

## **D. J.'S SUBDIVISION**

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

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2.7± acre, three-lot subdivision, which is located on the West side of Schillinger Road South, 100'± South of Moffett Road. The applicant states that the site is served by public water and sanitary sewer; however, based on MAWSS comments above, the applicant must submit proof that Lots 1 and 2 are served by public water and/or sanitary sewer, prior to signing the final plat. This is due to recent State changes that require either public water or sanitary sewer service for new lots with between 15,000 and 40,000 square feet.

The purpose of the application is to create three lots of record from two existing lots. As shown, proposed Lot 1 would not change from its original configuration as a lot. The second original lot would be divided into a rectangular lot and a flag-shaped lot.

The site fronts Schillinger Road South, a planned major street with a 100-foot right-of-way along proposed Lot 1 and a 130-foot right-of-way along proposed Lots 2 and 3. As the Comprehensive Plan calls for a 100-foot right-of-way on Schillinger Road, no additional dedication would be required.

The surrounding area is characterized by very large-lot development, and the flag-shaped nature of proposed Lot 3 is uncharacteristic; thus it would not conform to Section V.D.1 of the Subdivision Regulations, which states: *"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."*

Furthermore, the site is located on a major street, which would pose access management concerns, especially for a driveway that may be less visible without a corresponding structure. If the subdivision were allowed, a shared driveway would be strongly recommended.

A possible alternative would be a horizontal division of the property. This would require a waiver of the maximum depth requirement (Section V.D.3). However, from the street, the configuration would more closely resemble other smaller residentially developed lots to the North and across Schillinger Road.

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

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.

This application is recommended for Holdover to the July 20<sup>th</sup> meeting, to allow the applicant to submit revised drawings not showing flag-shaped lots. Revised materials should be received by June 19<sup>th</sup> to be considered.

*Revised for the July 20<sup>th</sup> meeting:*

*This application was held over from the June 15<sup>th</sup> meeting to allow the application to submit revised drawings illustrating the site without flag-shaped lots.*

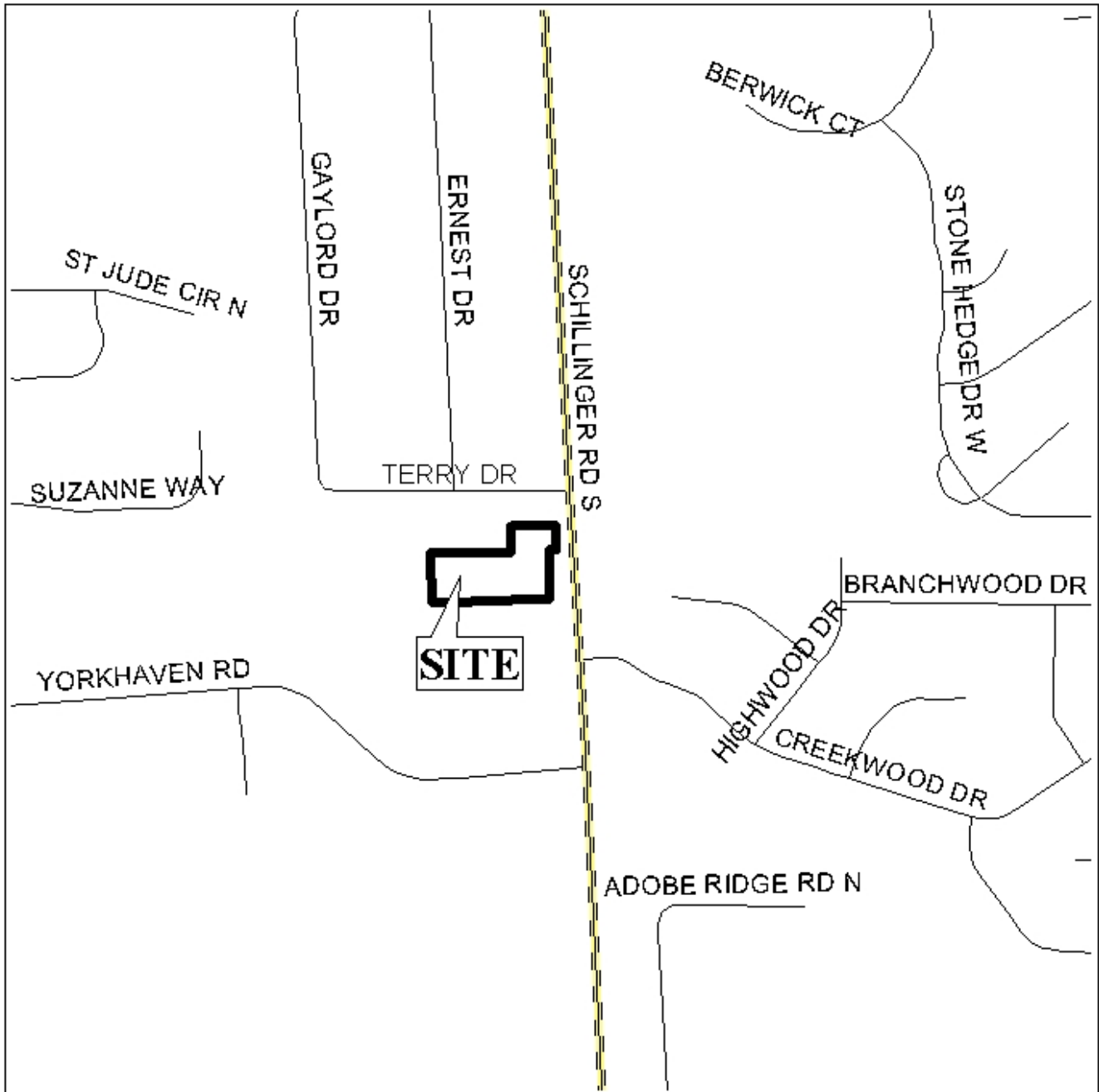
*The applicant has contacted staff stating that they wish to continue with the plat as proposed, rather than with a horizontal division of the property. This would allow them to construct larger buildings, one behind the other, rather than smaller ones side by side. They have indicated that they would be agreeable to limiting the three lots to a total of two curb cuts along Schillinger Road.*

