

HOLDOVER

Revised

THE ROCK CHURCH SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

The plat illustrates the proposed 7 lot, 44 \pm acres subdivision which is located on the East side of Old Rangeline Road, 1,030' feet \pm North of Hurricane Bay Drive. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 7 lots from 1 existing lot. The site was created as part of an approved 2-lot subdivision in June 2003, and a final plat was submitted in August 2003.

The site is located north of the intersection of Old Rangeline and Rangeline Roads. While Old Rangeline Road has an adequate right-of-way, the size of the site in question creates access management concerns. The approved subdivision in 2003 restricted the site in question to a maximum of two curb-cuts onto Old Rangeline Road; this restriction should be carried into the application currently under consideration.

Lots 1- 5 are proposed to be flag-lots with 25-foot wide strips ranging from approximately 741 feet to 1,626 feet in length, connecting them to Old Rangeline Road. If the "pole" portion of the flag-lots is excluded, all proposed lots meet the recommended depth to width ratios of Section V.D.3. Lots in the vicinity of Alligator Bayou exhibit high depth to width ratios due to the desirability of waterfront lots and the extensive wetlands in the area. Flag-lots exist along the Alligator Bayou / Dog River area, however, they create an undesirable land subdivision condition which, in this case, could easily be remedied through the provision of a public street following the existing access road on the site, or via the creation of an innovative subdivision with a private street, in conformance with Section VIII. of the Subdivision Regulations.

The site is within the drainage basin for Alligator Bayou, a tributary to Dog River. In addition to existing wetlands, much of the site appears to be located within floodplains associated with Alligator Bayou. Furthermore, the site appears to be located in an area subject to hurricane-related storm surges. The presence of wetlands and floodplains on the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The 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.

Based upon the preceding, the application is recommended for Holdover for the following reasons: 1) redesign of the proposed subdivision to provide access via a public street, or creation

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of an innovative subdivision with private street, in conformance with Section VIII. of the Subdivision Regulations.

Revised for the November 17th meeting:

The application was heldover to give the applicant the opportunity to redesign the proposed subdivision to eliminate the flag-lot configuration. The applicant has not submitted any information regarding redesigning the proposed subdivision to remove the proposed flag-lot configuration.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the extreme flag-shaped nature of the proposed Lots 1-5 are uncharacteristic of other lots in the area, with the exception on the one adjacent flag-lot, and thus do not comply with Section V.D.1. of the Subdivision Regulations; and 2) the proposed Lots 1-5 exceed the maximum depth to width ratio identified in Section V.D.3. of the Subdivision Regulations.

Revised for the January 5th meeting:

This application was heldover from the November 17th meeting. As no additional information has been provided for the January 5th meeting, this application is recommended for denial for the following reasons: 1) the extreme flag-shaped nature of the proposed Lots 1-5 are uncharacteristic of other lots in the area, with the exception on the one adjacent flag-lot, and thus do not comply with Section V.D.1. of the Subdivision Regulations; and 2) the proposed Lots 1-5 exceed the maximum depth to width ratio identified in Section V.D.3. of the Subdivision Regulations.

Revised for the January 19th meeting:

This application was heldover from the January 5th meeting to allow the applicant time to submit a revised plat eliminating the flag-lot configuration. The applicant has provided the additional information.

The existing private road is constructed to a somewhat lesser standard than provided for in the Subdivision Regulations, but has been certified by the applicant's engineer to be in compliance with County private road standards. Therefore, a modification to VIII.E.2.c to allow the reduced standard would be appropriate. The plat as submitted indicates a 50' easement for the private road instead of the required right-of-way. The applicant's surveyor has agreed to modify the plat to comply with this requirement. The applicant's surveyor is also aware that all other requirements of VIII.E.2. will be applicable, and will be required prior to the recording of the final plat. Additionally, the placement of a note on the final plat stating that Lots 6 and 7 are denied direct access to Old Range Road should be required.

As the site is located in the 100/500-year floodplain, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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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.

