

BARBARA SLAUGHTER SUBDIVISION

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

The plat illustrates the proposed $11.9 \pm$ acres, 4 lot subdivision which is located on the West side of Anthony Drive West, $260' \pm$ South of Mango Street. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide three lots and two metes and bounds parcels into four lots

The application before the Commission is to allow two landlocked parcels, which have access via an easement, to have frontage along Anthony Drive West. The Commission typically does not approve flag shaped lots unless they are along waterfronts or are characteristic of the surrounding development. The site is located in the county and no "uniform development" exists in this area, and while there are no flag shaped lots in the vicinity, it may not be considered incompatible. Additionally, this application would rectify a substandard situation, as the current access for Lots 1 and 2 is only an easement. However, Lots 1 and 2 should have shared access to Anthony Drive West, with the size, location, and design to be approved by County Engineering, should be required.

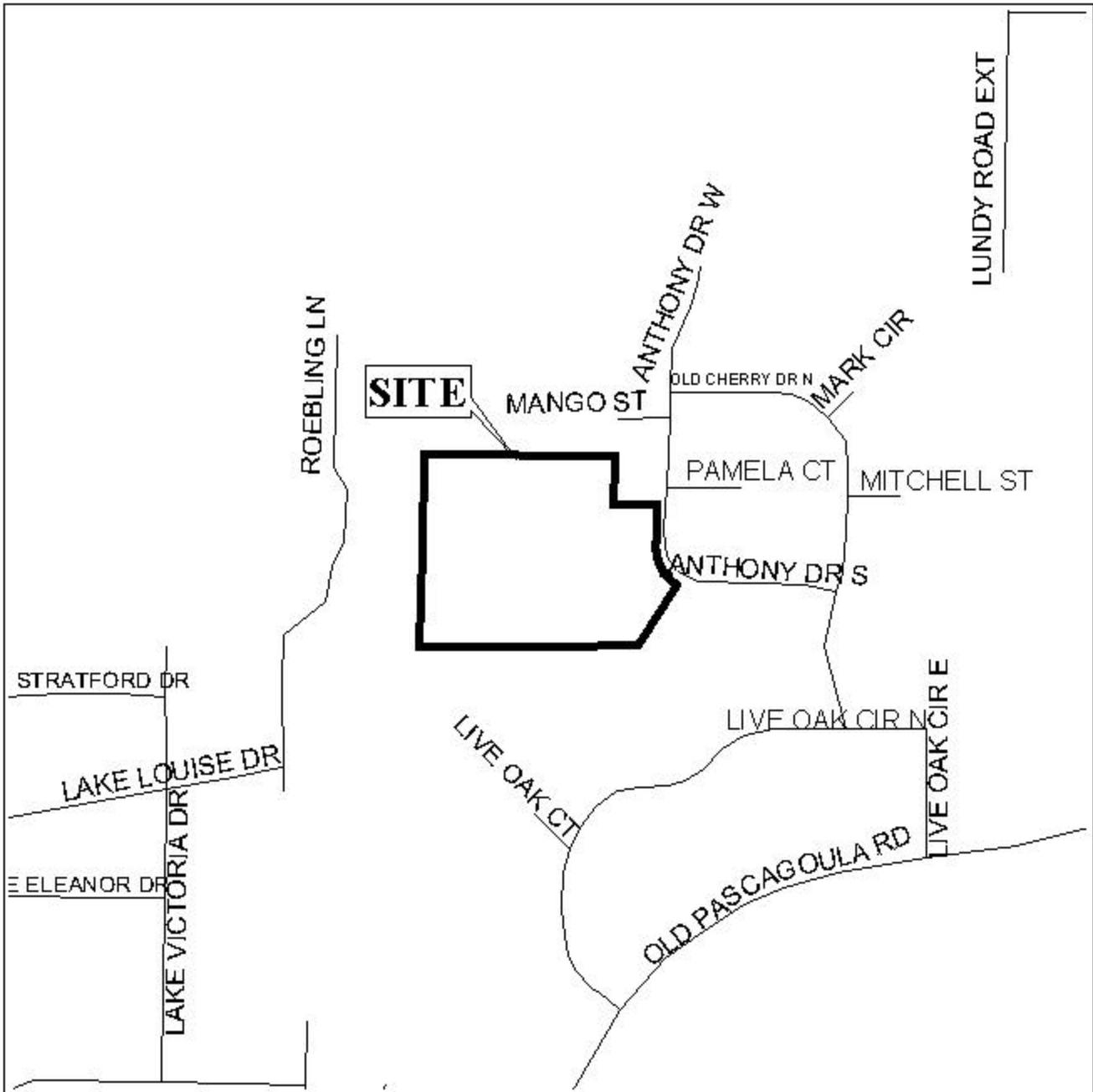
As proposed, Lots 1 and 2 would exceed the width to depth ratio; therefore a waiver of Section V.D.3 would be required.

