

HOLDOVER
Revised
MYRTLE ACRES SUBDIVISION

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

The plat illustrates the proposed 2.3± acre, 2-lot subdivision, which is located on the North side of Summit Road, 660'± West of Baird Coxwell Road. The site is served by public water and private septic systems.

The purpose of the application is to create a two-lot subdivision from a lot of record. The site fronts Summit Road, a County-maintained dirt road with a 50-foot right-of-way. For this reason, a note should be placed on the final plat stating that there will be no further subdivision of the site until Summit Road is improved to County Engineering standards.

The site adjoins two landlocked parcels to the North that are combined with the subject parcels (in North-South pairs) in tax records; these parcels should be brought into the subdivision. While the resulting lots would exceed the maximum depth-to-width ratio of the Subdivision Regulations, this would resolve the current issue of the landlocked parcels. While the site would then adjoin more landlocked parcels, those are under separate ownership, and no roads are proposed, so their inclusion in the subdivision would not be required.

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.

The required 25-foot building setback lines will also be required on the final plat.

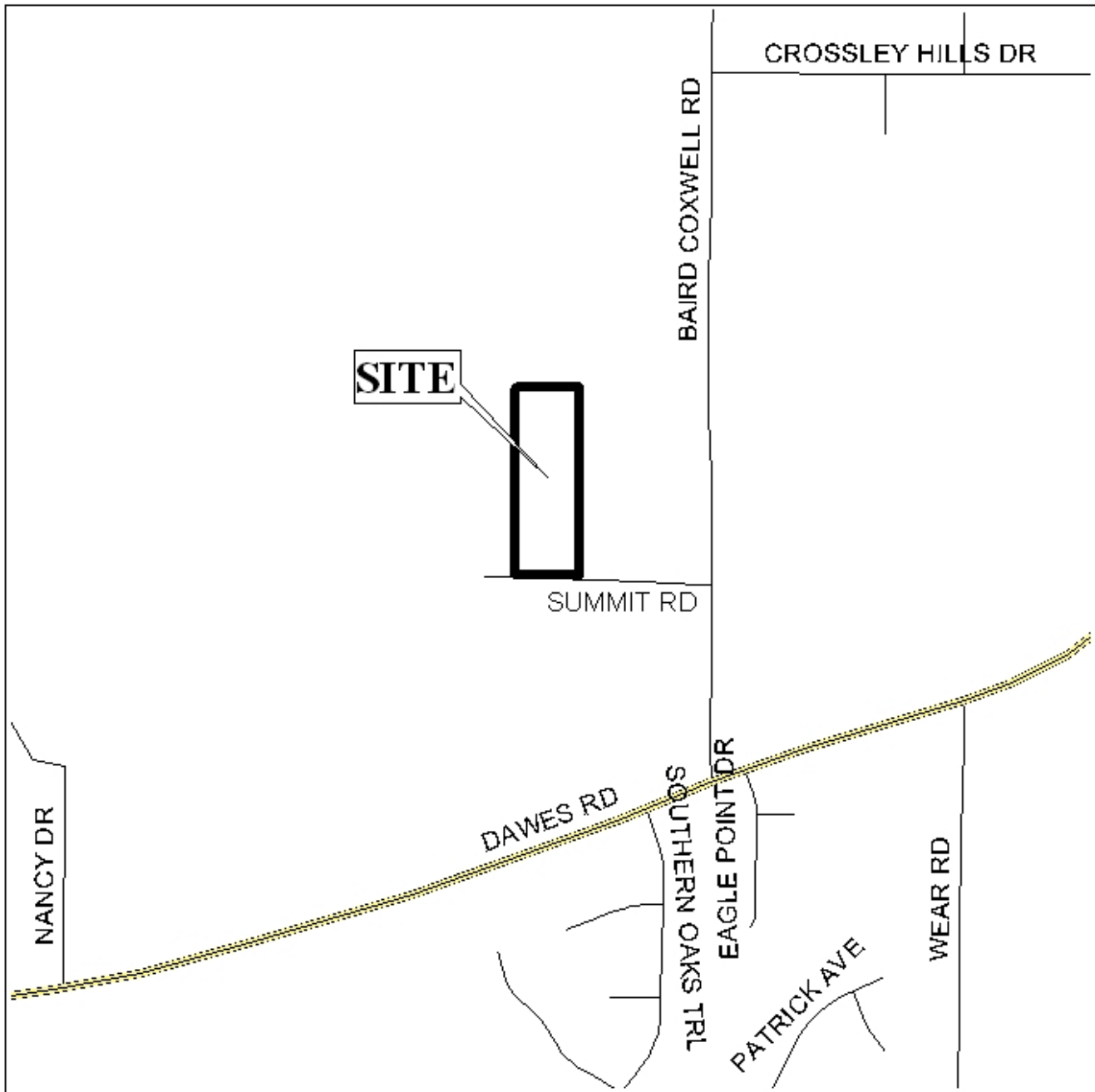
Based on the preceding, this application is recommended for holdover to the April 6th meeting, to allow the applicant to include the two landlocked parcels to the North. Revised drawings, additional mailing labels, and additional mailing fees should be received in Urban Development by March 13th to be considered.

