

HOLDOVER

Revised

ALDERBROOK SUBDIVISION **LOT 27, RESUBDIVISION OF AND ADDITION TO**

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

The plat illustrates the proposed 1 lot, 1.6± acres subdivision which is located on the East side of Foxgate Road at its North terminus. The site is served by public water and individual septic facilities.

The purpose of this application is to incorporate a 200-foot by 220-foot rectangle of property from the 40 acre parcel to the North (Miller Creek Estates). This rectangle would be incorporated into an existing lot of record to the South (see Detail Site Plan). The overall 40 acre parcel from which the “rectangle” is being taken is a nonconforming parcel of record, and the remainder of the 40 acre parcel is proposed for a two-lot subdivision (Miller Creek Estates). However, Miller Creek Estates (see #2 Miller Creek Estates staff report) is recommended for denial, thus the overall parcel from which this rectangle is being taken would essentially become an illegal subdivision.

Section I.E. of the Subdivision Regulations prohibits the issuance of building permits for any parcel of land created by subdivision unless a Final Plat has been approved and recorded. Miller Creek Estates (the balance of the property) is recommended for denial, and the approval of this application would essentially create an illegal subdivision.

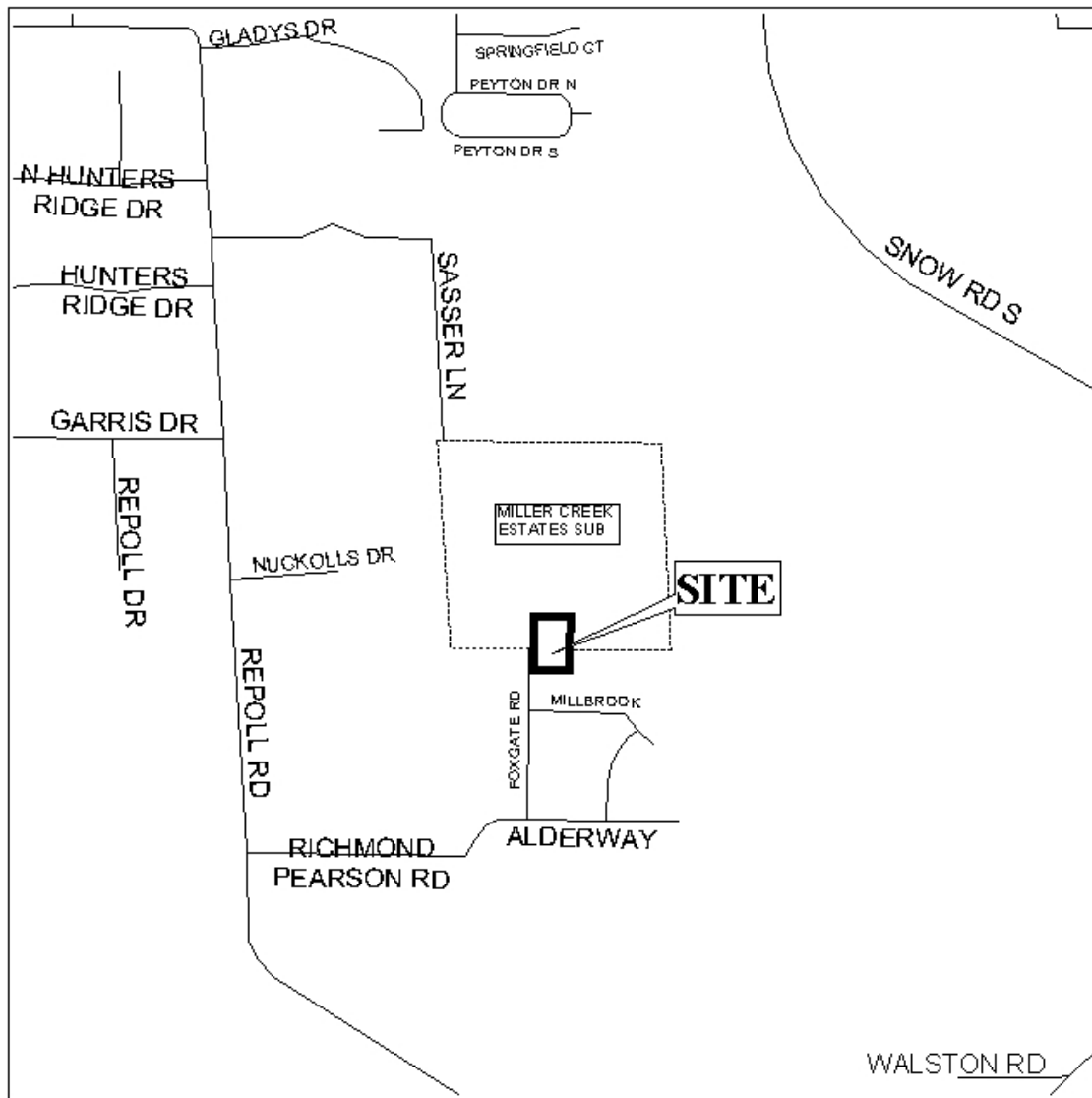
Based upon the preceding, this application is recommended for denial for the following reason: 1) the application would create an illegal lot (the remainder of the parent tract, which not a part of this subdivision would not be a legal lot of record) in violation of Section I.E. of the Subdivision Regulations.

