

# **TWR SUBDIVISION, UNIT ONE, RESUBDIVISION OF**

## **LOT 2**

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

The plat illustrates the proposed 0.8± acre, 2 lot subdivision, which is located on the South side of Tanner Williams Road, 200'± West of Schillinger Road. The site is served by public water and sewer.

The purpose of the application is the resubdivision of an existing lot into two lots.

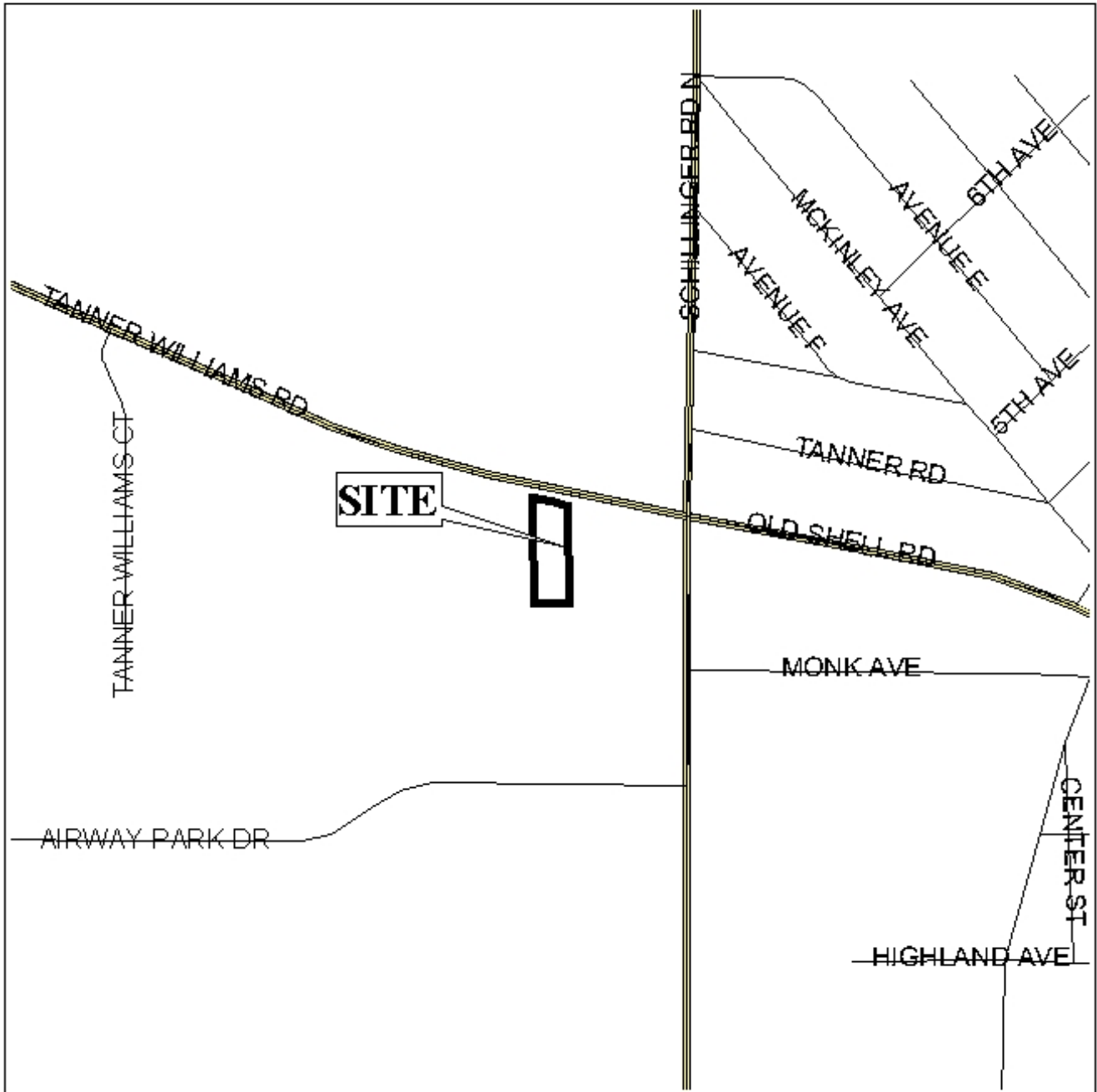
The site fronts Tanner Williams Road, which is a planned major street with a 100' existing right-of-way in compliance with the Plan.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

As proposed, Lot B would be a flag-shaped lot, with only 30'± of street frontage, which would be inconsistent with the pattern of development in the area, a factor considered by Section V.D.1 of the Regulations (size, width depth, shape and orientation of lots shall be appropriate to the location of the subdivision). The site would also exceed the maximum depth to width ratio of 3.5 allowed by Section V.D.3 of the Regulations.