Revised for the April 6th meeting:

This application was held over from the March 2nd meeting to allow the applicant to include two landlocked parcels to the North. These have been included in revised plats, and, with a waiver of Section V.D.3 (maximum depth), will meet the minimum requirements of the Subdivision Regulations.

Based on the preceding, it is recommended that Section V.D.3 (maximum depth) be waived and the plat granted Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that there will be no further subdivision of the site until Summit Road is improved to County Engineering standards; 2) the placement of a note on the final plat stating that any property that is developed commercially and abuts residentially developed property shall provide a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and 3) the depiction of the 25-foot building setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE April 6, 2006

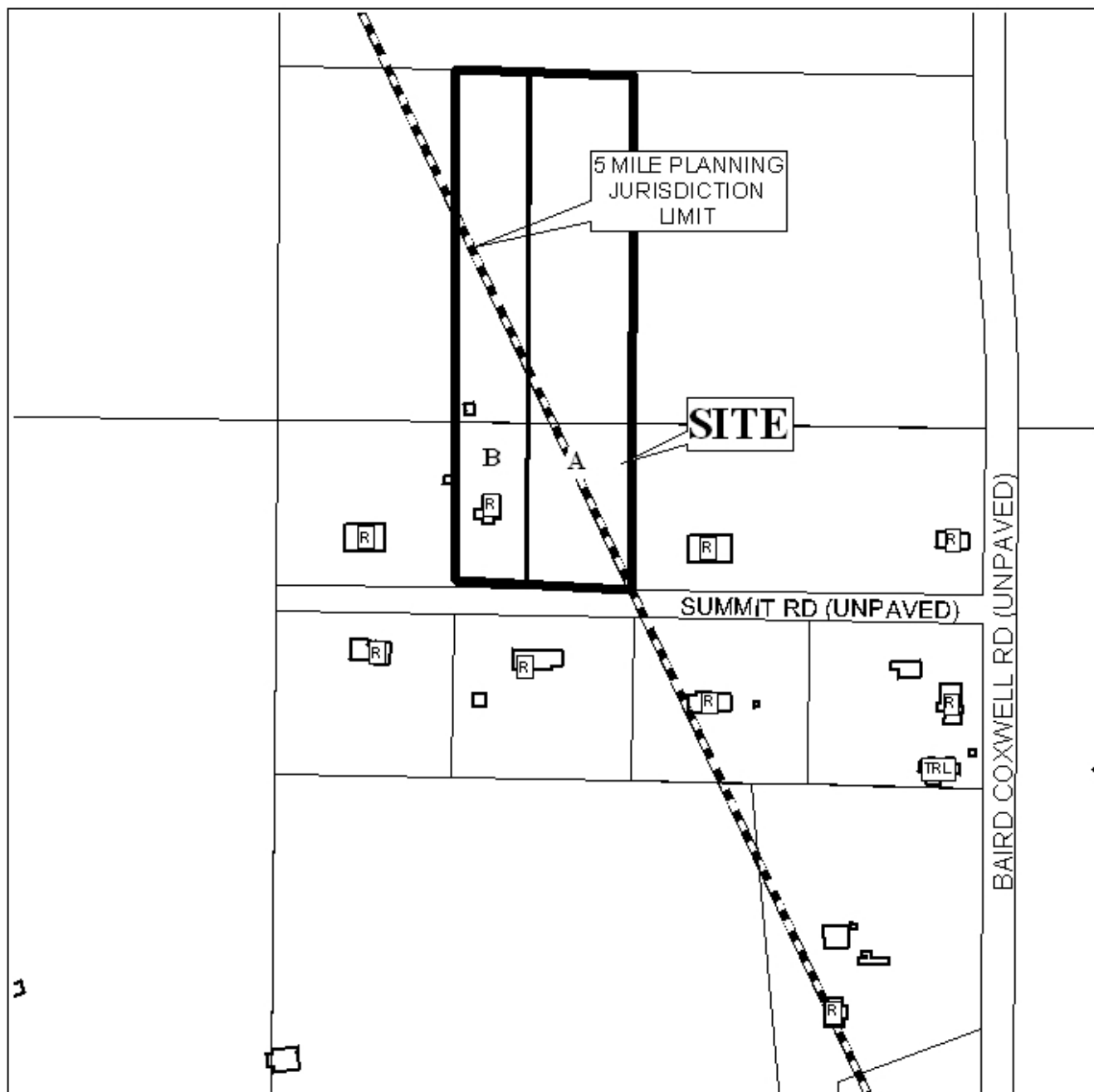
APPLICANT Myrtle Acres Subdivision

REQUEST Subdivision



NTS

MYRTLE ACRES SUBDIVISION



APPLICATION NUMBER Holdover DATE April 6, 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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