

DYSON ESTATES SUBDIVISION, FIRST ADDITION, **RESUBDIVISION OF**

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

The plat illustrates the proposed 1.7± acre, 5-lot subdivision, which is located at the Northwest corner of Rabbit Creek Drive and Gulf Creek Circle. The site is served by public water and sanitary sewer.

The purpose of the application is to create a five-lot subdivision from two existing lots of record. Four of the proposed lots would be used for boat stalls, and there would be two common areas.

The site fronts Gulf Creek Circle, with a 50' right-of-way, and Rabbit Creek Drive, with a 60' right-of-way. The 25' minimum building setback lines are not shown, but would be required on the final plat.

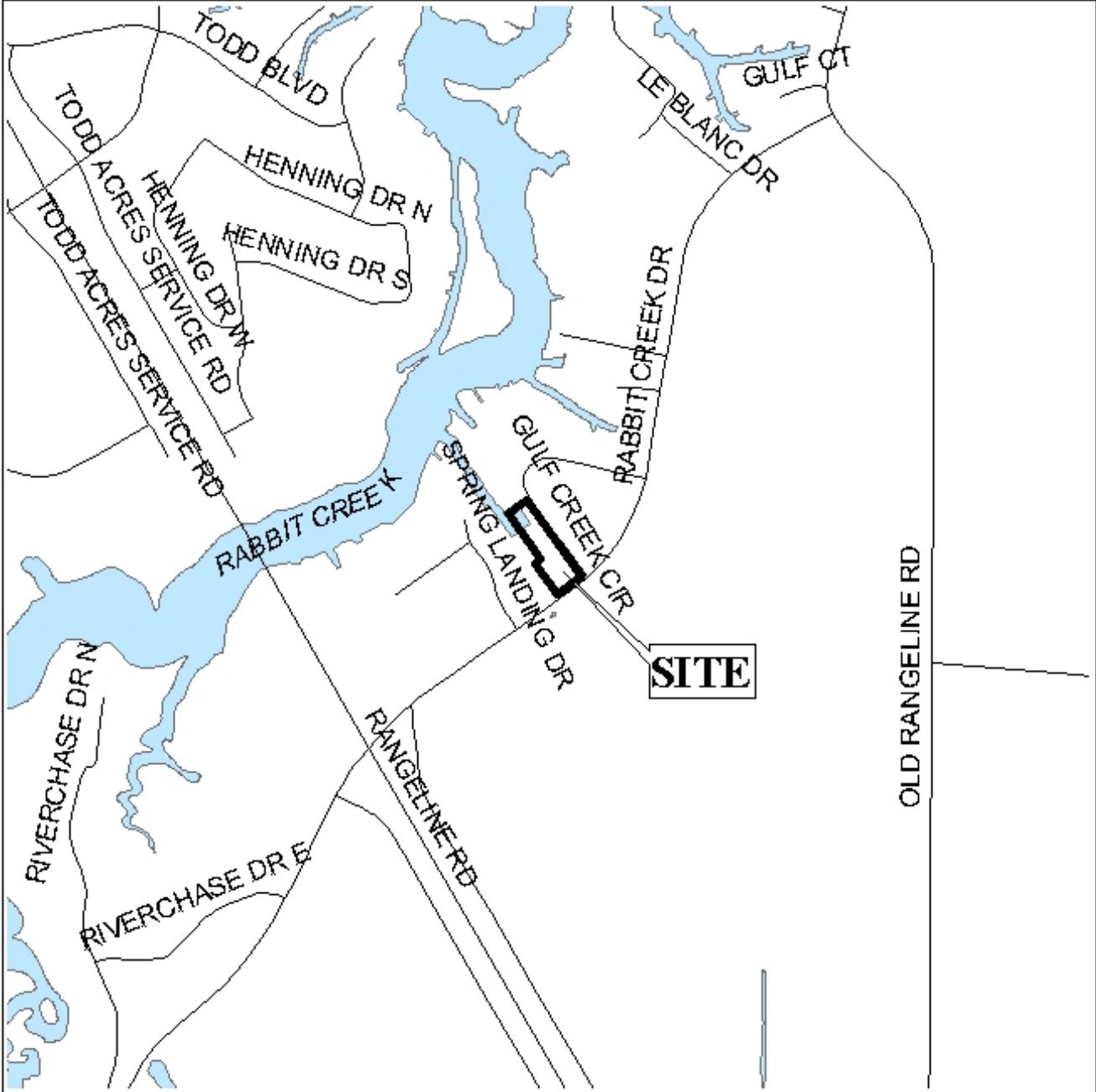
While proposed Lot E would meet the minimum requirements, the proposed boat stall lots (Lots A through D) would each contain approximately 3275 square feet, considerably less than the minimum 7200 square feet required by the Subdivision Regulations for sites served by public water and sanitary sewer. The applicant brought a similar proposal before the Commission in 2000; the proposed lot configuration was recommended for denial because the site was not served by public sewer at the time, and the lots were less than the 15,000 square feet required for lots served by public water and individual septic systems; instead the applicant subdivided into two lots meeting the minimum size requirements. While the present application features lots substandard in size, there is sufficient common area to provide, on average, more than 7200 square feet per lot overall. As the site is now served by sanitary sewer, the reduced individual lot sizes no longer present sanitation issues.