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.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb to Anthony Drive West, with the size, location, and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that if the property is developed commercially and adjoins residential property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations will be provided; and 3) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 34 DATE January 8, 2004

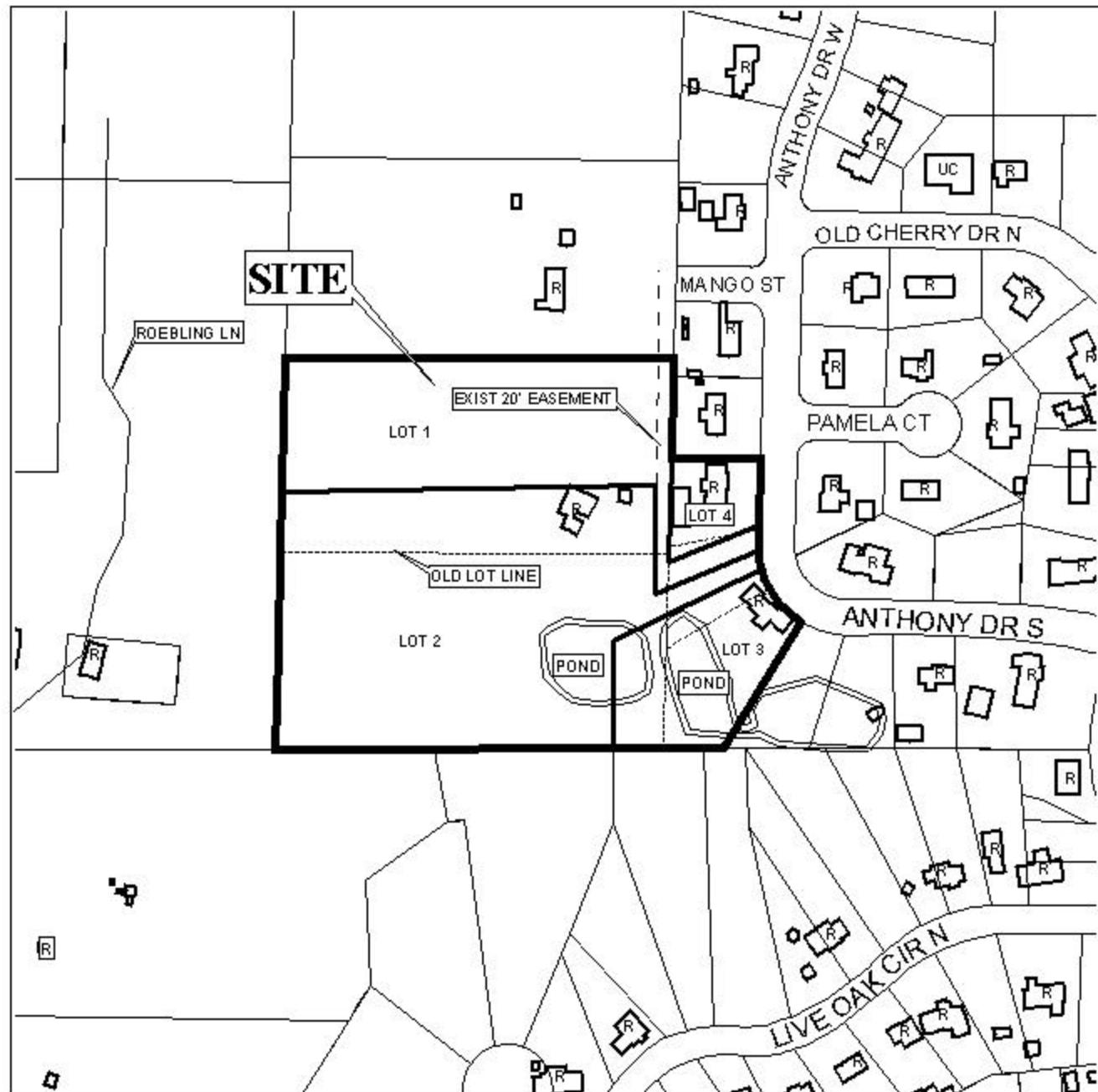
APPLICANT Barbara Slaughter Subdivision

REQUEST Subdivision



NTS

BARBARA SLAUGHTER SUBDIVISION



APPLICATION NUMBER 34 DATE January 8, 2004

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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