At the May 20th meeting, the applicant requested a holdover to revise the proposed Miller Creek Estates plat. The revised plat for Miller Creek is now recommended for approval.

This site contains wetlands, thus the area could be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) approval of all applicable federal, state and local agencies.

LOCATOR MAP

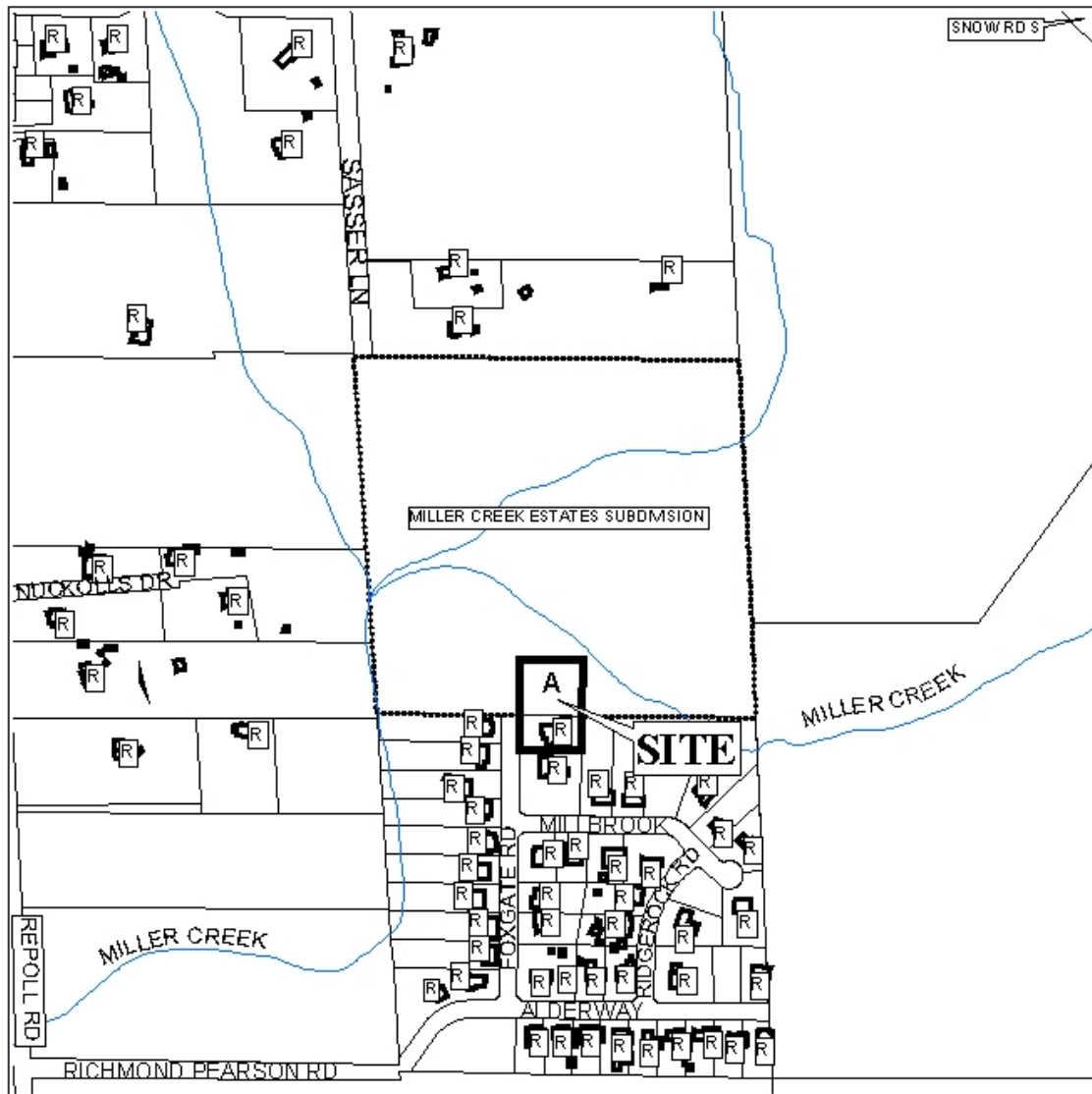


APPLICATION NUMBER Holdover DATE June 3, 2004
APPLICANT Alderbrook Subdivision, Lot 27, Resubdivision of and Addition to
REQUEST Subdivision



