

## HOLDOVER

*Revised*

### **L. GORDON PLACE SUBDIVISION**

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

The plat illustrates the proposed three-lot, 6.3±acre subdivision, which is located on the East side of Harvest Boulevard East, 610'± North of Harvest Boulevard South. The site is served by public water and individual septic systems. The site fronts Harvest Boulevard East, which has a 50-foot right-of-way.

The purpose of the application is to create three lots of record from two metes and bounds parcels. The two existing parcels are presently developed with a home on each lot.

While Lot 2 itself would meet the requirements of the Subdivision Regulations, its position in front of Proposed Lot 3 is problematic. Proposed Lot 3 already is configured as a flag-shaped parcel, which was created in an unauthorized division of the parent parcel (in August 1984), which consists of the entire site. The flag-shaped nature of proposed Lot 3 is not characteristic of other properties in the area, and its orientation, facing the rear of Lot 2 is also irregular. Section V.D.1 of the Subdivision Regulations states: "*The size, width, depth, shape, and orientation of lots...shall be appropriate to the location of the subdivision and the type of development and use contemplated.*" A third issue is posed by the 140' x 150' portion of property between proposed Lots 2 and 3; this appears to be configured as a potential flag lot for future subdivision, which would not be appropriate. A more appropriate configuration would be a two-lot subdivision giving Lot 3 more access to Harvest Boulevard East and correcting its irregular shape.

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.

Based on the preceding, this application is recommended for Holdover to the May 18<sup>th</sup> meeting, to allow the applicant to submit revised drawings showing a two-lot subdivision with no flag-shaped lots. Revisions must be received by April 24<sup>th</sup>.

*Revised for the May 18<sup>th</sup> meeting:*

*This application was held over from the April 20<sup>th</sup> meeting to allow the applicants to submit revised drawings after meeting with Urban Development staff to discuss a different configuration. The original recommendation was to eliminate the flag lot and allow only a two-lot subdivision.*

*After meeting with staff, the applicants submitted revisions showing three lots, two rectangular and one flag-shaped, with individual driveways. They have cited the following justifications. First, the original unauthorized division of property, which created the flag lot, occurred only one month after the Subdivision Regulations became effective in the County in July 1984. Second, the site has over 460 feet of street frontage, which would be adequate for three*

*conventional, rectangular lots, such as those present across the street (although they are very deep and would exceed the maximum depth ratio). Third, this is a family subdivision, with no intention to re-sell, and they are willing to restrict future subdivision of the lot. They considered building two houses on a single rectangular lot, but this would imperil the construction financing.*

*Urban Development has discussed with the applicants the possibility of allowing three lots but restricting access to a single shared driveway between proposed lots 2 and 3, as mitigation for allowing the flag-shaped lot. The applicants request individual driveways based on the total street frontage and the restriction on future resubdivision.*

*Since Harvest Boulevard East does not have curb and gutter, dedication of sufficient right-of-way to provide 30 feet from the centerline should be required.*

*Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 30 feet from the centerline of Harvest Boulevard East; 2) the placement of a note on the final plat stating that there will be no future resubdivision of the property; 3) the placement of a note on the final plat stating that the site is limited to three curb cuts; and 4) the placement of a note on the 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 May 18, 2006

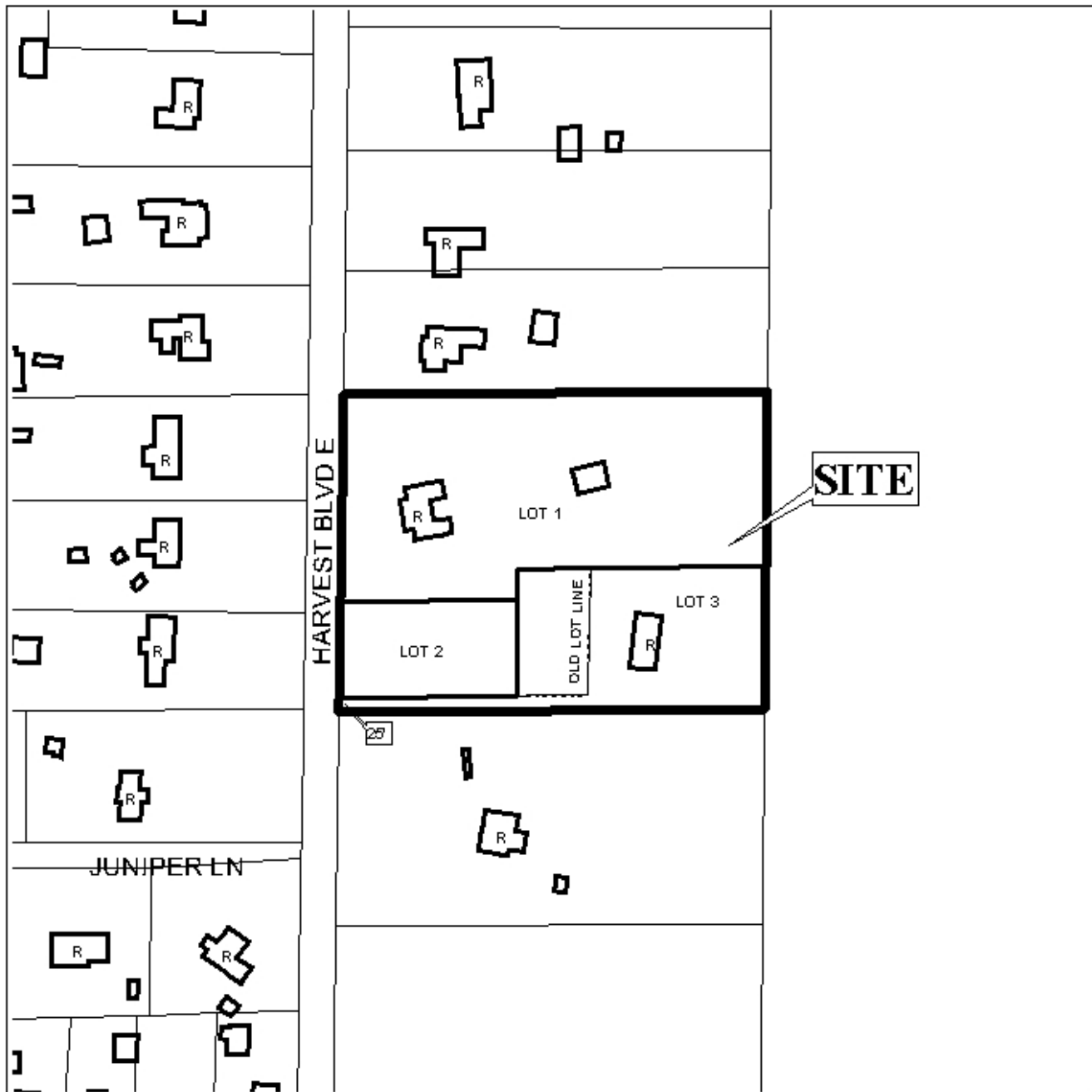
APPLICANT L. Gordon Place Subdivision

REQUEST Subdivision



NTS

# L. GORDON PLACE SUBDIVISION



APPLICATION NUMBER Holdover DATE May 18, 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	I-2		



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