

KOGER'S ROBERTS ROAD ACRES SUBDIVISION

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

The plat illustrates the proposed 4 lot, 4.5 \pm acres subdivision which is located on the West side of Roberts Lane, $\frac{1}{4}$ mile \pm South of Wulff Road South. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a four-lot subdivision from two metes and bounds parcels.

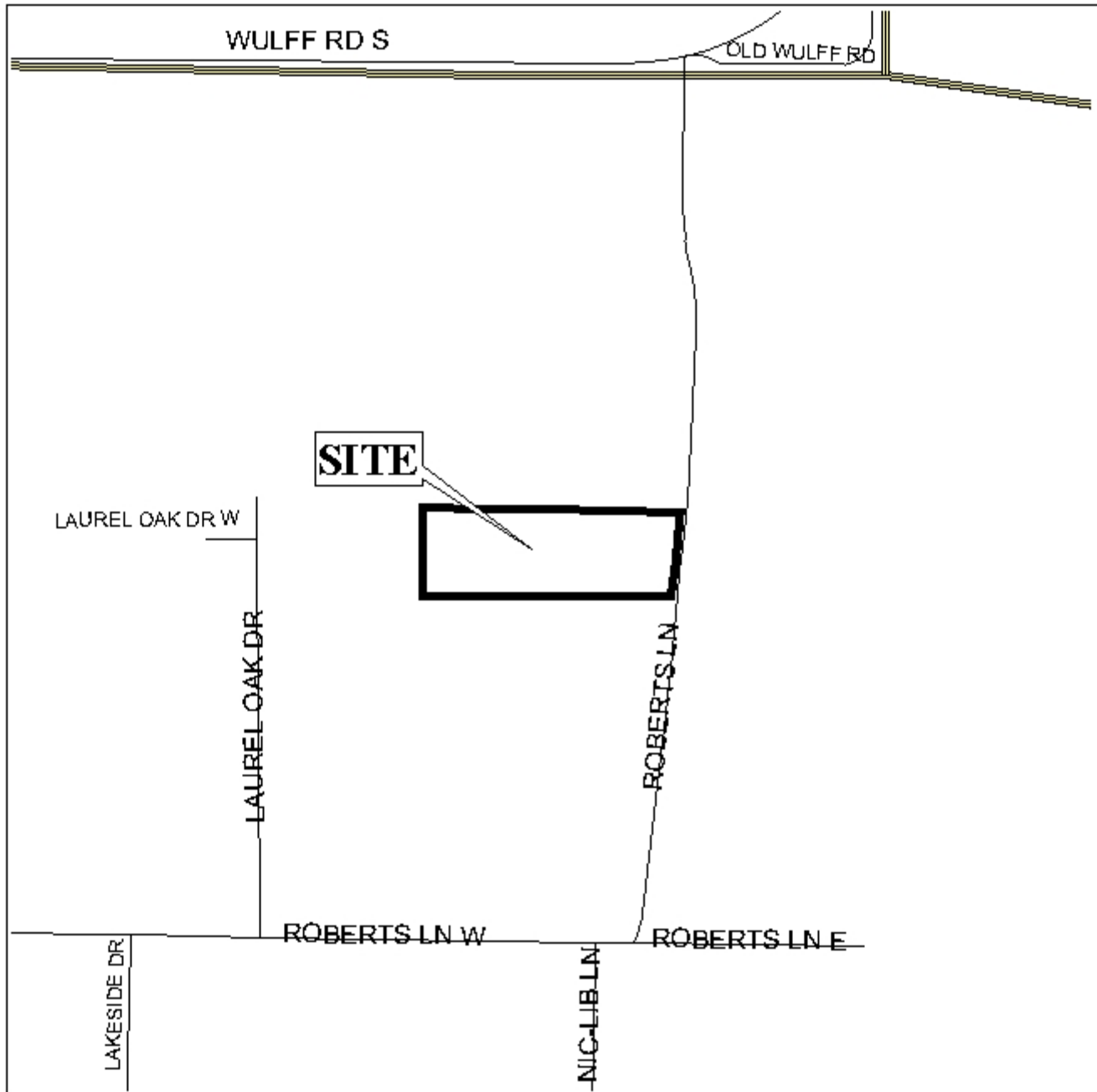
As proposed, Lots 1, 3 and 4 exceed the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. However, the Subdivision Regulation states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While this Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, none of the other parcels in the surrounding area are developed as such, making the proposed plat out of character with the area.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback lines are not shown, but would be required on the final plat.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) the width to depth ratio for the three lots exceed the minimum standard required by the Subdivision Regulations; 2) does not comply with Section V.D.1. (size and shape of lots) of the Subdivision Regulations; and 3) the proposed plat is out of character with the surrounding development .

