

# HOLDOVER

*Revised*

## **BELLE ACRES SUBDIVISION**

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

The plat illustrates the proposed 10 lot, 20.7 ± acres subdivision which is located on the East side of Dauphin Island Parkway, 100' ± North of New Belle Fontaine Boulevard, extending to the North termini of Second Avenue, Third Avenue, Fourth Avenue, Fifth Avenue and Sixth Avenue. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a ten-lot subdivision from a large metes and bounds parcel. It should be noted that the area labeled future development on the plat would require subdivision approval from the Commission for any development.

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.

As proposed, the site is accessed by New Belle Fontaine Boulevard to the South (Lots 6-10), which is a dirt road. The current application would create five additional lots on substandard (dirt) road, and it is the practice of the Planning Commission to deny applications that would increase the number of lots on a substandard roadway.

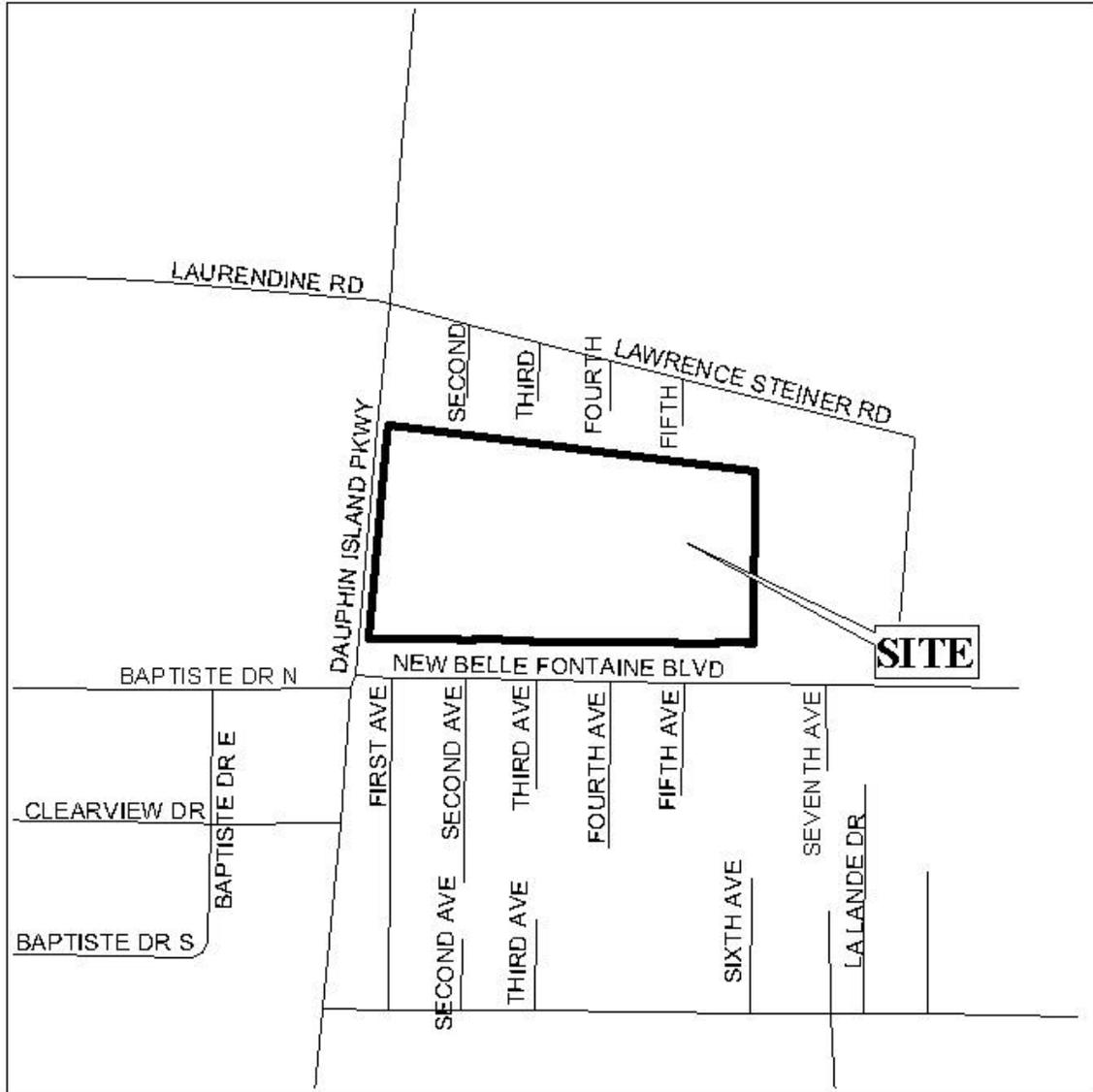
Based on the preceeding, this application is recommended for denial for the following reason: 1) the plat would increase the number of lots that access a substandard (dirt) road.

