

# HOLDOVER

*Revised*

## **DAWES LAKE TRACE SUBDIVISION,** **FIRST ADDITION**

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

The plat illustrates the 12-lot, 7.5± acre subdivision, which is located on the West side of Dawes Lake Road, 500'± South of its North terminus. The site is served by public water and sanitary sewer.

The purpose of the application is to create a 12-lot subdivision from an existing lot of record and a metes and bounds parcel.

The site fronts Dawes Lake Road, which has a 60' right-of-way. As the site involves the construction of a new street, the new street should be dedicated and constructed to County standards prior to signing the final plat.

The site adjoins a site to the North, which was granted Tentative Approval for an 18-lot subdivision, but has not been recorded.

Detention is not shown on the plat; any detention areas should be marked as such, and a note should be placed on the final plat stating that maintenance of detention areas will be the responsibility of the property owners.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Proposed Lots 3, 5, and 6 are flag-shaped lots; these are uncharacteristic of other properties in the area and thus are not in conformance with Section V.D.1. of the Subdivision Regulations, which reads: "*The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated.*" Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

Based on the preceding, this application is recommended for Holdover, to allow the applicant to submit a revised plat that does not contain flag-shaped lots.

*Revised for the September 1<sup>st</sup> meeting*

*This application was held over from the August 4<sup>th</sup> meeting to allow the applicant to submit a revised plat that did not contain flag-shaped lots. As no revisions have been submitted, and based on the preceding, this application is recommended for denial.*

*Revised for the October 20<sup>th</sup> meeting*

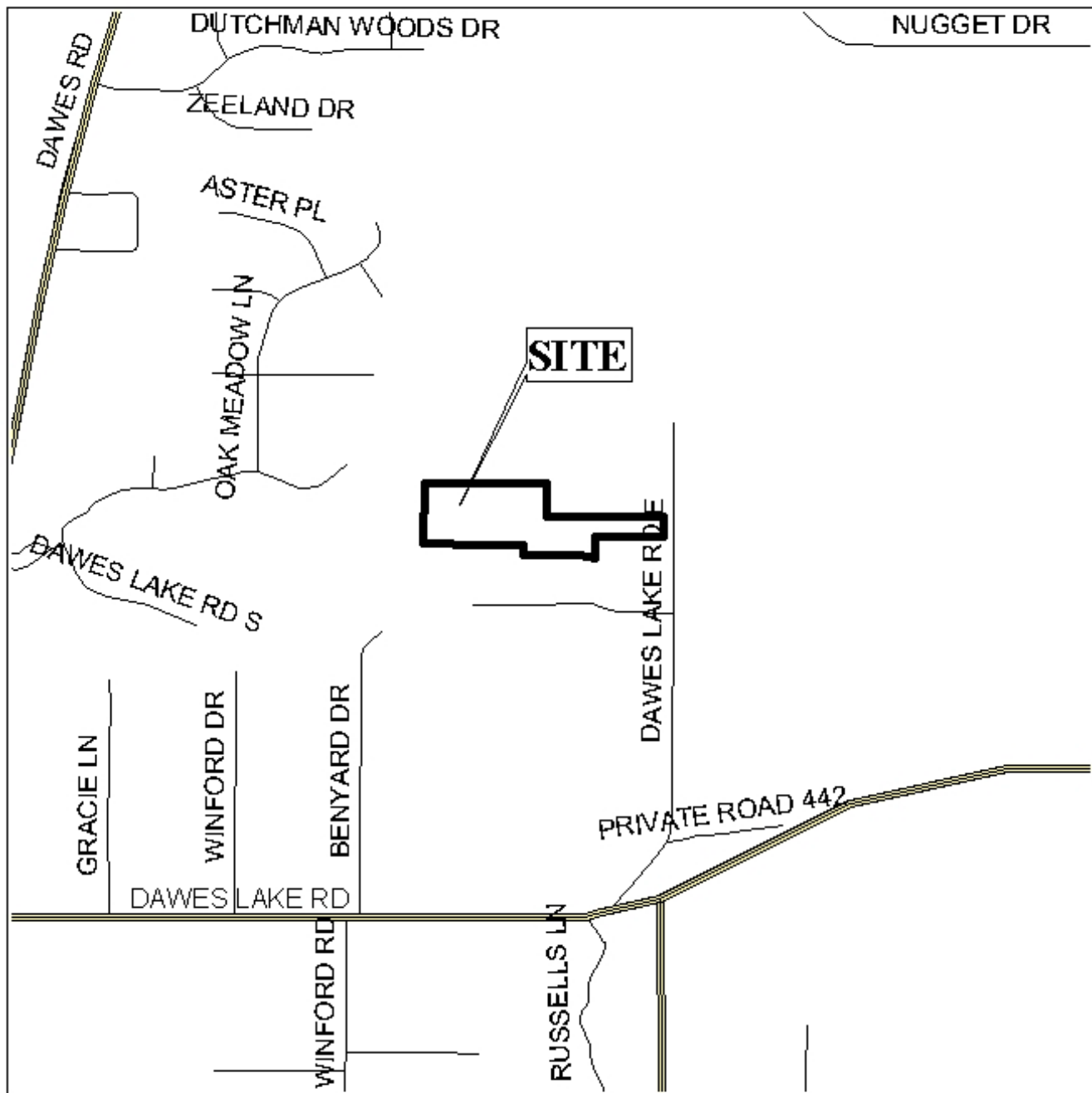
*This application was held over from the September 1<sup>st</sup> meeting at the applicant's request. The applicant has since submitted a letter describing the limited frontage of the large parcel as a physical hardship, and explaining that constructing a street to access two lots would be economically infeasible. It should be noted that approving flag lots in this case could lead to more such requests for the other undeveloped parcels on Dawes Lake Road that are also deep with minimal street frontage.*

