

HOLDOVER

Revised

SAWYER SUBDIVISION

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

The plat illustrates the proposed 1-lot, 0.4±acre subdivision located on the West side of Schillinger Road North, 200' South of Howells Ferry Road. The site is served by public water and individual septic system.

The purpose of the application is the creation of a one-lot subdivision from a metes and bounds parcel. However, the subject parcel is actually part of an existing lot of record; from a subdivision approved in 1988 (McInnis Subdivision, with subject parcel being part of "Lot 1") and recorded. Thus the parcel in its proposed form is incomplete and cannot be documented prior to 1984, and the application should include the entire lot of record.

Whether the site meets the minimum requirements of the Subdivision Regulations cannot be addressed until the entire site is submitted for review.

Based on the preceding, the application is recommended for holdover to allow the applicant to submit revised plats including the entire lot of record, and any necessary fees and information for notifications.

Revised for the July 7th meeting:

This application has been held over from the June 16th meeting, to allow the applicant to submit revised plats including the entire lot of record, and any necessary fees and information for notifications. No revisions have been submitted.

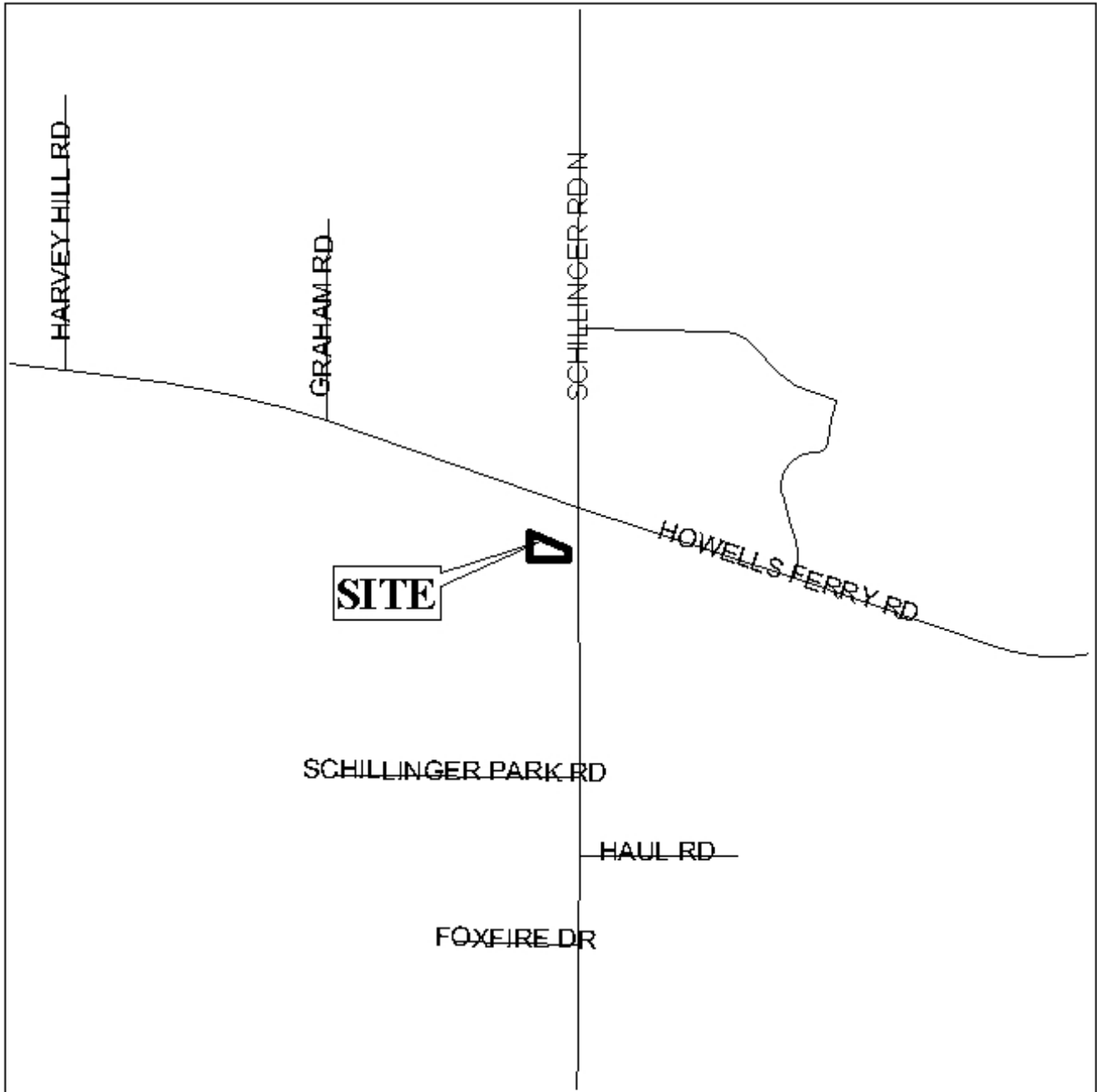
As the plat does not include the entire lot involved in the subdivision, the site cannot be documented in its present configuration prior to 1984, no revisions have been received, and no additional time has been requested, the plat is recommended for denial.

