

HOLDOVER

Revised

DYSON ESTATES SUBDIVISION, FIRST ADDITION, RESUBDIVISION OF LOT 1

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

The plat illustrates the proposed 4 lot, 0.8 ± acre subdivision which is located on the South side of Gulf Creek Circle (South), 225' ± West of Rabbit Creek Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide one lot into four lots.

As the site is located within the Rabbit Creek watershed, thus the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required prior to the issuance of any permits.

The proposed lots will consist of privately owned boat slips and contain approximately 1,250 square feet of area, therefore a waiver of V.D.2. would be required. Additionally, there are two common areas shown on the plat that contain 20,700 square feet, thus providing additional useable area for the site. It should be noted that the Commission has waived minimum lot size requirements in unusual situations such as billboard sites and lots for utility substations. In this situation, there is additional common area that would be useable open space. To ensure this open space remains combined with the lots, a note should be placed on the final plat stating that there will be no further resubdivision of the site. Furthermore, a note should be placed on the final plat stating that residential use is prohibited on the lots and common areas.

Two common areas are shown on the plat, thus the placement of a note on the final plat stating that maintenance of the common areas shall be the responsibility of the property owners should be required.

This site is located in the County, thus a note should be placed on the final plat stating that since the lots will not be developed residentially, a buffer in compliance with Section V.A.7. of the Subdivision Regulations must be provided where the site adjoins residential development.

With a waiver of Section V.D.2., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies; 2) the placement of a note on the final plat stating that there will be no further resubdivision of the site; 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. of the Subdivision Regulations, will be provided where the site adjoins residential development; 4) the placement of a note on the final plat stating that residential use is prohibited on the lots and common areas; and 5) the common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association.

This application was heldover from the Commission's May 6th meeting at the applicant's request. The applicant has contacted the staff and has requested that Condition 4 above, be deleted. Due to the small buildable area on each lot, the staff recommended that residential use be prohibited.

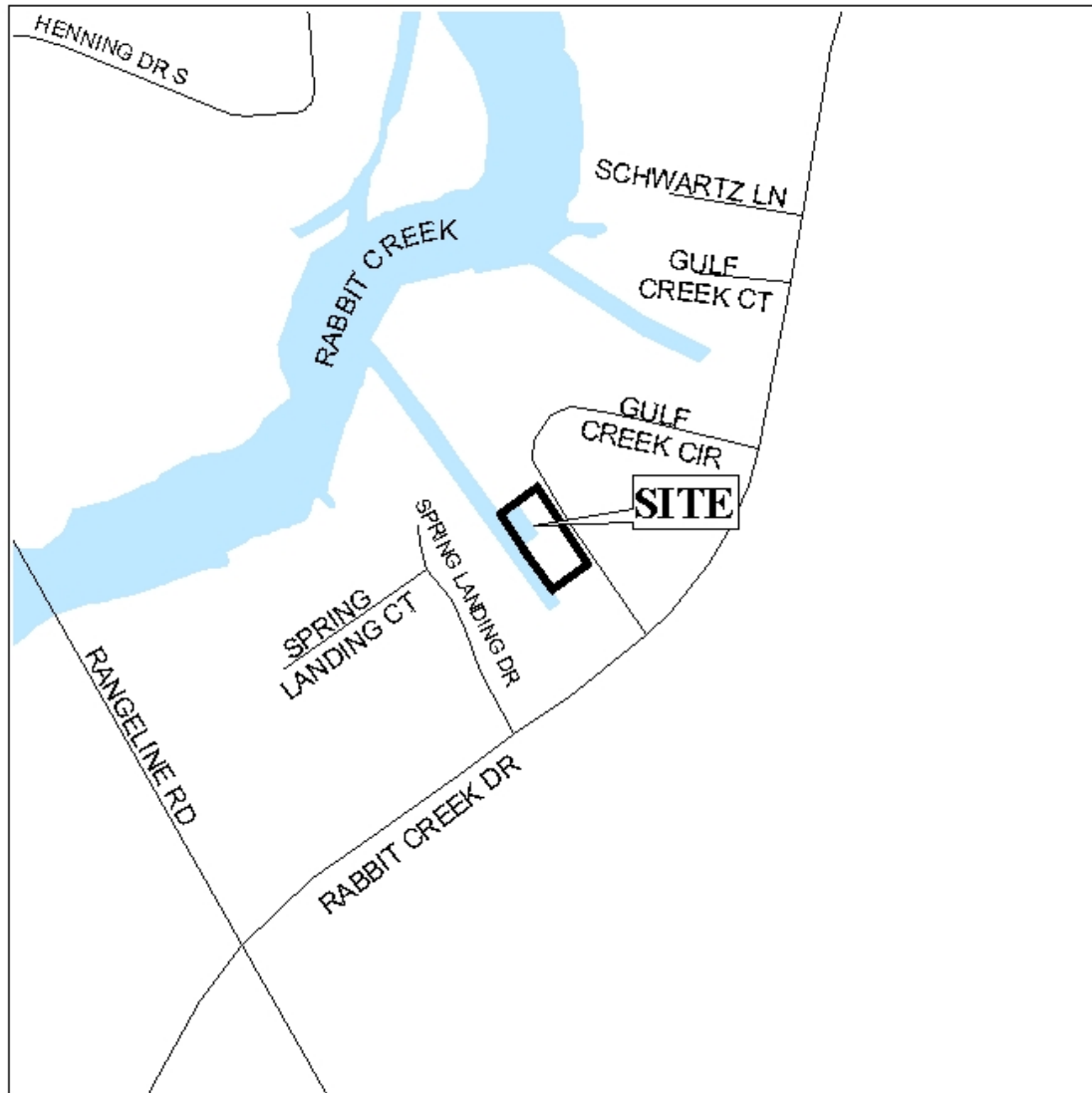
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However, the applicant wants to provide a party room at each boat slip; therefore, a note should be placed on the final plat stating that construction of a domicile is prohibited on the site. This would still allow a party room on each lot.

