

HOLDOVER

Revised

HARRY COTTRELL SUBDIVISION

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

The plat illustrates the proposed 1 lot, 1.0 ± acre subdivision which is located on the west side of Roswell Road South, 225 feet + south of South Gate Drive South. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record from one existing metes and bounds parcel.

The parcel appears to have been recorded in 1994, but there are no records indicating that 1994 parcel went through the City's subdivision process. Therefore, this application should include all of Lot 8 of the Little Farms Subdivision.

Roswell Road South is a minor street with an existing right-of-way width of 50 feet. According to Section V.B.14. of the Subdivision Regulations, minor streets lacking curb and gutter, such as Roswell Road South, should have a minimum right-of-way width of 60 feet. Therefore a setback of an additional five feet should be required, resulting in the minimum building setback line being located at 30 feet from the existing right-of-way for Roswell Road South.

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 plat is recommended for Holdover for the following reasons: 1) the application does not appear to include all of Lot 8.

Revised for the June 16, 2005 meeting:

The revised plat illustrates the proposed 2 lot, 3.5 acre + subdivision. As proposed, the subdivision will create two legal lots of record from two existing metes and bounds parcels. The entirety of Lot 8 of Little Farms Subdivision could not be included as part of this application due to sales of metes and bounds parcels before 1984, as well as due to multiple ownership changes.

The site fronts onto two streets: South Gate Drive South to the north and Roswell Road South to the east. Both streets are paved minor streets and meet minimum County standards, thus no additional building setbacks or right-of-way dedications are required.

The northern boundary of the proposed "Lot 2" is incorrectly described in the written legal description, however, the illustrated bearing is correct. The legal description should be corrected to remove the discrepancy.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) depiction of a 25-foot minimum building setback line from the right-of-ways for both South Gate Drive South and Roswell Road South; 2) correction of the northern boundary bearing in the legal description; and 3) placement of a note 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.

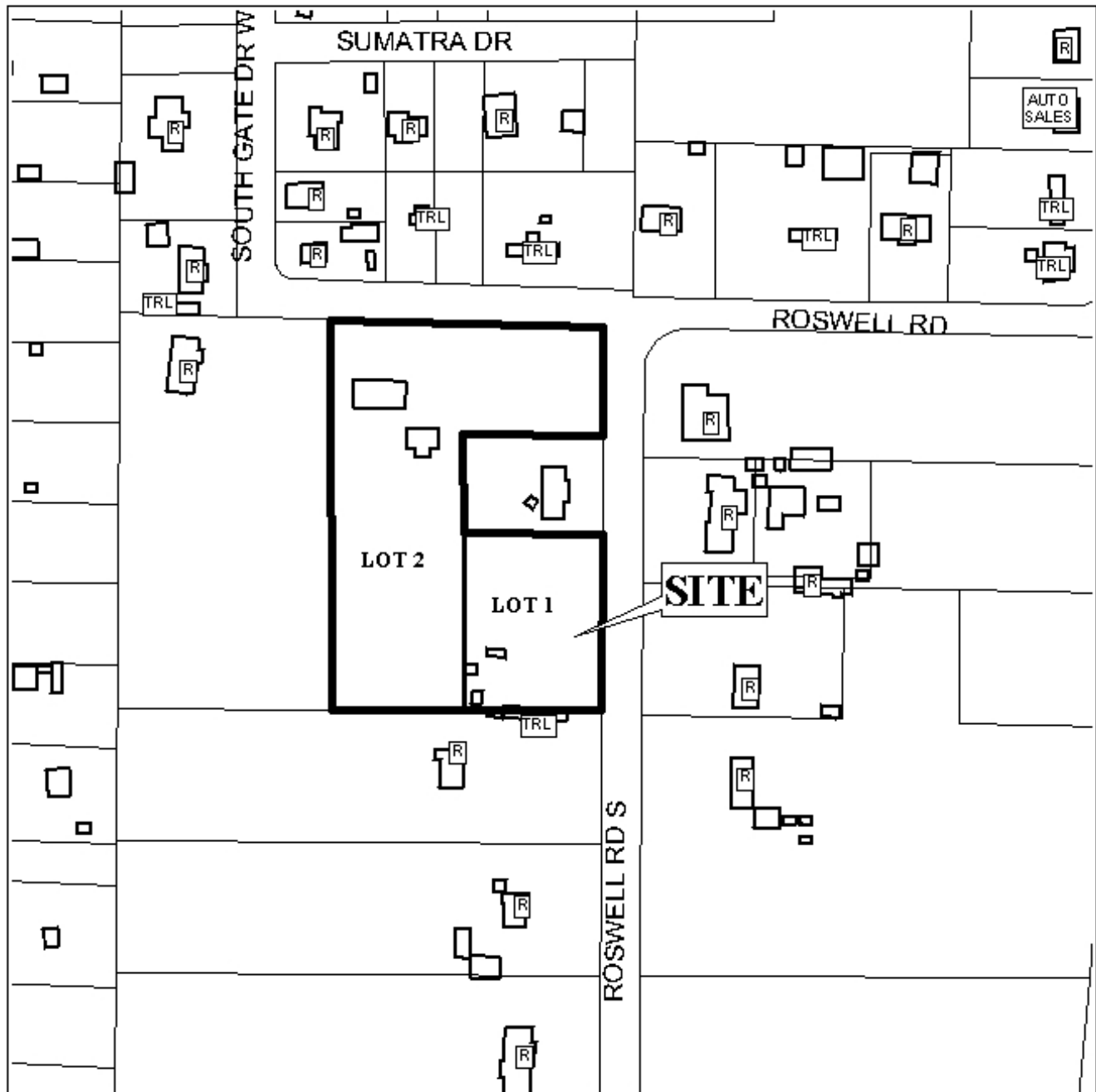
LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 16, 2005
APPLICANT Harry Cottrell Subdivision
REQUEST Subdivision



HARRY COTTRELL SUBDIVISION



APPLICATION NUMBER Holdover DATE June 16, 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

