

HOLDOVER

Revised

THE ROCK CHURCH SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

The plat illustrates the proposed 44.0 acre \pm , 7 lot subdivision which is located on the East side of Old Rangeline Road, 1,030 feet \pm North of Hurricane Bay Drive. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 7 lots from 1 existing lot. The site was created as part of an approved 2-lot subdivision in June 2003, and a final plat was submitted in August 2003.

The site is located north of the intersection of Old Rangeline and Rangeline Roads. While Old Rangeline Road has an adequate right-of-way, the size of the site in question creates access management concerns. The approved subdivision in 2003 restricted the site in question to a maximum of two curb-cuts onto Old Rangeline Road; this restriction should be carried into the application currently under consideration.

Lots 1- 5 are proposed to be flag-lots with 25-foot wide strips ranging from approximately 741 feet to 1,626 feet in length, connecting them to Old Rangeline Road. If the "pole" portion of the flag-lots is excluded, all proposed lots meet the recommended depth to width ratios of Section V.D.3. Lots in the vicinity of Alligator Bayou exhibit high depth to width ratios due to the desirability of waterfront lots and the extensive wetlands in the area. Flag-lots exist along the Alligator Bayou / Dog River area, however, they create an undesirable land subdivision condition which, in this case, could easily be remedied through the provision of a public street following the existing access road on the site, or via the creation of an innovative subdivision with a private street, in conformance with Section VIII. of the Subdivision Regulations.

The site is within the drainage basin for Alligator Bayou, a tributary to Dog River. In addition to existing wetlands, much of the site appears to be located within floodplains associated with Alligator Bayou. Furthermore, the site appears to be located in an area subject to hurricane-related storm surges. The presence of wetlands and floodplains on the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The 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 Holdover for the following reasons: 1) redesign of the proposed subdivision to provide access via a public street, or creation

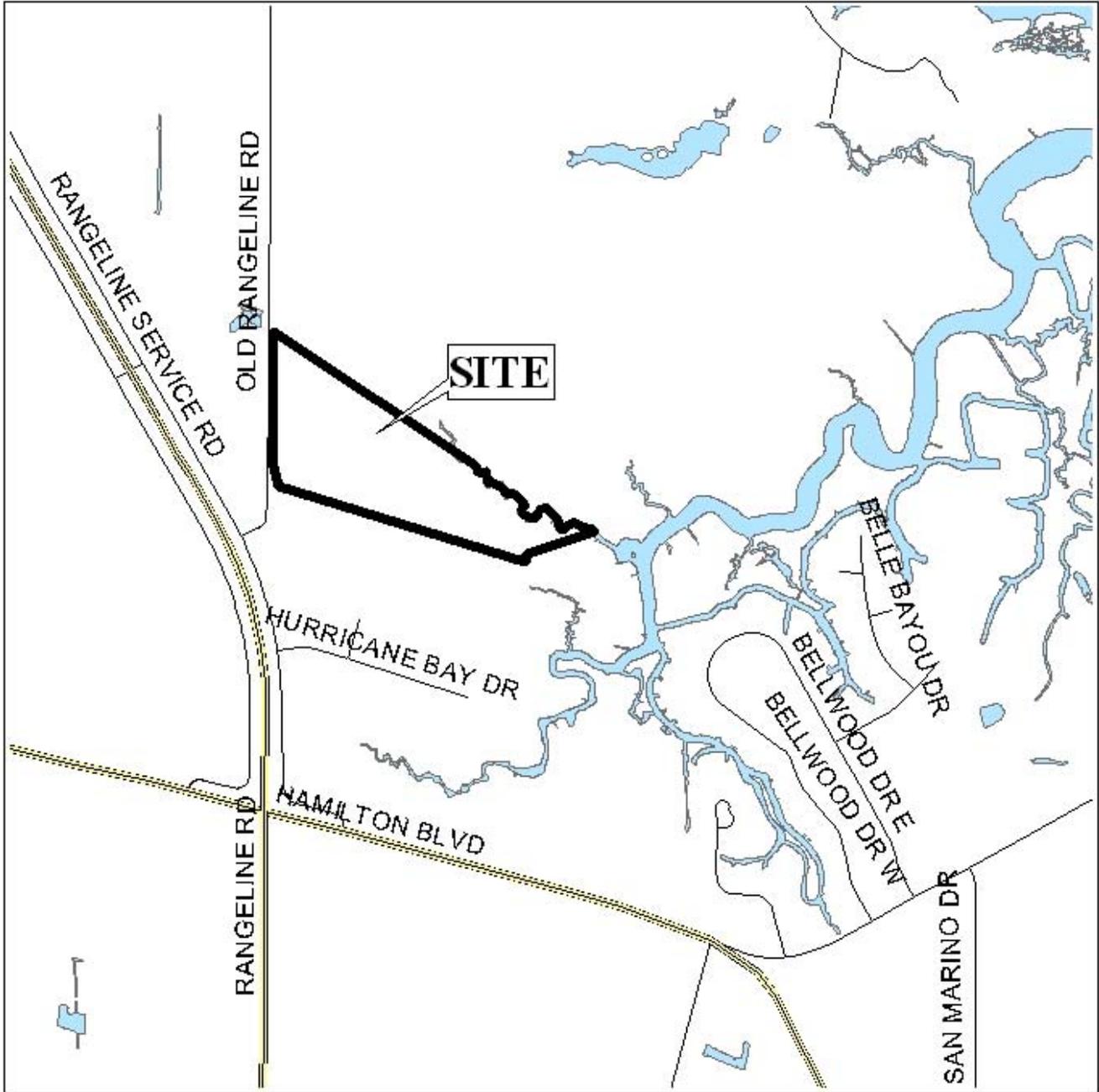
of an innovative subdivision with private street, in conformance with Section VIII. of the Subdivision Regulations.

