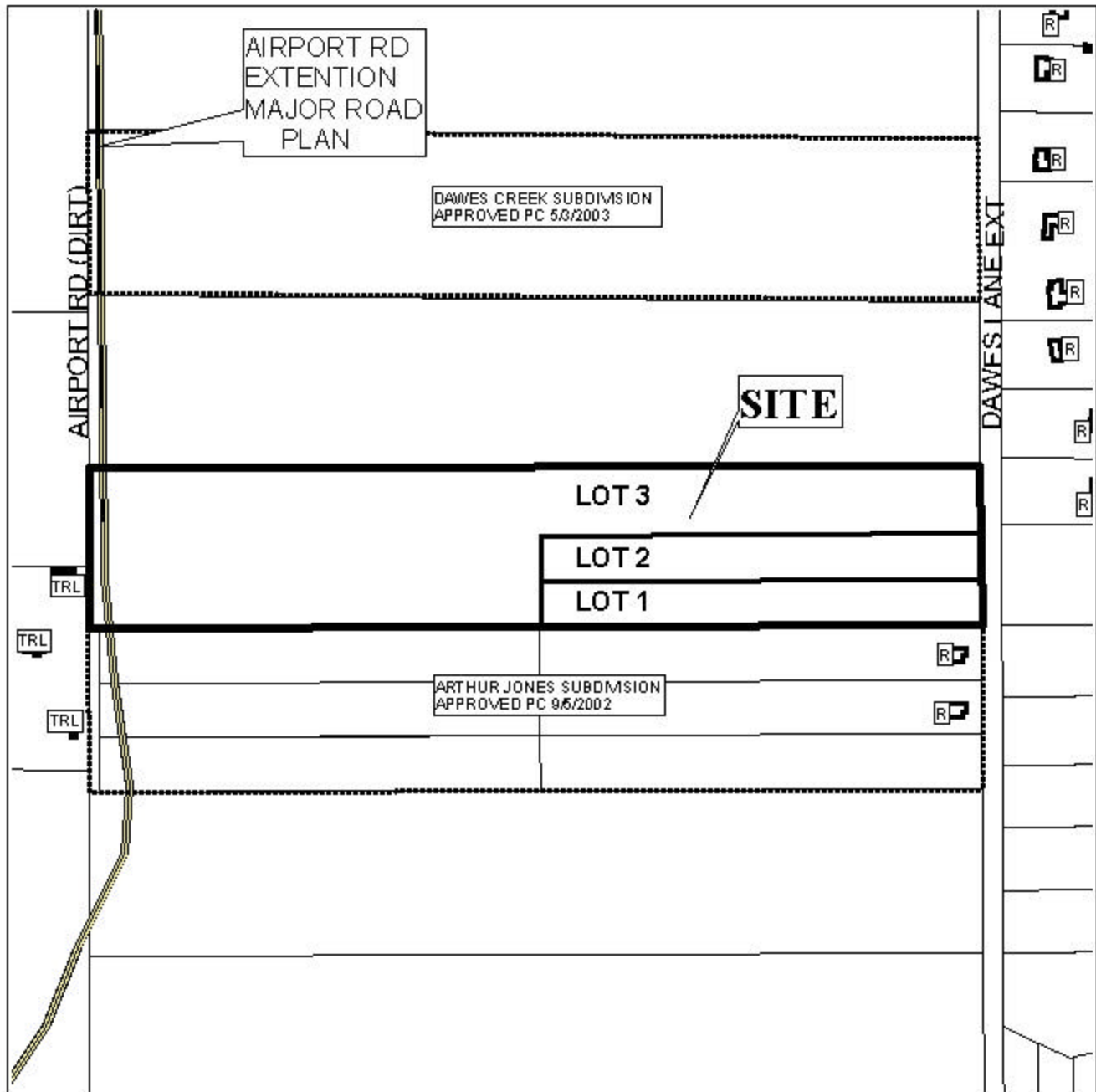
APPLICANT Atchison Estates Subdivision

REQUEST Subdivision



NTS

ATCHISON ESTATES SUBDIVISION



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LEGEND



NTS