

WILLOW POINTE SUBDIVISION, UNIT FOUR,
RESUBDIVISION OF LOTS 122 A-D, LOTS 123 A-D, AND
LOTS 126 A-F

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

The plat illustrates the proposed 13 lot, 1.5± acre subdivision which is located at the Northwest and Northeast corners of Willow Springs Drive and Willow Bridge Drive. The subdivision is served by public water and sanitary sewer.

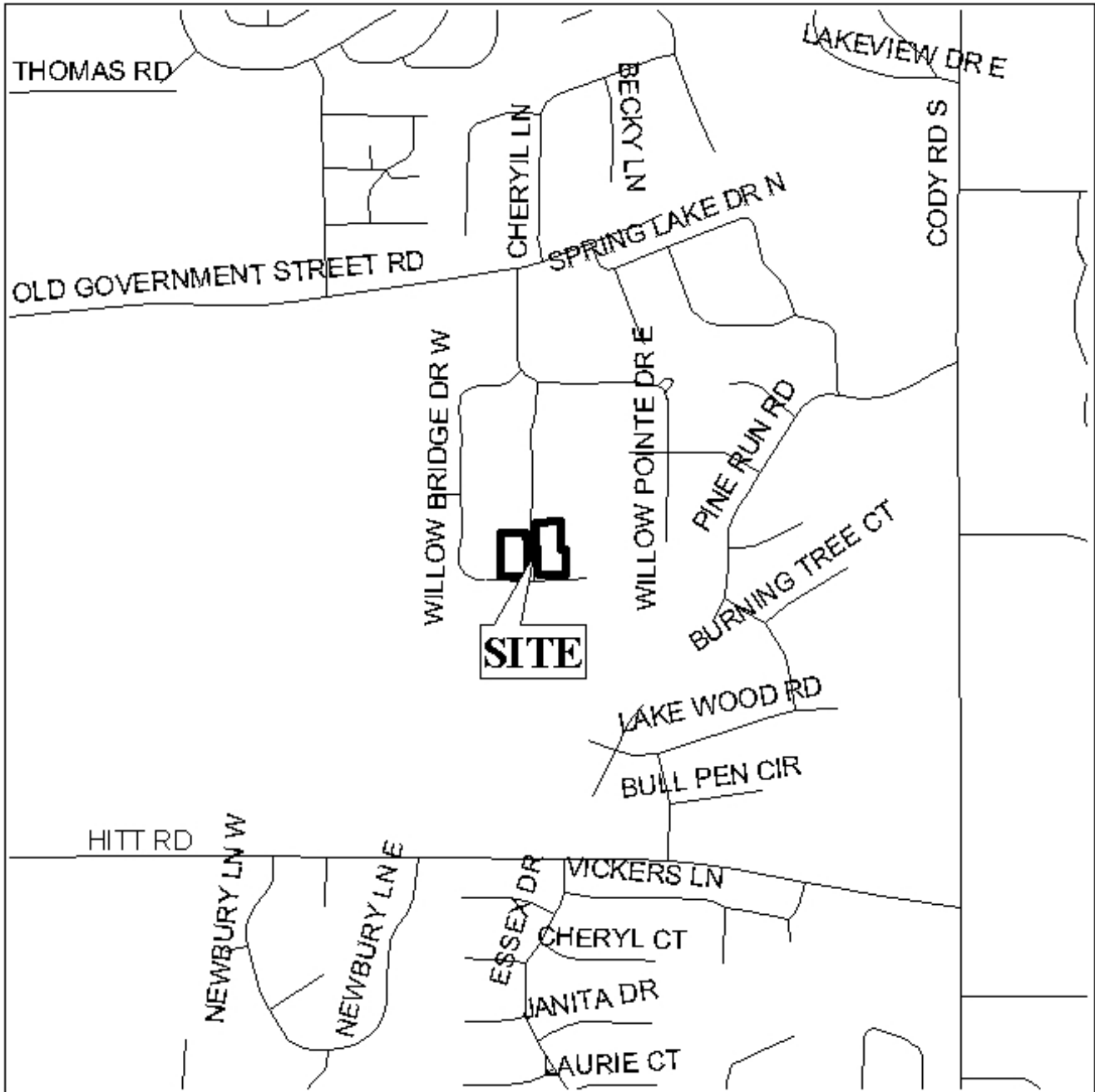
The purpose of the application is to resubdivide 14 existing lots into 13 new lots.

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. The proposed lots would still be of substandard width and size, as they are proposed for zero-lot line patio homes; 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.