*The applicant has indicated that the site is to be used commercially; while there is no zoning in the county, buffering would be required between the site and any residentially developed property, in compliance with Section V.A.7 of the Subdivision Regulations.*

*With the limitation on curb cuts and the size of the subject parcel, a waiver of Section V.D.3 (size and shape of lots) may be appropriate.*

*Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) submission of proof that Lots 1 and 2 are served by public water and/or sanitary sewer, prior to signing the final plat; 2) the placement of the 25-foot building setback lines on the final plat; 3) 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; and 4) the placement of a note on the final plat stating that the entire site is limited to three curb cuts, with size, location, and design subject to County Engineering approval.*

## LOCATOR MAP



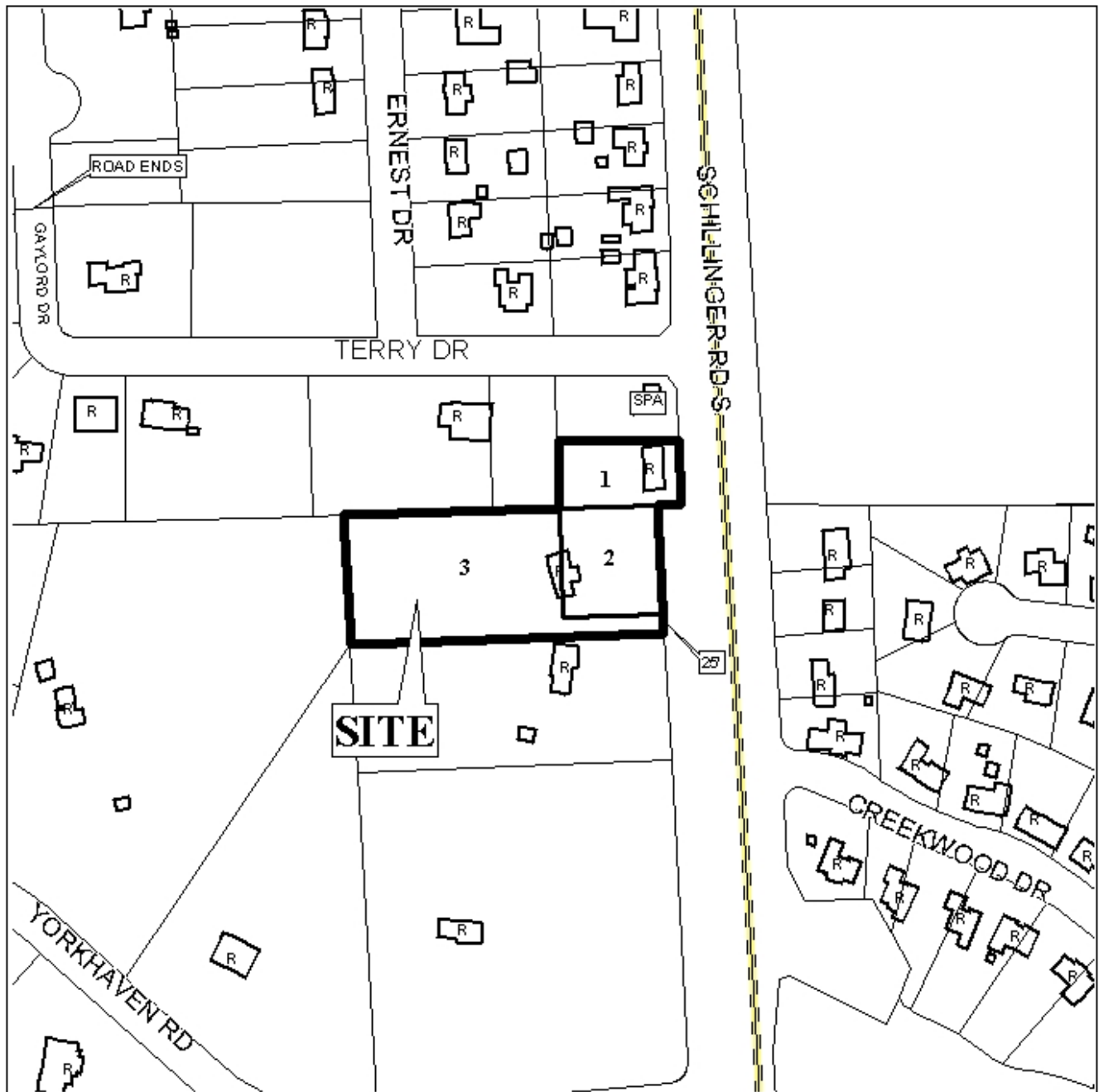
APPLICATION NUMBER Holdover DATE July 20, 2006

APPLICANT D.J.'s Subdivision

REQUEST Subdivision



# D.J.'S SUBDIVISION



APPLICATION NUMBER Holdover DATE July 20, 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



NTS