Revised for the November 17th meeting:

The application was heldover to give the applicant the opportunity to redesign the proposed subdivision to eliminate the flag-lot configuration. The applicant has not submitted any information regarding redesigning the proposed subdivision to remove the proposed flag-lot configuration.

Based upon the preceding, the application is recommended for Denial for the following reasons: 1) the extreme flag-shaped nature of the proposed Lots 1-5 are uncharacteristic of other lots in the area, with the exception on the one adjacent flag-lot, and thus do not comply with Section V.D.1. of the Subdivision Regulations; and 2) the proposed Lots 1-5 exceed the maximum depth to width ratio identified in Section V.D.3. of the Subdivision Regulations.

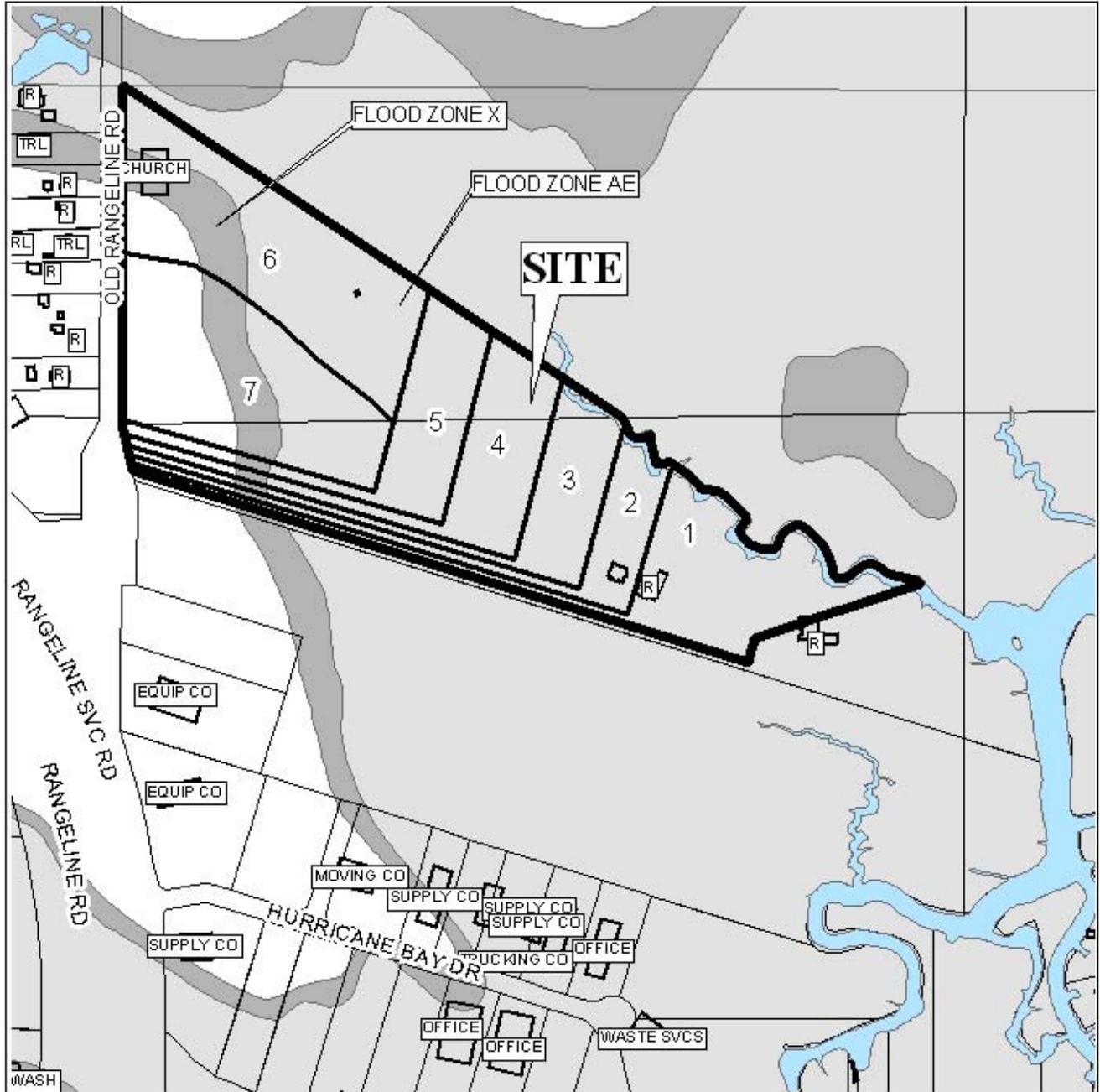
LOCATOR MAP



APPLICATION NUMBER Holdover DATE November 17, 2005
APPLICANT The Rock Church Subdivison
REQUEST Subdivision



THE ROCK CHURCH SUBDIVISION



APPLICATION NUMBER Holdover DATE November 17, 2005

