

# **THOMPSON ESTATES SUBDIVISION, RESUBDIVISION** **OF LOTS 2 & 3**

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

The plat illustrates the proposed 3 lot, 10.2  $\pm$  acre subdivision which is located on the East side of Goldmine Road East, 400'  $\pm$  South of the West terminus of Leroy Stevens Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide two lots into three lots. The existing lots are part of a four-lot subdivision that was approved by the Planning Commission at the June 6, 2002 meeting. The 2002 approval, which included a waiver of Section V.D.3. of the Subdivision Regulations, was subject to the following conditions:

- (1) the provision of a 45' setback (which includes the required minimum building setback of 25'), from Gold Mine Road;
- (2) placement of a note on the final plat stating that Lots 1-4 are limited to one curb cut each to Gold Mine Road with the size, location and design to be approved by County Engineering Department; and
- (3) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7, of the Subdivision Regulations.

The site fronts onto Goldmine Road East, a segment of the proposed "McDonald Road – McDonald Road Extension – Irvington Highway" major street, as described in the Major Street Plan, and as such a minimum right-of-way width of 100 feet, or 50 feet in each direction as measured from the centerline of the roadway is required. Goldmine Road East is depicted on the preliminary plat as having an existing right-of-way of 60 feet, however, the 2002 subdivision approval resulted in 20 feet being dedicated for the right-of-way, and an additional 40 feet for a service road (although a 45 foot setback was the actual condition applied by the Planning Commission). The plat should be revised to reflect that the land has already been dedicated to the County. It should also be noted that revisions to the Major Street Plan have eliminated the requirement of service roads for this segment of the proposed major street, therefore the applicant may petition Mobile County to vacate the 40 feet that has been dedicated for the service road.

Since Goldmine Road East is a proposed major street, access management is a concern. It is recommended that each lot be permitted one access point (either existing or in a new location) to Goldmine Road East, with the size, design and location to be approved by Mobile County Engineering.

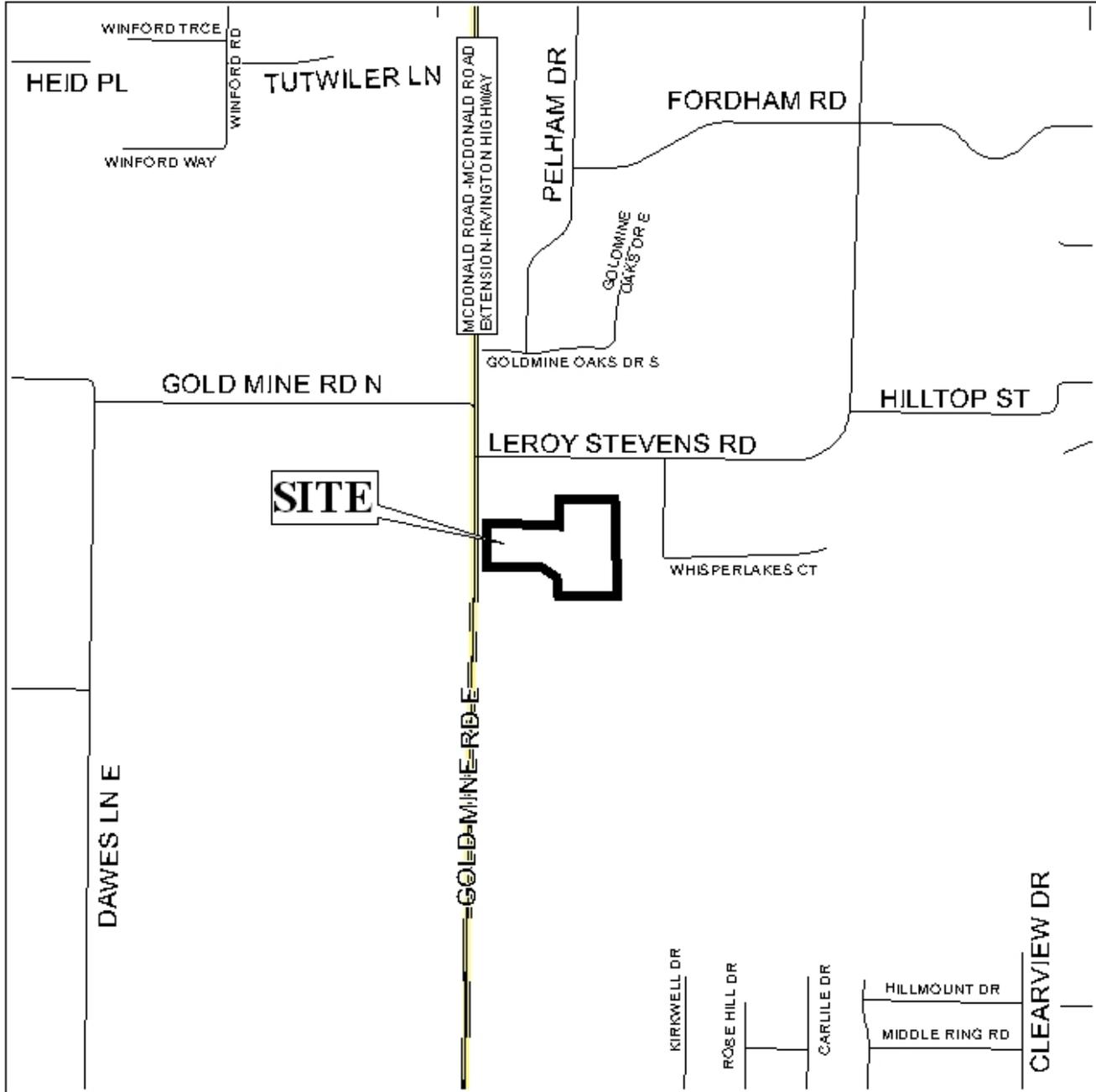
Proposed Lots 2 and 3 are flag-shaped in nature, and exceed the depth to width ratio recommended in Section V.D.3. of the Subdivision Regulations. As proposed, Lot 2 will have 25 feet of frontage and Lot 3 will have 95 feet  $\pm$  of frontage. While the evidence of other flag-

shaped lots in the immediate vicinity is lacking, the previous waiver of Section V.D.3. by the Planning Commission for this site appears to table this issue. It is recommended, however, that a note be placed on the Final Plat, if approved, stating that future subdivision of the lots not be permitted until additional access, such as a public or private street, is provided.

