

RANCH HILL SUBDIVISION, RESUBDIVISION OF

LOT 7

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

The plat illustrates the proposed 3 lot, 3.0 \pm acres subdivision which is located on the South side of Hilltop Street, 260' \pm East of Leroy Stevens Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide one lot into three lots.

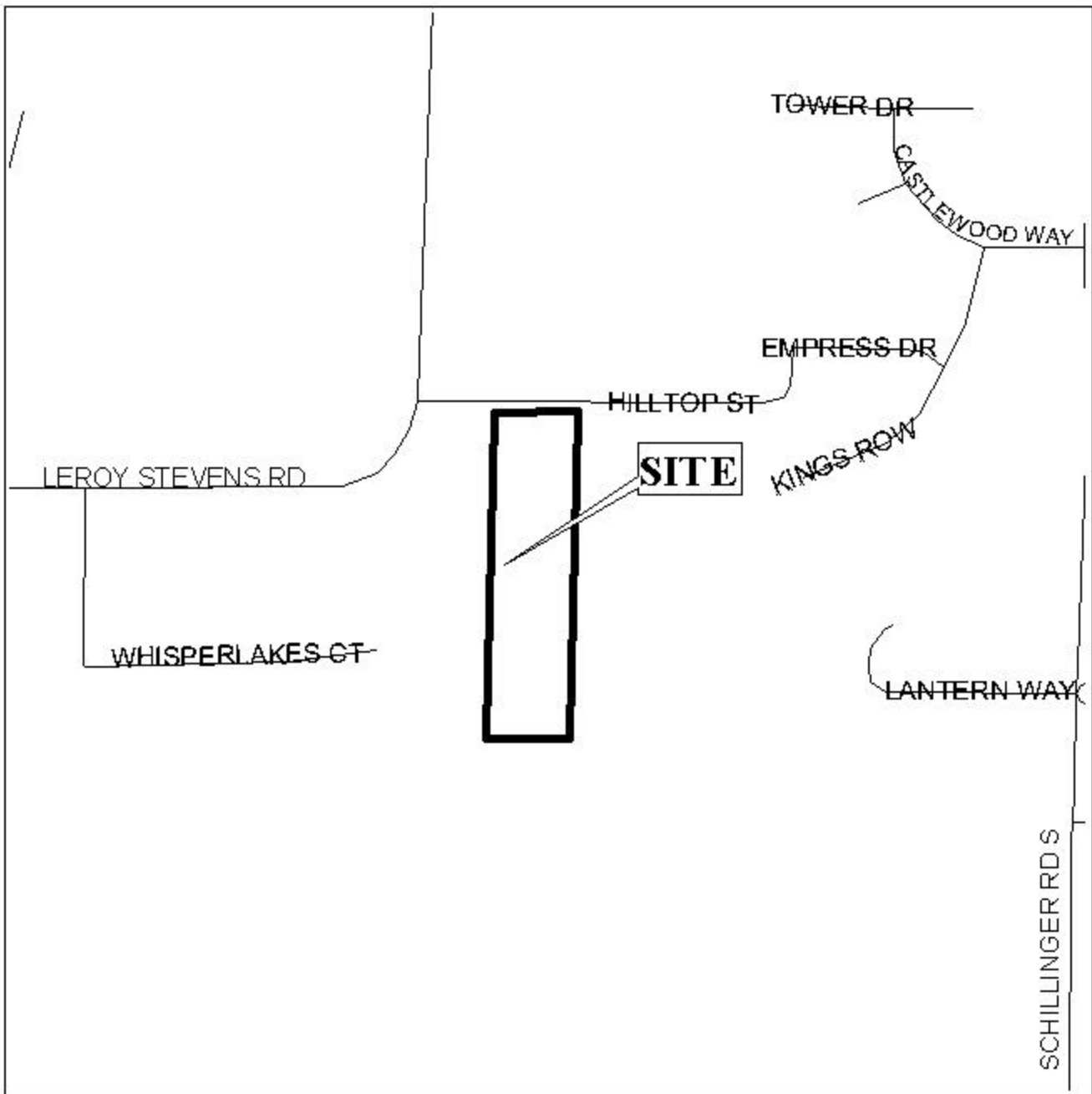
The lots are narrow, only 100' \pm in width, thus the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hilltop Street, with the size, location and design to be approved by County Engineering, should be required.

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.

As proposed, Lots 1, 2 and 3 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required. However, as proposed, the width of each lot is 107' and the depth is 1,253 feet. The Subdivision Regulations states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While this Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, the depth of the three lots would be 12 times the width, thereby exceeding the minimum standard by more than eight times. Additionally, none of the other parcels in the surrounding area are developed as such, making the proposed plat out of character with the area.

