

LUCILLE YOUNG SUBDIVISION, RESUBDIVISION OF

LOT 1

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

The plat illustrates the proposed 2 lot, 2.0 \pm acre subdivision which is located on the North side of Tanner Williams Road, 300' \pm West of Glen Acres Drive South. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide one lot into two lots. The existing lot is part of a four-lot subdivision that was approved by the Planning Commission at the June 6, 2002 meeting. The 2002 approval, which included a waiver of Section V.D.3. of the Subdivision Regulations, was subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 50' from the centerline of Tanner Williams Road;
- (2) the placement of a note on the final plat stating that Lots 1 & 2 share one curb cut to Tanner Williams Road, with the size, location and design to be approved by County Engineering and Lots 3 & 4 share one curb cut to Tanner Williams Road, with the size, location and design to be approved County engineering;
- (3) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7, of the Subdivision Regulations; and
- (4) the placement of the required twenty-five foot minimum building setback line along Tanner Williams Road on the final plat.

The site fronts onto Tanner Williams Road, a planned major street, and the existing right-of-way is shown as 80 feet on the preliminary plat, however, the plat also shows that 10 feet has been dedicated to Mobile County. The Major Street Plan requires a 100 foot right-of-way; therefore, dedication of sufficient right-of-way to provide 50 feet from the centerline of Tanner Williams Road should be required unless the 10 feet indicated on the preliminary plat reflects the dedication required as part of the June 2002 subdivision approval. If required by additional dedication, the 25-foot minimum building setback line depicted on the preliminary plat should be revised to reflect the new right-of-way edge along Tanner Williams Road; otherwise the 25-foot minimum building setback line depicted on the preliminary plat complies with the Subdivision Regulations.

Since Tanner Williams Road is a proposed major street, access management is a concern. The original approval stipulated that lots share curb-cuts onto Tanner Williams, however, year 2002 aerial photos indicate that the existing Lot 1 has multiple curb-cuts onto Tanner Williams. It is recommended, therefore, that no new curb-cuts be permitted; the redesign or relocation of curb-cuts must be approved by Mobile County Engineering.

