

# **HOLDOVER**

*Revised*

## **AARON PLACE SUBDIVISION**

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

The plat illustrates the proposed 3 lot, 10.0  $\pm$  acres subdivision which is located on the East side of McFarland Road, 830'  $\pm$  South of Valley View Drive, extending to the East side of McFarland Road, 200'  $\pm$  North of the East terminus of Cottage Hill Park Drive North. The subdivision is served by public water and individual septic systems.

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

As indicated on the plat, the site is surrounded by several parcels of land that possibly should have been a part of the subdivision. However, documentation was provided by the applicant showing that all of these parcels were sold off prior to July 1984. Access to these parcels and to proposed Lot 2 will be via a 20' easement for ingress/egress.

This access for the new lot poses a problem; the Subdivision Regulations state that all lots must front on a County maintained road. The 20' easement which would provide access for Lot 2 also provides access for six other parcels. The easement does not meet requirements for a private road, nor is the subdivision proposed as a private road subdivision or a family subdivision.

As proposed, Lot 3 exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations 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 lines are not shown, but would be required on the final plat.

Based on the preceding, this application is recommended for denial because Lot 2 does not have frontage on a county maintained road, and Lot 3 exceeds the width to depth ratio.

***Revised for the February 16<sup>th</sup> Meeting***

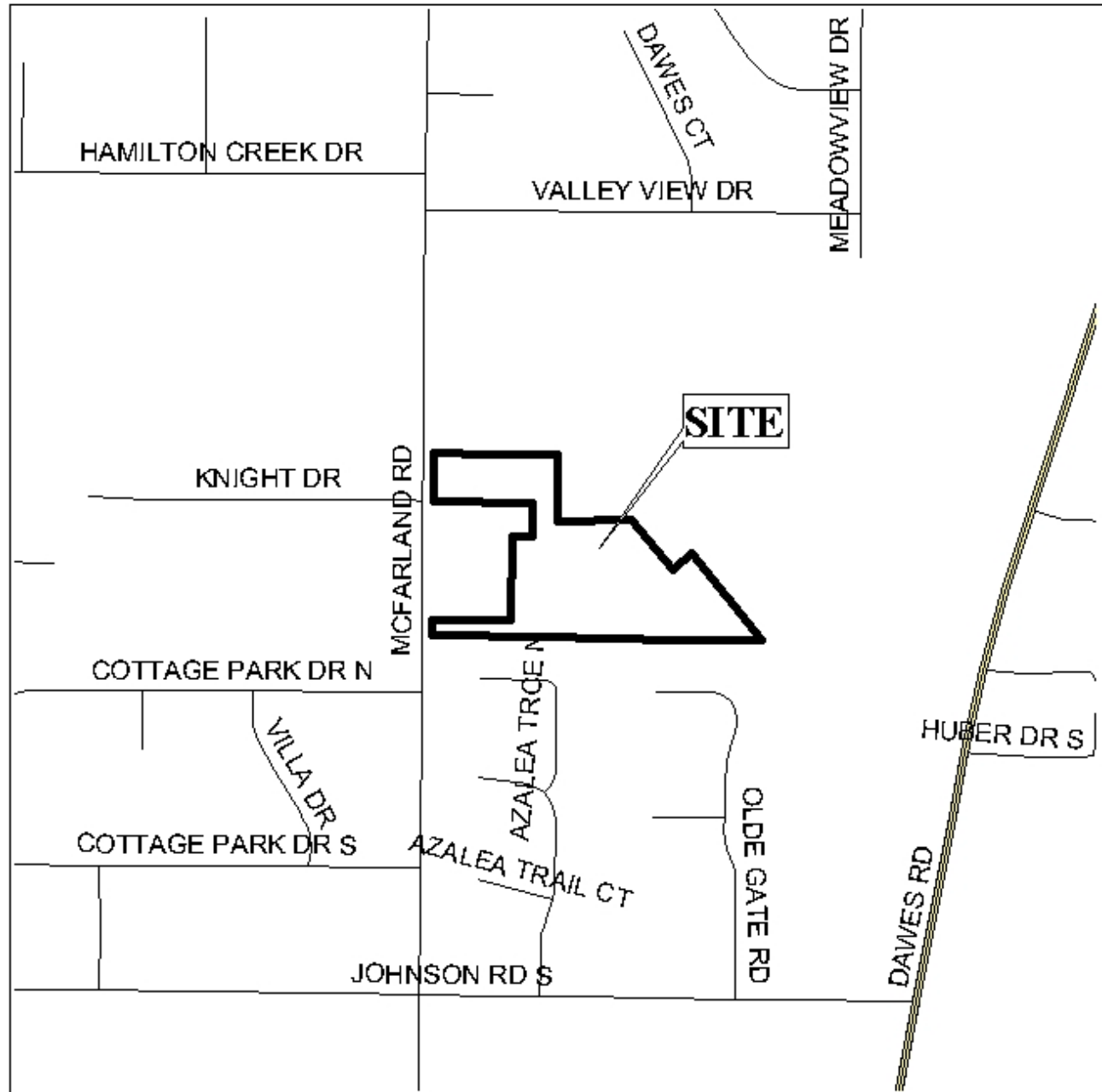
This application was holdover to allow the applicant to submit a revised plat illustrating real property frontage on McFarland Road for proposed Lot 2.