Based on the preceding, this application is recommended for denial for the following reason: 1) the width to depth ratio for the three lots far exceeds the minimum standard required by the Subdivision Regulations; and 2) the proposed plat is out of character with the surrounding development.

LOCATOR MAP



APPLICATION NUMBER 23 DATE October 16, 2003

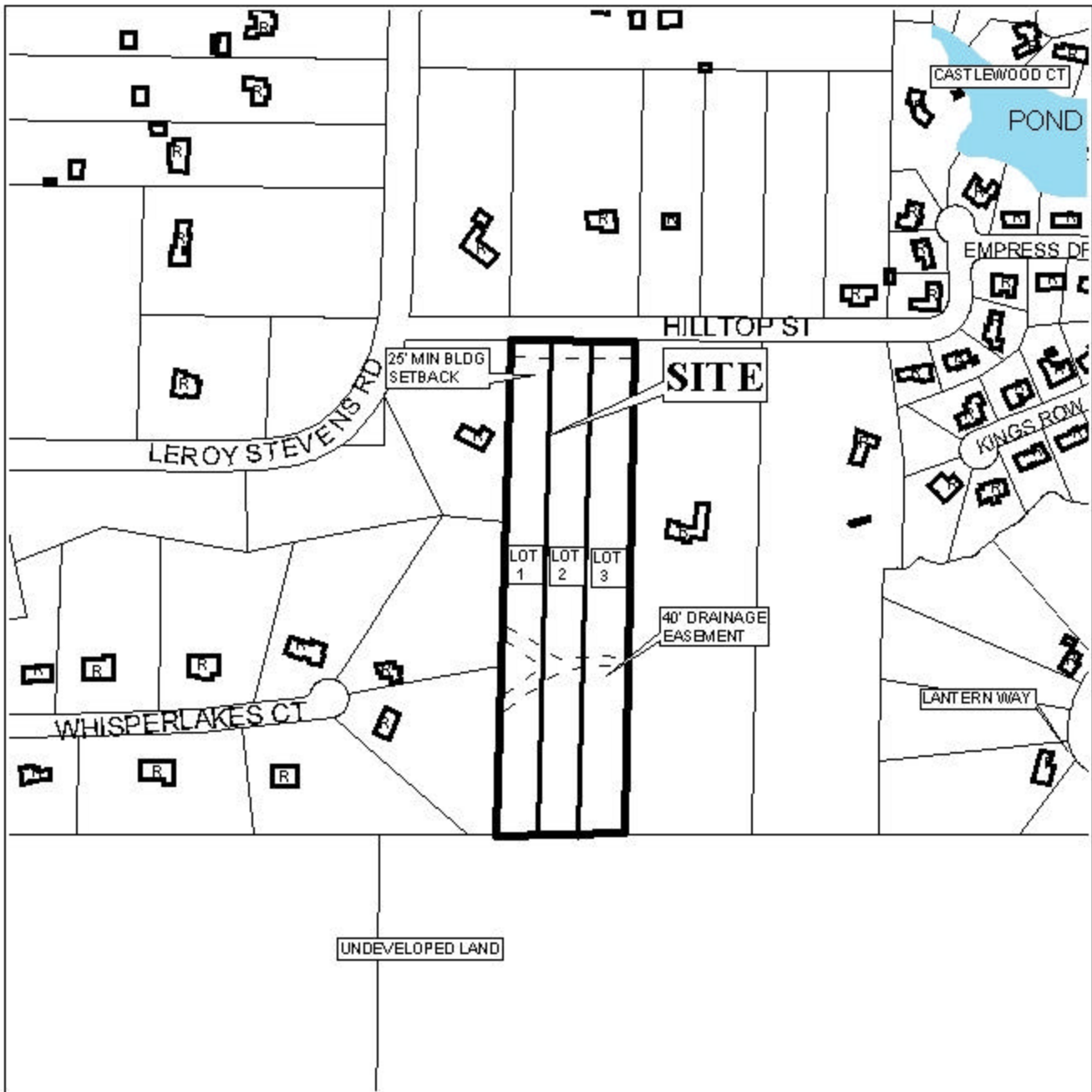
APPLICANT Ranch Hills Subdivision, Resubdivision of Lot 7

REQUEST Subdivision



NTS

RANCH HILLS SUBDIVISION, RESUBDIVISION OF LOT 7



APPLICATION NUMBER 23 DATE October 16, 2003

LEGEND