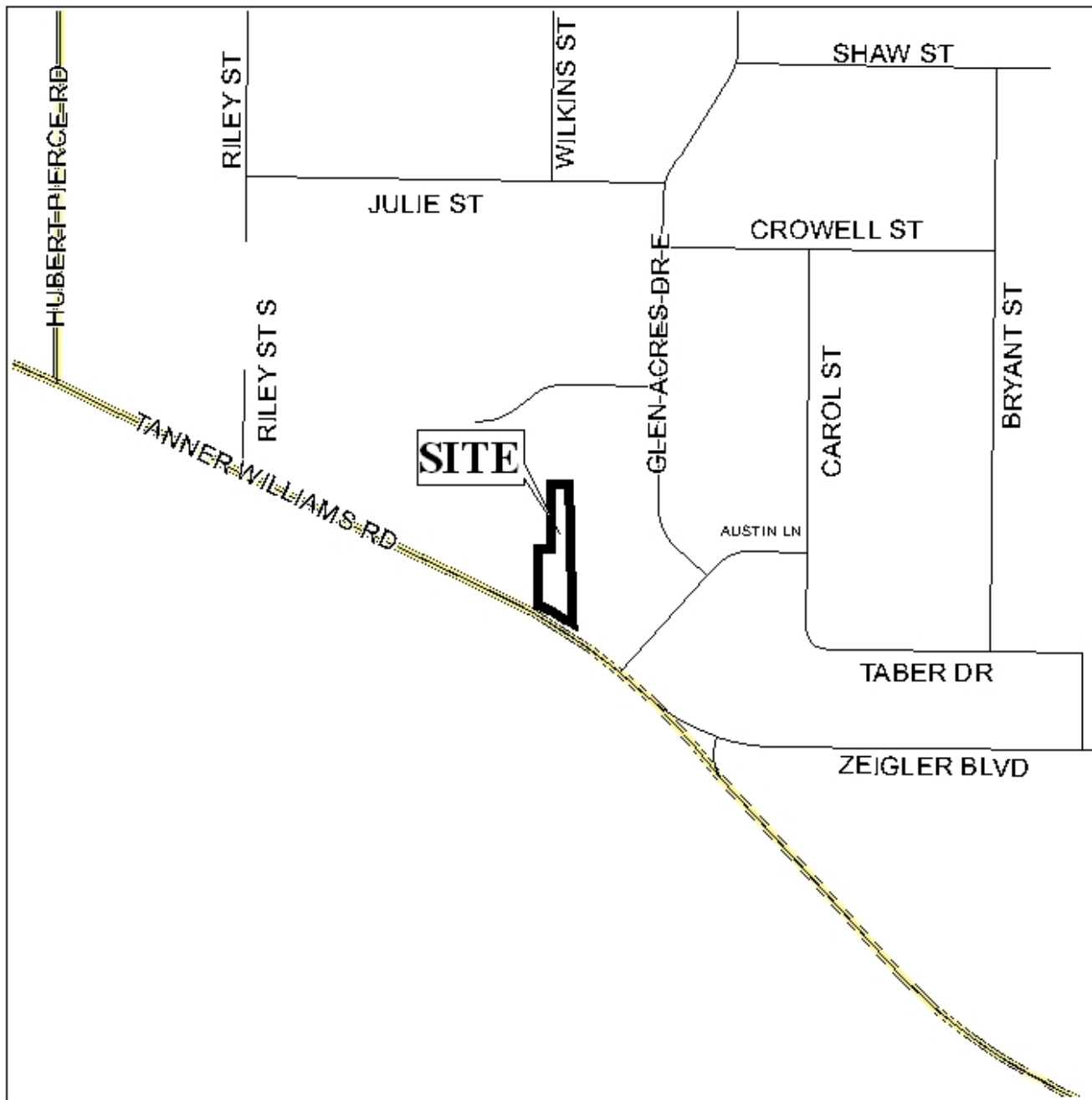
The subdivision will create two lots, one of which is a flag lot. Four flag lots exist within ¼ mile of the site, and many other lots in the vicinity exceed the depth to width ratio recommended in Section V.D.3. of the Subdivision Regulations. The minimum buildable width for Lot 1-B, required by Section V.D.2., is provided at a distance of approximately 385 feet from Tanner Williams Road. Lot 1-B will have approximately 30 feet of frontage on Tanner Williams, but only a 25-foot wide “flagpole,” while Lot 1-A will have approximately 155 feet of frontage.

The 85,576 square feet ± site appears to contain four dwelling units (a single-family residence and three mobile homes). The minimum lot size required for a site with public water and individual septic systems, such as this site, is 15,000 square feet. Lot 1-A will be approximately 45,314 square feet, while Lot 1-B will be approximately 40,261 square feet, with approximately 9,847 square feet of the lot comprising the “flag pole” portion of the lot. While the proposed lots will meet the minimum size requirements of Section V.D.2., the applicant should consult the Mobile County Health Department to ensure that the site has adequate room for on-site septic systems.

This site is located in Mobile 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.

With a waiver of in Section V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Tanner Williams Road, if necessary, to comply with the requirements of Section V.B.14. of the Subdivision Regulations; 2) adjustment of the 25-foot setback line, if necessary, to reflect the right-of-way dedication; 3) 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; 4) placement of a note on the Final Plat stating that no additional curb-cuts are permitted, and that the redesign or relocation of curb-cuts must be reviewed and approved by the Mobile County Engineering Department; and 5) placement of a note on the Final Plat stating that no additional subdivision of Lot 1-B is allowed until additional roadway frontage is provided by either a public or private road onto the property that is constructed to the standards contained within Section VIII.E.2. of the Subdivision Regulations.

