

HOLDOVER

Revised

STEPHEN HAMILTON SUBDIVISION

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

The plat illustrates the proposed 2 lot, 3.0 ± acres subdivision which is located on the North side of Leytham Road [private drive], 385'± West of Maurice Poiroux Road. The subdivision is served by public water and individual septic systems.

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

As indicated on the plat, Lot 2 is flag-shaped with 25-feet of frontage. Section V.D.1. of the Subdivision Regulations states “the size, width, depth, shape and orientation of lots and the minimum building setback lines shall be appropriate to the location of the subdivision and the type of development and use contemplated”. Therefore, a waiver of Section V.D.1. of the Subdivision Regulations would be required. Additionally, any further resubdivision of Lot 1 would not meet minimum requirements of the Subdivision Regulations.

Additionally, as indicated on the plat, Leytham Road is a private road that is substandard; thus Section VIII.E.2. of the Subdivision Regulations would be required. As a matter of policy, the Planning Commission typically does not approve subdivision on private roads that do not meet the requirements of Section VIII.E.2.

The site is in the general path of Meadows Branch Nursery Road, a planned major street; however, the depiction on the Major Street Plan Map is for a general corridor. Therefore, the exact location of the proposed major street is largely unknown. Additionally, Meadows Branch Nursery Road is not shown on the Mobile Area Transportation Study 2030 plan.

Because the exact location of the major street is unknown, dedication or setback would not be possible or practical. Therefore, a note should be placed on the final plat stating that the site is in the path of the proposed major street, and thus may be impacted by the major street in the future.

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 upon the preceding, the application is recommended for Denial for the following reasons: 1) the application would increase the number of lots on a private road that does not meet the requirements of Section VIII.E.2.

HOLDOVER

Revised

Revised for the February 2nd meeting.

This application was heldover from the January 19th meeting to allow the applicant to meet with the County Engineering Department regarding the status of Leytham Road.

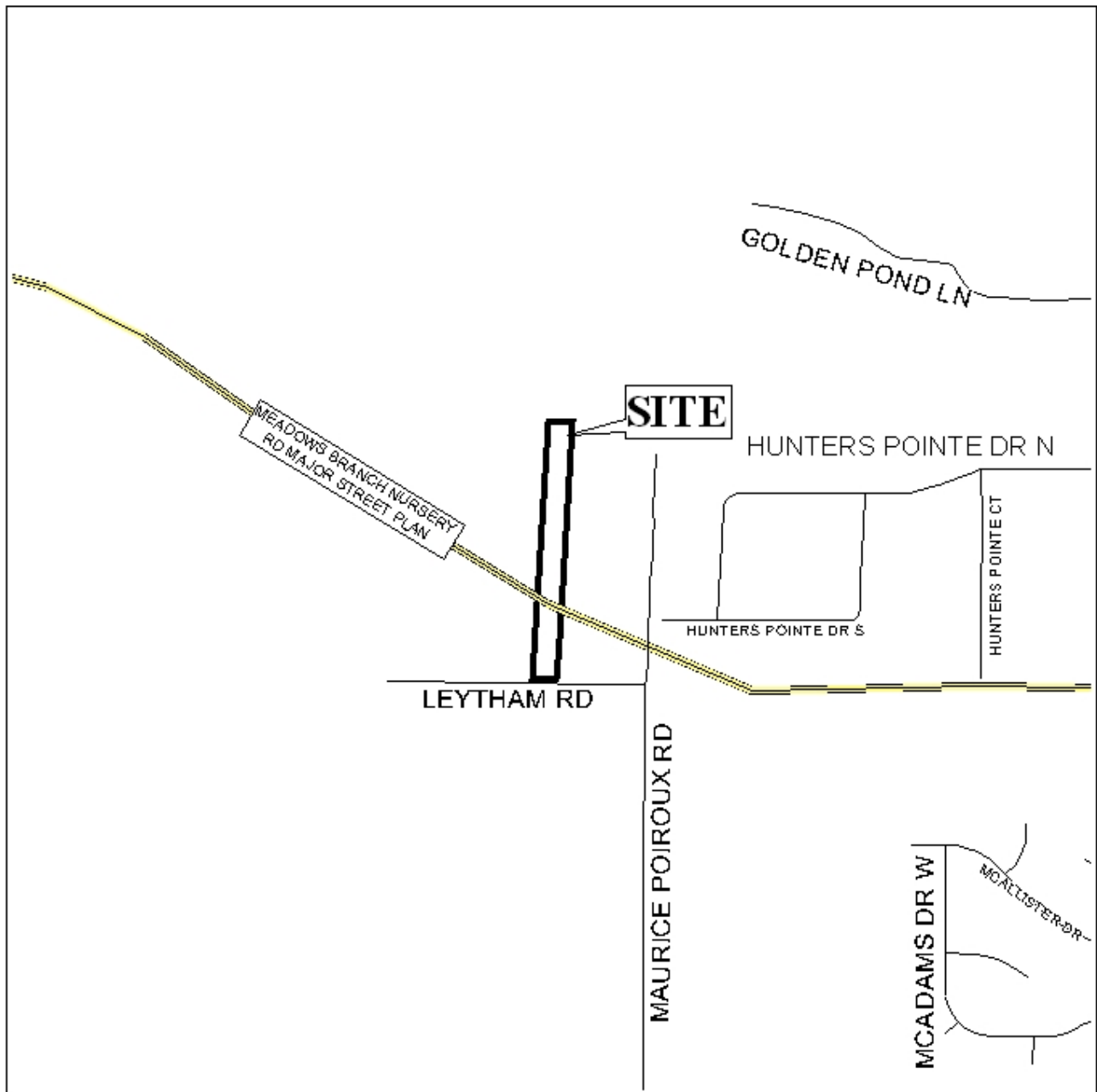
As of January 26th, the applicant nor his surveyor have made with the County Engineering Department regarding this application. The County Engineering Department has indicated to the Planning staff that Leytham Road is private, is not County maintained, and is substandard.

