

## **SOLLIE OAKS SUBDIVISION, NGUYEN ADDITION TO**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Mobile Area Water and Sewer Systems Comments: MAWSS has only sewer service available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc. Water service would require a 1200 foot line extension.

The plat illustrates the proposed 6.7± acre, 2 lot subdivision, which is located on the West side of Sollie Road, 866'± South of the North line of Section 18 – within the planning jurisdiction. The applicant states the site is served by city water and sanitary sewer.

The purpose of this application is to create two legal lots of record from a metes and bounds parcel. It appears that the parcel was illegally divided out in 2006. The plat should be revised to include the remainder of the parent parcel in the subdivision. Furthermore, the parent parcel was included in the Sollie Oaks Subdivision, which was approved by the Planning Commission in its April 17, 2003 meeting, as proposed Lots 3 and 4. Lots 1 and 2 of Sollie Oaks were recorded in February of 2004 with the remainder (lots 3 and 4) labeled as future development. It should be pointed out that “lot 4” of the previous application was shown as “future development,” but in fact had and still has a single-family residence, thus is already developed. There was no extension filed, thus the approval has expired. It is recommended that this application be held over to allow the applicant to revise the plat to include the entire parcel in the subdivision or provide planning staff with a letter stating the owners of the remaining property do not wish to participate in the subdivision process.

Based on the preceding, this application is recommended for a holdover until the April 17<sup>th</sup> meeting, with revisions due by March 28, to allow the applicant to submit the following:

- 1) revised plat to include the remainder of the parent parcel in the subdivision; and
- 2) submittal of new labels and postage required to re-advertise.

### **Revised for the April 17<sup>th</sup> meeting:**

This application was held over from the March 20th meeting to allow the applicant to revise the subdivision to include the remainder of the applicant's parcel, inclusion of the entire parent parcel and to furnish new mailing labels and postage. The applicant did submit the required

postage along with a letter from the additional property owner stating that they did not wish to participate in the subdivision, however since the additional property owner was the cause of the creation of the child parcel, he will be required to participate in the subdivision process or the application should be denied. Additionally, the applicant did not include the remainder of the child parcel, bringing about additional reasons for the application to be denied.

Based on the preceding, the application is recommended for denial for the following reasons:

- 1) the applicant did not include the parent parcel in the subdivision application; and
- 2) the applicant did not include the entirety of their parcel in the subdivision process.

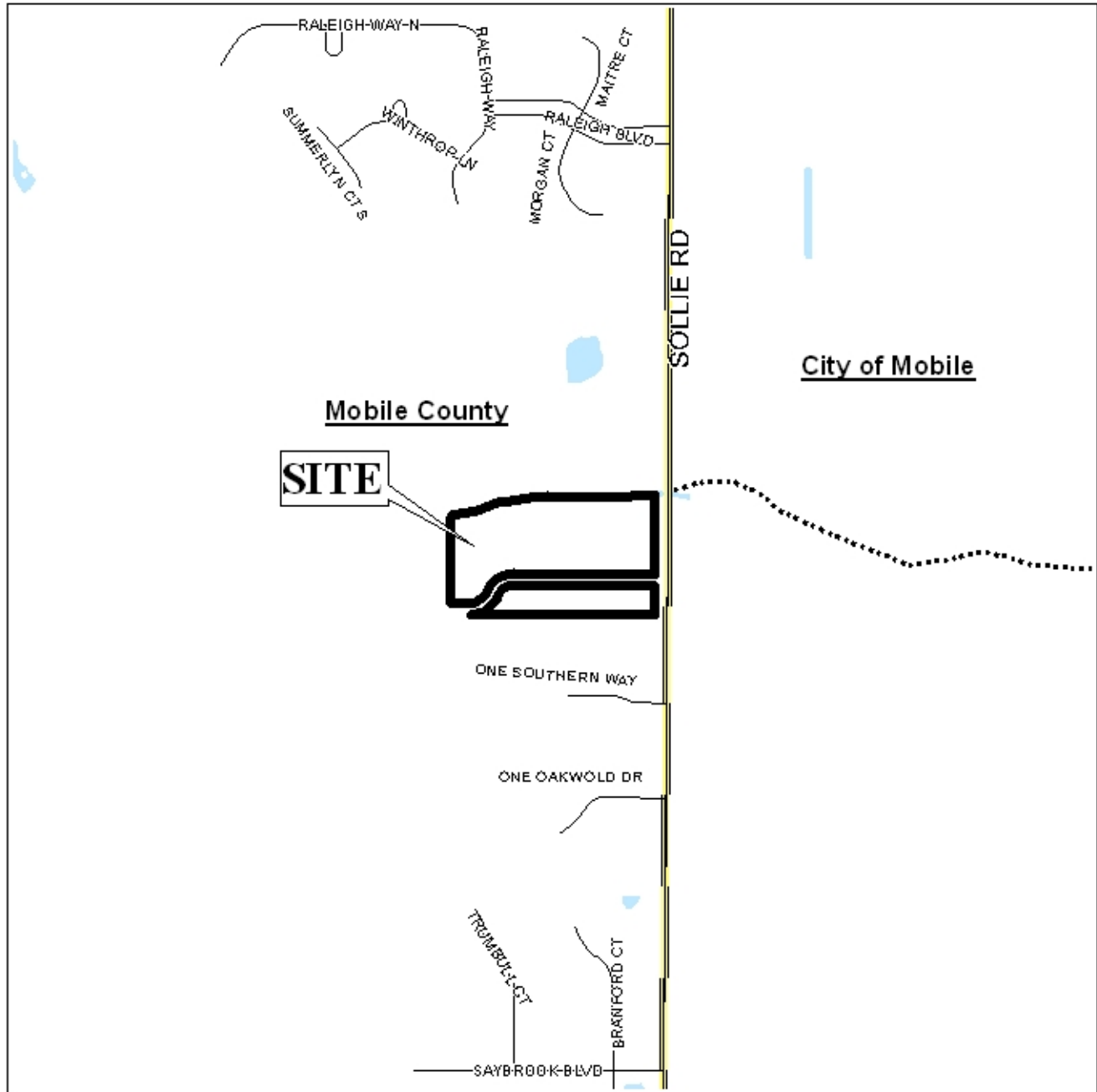
**Revised for the May 15<sup>th</sup> Meeting:**

