

HOLDOVER

Revised

HUNTER'S PARK SUBDIVISION, UNIT IV

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

The plat illustrates the proposed three-lot subdivision of a metes and bounds parcel, which is located on the East side of Dykes Road South, 3/10 mile± North of Airport Boulevard. The site is served by public water and sanitary sewer. The site fronts Dykes Road South, which has a 60-foot right-of-way.

The lots meet the minimum requirements of the Subdivision Regulations, but the site, adjoining several existing and proposed residential developments, presents some issues and opportunities regarding street connectivity.

Directly East of the site is Unit V of Hunter's Park, a proposed 25-lot subdivision. Directly South of the site is Unit 1 of Hunter's Park (two lots, already recorded), which adjoins Unit III of Hunter's Park, an approved 14-lot subdivision. Directly North of the site is an existing subdivision (Summerlake) with over 80 lots. All of this together consists of over 200 existing and proposed lots, with a total of three outlets to Dykes Road South; most roads do or will terminate in cul-de-sacs.

Unit IV would prevent the proposed East-West street in Unit V from connecting to Dykes Road South, which is an undesirable outcome for the site. Minor street connections benefit neighborhoods by allowing dispersion of traffic, more access points for emergency vehicles, and more efficient distribution of roads and utilities; this site presents unusually good opportunities to increase the connectivity of existing and proposed neighborhoods.

The Unit V plat illustrates a stub North connecting to Summerlake and one West to Unit III. By extending the proposed East-West cul-de-sac to Dykes Road South through the subject property, traffic would be alleviated for adjoining streets in Hunter's Park and Summerlake, and the neighborhood would become more accessible by emergency vehicles.

Based on the preceding, it is recommended that this application be held over to the February 2nd meeting, to allow the applicant to coordinate the design of Unit IV with that of Unit V, to increase the connectivity of the streets. Revised materials should be received by January 23rd.

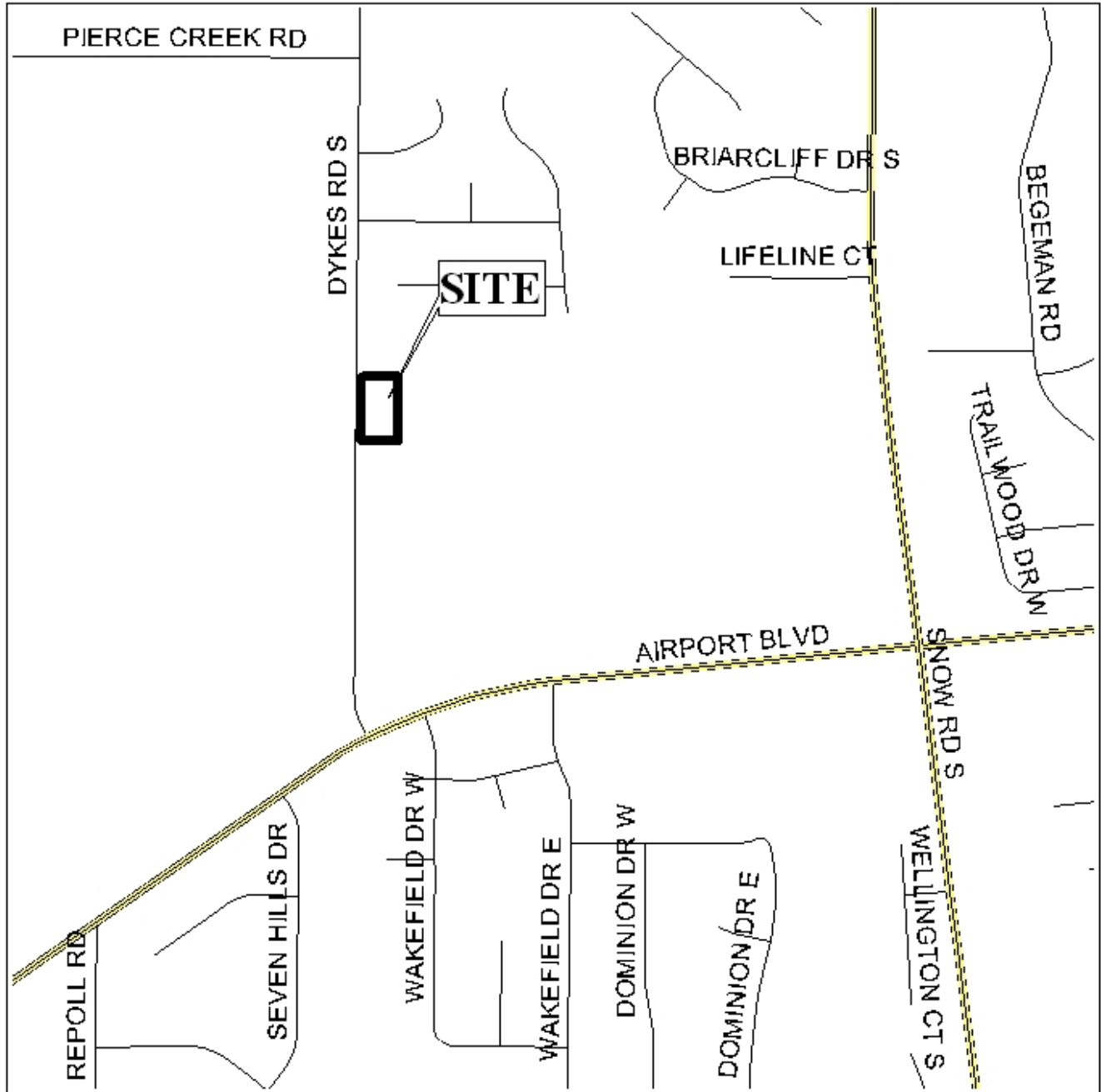
Revised for the February 2nd meeting:

