

HOLDOVER

REVISED

VALLIMAR SUBDIVISION ADDITION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 6 lot, 12.8 ± acre subdivision which is located on the South side of Blackwell Nursery Road, 715'± West of Snow Road. The subdivision is served by city water and individual septic systems.

The purpose of this application is to subdivide two existing metes and bounds parcels into six lots of record.

While the Commission has approved flag lot subdivisions in the past typically these subdivisions were in character with the surrounding area, this subdivision proposes six lots, four of which are flag-shaped. The commission has recently struggled with developing a policy regarding flag-shaped lots; however, the proposed plat has four flag-shaped lots. As illustrated on the Vicinity Maps there are no flag-shaped lots in the area.

Additionally, Section V.D.3 states that the depth of the lot not exceed 3.5 times the width. While the Commission sometimes waives this requirement the lots are typically fronting waterways and are approved with no more than two “flag” shaped lots. In this situation the “flags” are substantially larger than the minimum area requirements of the Subdivision Regulations and has the potential for resubdivision, especially Lot 1 which is approximately larger than five acres.

The application should be resubmitted showing a reconfiguration of the lots to be more agreeable to resubdivision in the future.

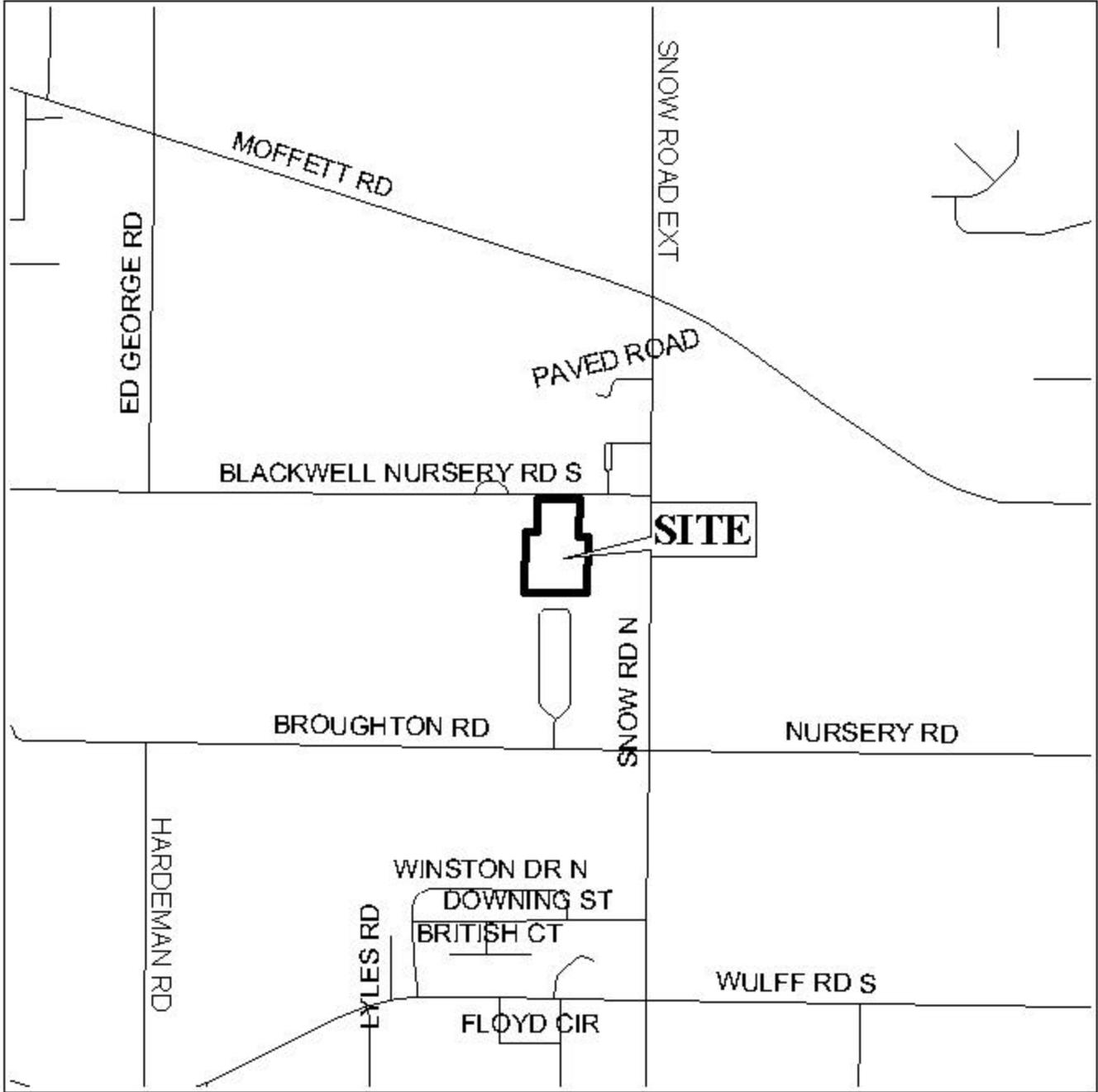
Based upon the preceding, this application is recommended for holdover until the April 3rd Planning Commission meeting to allow the applicant to address the concerns mentioned in this report. This information would be required by March 24th.