The plat meets the minimum requirements and is recommended for Tentative Approval.

LOCATOR MAP



APPLICATION NUMBER 23 DATE February 17, 2005

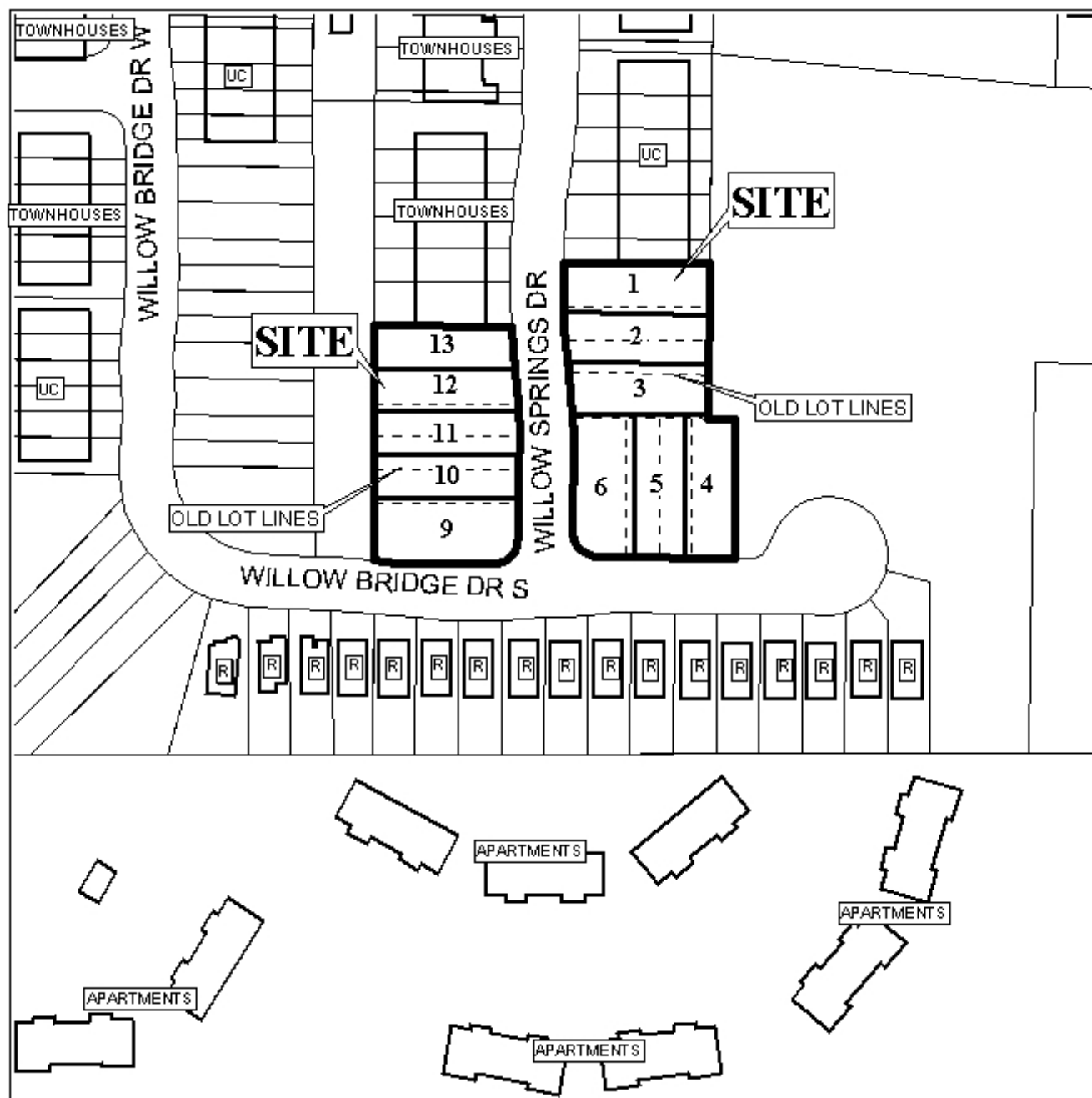
APPLICANT Willow Pointe Subdivision, Unit Four, Resubdivision of
Lots 122 A-D, Lots 123 A-D, and Lots 126 A-F

REQUEST Subdivision



NTS

**WILLOW POINTE SUBDIVISION, UNIT FOUR, RESUBDIVISION OF
LOTS 122 A-D, LOTS 123 A-D, AND LOTS 126 A-F**



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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