With a waiver of Section V.D.2.(lot size), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies; 2) the placement of a note on the final plat stating that there will be no further resubdivision of the site; 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. of the Subdivision Regulations, will be provided where the site adjoins residential development; 4) the placement of a note on the final plat stating that construction of a domicile(s) is prohibited on the lots and common areas; and 5) the common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 20, 2004

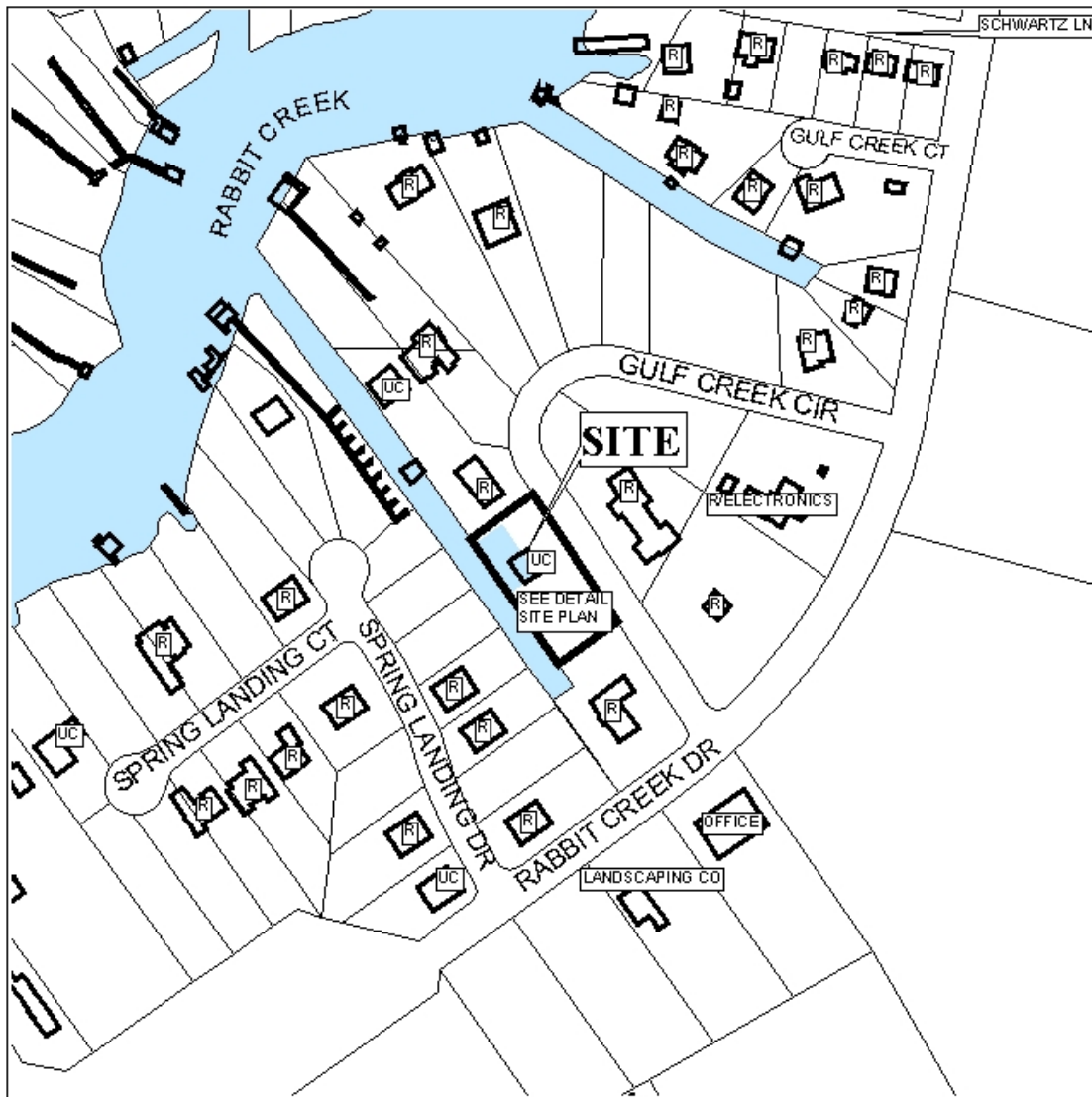
APPLICANT Dyson Estates Subdivision, First Addition, Resubdivision of Lot 1