This application was heldover from the April 17<sup>th</sup> meeting at the applicant's request. However, the applicant has not provided staff with any new information regarding the application.

Based on the preceding, the application is recommended for denial for the following reasons:

- 1) the applicant did not include the parent parcel in the subdivision application; and
- 2) the applicant did not include the entirety of their parcel in the subdivision process.

# LOCATOR MAP



APPLICATION NUMBER 5 DATE May 15, 2008

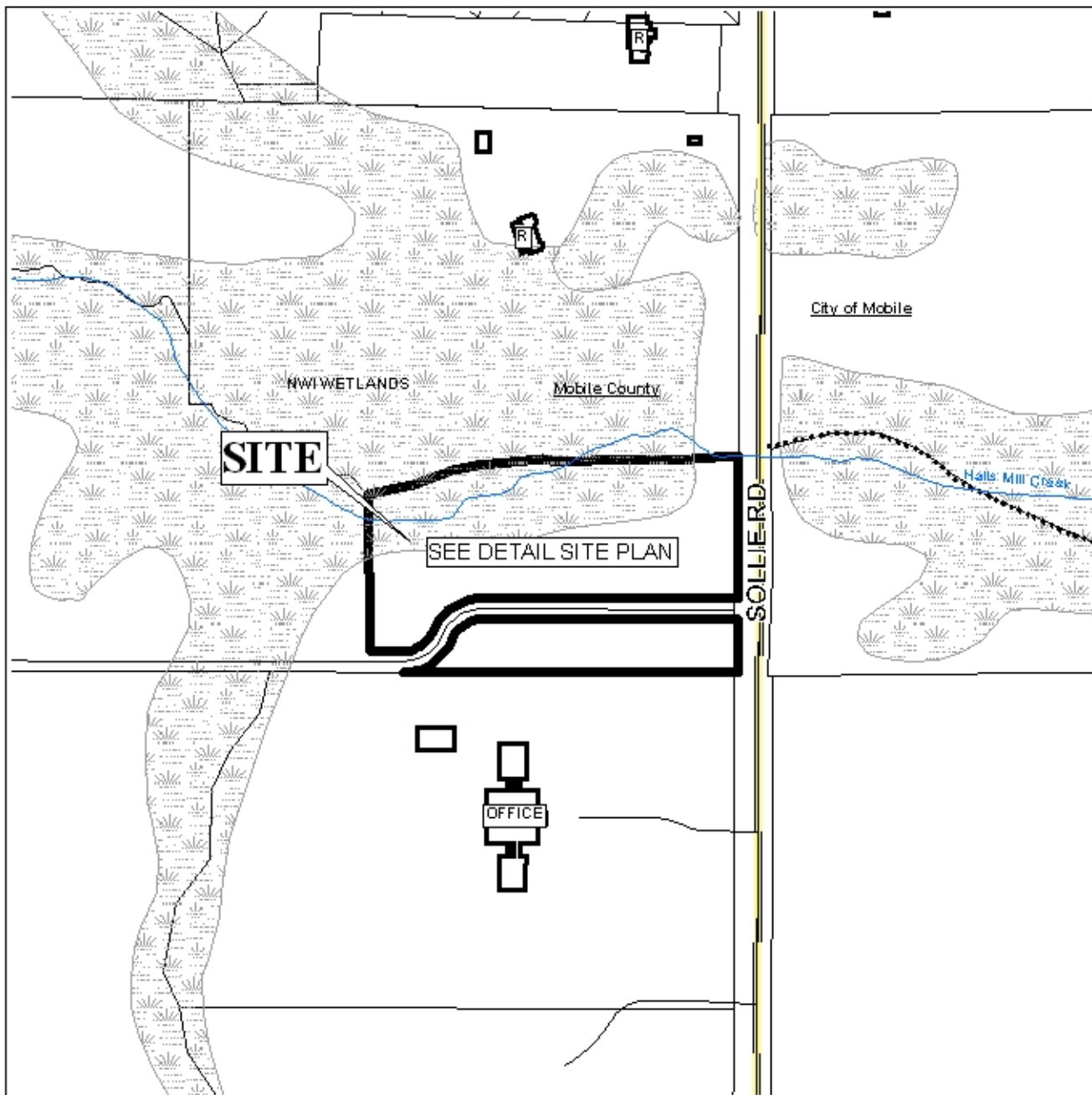
APPLICANT Sollie Oaks Subdivision, Nguyen Addition to

