

## **ATCHISON ESTATES SUBDIVISION**

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

The plat illustrates the proposed 3 lot, 28.3 ± acres subdivision which is located on the West side of Dawes Lane Extension, 1/3 mile ± North of Belmont Park Drive, extending to the East side of Airport Road (prescriptive right-of-way). The subdivision is served by public water and individual septic systems.

The purpose of this application is to create three lots from a large metes and bounds parcel.

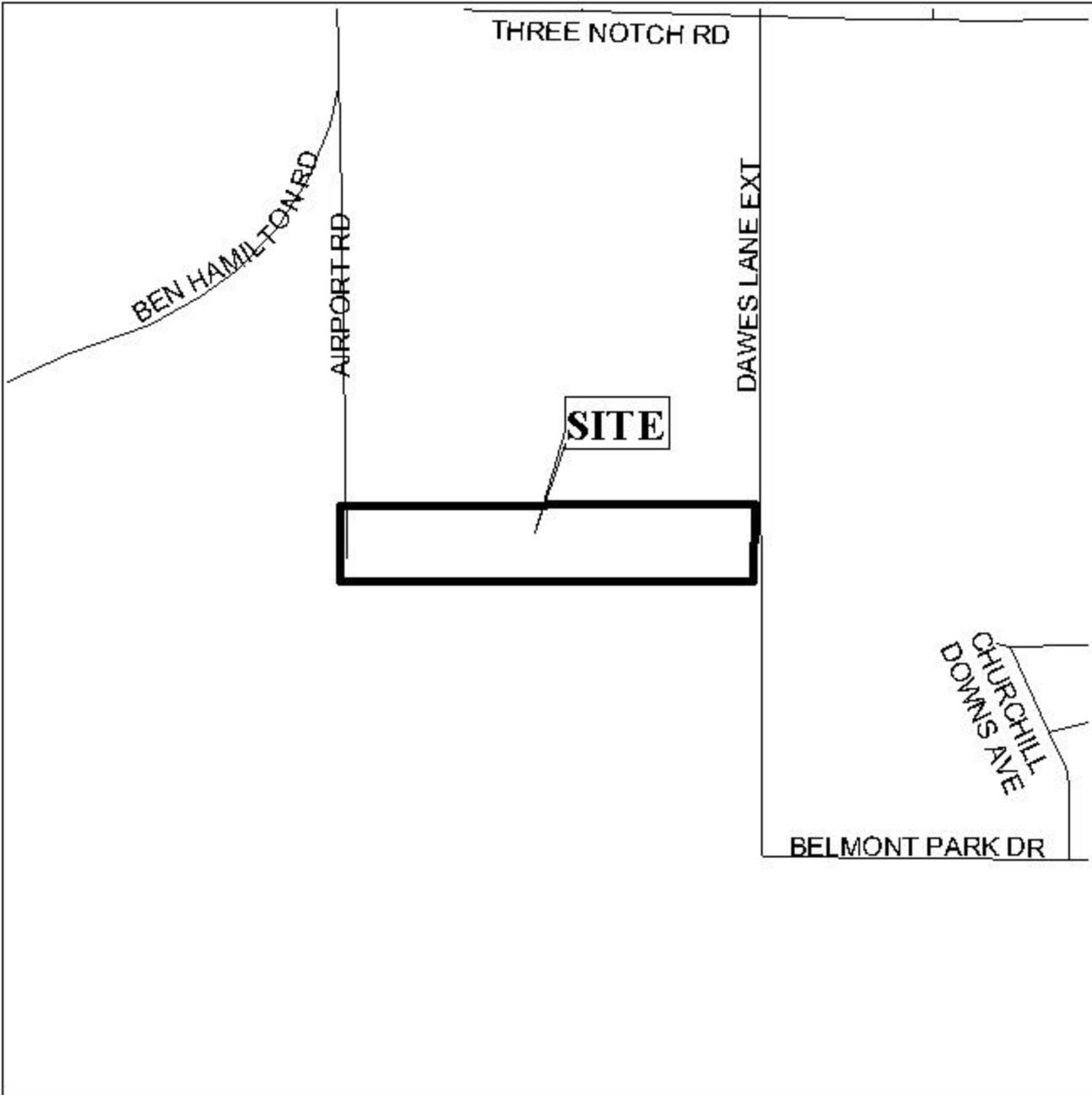
The lots are narrow, only 150' ± in width, and as proposed, would exceed the width to depth ratio. The width of the lots varies from 150' to 174' and the depth is approximately 2,595 feet. The Subdivision Regulation states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. 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 17 times the width, thereby exceeding the minimum standard by more than five 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.