Based upon the preceding, this application is recommended for denial for the following reasons: the plat would exceed the maximum depth to width ratio as recommended by Section V.D.3. of the Subdivision Regulations; and 2) the plat would not comply with Section V.D.1. of the Subdivision Regulations which state that "the size, width, depth, shape, and orientation of lots...shall be appropriate to the location of the subdivision."

## LOCATOR MAP



APPLICATION NUMBER 27 DATE April 7, 2005

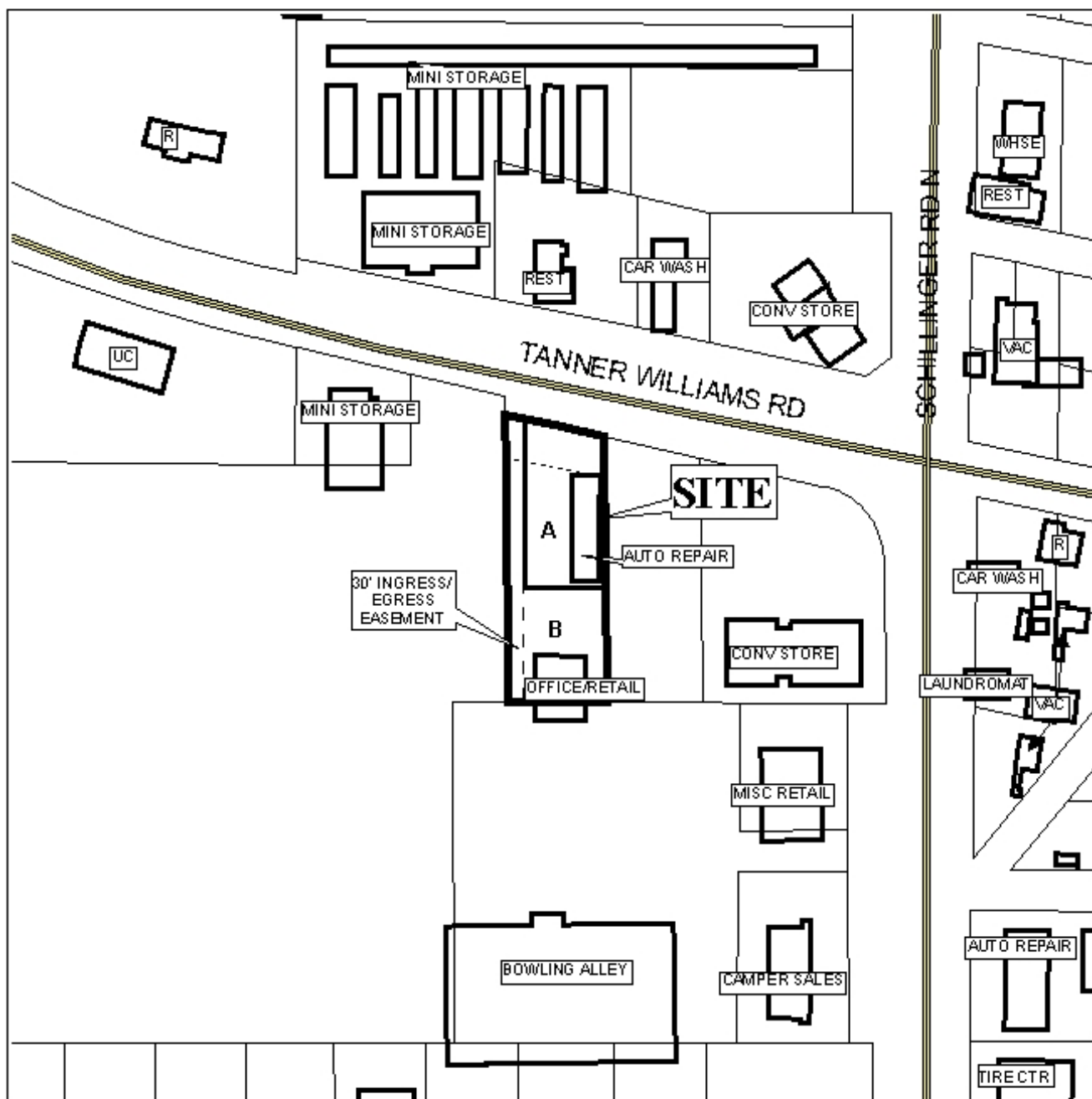
APPLICANT TWR Subdivision, Unit One, Resubdivision of Lot 2

REQUEST Subdivision



NTS

# TWR SUBDIVISION, UNIT ONE, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 27 DATE April 7, 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 |



NTS