

## **MIDKIFF PROPERTY SUBDIVISION,** **RESUBDIVISION OF**

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

The plat illustrates the proposed 2 lots, 4.1 ± acres subdivision which is located on the Northwest corner of Travis Road and Midkiff Drive (private road). The subdivision is served by public water and individual septic systems.

The purpose of this application is to divide one lot of legal record into two lots.

There are several problems with the subdivision as proposed. The first deals with the private drive. The Subdivision Regulations allow for the consideration of private drive subdivisions under very specific conditions. To meet these conditions the subdivision must contain one of the following attributes: 1) must be a family division of five lots or fewer; 2) be of an innovative design; 3) be a gated community; or 4) there must be unusual difficulties; which would preclude the dedication and construction of a city standard street.

The applicant did not submit documentation stating that this is a family division of property; the private street does not meet County Engineering standards (no provision of a cul-de-sac). Midkiff Road does not meet the current private road standards. The applicant has not submitted any documentation, which would justify consideration as an innovative subdivision, a gated community, or that unusual difficulties exist.

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 required 25-foot minimum building setback lines are not illustrated, but will be required on the final plat.

Based upon the preceding, this application is recommended for denial for the following reasons: 1) the plat does not meet the private street requirements of the Subdivision Regulations.

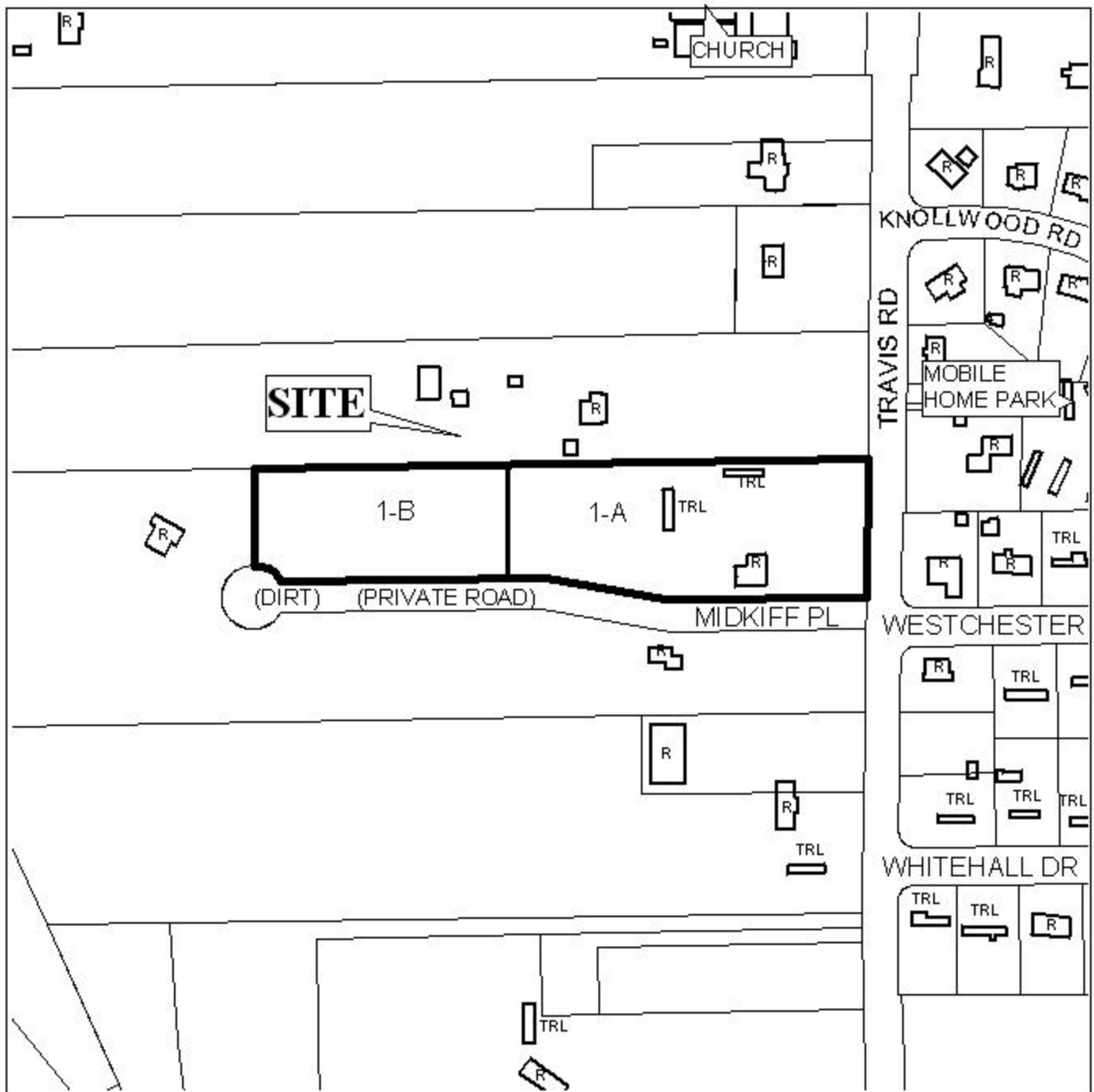
## LOCATOR MAP



APPLICATION NUMBER 16 DATE June 5, 2003  
APPLICANT Midkitt Property Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision



# MIDKIFF PROPERTY SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 16 DATE June 5, 2003

LEGEND