This application was held over from the January 19th meeting, to allow the applicant to submit revised materials coordinating Units IV and V, to increase the connectivity of the streets. The applicant's engineer has not submitted any additional materials, but has noted that a portion of the previous report was in error; the site does not in fact adjoin Summerlake subdivision. Nevertheless, the provision of a street connection through Unit IV, rather than terminating the new road in a cul-de-sac, is strongly recommended by Urban Development. As this would impact

the proposed lots, they should be configured to ensure that they maintain the minimum lot size required for a site served by public water and sanitary sewer (7200 square feet).

The site otherwise meets the minimum requirements of the Subdivision Regulations. Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) revision of the plat to show a street connection between Dykes Road South and the new street in Hunter's Park Unit V; 2) reconfiguration of the lots to ensure that minimum lot size (7200 square feet where served by public water and sanitary sewer) is maintained; 3) construction and dedication of the new street to County Engineering standards; 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



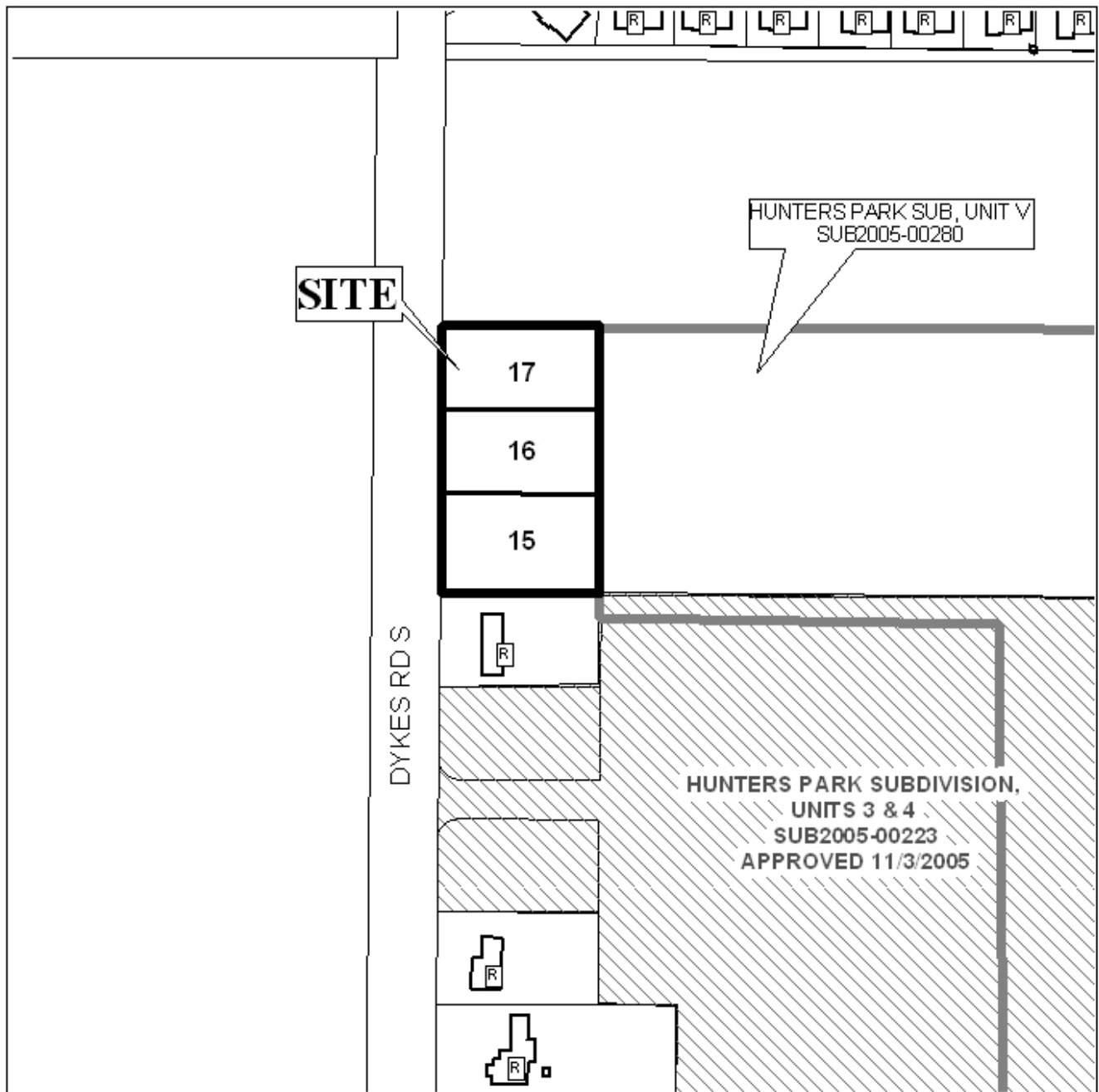
APPLICATION NUMBER Holdover DATE February 2, 2006

APPLICANT Hunters Park Unit IV

REQUEST Subdivision



HUNTERS PARK SUBDIVISION, UNIT IV



APPLICATION NUMBER Holdover DATE February 2, 2006

LEGEND

