

## **MCZEEK PLACE SUBDIVISION**

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

The plat illustrates the proposed 4 lot, 4.0  $\pm$  acres subdivision which is located on the Southwest corner of McCovery Road Extension, (East-West) and (North-South). The subdivision is served by public water and individual septic systems.

The purpose of this application is to create four lots from a large metes and bounds parcel.

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.

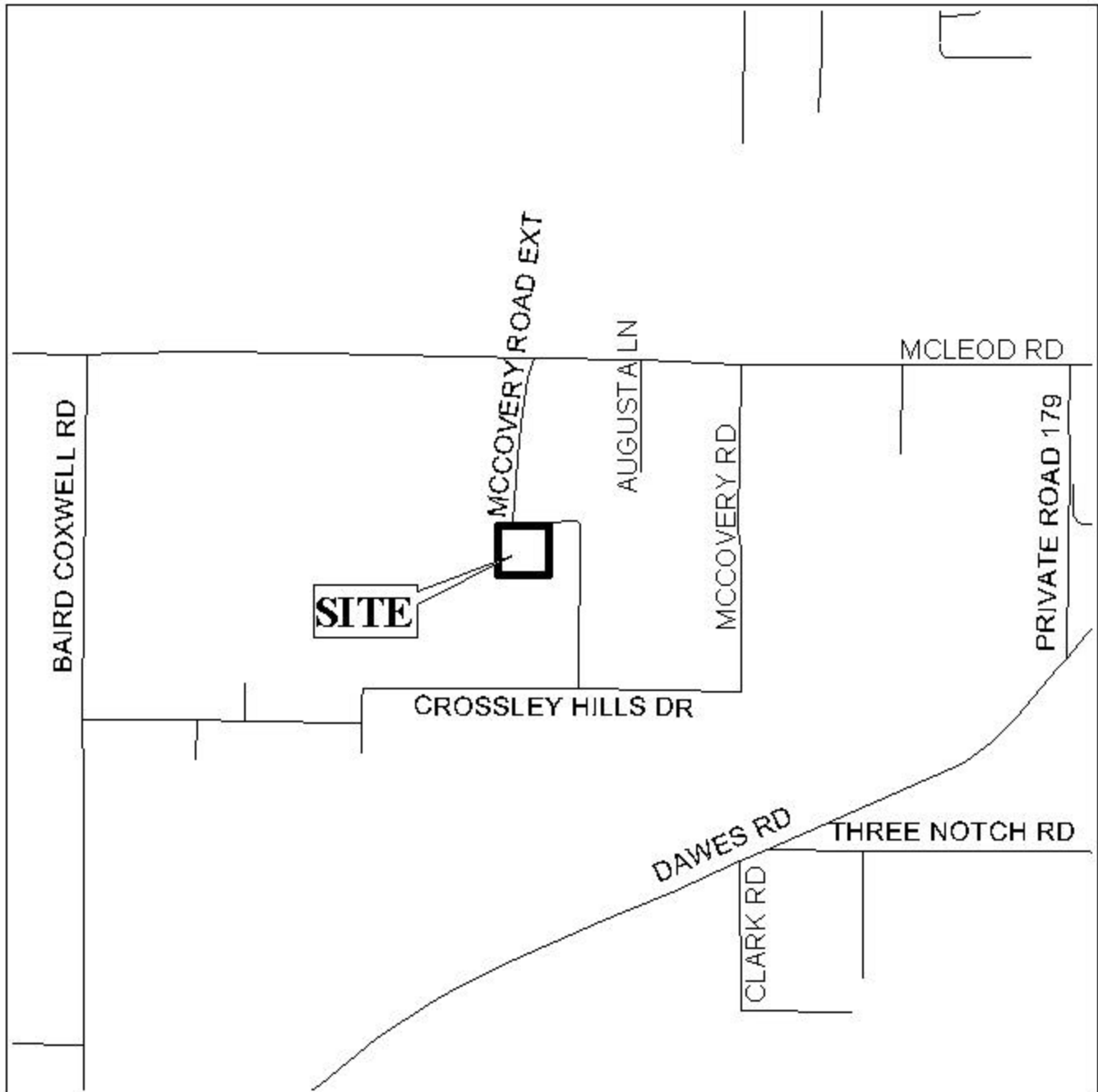
The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The site is accessed by McCovery Road, which is a dirt road. The current application would create four additional lots on substandard (dirt) road, and it is the practice of the Planning Commission to deny applications that would increase the number of lots on a substandard roadway.