The applicant submitted a revised plat illustrating a 5-lot subdivision. Lots 2 and 3 of the revised plat each have 37.5-feet of road frontage, Lot 1 has 25-feet of road frontage along Blackwell Nursery Road.

The three “flag” shaped lots, contain substantially more area than the minimum requirements of the Subdivision Regulations, and thus there is potential for resubdivision; however, none of the lots have adequate street frontage for development of a street. Additionally, the “flags” are irregularly configured.

Based on the preceding this application is recommended for denial for the following reason: 1) Lots 1-3 do not comply with the width to depth ratio as required in Section V.D.3 of the Subdivision Regulations.

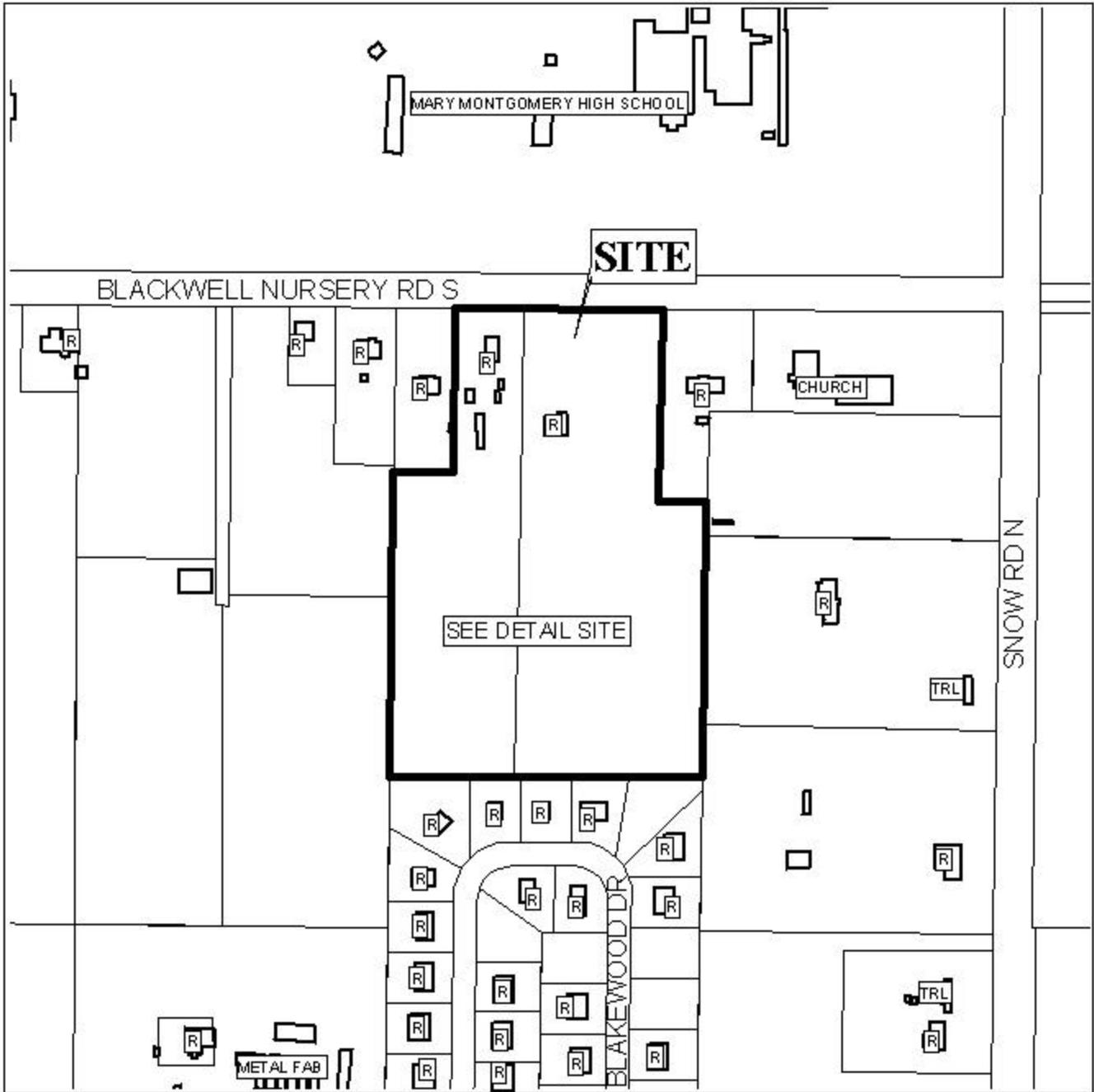
LOCATOR MAP



APPLICATION NUMBER 30 DATE March 20, 2003
APPLICANT Vallimar Subdivision Addition
REQUEST Subdivision



VALLIMAR SUBDIVISION ADDITION



APPLICATION NUMBER 30 DATE March 20, 2003

LEGEND

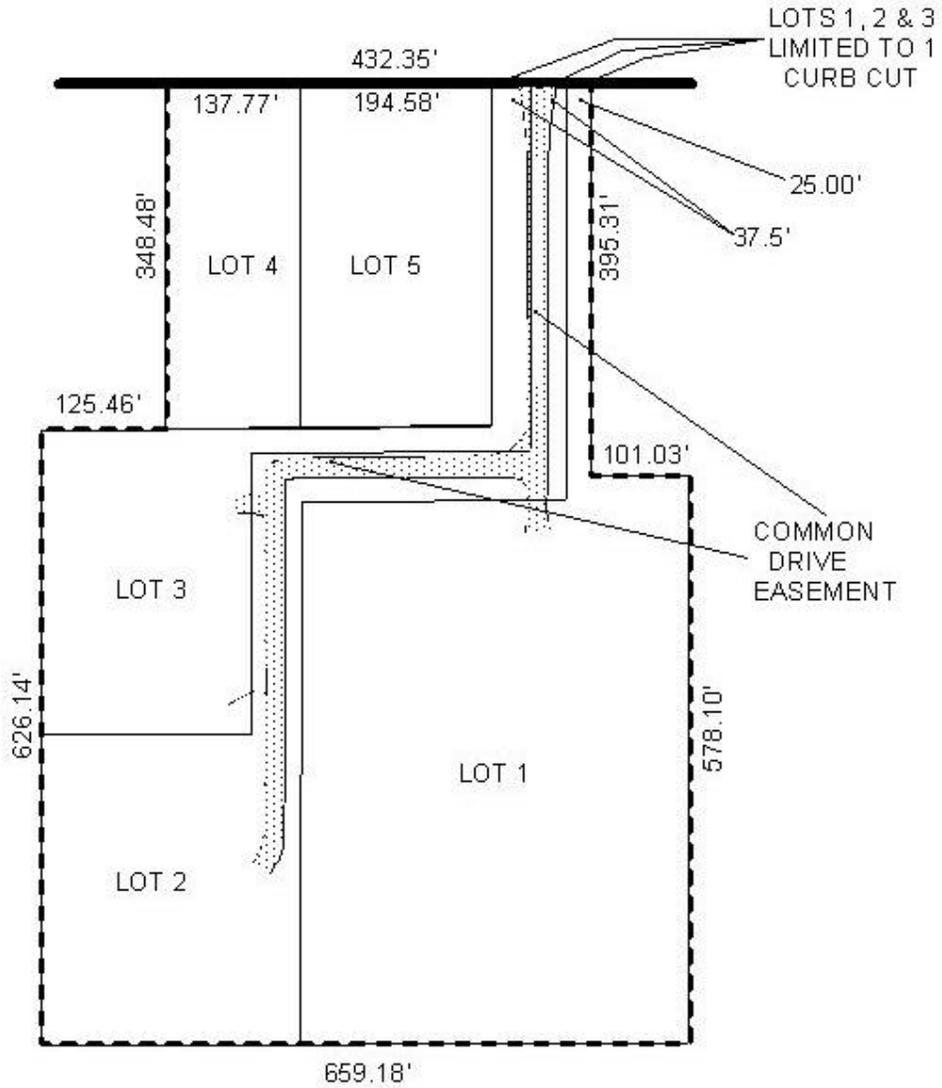


HOLDOVER

REVISED

DETAIL SITE PLAN

BLACKWELL NURSERY ROAD



APPLICATION NUMBER Holdover DATE April 3, 2003
APPLICANT Vallimar Subdivision Addition
USE/REQUEST Subdivision