REQUEST Subdivision



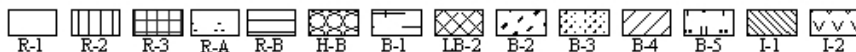
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DYSON ESTATES SUBDIVISION, FIRST ADDITION, RESUBDIVISION OF LOT 1



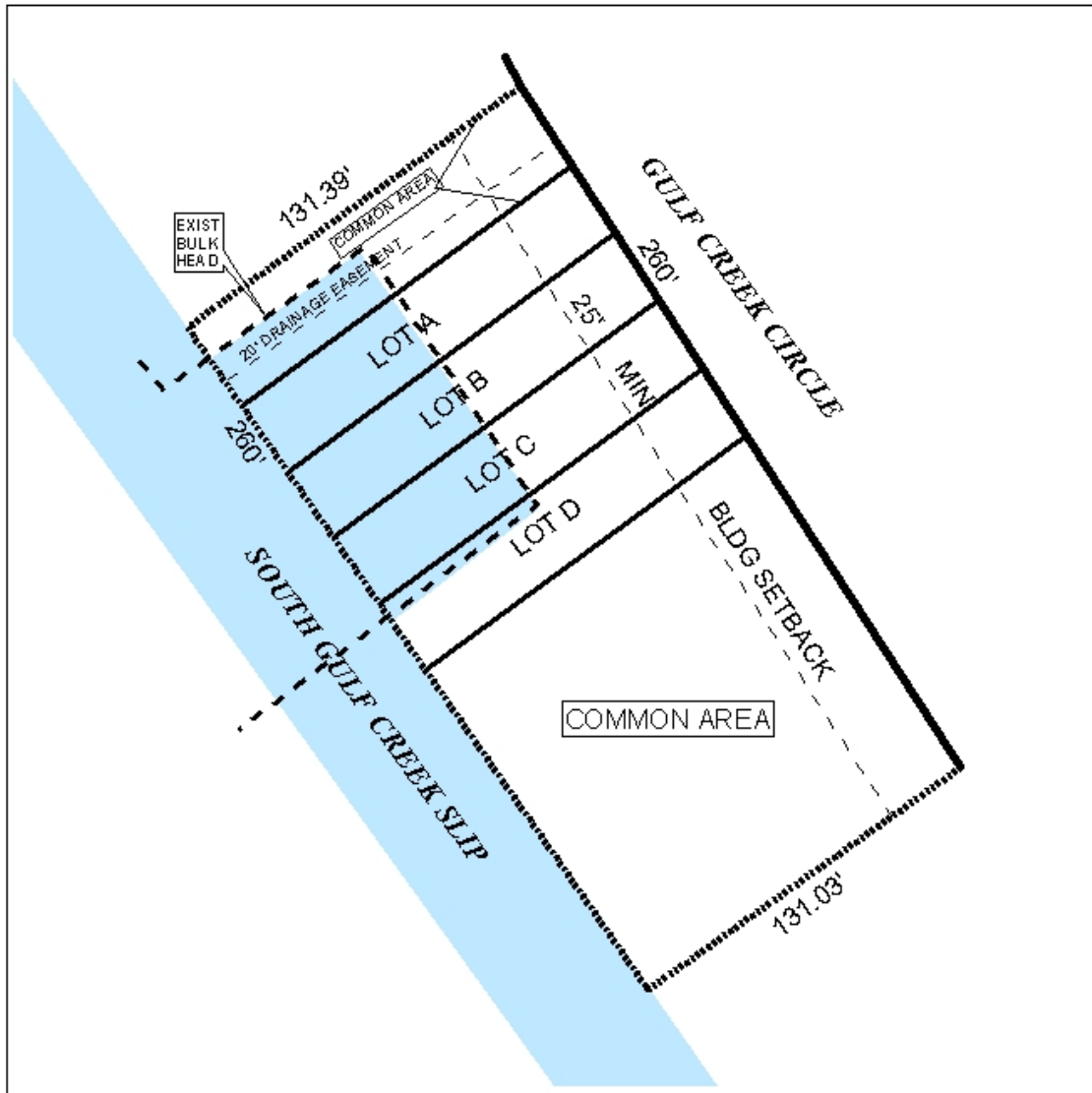
APPLICATION NUMBER Holdover DATE May 20, 2004

LEGEND



NTS

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE May 20, 2004

APPLICANT Dyson Estates Subdivision, First Addition, Resubdivision of Lot 1

REQUEST Subdivision



NTS