NTS

ALDERBROOK SUBDIVISION, LOT 27, RESUBDIVISION OF AND ADDITION TO



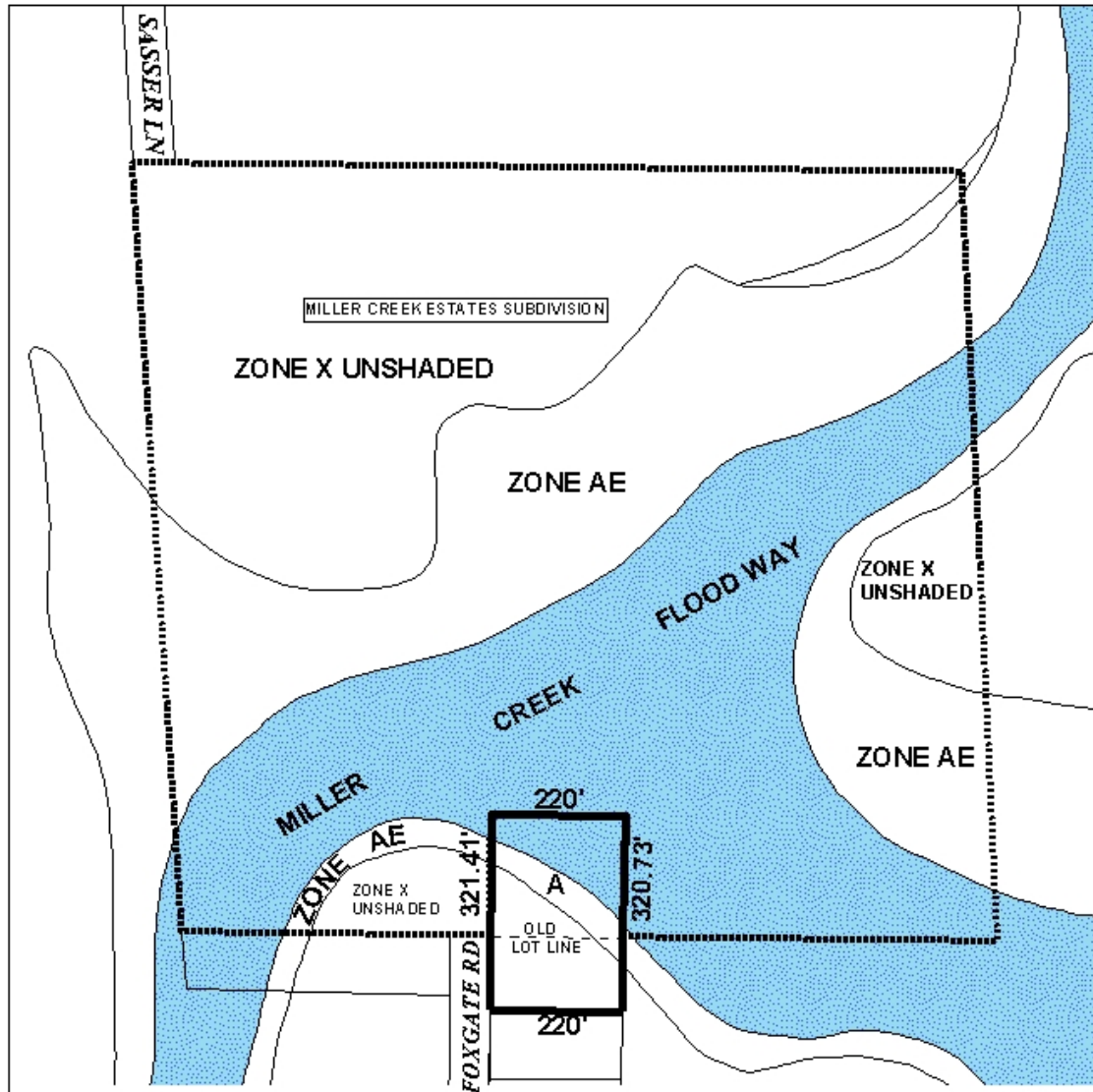
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LEGEND

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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NTS

DETAIL SITE PLAN



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