

HOLDOVER
REVISED
BUD MATHIS SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 10 lot, 2.1± acre subdivision which is located on the West side of Oak Ridge Avenue, 170'± South of Holden Drive. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a ten-lot subdivision from two metes and bounds parcels.

In order to provide adequate traffic management, Lots 1 & 10 should be denied direct access to Oak Ridge Avenue.

The typical lot size as illustrated on the preliminary plat does not meet the minimum lot size as required by the Subdivision Regulations. Additionally, the subdivision as proposed does not fall under the Innovative Design Section of the Subdivision Regulations, which allows reduced lot widths and lot sizes, nor does the overall development maintain the density standards of the Subdivision Regulations (7,200 square foot per lot).

As illustrated on the Vicinity Map, it seems that two parcels to the west of the proposed subdivision were deeded off via a metes and bounds description and should be included in the subdivision. Furthermore, these parcels appear to be land-locked.

The Commission heldover this application until the July 10th meeting to allow the applicant time to submit additional information and a revised plan.

The applicant submitted a revised plan further reducing the overall area from approximately 69,224 square feet to 63,306 square feet. The overall area excluding streets, does not meet the minimum lot size (7,200 square feet) as required by the Subdivision Regulations. The applicant submitted the documentation (deed prior to 1984) required illustrating that the remainder of the property is a legal nonconforming lots of record. Furthermore, no documentation was submitted to illustrate that the subdivision will consist of innovative design elements as outlined in Section VIII.C. of the Subdivision Regulations.

The Commission heldover this application until the July 24th meeting to allow the applicant's attorney to address the Commission.

*Based upon the preceding, this application is recommended for denial for the following reason:
1) the plat contains lots that would not meet the minimum lot area requirements of the Subdivision Regulations.*

LOCATOR MAP



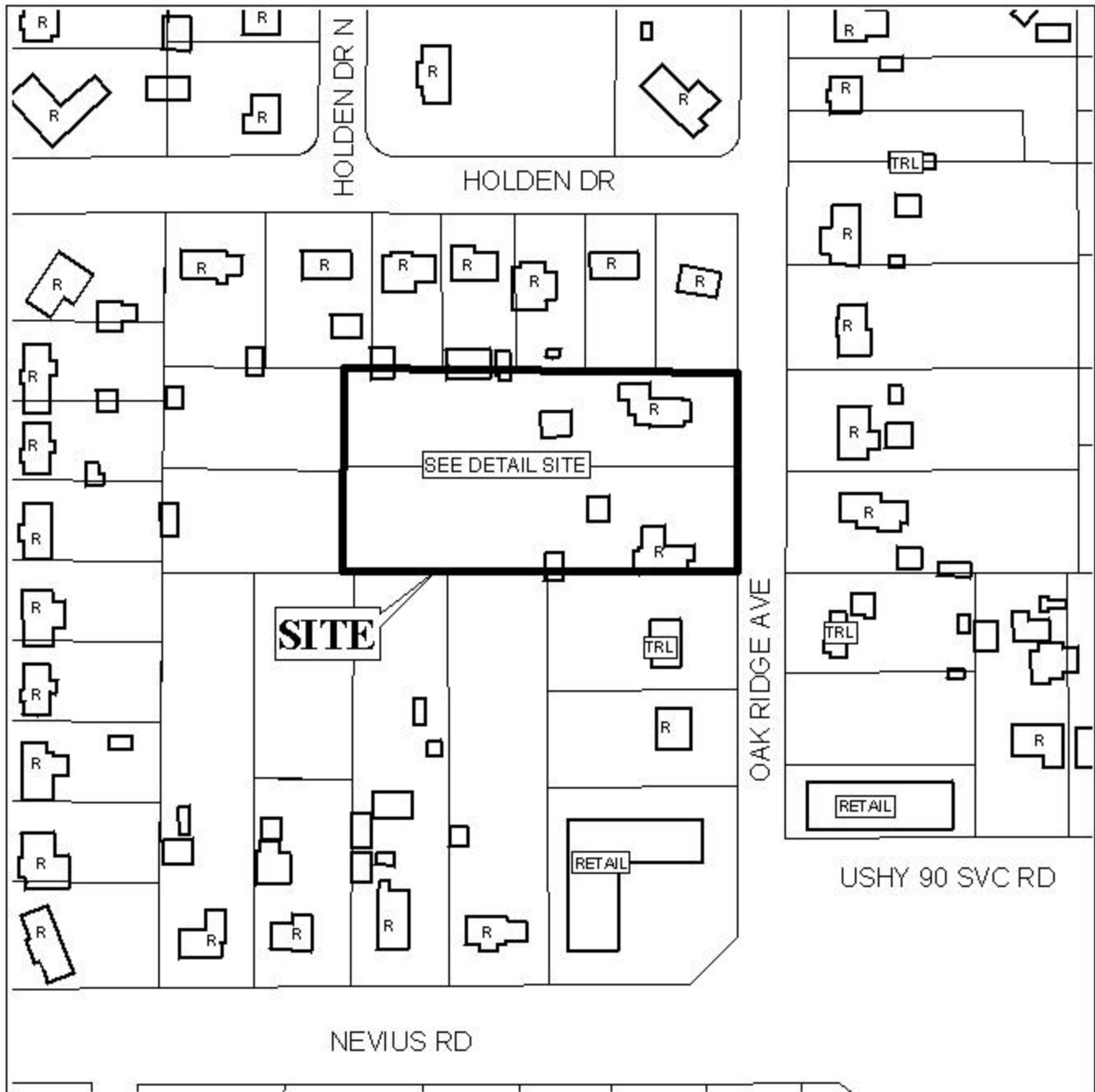
APPLICATION NUMBER 17 DATE June 19, 2003