REQUEST Subdivision



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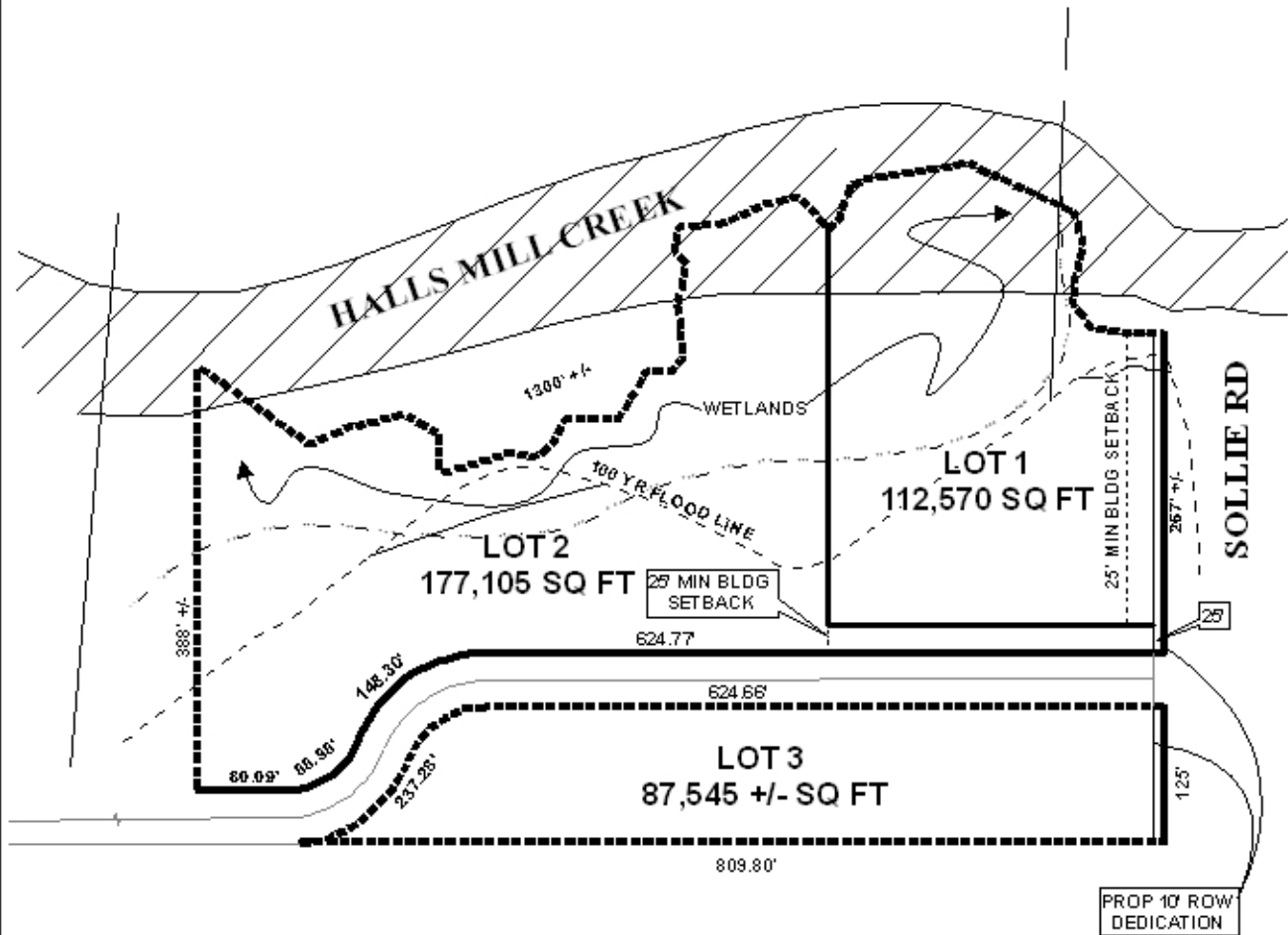


APPLICATION NUMBER 5 DATE May 15, 2008



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# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 15, 2008  
APPLICANT Sollie Oaks Subdivision, Nguyen Addition to  
REQUEST Subdivision



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