

HIGHLAND PARK SUBDIVISION, RESUBDIVISION OF LOTS 21 & A PORTION OF LOT 22

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

The plat illustrates the proposed 1.0 ± acre, 2 lot subdivision which is located on the East side of Lakeview Drive East, 290' ± South of the Southern terminus of Lakeview Drive, extending to the West side of Park Avenue South. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a legal lot and a portion of a legal lot into two lots.

As illustrated on the site plan, the site will have frontage along two streets and there is a note on the final plat stating that the site is denied access to Park Avenue South.

As illustrated on the plat, the balance of Lot 22 is not included in the subdivision. The balance of Lot 22 should be included in the subdivision or the submission of documentation to establish the balance of Lot 22 as a legal lot of record prior to 1984 should be required.

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 upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision with the additional notification, or to submit documentation to establish the balance of the property as a legal lot of record prior to 1952. This information should be submitted by July 14st to be considered at the Commission's July 24th meeting.

