

## **ISLAND FARMS, HOLLINGERS ISLAND,** **RESUBDIVISION OF LOT 8 BLOCK 6**

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

The plat illustrates the proposed 2 lot, 5.0 ± acre subdivision which is located on the east side of Dauphin Island Parkway, 400 feet ± north of Hammock Road. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from two parcels.

The site fronts on Dauphin Island Parkway, a planned major street. The current right-of-way width of 80 feet does not meet the minimum width of 100 feet recommended for this major street, according to the Major Street Plan. Thus, the setback of an additional 10 feet from the right-of-way should be required. The additional setback from right-of-way will require the eastward adjustment of the 25-foot minimum building setback line depicted on the preliminary plat to 35 feet (or 75 feet from the centerline of Dauphin Island Parkway), in accordance to Section V.D.9. of the Subdivision Regulations.

As the site fronts a major street, access management is a concern. Due to the limited width of the frontage along Dauphin Island Parkway, only one curb cut should be permitted for each lot, with the location, size, and design to be approved by Traffic Engineering.

The depth to width ratios for the two proposed lots ranges from 4 to 10, which is greater than the 3.5 (depth 3.5 times the width) recommended in Section V.D.3. of the Subdivision Regulations. The highest ratio is due to the proposed flag-lot configuration of lot 8-B. There are very few flag-lots in the vicinity, but there are many parcels in the area that have high width to depth ratios, thus a waiver of V.D.3. could be considered appropriate. It should be noted, however, that the proposed configuration of the subdivision will preclude future resubdivision of either lot individually.

The 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 section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) the setback of an additional 10 feet from the right-of-way along Dauphin Island Parkway, and adjustment of the 25-foot minimum building setback line to 35 feet (75 feet from the centerline of Dauphin Island Parkway), in accordance with Section V.D.9.; 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; and 3) placement of a note on the Final Plat stating that each lot be limited to one curb cut access to Dauphin Island Parkway, with the size, location, and design to be approved by County Engineering.

# LOCATOR MAP



APPLICATION NUMBER 12 DATE May 5, 2005

APPLICANT Island Farms, Hollingers Island, Resubdivision of Lot 8 Block 6

REQUEST Subdivision



NTS

# ISLAND FARMS, HOLLINGERS ISLAND, RESUBDIVISION OF LOT 8 BLOCK 6



APPLICATION NUMBER 12 DATE May 5, 2005

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