With modification to VIII.E.2.c, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) compliance with VIII.E.2., as modified by this approval (reduced construction standard) prior to the recording of the final plat; 2) the placement of a note on the final plat stating that Lots 6 and 7 are denied access to Old Rangeline and Rangeline Roads ; 3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

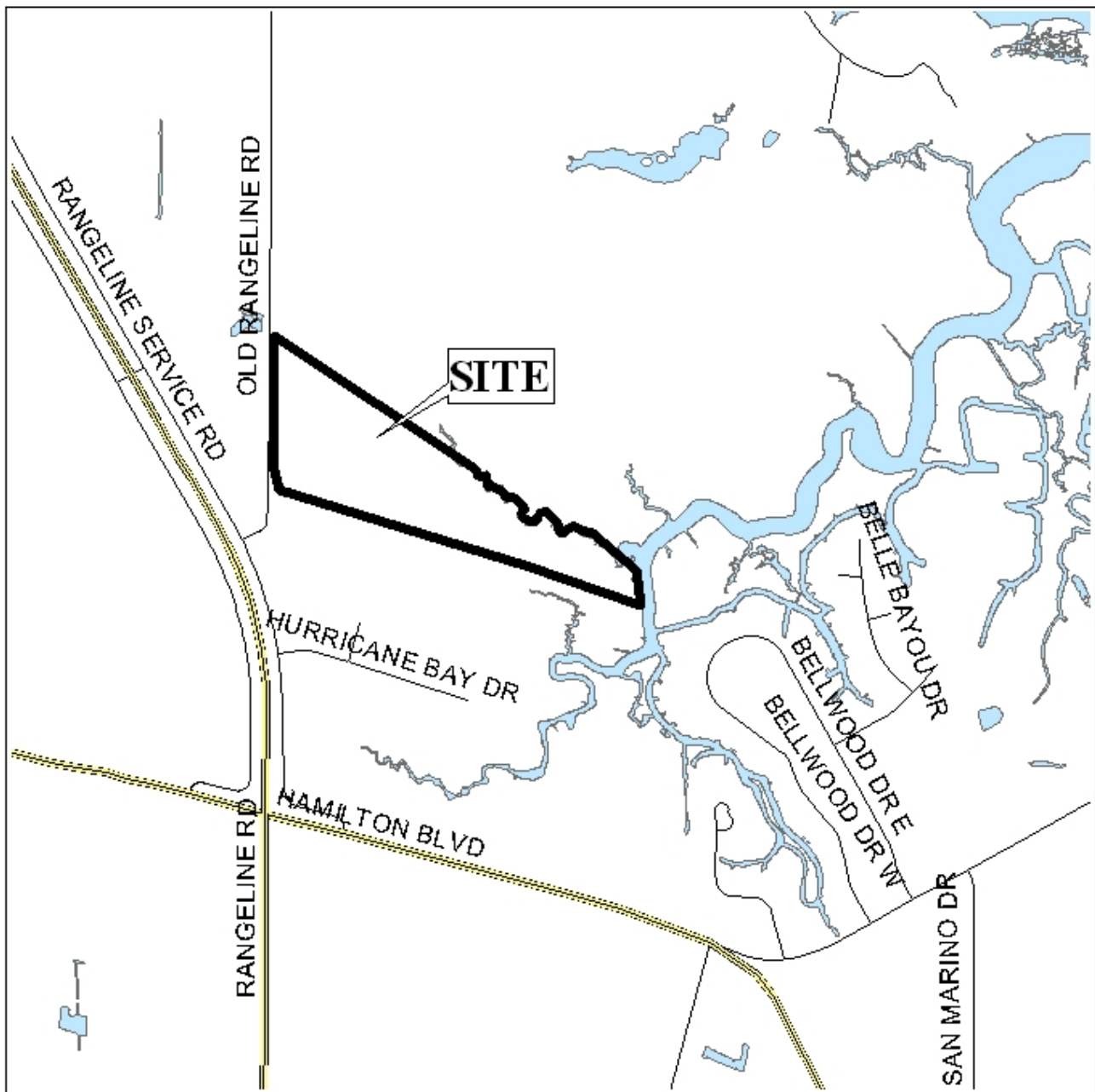
Revised for the February 2nd meeting:

This application was heldover from the January 19th meeting to allow the applicant time to submit a revised plat including an additional lot. The applicant has submitted the required revised plat.

In addition to including the additional lot, the revised plat extends the private road to provide access and frontage to the additional lot.