The site is accessed by Airport Road, which is a dirt road. The current application would create three additional lots on substandard (dirt) road, and it is the practice of the Planning Commission to deny applications that would increase the number of lots on a substandard roadway.

The 25-foot minimum setback lines are not shown but would be required on the final plat.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) the width to depth ratio for the three lots far exceeds the minimum standard required by the Subdivision Regulations; 2) the proposed plat is out of character with the surrounding development; and 3) the plat would increase the number of lots that access a substandard (dirt) road.

# LOCATOR MAP

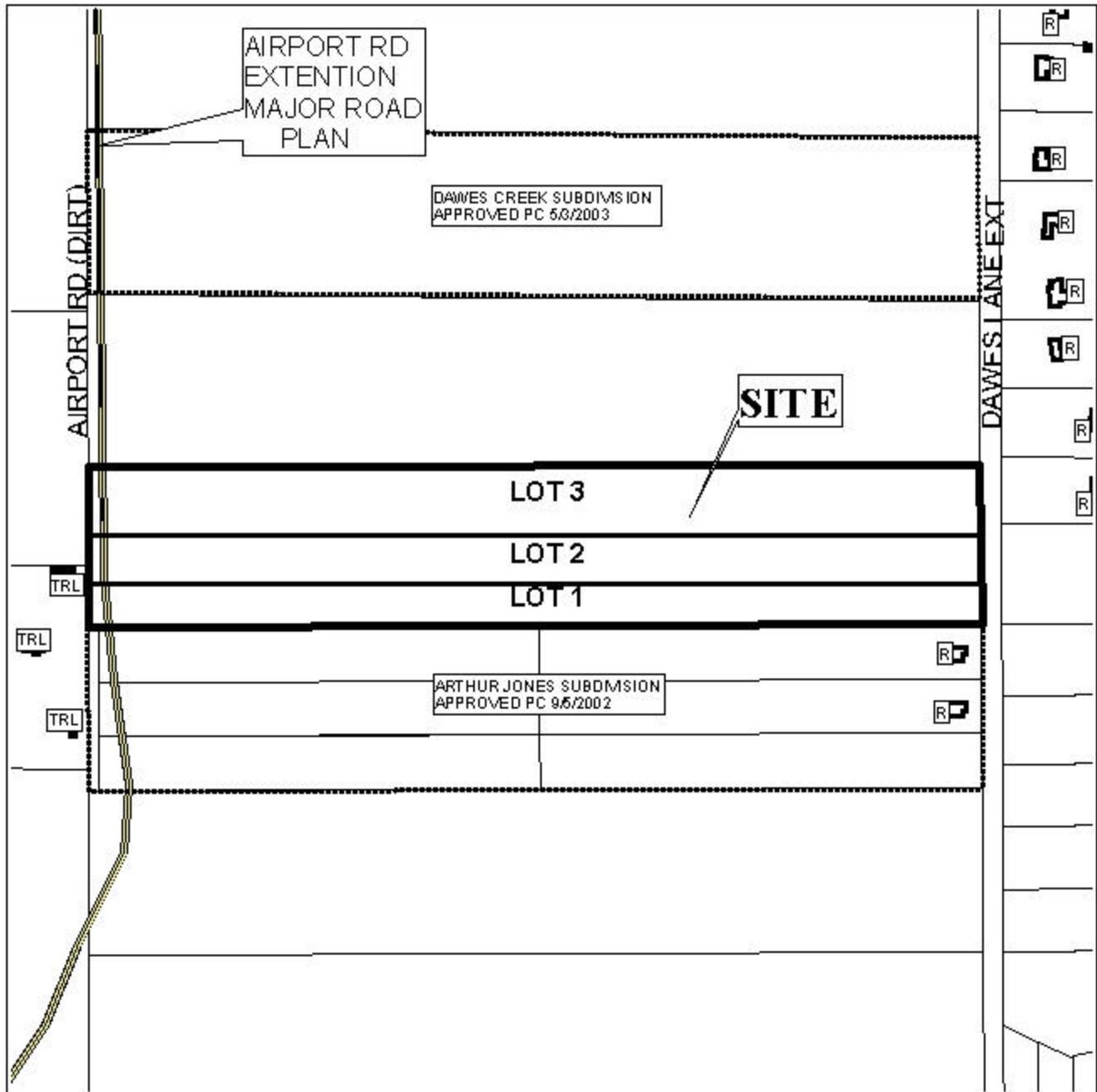


APPLICATION NUMBER 8 DATE November 20, 2003  
APPLICANT Atchison Estates Subdivision  
REQUEST Subdivision



NTS

# ATCHISON ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE November 20, 2003

LEGEND



NTS