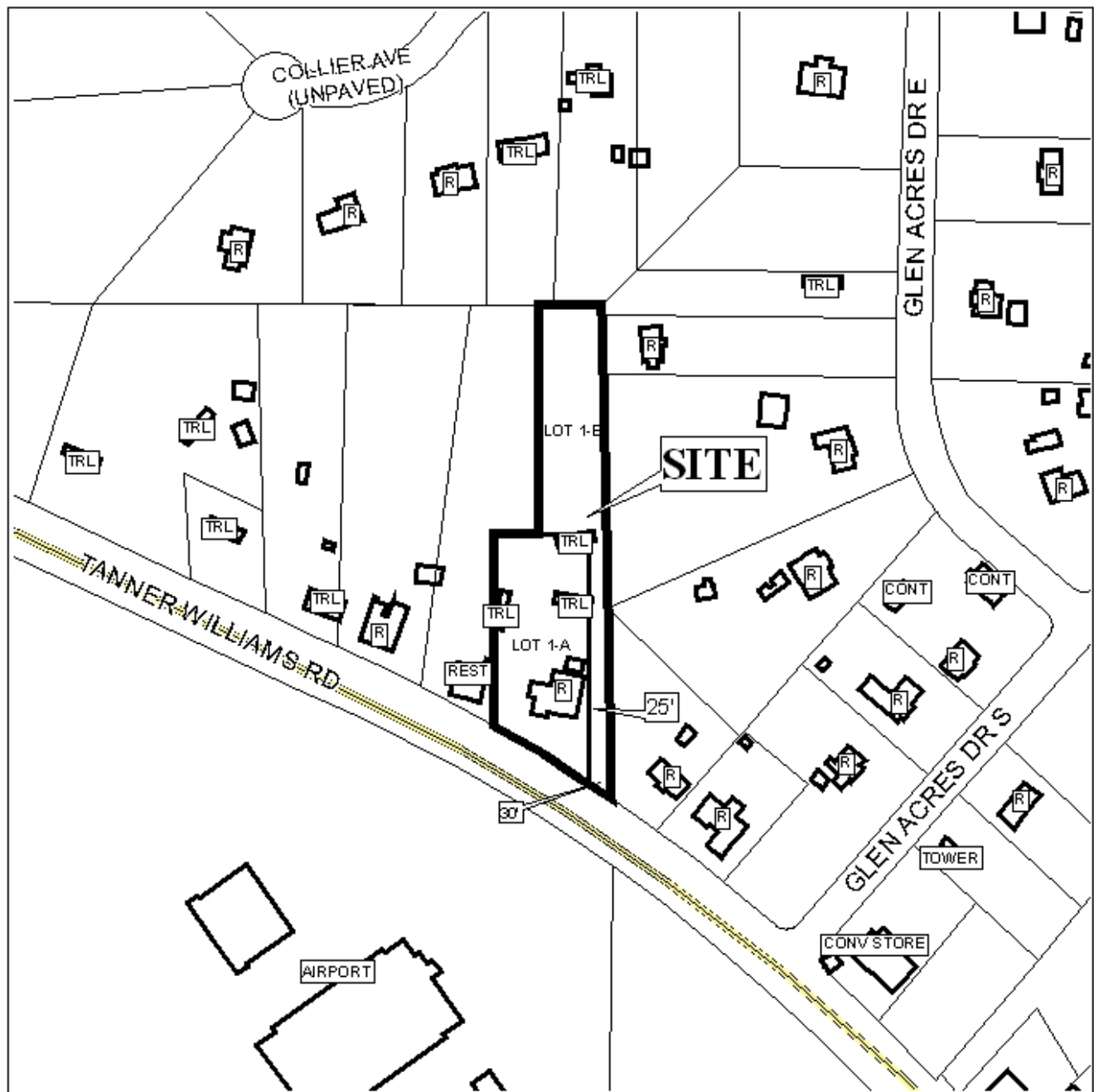
LOCATOR MAP



APPLICATION NUMBER 24 DATE April 6, 2006
APPLICANT Lucille Young Subdivision, Resubdivision of Lot 1
REQUEST Subdivision



LUCILLE YOUNG SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 24 DATE April 6, 2006

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
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