With modification to VIII.E.2.c (to reduce construction standard and allow the existing construction standard as certified by the applicant's engineer), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) compliance with VIII.E.2., as modified by this approval (modification to paragraph c only to reduced construction standard) prior to the recording of the final plat; 2) the placement of a note on the final plat stating that Lots 6 and 7 are denied access to Old Rangeline and Rangeline Roads ; 3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



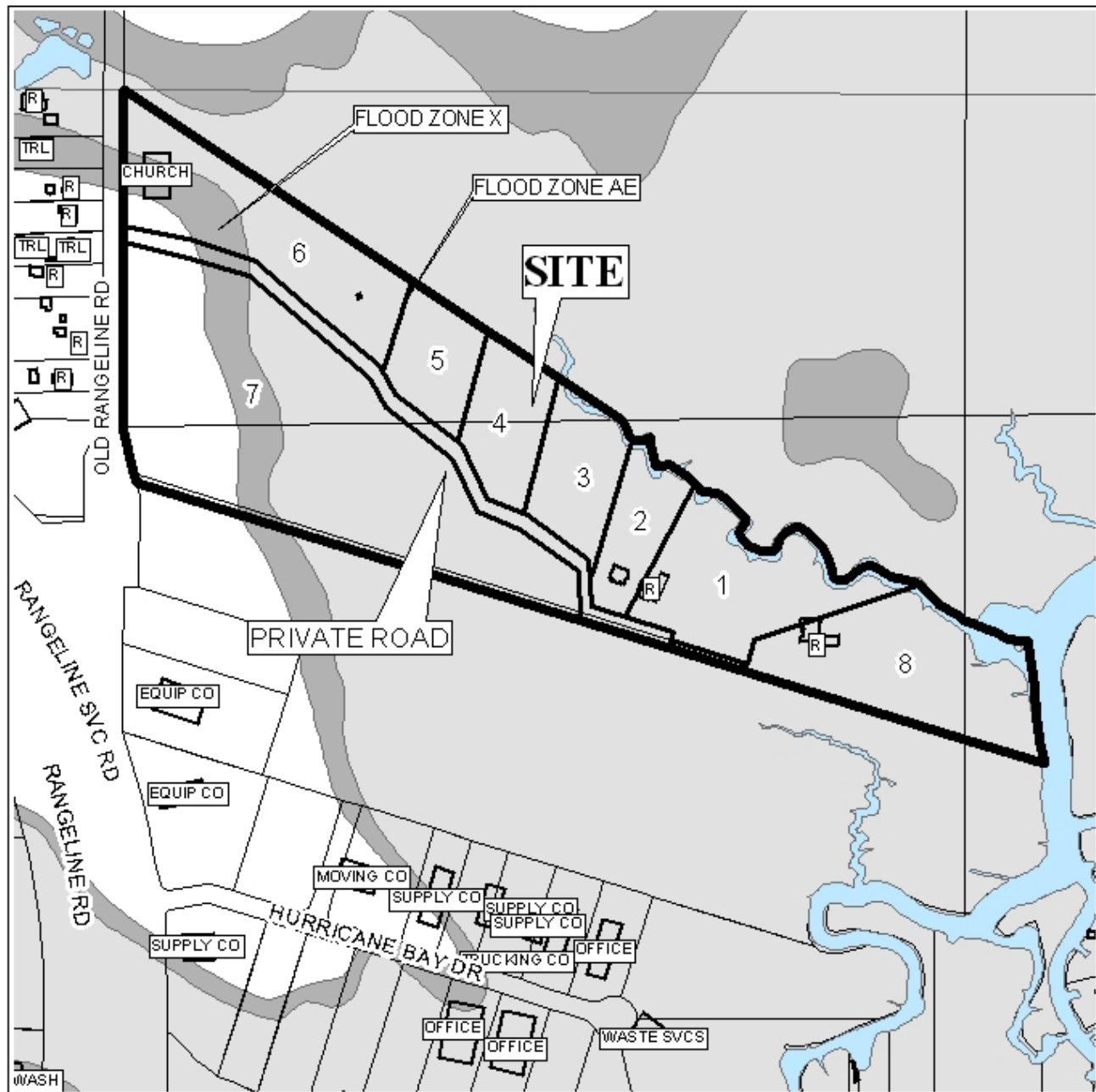
APPLICATION NUMBER Holdover DATE February 2, 2006

APPLICANT The Rock Church Subdivison

REQUEST Subdivision



THE ROCK CHURCH SUBDIVISION



APPLICATION NUMBER Holdover DATE February 2, 2006

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
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