LOCATOR MAP



APPLICATION NUMBER 10 DATE July 21, 2005

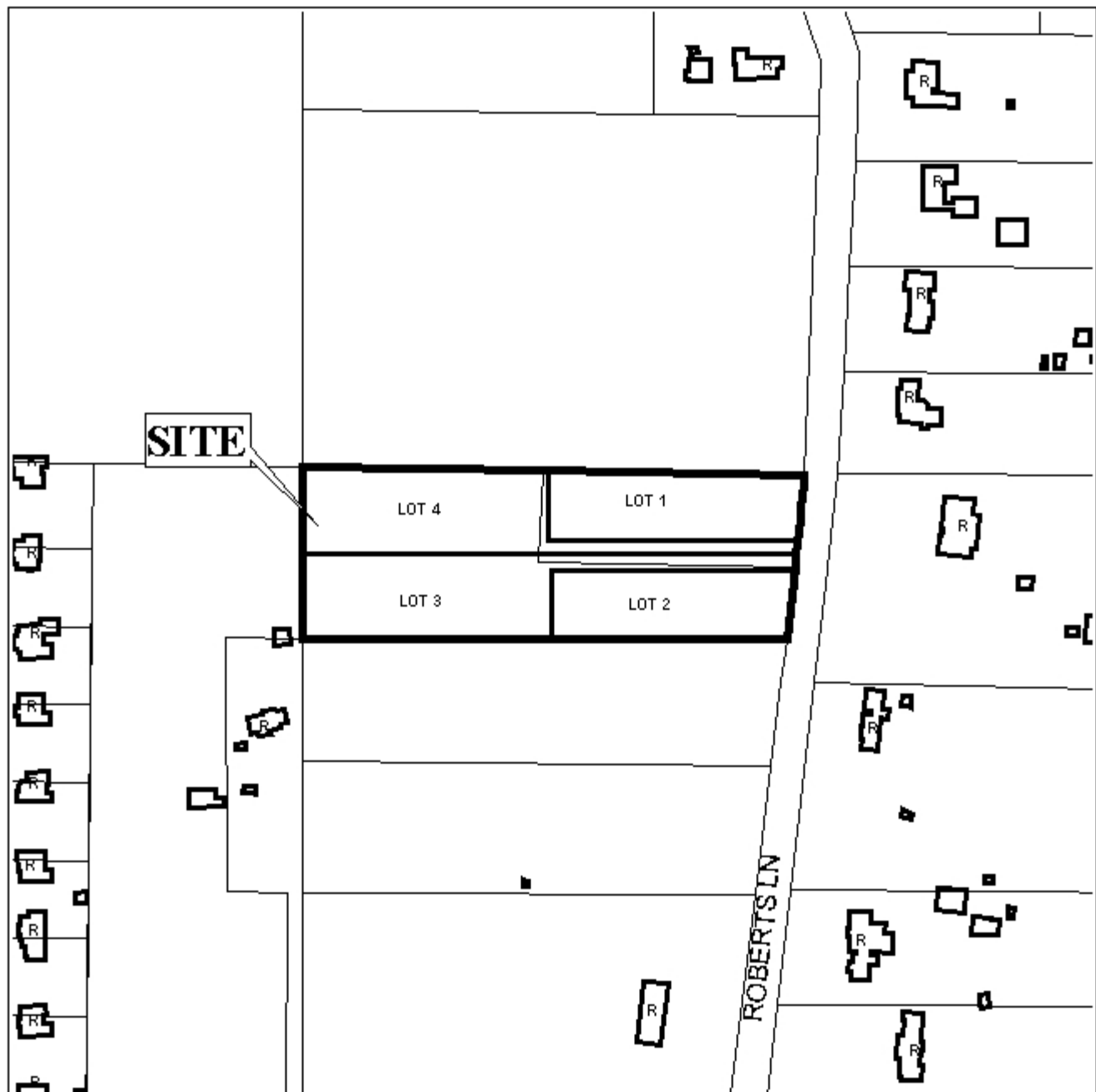
APPLICANT Koger's Roberts Road Acres Subdivision

REQUEST Subdivision



NTS

KOGER'S ROBERTS ROAD ACRES SUBDIVISION



APPLICATION NUMBER 10 DATE July 21, 2005

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



NTS