The four boat stall lots would also be substandard in width, although they each have 25 feet of street frontage. The site as proposed could present significant access management concerns along Gulf Creek Circle, as there could be as many as five curb cuts within 130 feet of street frontage.

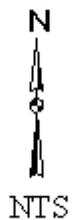
A matter of significant concern in this application is that the request for vastly reduced lot sizes is for a location in the County, where there are no land use controls; thus each boat stall could be developed as a commercial enterprise, and significantly impact the surrounding area. Such development could also have adverse environmental impact, since the proposal is on a water body.

Based on the preceding, this application is recommended for denial for the following reasons: 1) the proposed lots are substandard in size and width; and 2) the arrangement of lots could present significant access management concerns along Gulf Creek Circle.

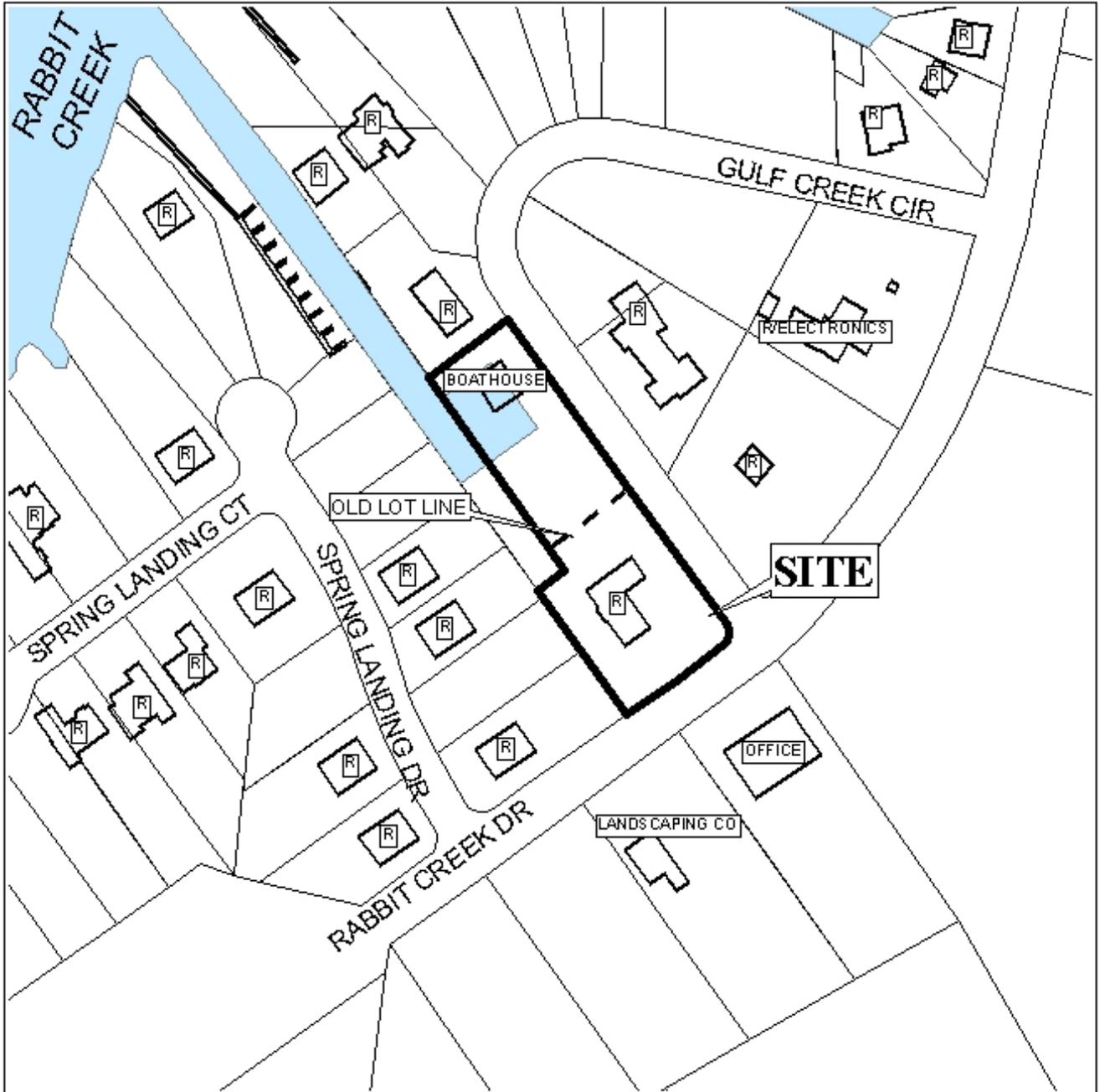
LOCATOR MAP



APPLICATION NUMBER 16 DATE May 19, 2005
APPLICANT Dyson Estates Subdivision, First Addition, Resubdivision of
REQUEST Subdivision



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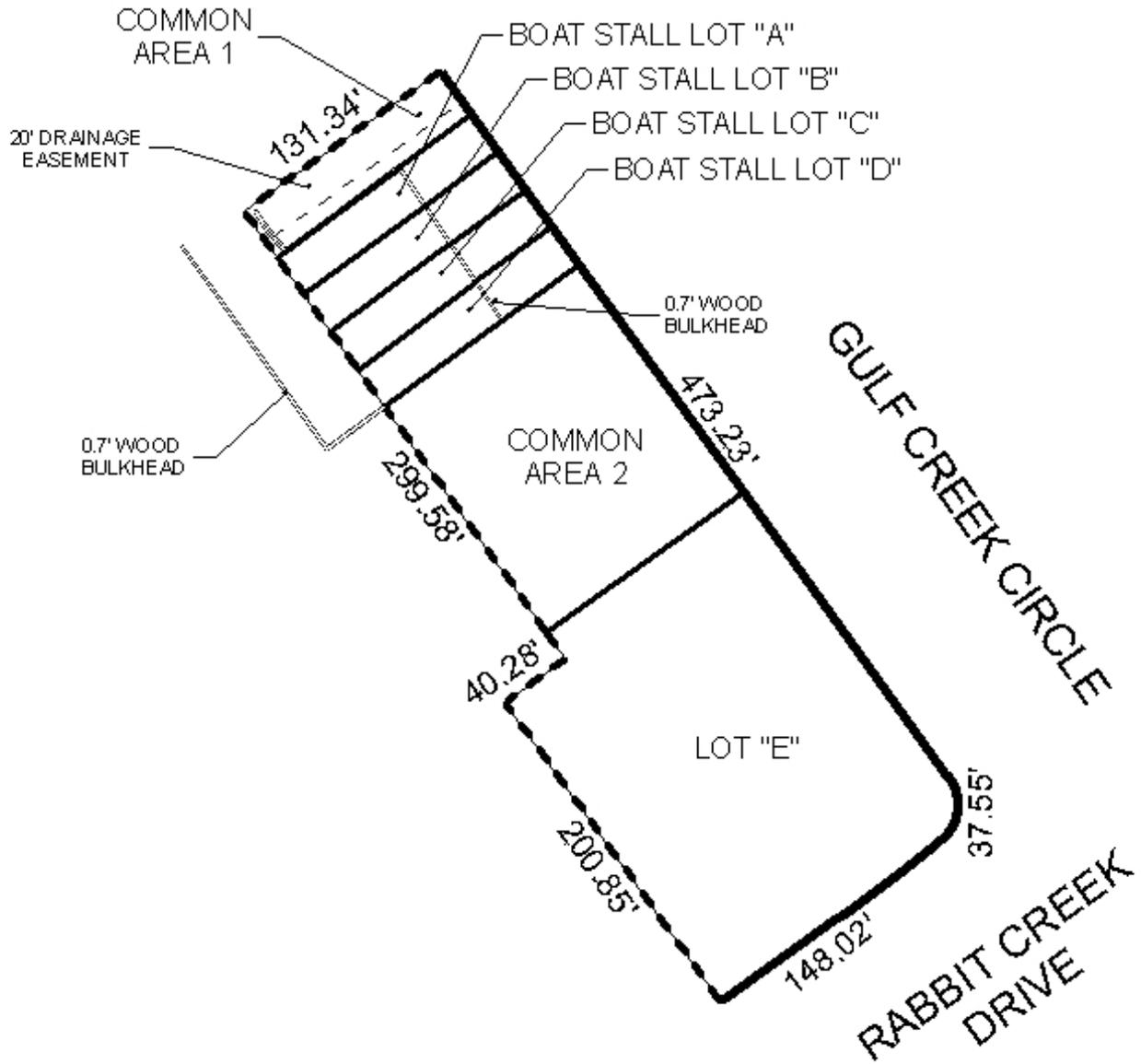


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LEGEND														
	R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



DETAIL SITE PLAN



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