

HOLDOVER

Revised

WICKER SUBDIVISION

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

The plat illustrates the proposed 5 lot, 4.3 \pm acres subdivision which is located on the North side of Hayfield Road, 400' \pm East of the North terminus of Johnson Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a five-lot subdivision from a metes and bounds parcel that was established prior to 1984.

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.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

As proposed, Lots 2, 3 and 4 are flag shaped lots that have only 25-feet of frontage on a public road, which would require a waiver of Section V.D.3. (width to depth ratio) of the Subdivision Regulations. Given the number of flag shaped lots and size of the property, dedication and construction of a street would be appropriate, especially given the size of the flag shaped lots and their potential for resubdivision. Furthermore, flag shaped lots are not characteristic with the surrounding area; therefore, Section V.D.3. should not be waived.

Based upon the preceding, this application is recommended for denial for the following reason: 1) the proposed configuration does not comply with Section V.D.3. (width to depth ratio).

This application was heldover from the Commission's August 5th meeting until the August 19th meeting at the applicant's request.

The applicant submitted a revised plat reducing the number of flag shaped lots in the subdivision from three to two and reconfigured Lots 4 and 5.

As proposed, Lots 2 and 3 have only 25-feet each on a public road. A note should be placed on the final plat stating that there can be no future resubdivision of Lots 2 and 3 until additional frontage is provided on an open and maintained public right-of-way. Moreover, a note should be placed on the final plat stating that both lots are limited to one shared curb cut to Hayfield Road, with the size, location and design to be approved by County Engineering.

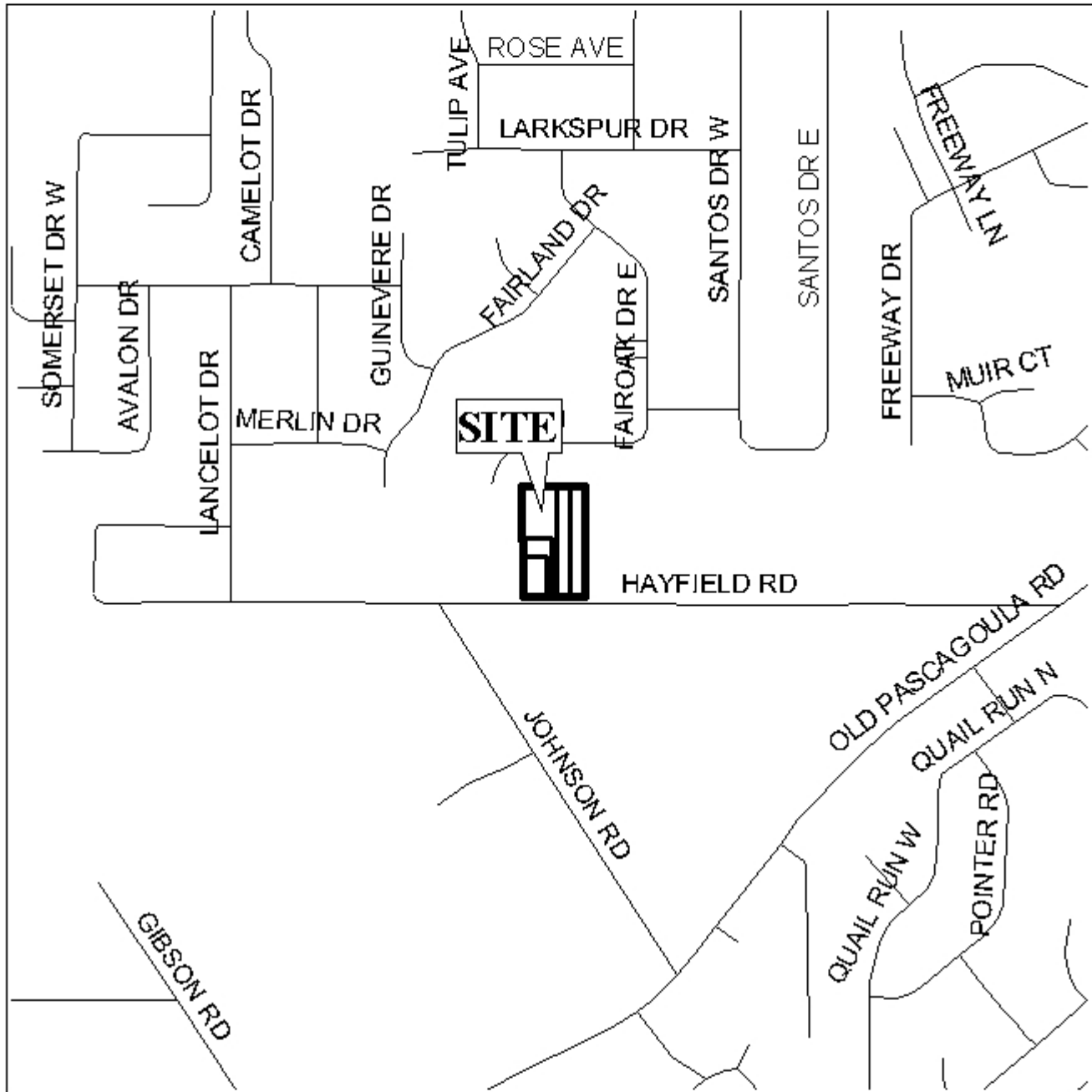
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Additionally, Lots 2, 3, 4 and 5 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the 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; 2) the placement of the 25-foot minimum setback lines on the final plat; and 3) the placement of a note on the final plat stating that there shall be no resubdivision of Lots 2 and 3 until additional frontage is provided on an open and maintained public right-of-way; and 4) the placement of a note on the final plat stating that Lots 2 and 3 are limited to one shared curb cut to Hayfield Road, with the size, location and design to be approved by County Engineering.

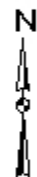
LOCATOR MAP



APPLICATION NUMBER Holdover DATE August 19, 2004

APPLICANT Wicker Subdivision

REQUEST Subdivision



NTS

WICKER SUBDIVISION



APPLICATION NUMBER Holdover DATE August 19, 2004

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