A revised plat illustrating Lot 2 as a flag lot with a 25' access strip and frontage on McFarland Road was submitted. While Flag lots are generally not recommended, existing circumstances leave little or no other option.

Additionally, proposed Lot 3 has 60' of frontage on McFarland Road, which will allow for future construction and dedication of a county standard street if Lot 3 is ever resubdivided.

With a waiver of 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) placement of a note on the final plat stating that there shall be no further resubdivision of Lots 1 & 2; and 2) placement of a note on the final plat stating that there shall be no further resubdivision of Lot 3 to create additional lots unless a road is constructed to Mobile County standards, dedicated, and accepted by Mobile County for maintenance.

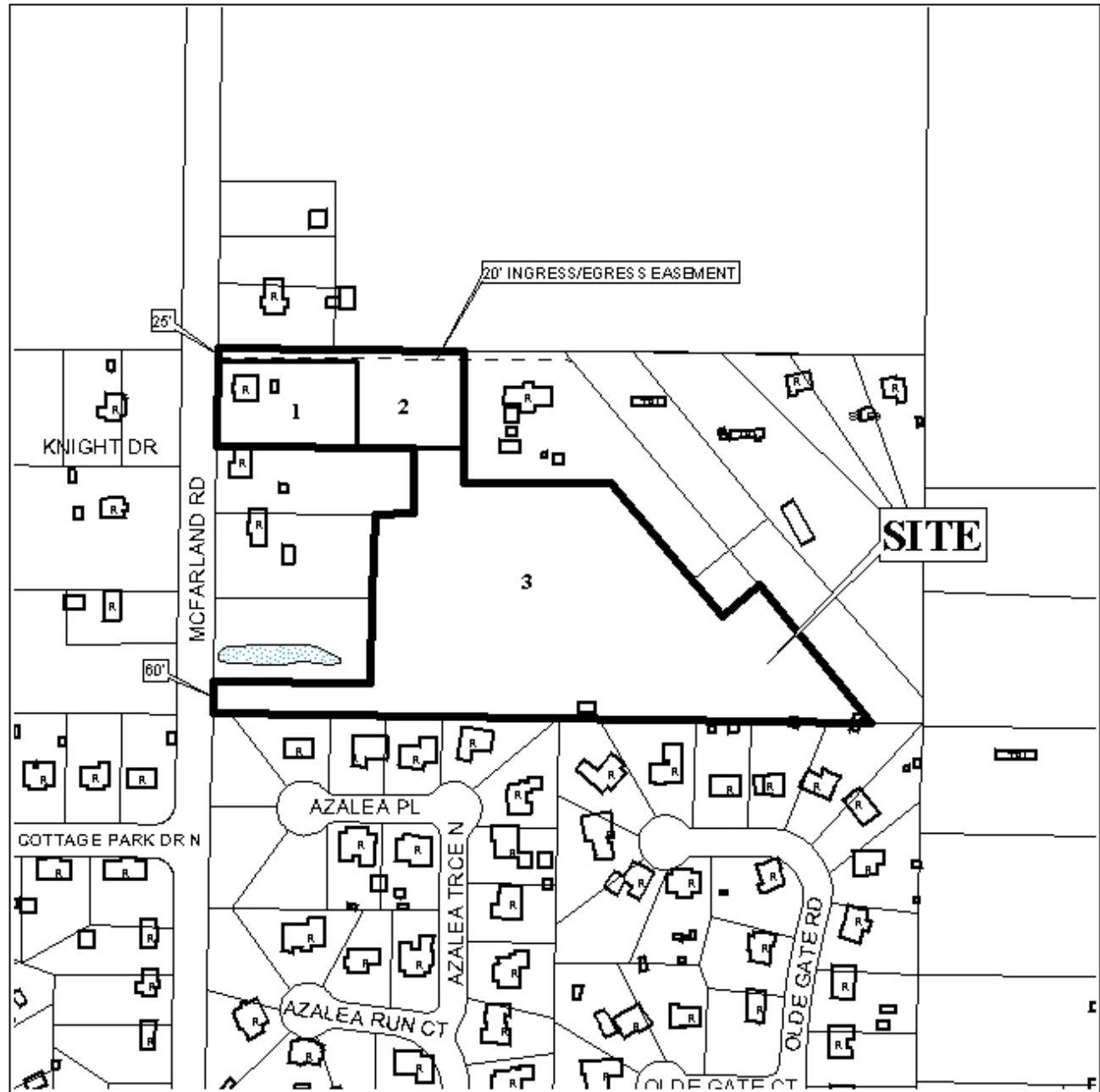
## LOCATOR MAP



APPLICATION NUMBER Holdover DATE February 16, 2006  
APPLICANT Aaron Place Subdivision  
REQUEST Subdivision



# AARON PLACE SUBDIVISION



APPLICATION NUMBER Holdover DATE February 16, 2006

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
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