Section V.D.4 of the Subdivision Regulations states that except for lots on private streets as allowed by Section VIII, every lot shall abut upon a dedicated and maintained public street. Section VIII allows private road subdivision only under very specific circumstances – unusual difficulties which must be inherent in the exceptional topographic or other extraordinary or exceptional characteristics of the tract proposed to be subdivided and not be the result of actions of the Subdivider; an innovative subdivision; a gated community; or a family division of five lots or fewer. Section VIII does not provide for the continued resubdivision of properties located on a private street.

While the applicant may not have been the creator of the problems associated with the private road, to waive a requirement such as frontage on a dedicated and maintained public right-of-way or continue resubdivision on an existing private road would set an undesirable precedent.

This application is recommended for denial for the following reasons: 1) the lots do not front on a dedicated and maintained public right-of-way, and thus does not comply with Section V.D.4; and 2) the private road and proposed subdivision do not comply with Section VIII and the criteria or construction standards for a private road subdivision.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE February 2, 2006

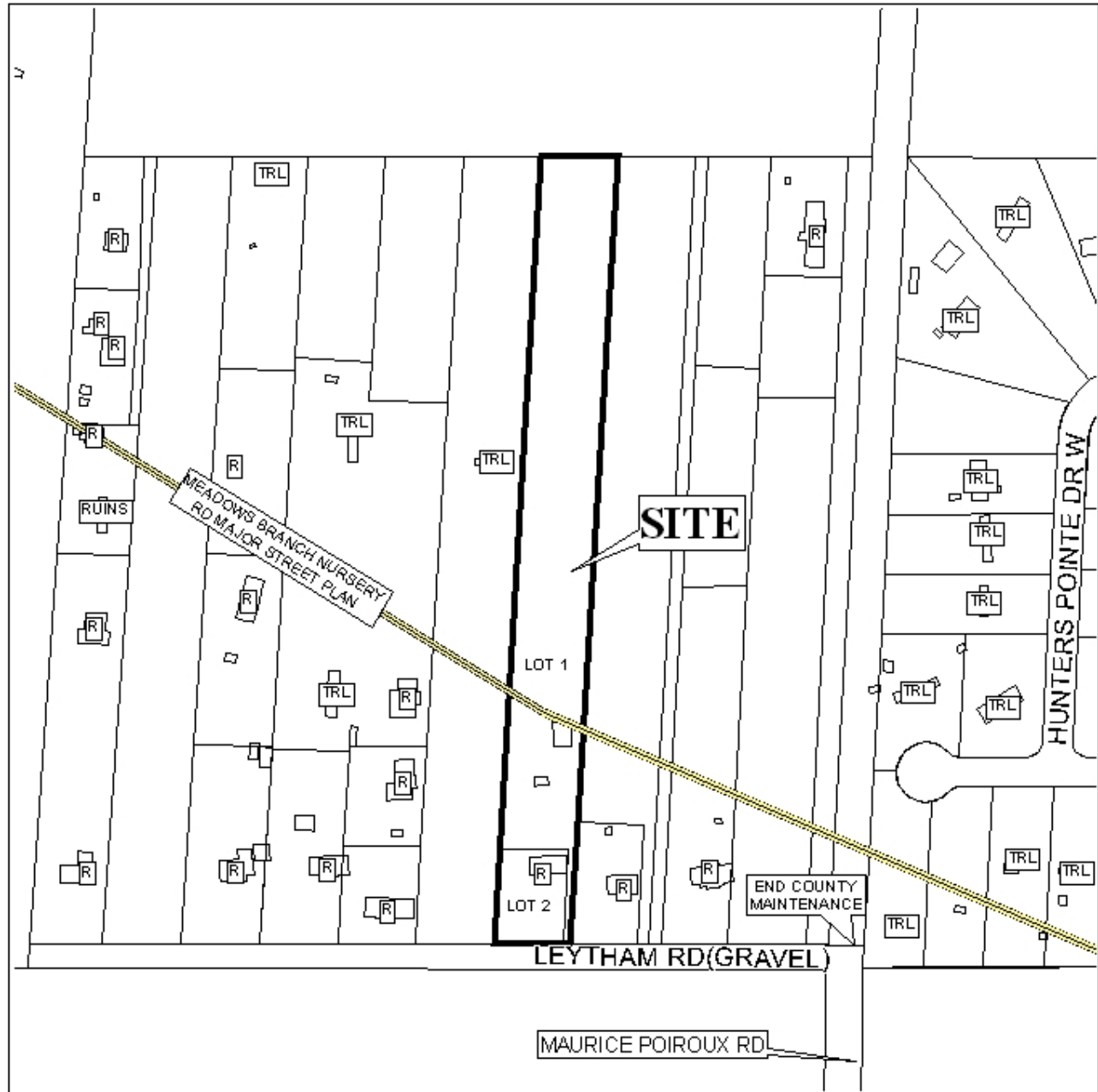
APPLICANT Stephen Hamilton Subdivision

REQUEST Subdivision



NTS

STEPHEN HAMILTON 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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