

## **COMPTON 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.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed  $3.7 \pm$  acre, 1 lot subdivision which is located on the east side of Dauphin Island Parkway, 660 feet  $\pm$  north of Terrell Road, and is in Council District 3. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot of record.

The site fronts on Dauphin Island Parkway, a planned major street. The current right-of-way width of 115 feet exceeds the minimum width required for this major street, and therefore complies with the Major Street Plan. As the site fronts a major street, access management is a concern. Due to the limited width of the frontage along Dauphin Island Parkway, only one curb cut should be permitted, with the location, size, and design to be approved by Traffic Engineering.

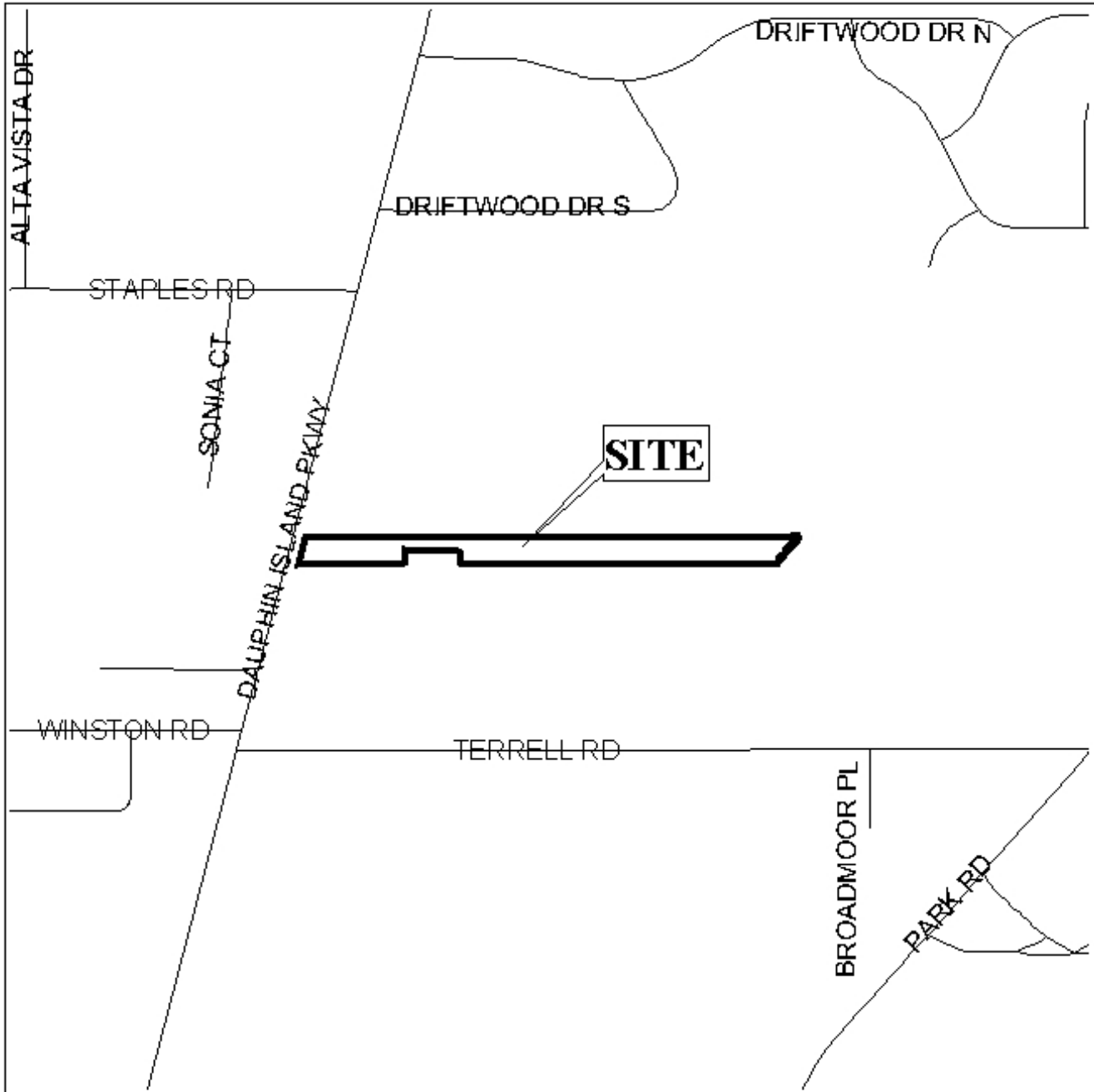
The proposed lot's width to depth ratio is approximately 18 (depth is 18 times the width), which is greater than the 3.5 recommended in Section V.D.3. of the Subdivision Regulations. However, adjacent lots and the development of the area do reflect width to depth ratios far exceeding the ratios recommended in Section V.D.3., thus a waiver of V.D.3. could be considered appropriate.

