

KIRKLAND ESTATES SUBDIVISION

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

The plat illustrates the proposed 4 lot, 2.8 ± acre subdivision which is located on the west side of Lundy Road, 175 ± feet south of its intersection with Aloyis Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide an existing parcel into four lots. The existing lot is not a legal lot of record.

Lundy Road is a minor street with a 50-foot right-of-way, and the minimum right-of-way width for a minor street lacking curb and gutter, such as Lundy Road, is 60 feet, or 30 feet in each direction as measured from the centerline of the roadway. Since the existing right-of-way does not meet the recommended minimum width for a minor street lacking curb and gutter, the dedication of an additional 5 feet of right-of-way should be required. The minimum building setback line depicted on the plat should be adjusted to reflect the recommended right-of-way dedication.

This site is located in Mobile 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 proposed subdivision will result in four lots, each approximately 0.7 acres in area, and would exceed the minimum size required in Section V.D.2. for properties with public water and individual septic systems.

However, the proposed Lots 2 and 3 exceed the width to depth ratio recommended in Section V.D.3. of the Subdivision Regulations. Furthermore, the flag-shaped nature of proposed Lots 2 and 3 are uncharacteristic of other properties in the area and thus are not in conformance with Section V.D.1. of the Subdivision Regulations, which states: "*The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated.*" Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

Based upon the proceeding, this subdivision is recommended for denial for the following reasons: 1) the flag-shaped nature of the proposed Lots 2 and 3 are uncharacteristic of other legal lots of record in the area and thus do not comply with Section V.D.1. of the Subdivision Regulations; and 2) the proposed Lots 2 and 3 exceed the recommended width to depth ratio identified in Section V.D.3. of the Subdivision Regulations due to the flag shape of the lots.

LOCATOR MAP



APPLICATION NUMBER 18 DATE February 17, 2005

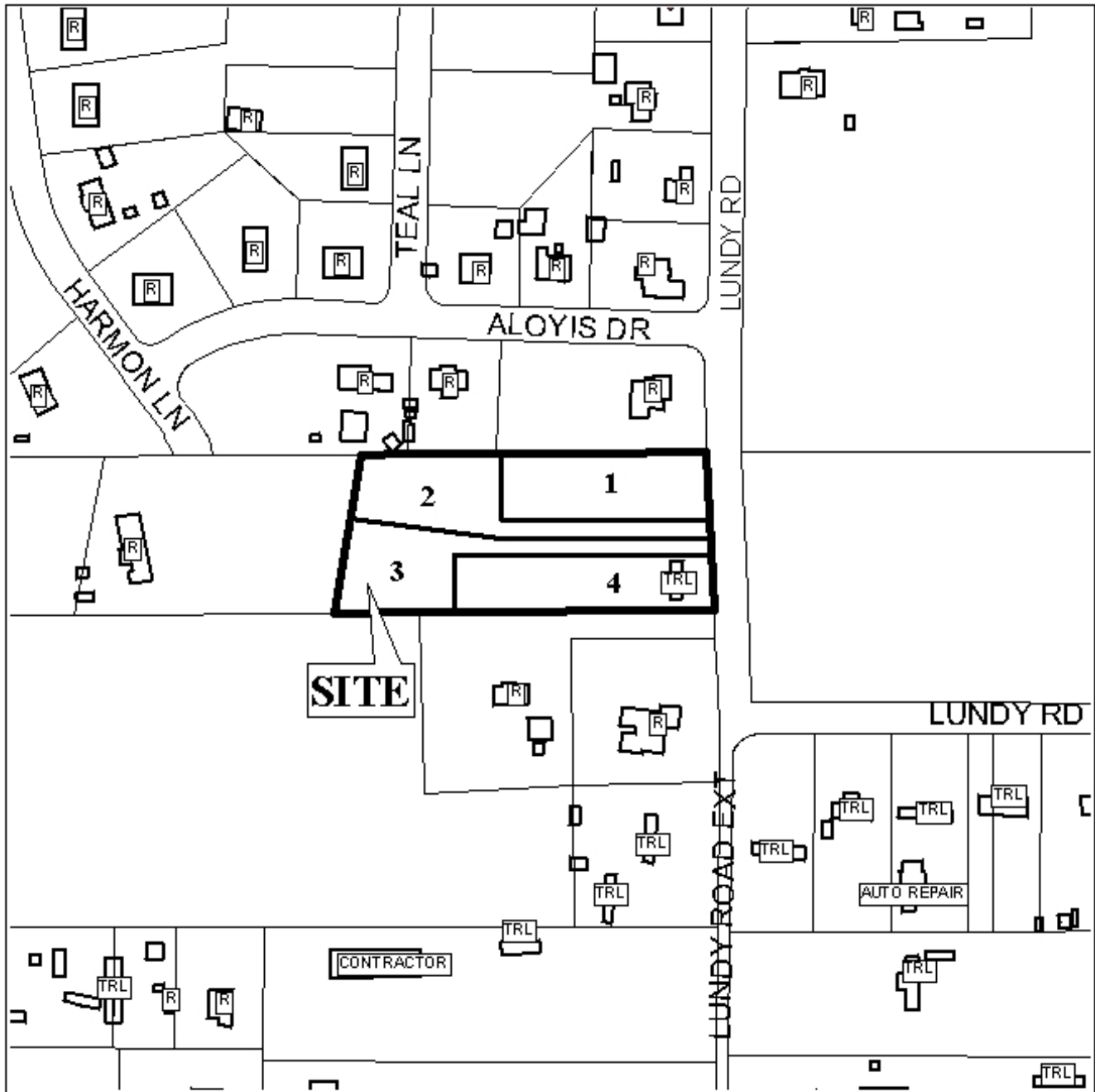
APPLICANT Kirkland Estates Subdivision

REQUEST Subdivision



NTS

KIRKLAND ESTATES SUBDIVISION



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LEGEND



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