

CAROL V. PLANTATION SUBDIVISION, UNIT 6,
RESUBDIVISION OF LOT 728, RESUBDIVISION OF
LOT 2

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

The plat illustrates the proposed 3 lot, 4.7 ± acres subdivision which is located on the West side of Gunn Road, 150'± North of Prince James Drive, extending to the East side of Schillinger Road and the North terminus of Queen Odella Drive West. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a three-lot subdivision from an existing lot of record. In December 2005, the Commission denied this application because four of the five lots proposed were flag-shaped and not in character with other properties in the area. However, a new application has been submitted with a reduction in the number of lots proposed (three) and the number that are flag-shaped (two).

The site fronts Schillinger Road, with a 100-foot right-of-way Gunn Road with an 80-foot right-of-way.

As proposed, Lots 2 and 3 exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. However, these lots are flag-shaped and are uncharacteristic with other properties in the area, and thus would not conform to Section V.D.1. of the Subdivision Regulations. Therefore, approval of this subdivision could result in future requests for subdivisions with flag-shaped lots.

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.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the extreme flag-shaped nature of the proposed Lots 2 and 3 are uncharacteristic of other lots 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 maximum depth to width ratio identified in Section V.D.3. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 4 DATE January 19, 2006

APPLICANT Carol Plantation Subdivision, Unit 6, Resubdivision of Lot 728, Resubdivision of Lot 2

REQUEST Subdivision



NTS