The eastern portion of the site is bounded by the eastern branch of Perch Creek. Wetlands associated with the creek may occur on a portion of the site. The site, additionally, appears to be partially located in the "AE" zone as depicted on FEMA maps, and thus may be subject to "100-year" frequency flooding. The presence of wetlands and floodplains 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.

Although issues outlined above may be addressed administratively, it is recommended that this subdivision application be held-over pending submission of additional information by the applicant. As illustrated on the Vicinity Map, it appears that a portion of the property is not included in the proposed subdivision. To address the holdover issue, the applicant needs to either: 1) include the balance of the property in the subdivision application; or 2) needs to submit documentation that the property was a non-conforming lot of record prior to 1952.

Based upon the proceeding, this subdivision is recommended for Holdover until the March 3, 2005 Planning Commission meeting in order to address: 1) the inclusion of the balance of the property in the subdivision application; or 2) the submission of documentation that the property was a non-conforming lot of record prior to 1952. Information supporting the subdivision application must be submitted by February 16, 2005.

# LOCATOR MAP



APPLICATION NUMBER 16 DATE February 17, 2005

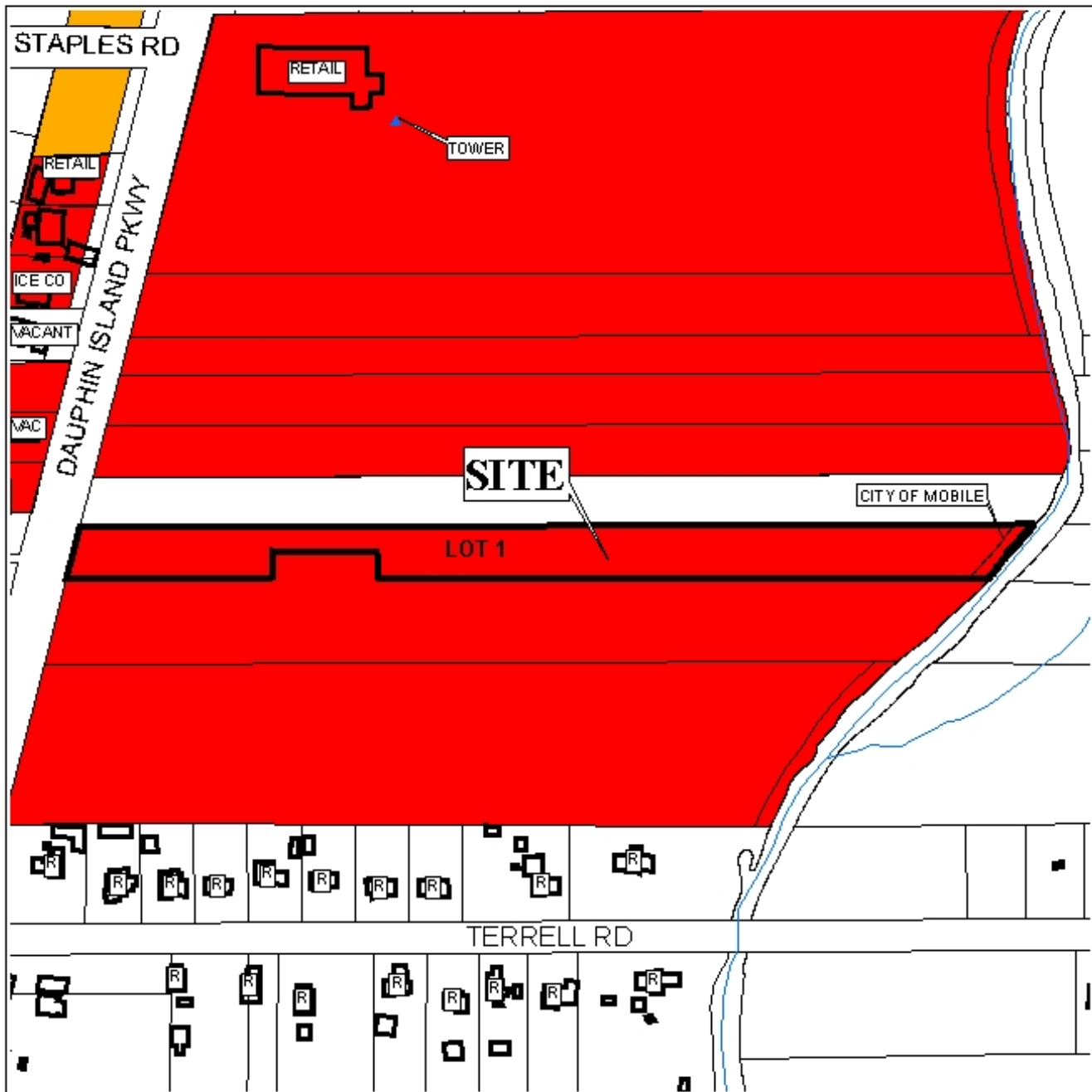
APPLICANT Compton Subdivision

REQUEST Subdivision



NTS

# COMPTON SUBDIVISION



APPLICATION NUMBER 16 DATE February 17, 2005

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS