

## **FRIESLAND FOREST SUBDIVISION**

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

The plat illustrates the proposed 1 lot, 5.7 acre  $\pm$  subdivision which is located at the north terminus of Willedee Drive North. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide an existing parcel into one lot, with the remaining area of approximately 34.3 acres reserved for future development.

The application excludes a large portion of the existing parcel for “future development.” It appears that a single-family home already occupies a portion of the area reserved for future development, and is accessed via Nic-Lib Lane, a minor paved roadway with a substandard width right-of-way, terminating at the northern boundary of the parcel in question. Since the parcel contains existing development, the application should be revised to include the entire extent of the parcel.

Willedee Drive North is a minor street with a 60-foot right-of-way, apparently constructed to County standards, terminating at the southern boundary of the subject parcel. Willedee Drive North lacks a cul-de-sac, as it appears to have been designed to permit the continuation of a road into the parcel in question. The applicant proposes to create a 560 foot  $\pm$  long, 25 foot wide access strip connecting the bulk of the proposed lot with the end of Willedee Drive North. As the proposed access strip is so narrow, future subdivision of the proposed lot would be allowed.

The proposed subdivision will result in one lot, which due to its flag-shaped nature, exceeds the depth to width ratio recommended in Section V.D.3. of the Subdivision Regulations. Furthermore, the flag-shaped nature of the proposed lot is uncharacteristic of other properties in the area and thus is 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.

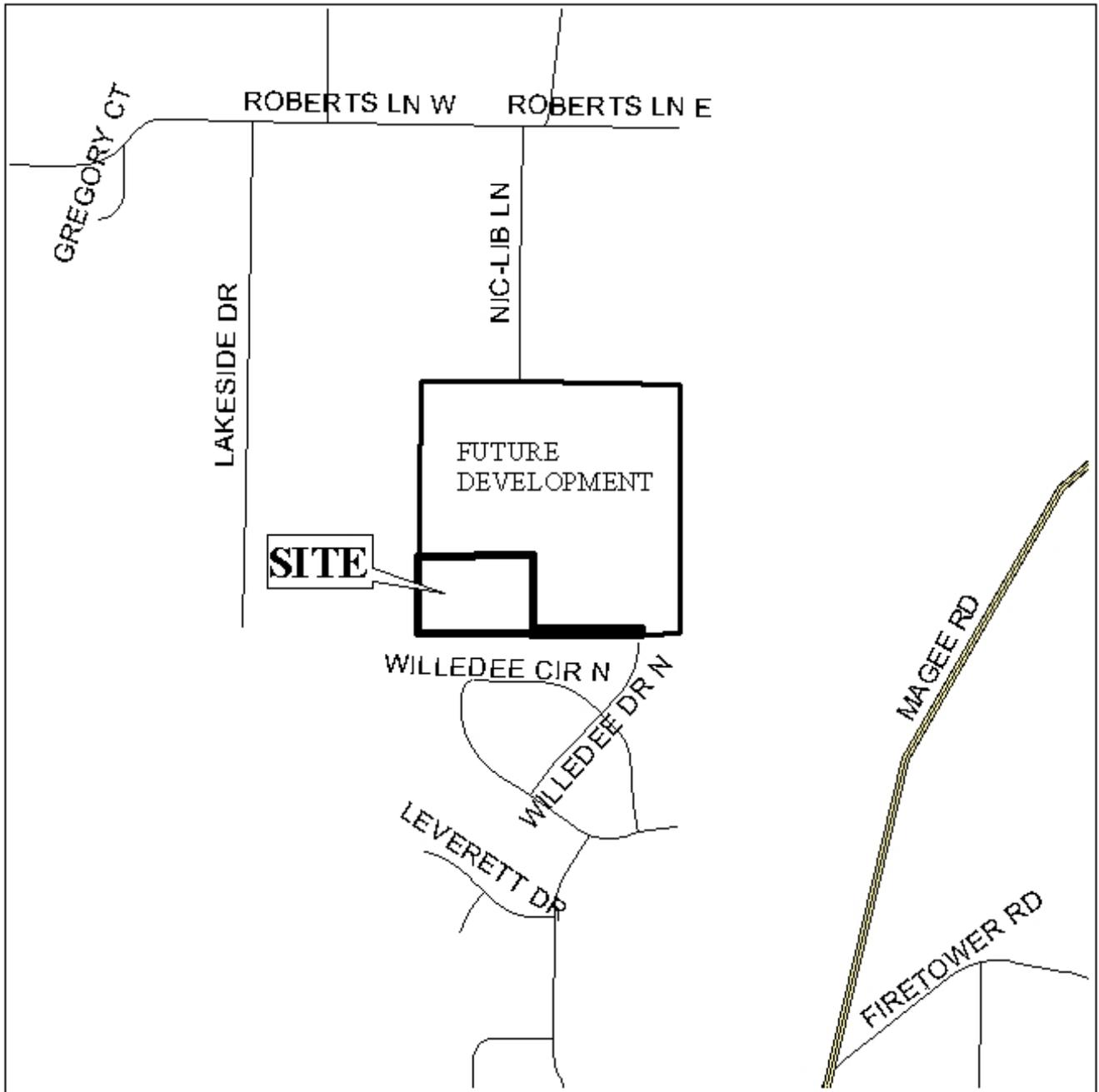
This site is located in Mobile County, thus a note should be placed on the Final Plat, if approved, stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Finally, it should be noted that there are errors in the legal description and plat dimensioning, as it relates to the southern and eastern boundaries of the proposed lot.