*This application was heldover from the Commission's January 8<sup>th</sup> meeting. At that meeting, a nearby property owner presented a copy of the recorded plat (recorded in 1955) for Gray's Bellefontane Shores Subdivision, the subdivision that adjoins this site to the north, east and south. Gray's Bellefontane Shores Subdivision platted the streets surrounding Belle Acres (First Avenue, New Belle Fontaine Boulevard, etc.) and a note on the plat for Gray's Bellefontane states that the streets are retained as private property for the owners of the subdivision, their heirs and assigns.*

*Since Gray's Bellefontane was recorded, the County has accepted maintenance of Bellefontaine Boulevard and Lawrence Steiner Road. However, the County does not maintain Second, Third, Fourth, Fifth or Sixth Avenues; these roads open are not open and they are the only access for Lots 6-10.*

*Based upon the preceding, this application is recommended for denial for the following reason: 1) Lots 6-10 do not front a maintained public street as required by Section V.D.4. of the Subdivision Regulations.*

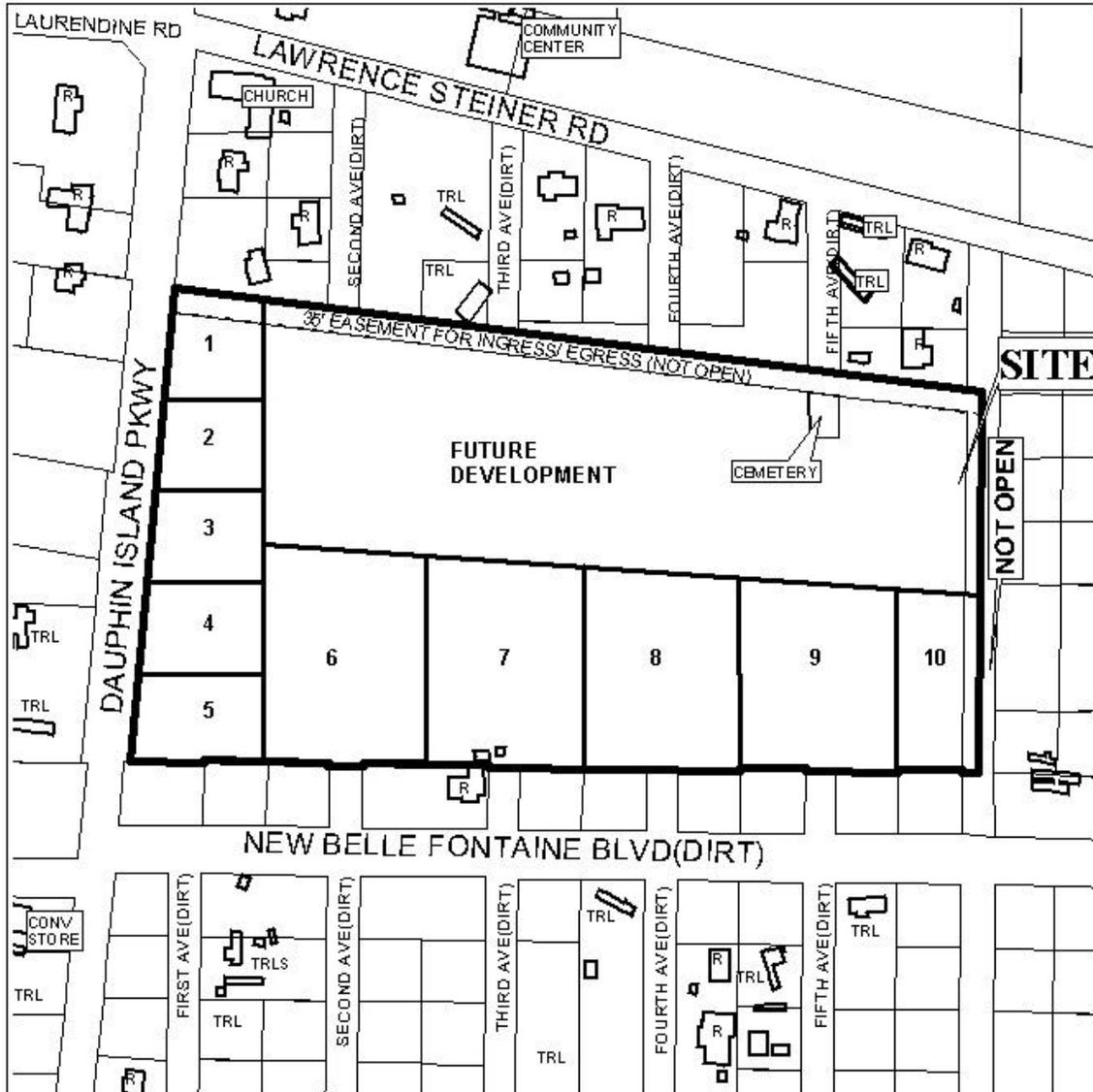
# LOCATOR MAP



APPLICATION NUMBER Holdover DATE February 5, 2004  
APPLICANT Belle Acres Subdivision  
REQUEST Subdivision



# BELLE ACRES SUBDIVISION



APPLICATION NUMBER Holdover DATE February 5, 2004

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2						



NTS