

WILLOW POINTE SUBDIVISION, UNIT THREE,
RESUBDIVISION OF LOTS 100 A-F, LOTS 104 A-D, AND
LOTS 105 A-F

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

The plat illustrates the proposed 10 lot, 1.8± acre subdivision which is located at the Southwest and Northeast corners of Willow Bridge Drive West and Willow Bridge Drive South. The subdivision is served by public water and sanitary sewer.

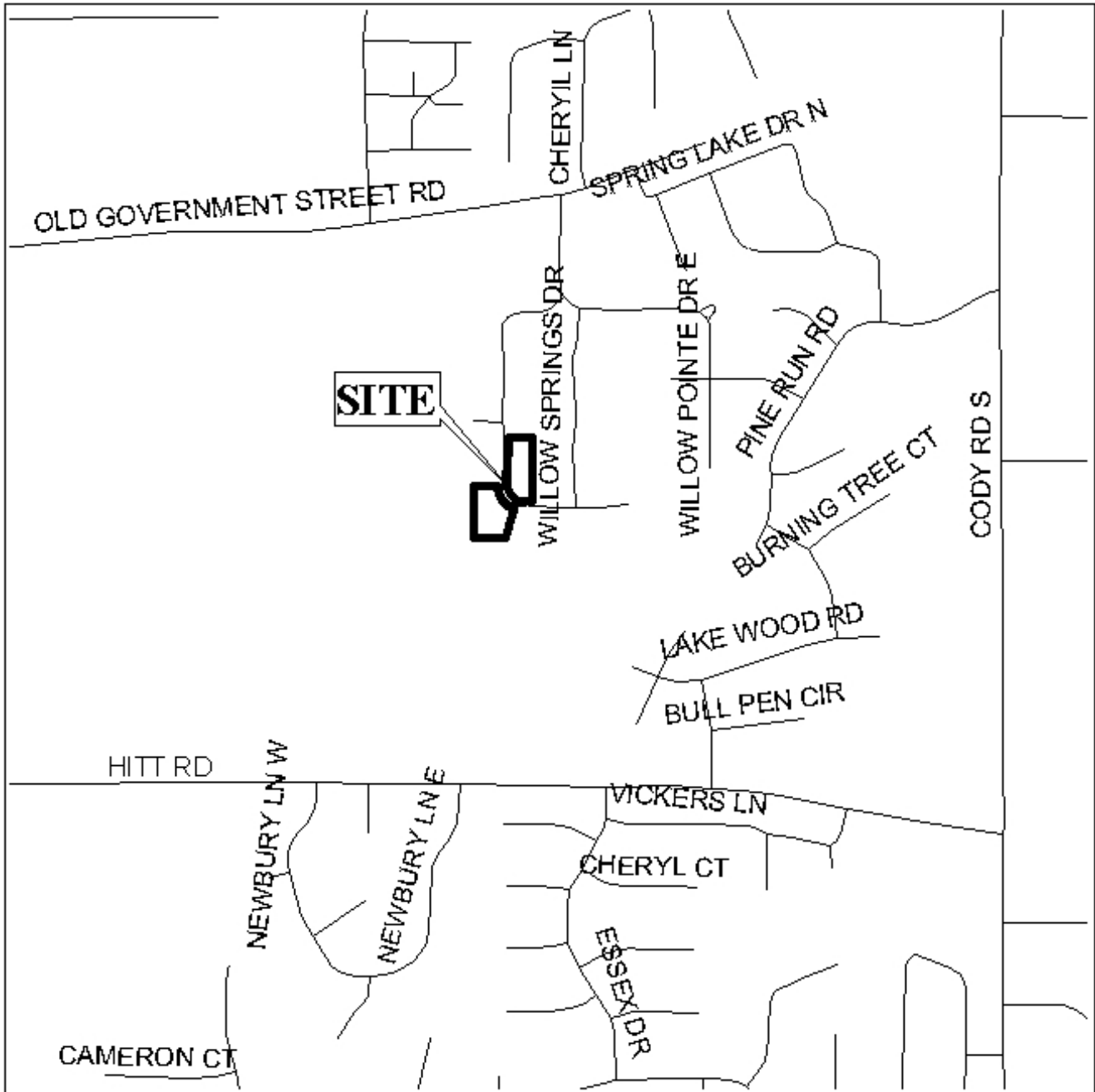
The purpose of the application is to resubdivide 16 existing lots into 10 new lots.

This subdivision has been submitted under the “Innovative Subdivision” section of the Subdivision Regulations to allow reduced lot sizes for zero-lot line patio homes, and similar housing types in a “mixed residential use” development. The term “mixed residential use” refers to the varying sizes of residential properties within the development, ranging from townhouses, to standard size lots, to larger lots of approximately 15,000 square feet.