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.

With a waiver of in Section V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions: 1) revision of the plat to reflect the land already dedicated to Mobile County for the right-of-way and service road; 2) the 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; 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut each (for a total of three curb-cuts – including existing curb-cuts that will be retained), to be reviewed and approved by the Mobile County Engineering Department; and 4) placement of a note on the Final Plat stating that no additional subdivision of Lots 2 and 3 allowed until additional roadway frontage provided by either a public or private road onto the property that is constructed to the standards contained within Section VIII.E.2. of the Subdivision Regulations.

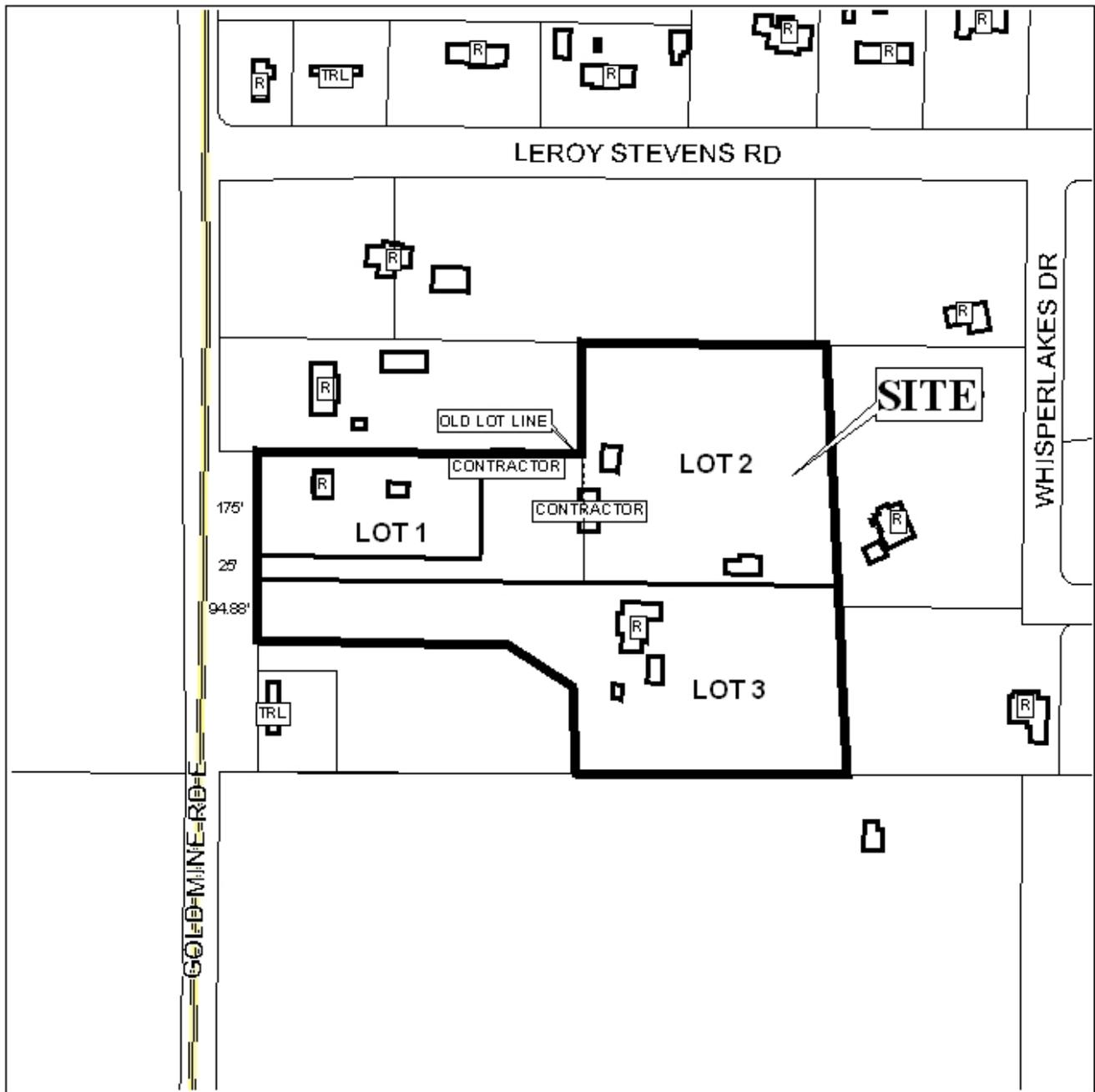
# LOCATOR MAP



APPLICATION NUMBER 21 DATE April 6, 2006  
APPLICANT Thompson Estates Subdivision, Resubdivision of Lots 2 & 3  
REQUEST Subdivision



# THOMPSON ESTATES SUBDIVISION, RESUBDIVISION OF LOTS 2 & 3



APPLICATION NUMBER 21 DATE April 6, 2006

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