Based upon the proceeding, this subdivision is recommended for denial for the following reasons: 1) the flag-shaped nature of the proposed lot is uncharacteristic of other legal lots of

record in the area and thus do not comply with Section V.D.1. of the Subdivision Regulations; 2) the proposed lot exceeds the recommended width to depth ratio identified in Section V.D.3. of the Subdivision Regulations due to the flag shape of the lots; 3) the proposed subdivision does not include the entire parcel; and 4) the design of the proposed lot does not appear to recognize the potential for the extension of Willedee Drive North.

# LOCATOR MAP



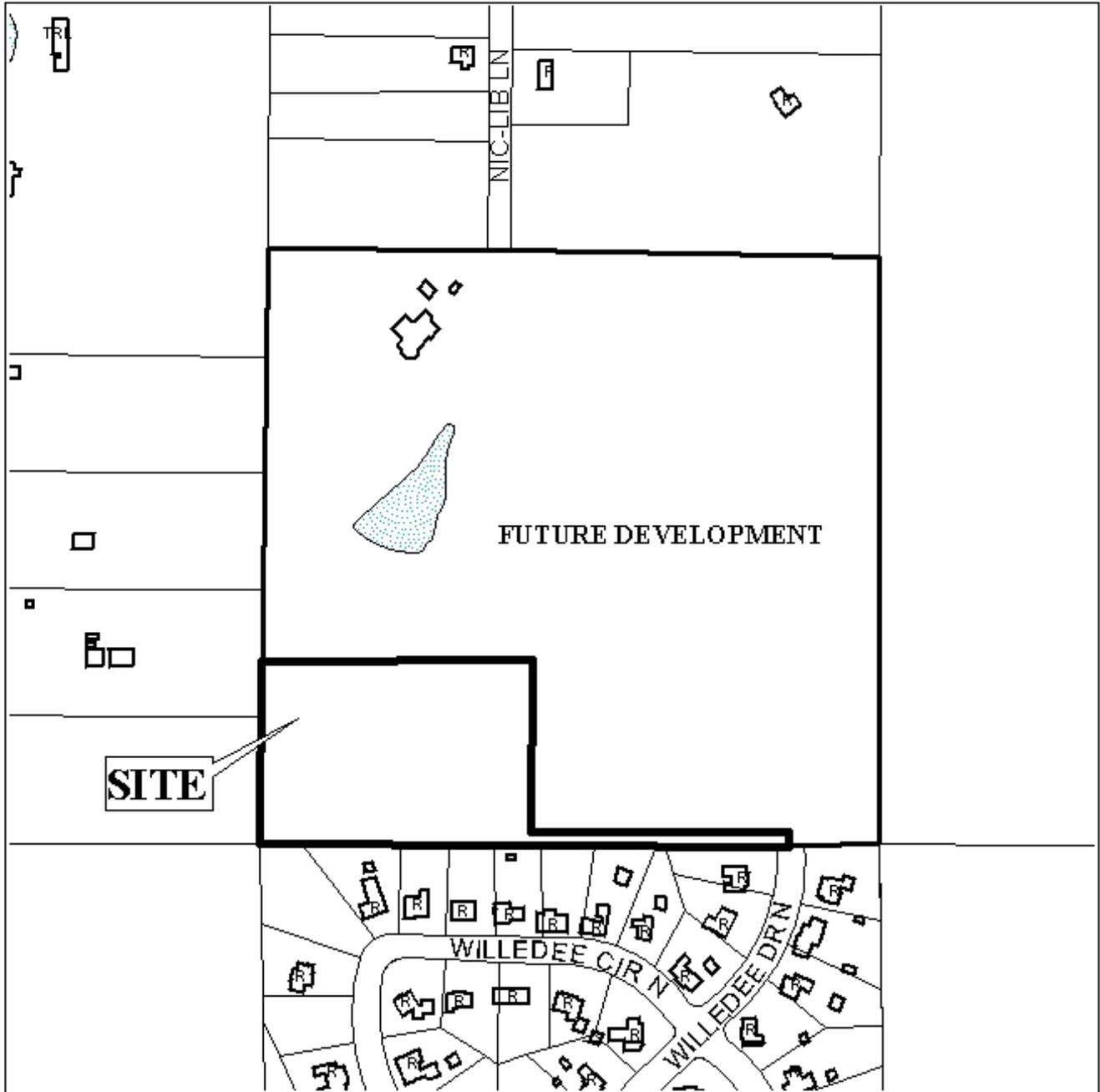
APPLICATION NUMBER 8 DATE June 16, 2005

APPLICANT Friesland Forest Subdivision

REQUEST Subdivision

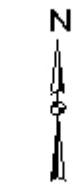


# FRIESLAND FOREST SUBDIVISION



APPLICATION NUMBER 8 DATE June 16, 2005

LEGEND



NTS