Furthermore, McCovery Road has an existing right-of-way of 40-feet and is thus substandard in width. The lots are narrow, only 105'  $\pm$  in width, and as proposed, would exceed the width to depth ratio. 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 where the proposed lots would be characteristic of the surrounding development.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) the lots exceed the maximum width to depth ratio (V.D.3.); and 2) the plat would increase the number of lots that access a substandard road (a dirt road with less than 60-feet of right-of-way).

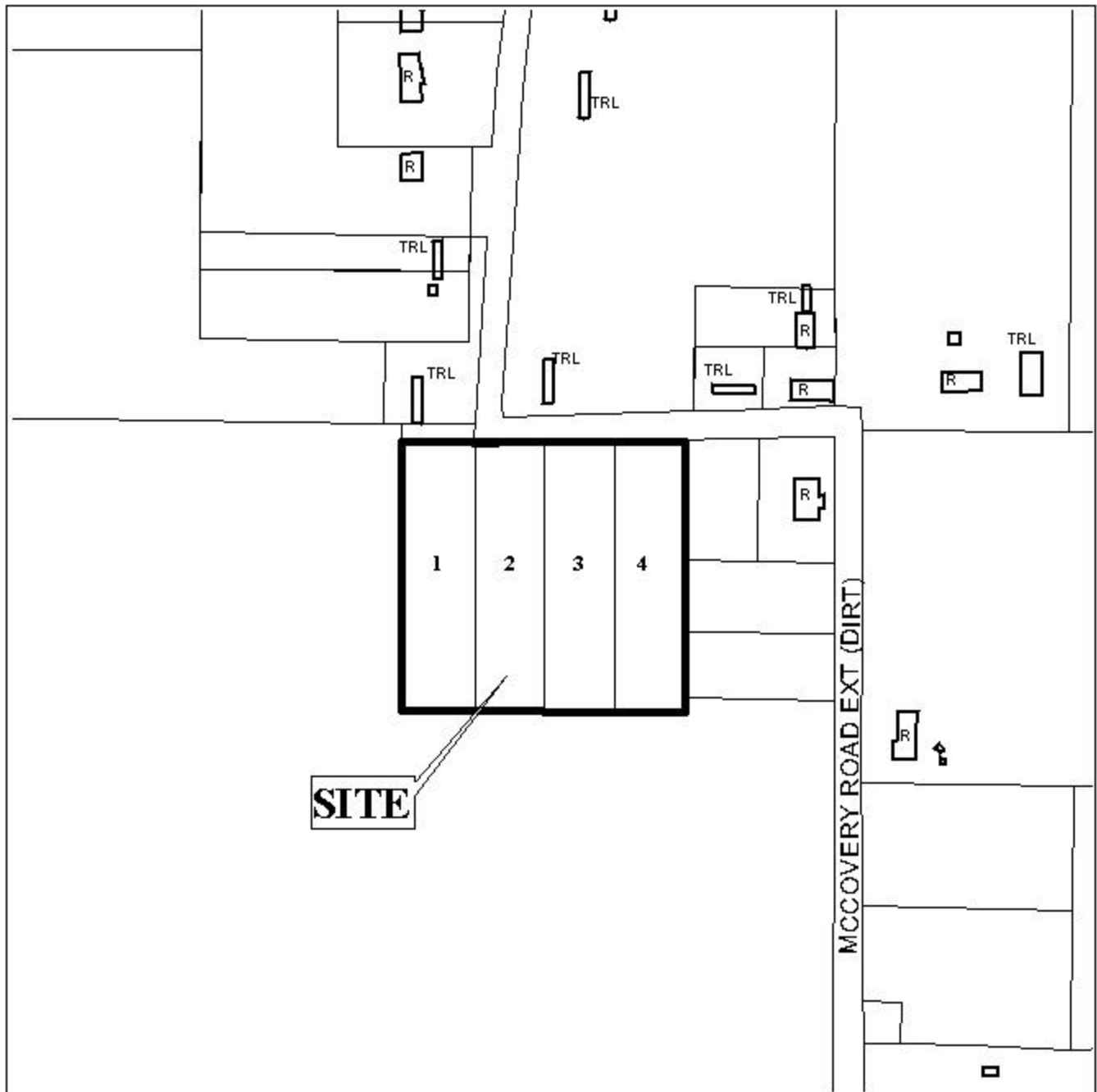
## LOCATOR MAP



APPLICATION NUMBER 15 DATE February 19, 2004  
APPLICANT McZeek Place Subdivision  
REQUEST Subdivision



# MCZEEK PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE February 19, 2004

LEGEND



NTS