APPLICANT Bud Mathis Subdivision

REQUEST Subdivision



BUD MATHIS SUBDIVISION

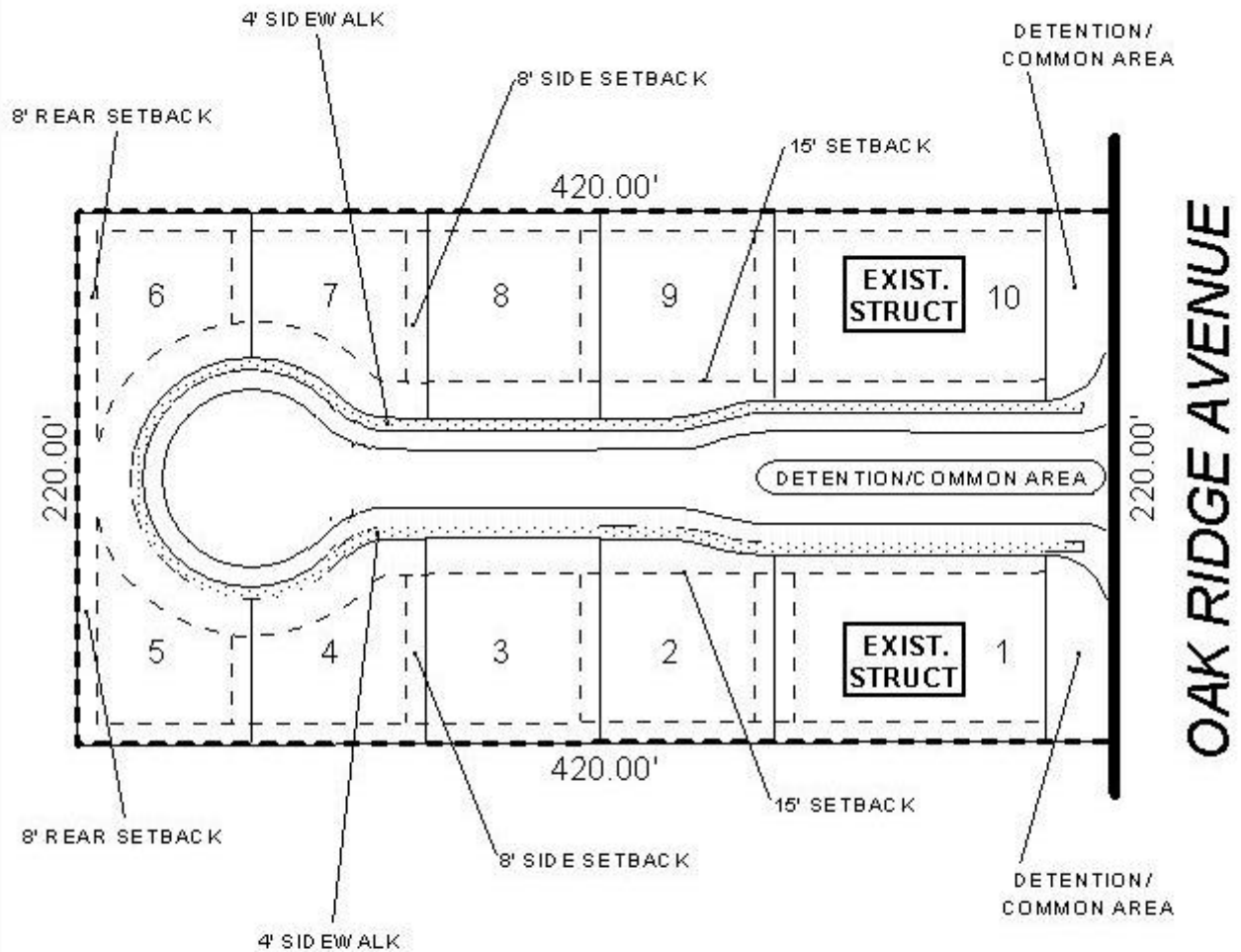


APPLICATION NUMBER Holdover DATE July 24, 2003

LEGEND



DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE July 24, 2003
 APPLICANT Bud Mathis Subdivision
 USE/REQUEST Subdivision