When the site received approval for an “Innovative Subdivision” in 1999, the Commission allowed reduced setbacks and lot widths for townhouses; with the provision of common areas and larger lots, the overall site area was sufficient for the number of lots proposed. The current proposal would retain the common areas and reduced setbacks, and create fewer, larger lots. Proposed Lots 1 through 7 would still be of substandard width and size, as they are proposed for zero-lot line patio homes; proposed Lots 8 through 10 would be substandard in width at the setback line. Therefore, a waiver of Section V.D.2 of the Subdivision Regulations, which pertains to minimum lot size and width, will be necessary. However, as common areas are being retained and the total number of lots reduced, the overall site area will remain sufficient for the number of lots proposed. Furthermore, retaining the reduced 20’ building setback will provide consistent setbacks with the portion of the subdivision already built.

With a waiver of Section V.D.2 of the Subdivision Regulations (lot size and width), the plat will meet the minimum requirements and is recommended for Tentative Approval.

LOCATOR MAP



APPLICATION NUMBER 22 DATE February 17, 2005

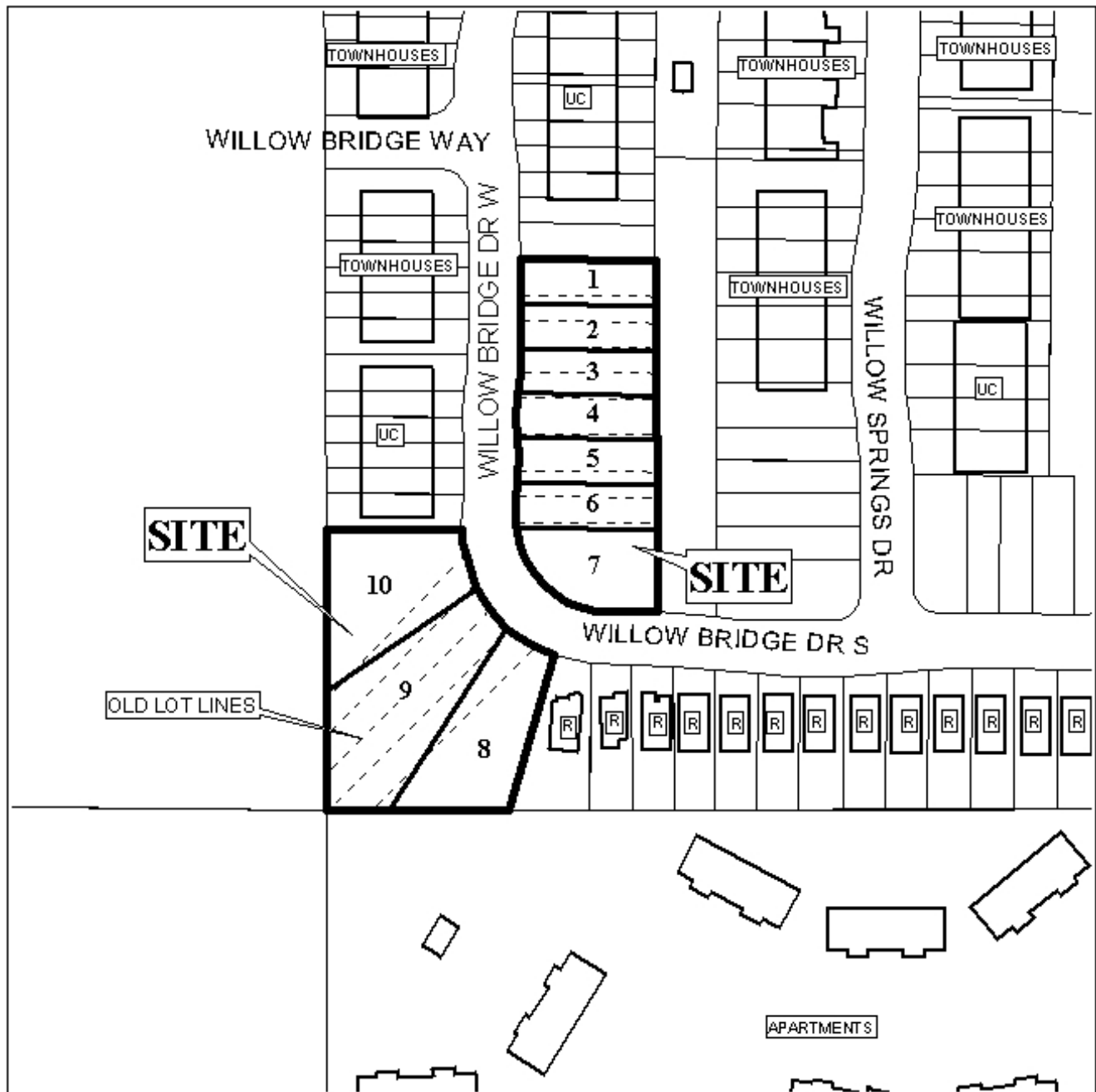
APPLICANT Willow Pointe Subdivision, Unit Three, Resubdivision
of Lots 100 A-F, Lots 104 A-D, and Lots 105 A-F

REQUEST Subdivision



NTS

**WILLOW POINTE SUBDIVISION, UNIT THREE, RESUBDIVISION
OF LOTS 100 A-F, LOTS 104 A-D, AND LOTS 105 A-F**



APPLICATION NUMBER 22 DATE February 17, 2005

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