*However, as the site is physically constrained by surrounding legal lots of record, and as this situation was not created by the applicant, allowing the proposed flag-shaped lots may be considered appropriate in this situation.*

*Access management is a concern, so proposed Lots 4 and 5 should share a single curb cut, and proposed Lots 2, 3, and 6 should be limited to a total of two curb cuts.*

*Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) recording of Dawes Lake Trace Subdivision, to the North of the site, prior to signing the final plat; 2) construction and dedication of the new street to County Engineering standards; 3) the placement of a note on the final plat stating that Lots 4 and 5 are limited to a single curb cut, and Lots 2, 3, and 6 are limited to a total of two curb cuts; and 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.*

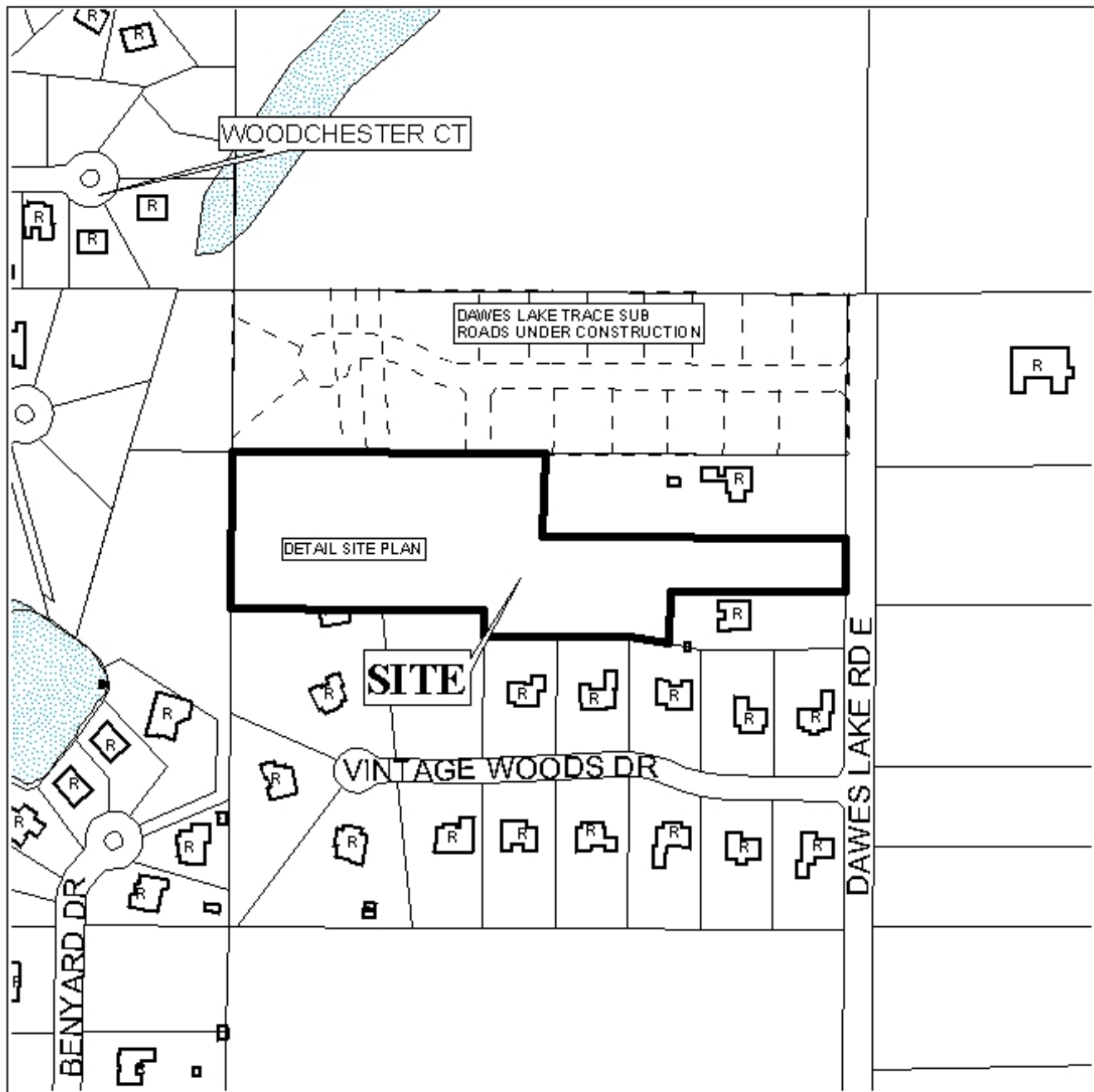
## LOCATOR MAP



APPLICATION NUMBER Holdover DATE October 20, 2005  
APPLICANT Dawes Lake Trace Subdivision, First Addition  
REQUEST Subdivision

















# DAWES LAKE TRACE SUBDIVISION, FIRST ADDITION



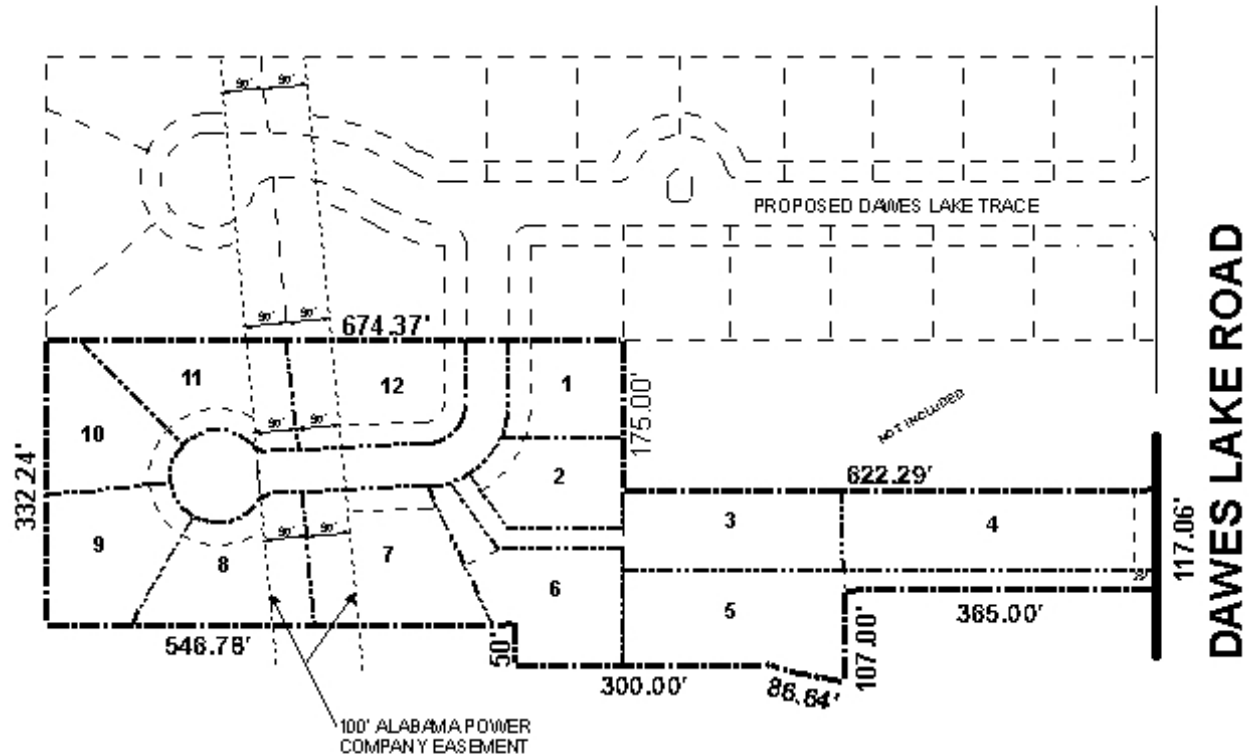
APPLICATION NUMBER Holdover DATE October 20, 2005

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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# DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE October 20, 2005  
APPLICANT Dawes Lake Trace Subdivision, First Addition  
REQUEST Subdivision