Revised for the July 21st meeting:

This application was held over from the July 7th meeting to allow staff time to review documents submitted after the previous staff report was written.

Submitted documentation shows that the site was sold multiple times before the present owners purchased it. In previous cases where applicants have documented multiple prior sales of an illegally subdivided parcel, the Planning Commission has accepted the incomplete parcel for subdivision. It should also be noted that the naming of this subdivision should follow the accepted standard for naming by including a reference to the original subdivision, for example: "Sawyer Subdivision, a resubdivision of a portion of Lot 1, McInnis Subdivision." As the site otherwise meets the minimum standards of the Subdivision Regulations, the application is recommended for Tentative Approval subject to the following conditions: 1) the depiction of the 25' building setback line from Schillinger Road; 2) the placement of a note on the final plat stating that the site is limited to the existing curb cut, and; 3) renaming of the subdivision to follow generally accepted naming standards.

LOCATOR MAP



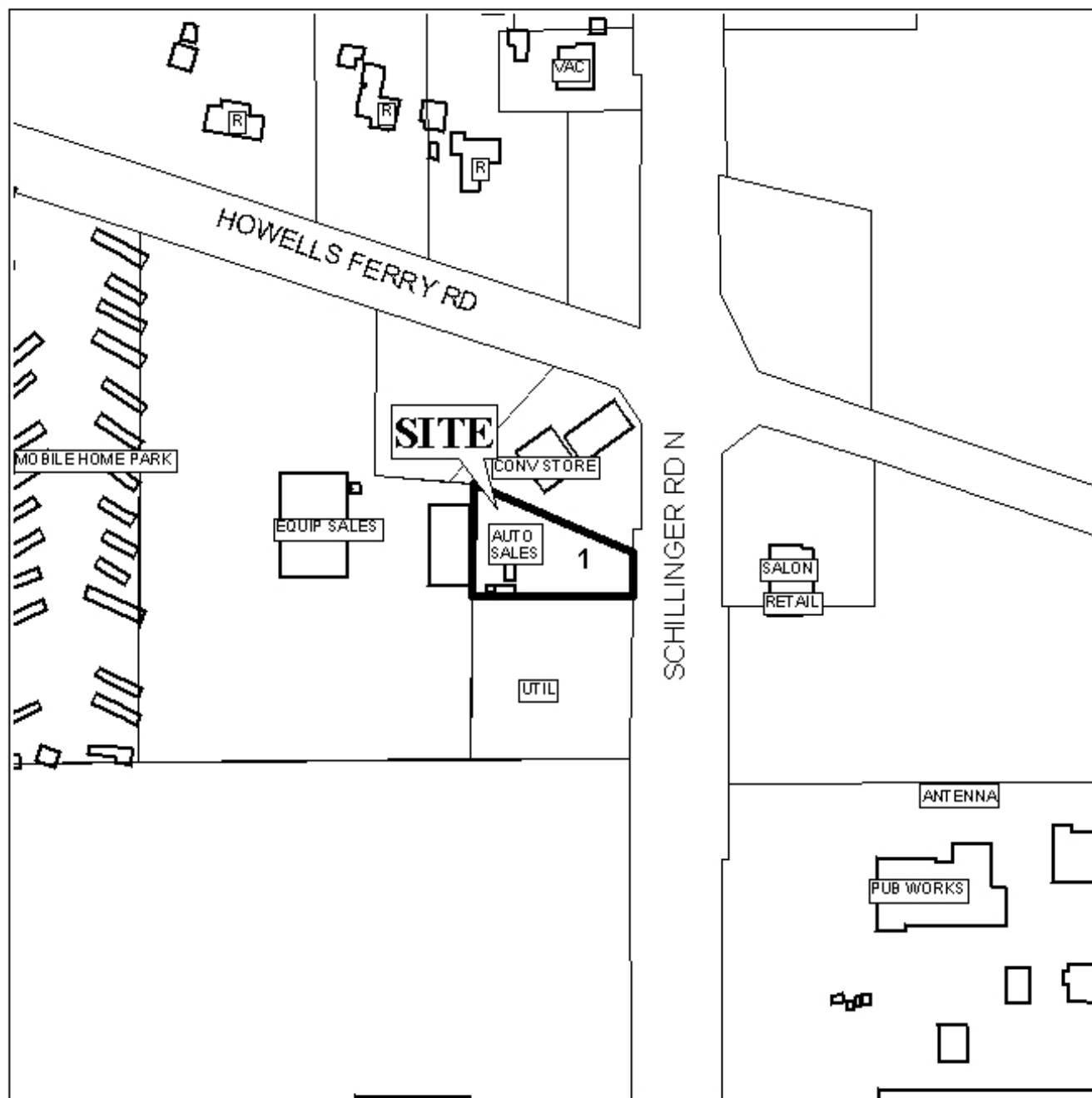
APPLICATION NUMBER Holdover DATE July 21, 2005

APPLICANT Sawyer Subdivision

REQUEST Subdivision



SAWYER SUBDIVISION



APPLICATION NUMBER Holdover DATE July 21, 2005

LEGEND

