

CAROL 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 4.7± acre, 5-lot 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 site is served by public water and private septic systems.

The purpose of the application is to create five lots of record from an existing lot.

The site fronts Schillinger Road, with a 100-foot right-of-way; Queen Odella Drive West, with a 50-foot right-of-way; and Gunn Road, with an 80-foot right-of-way.

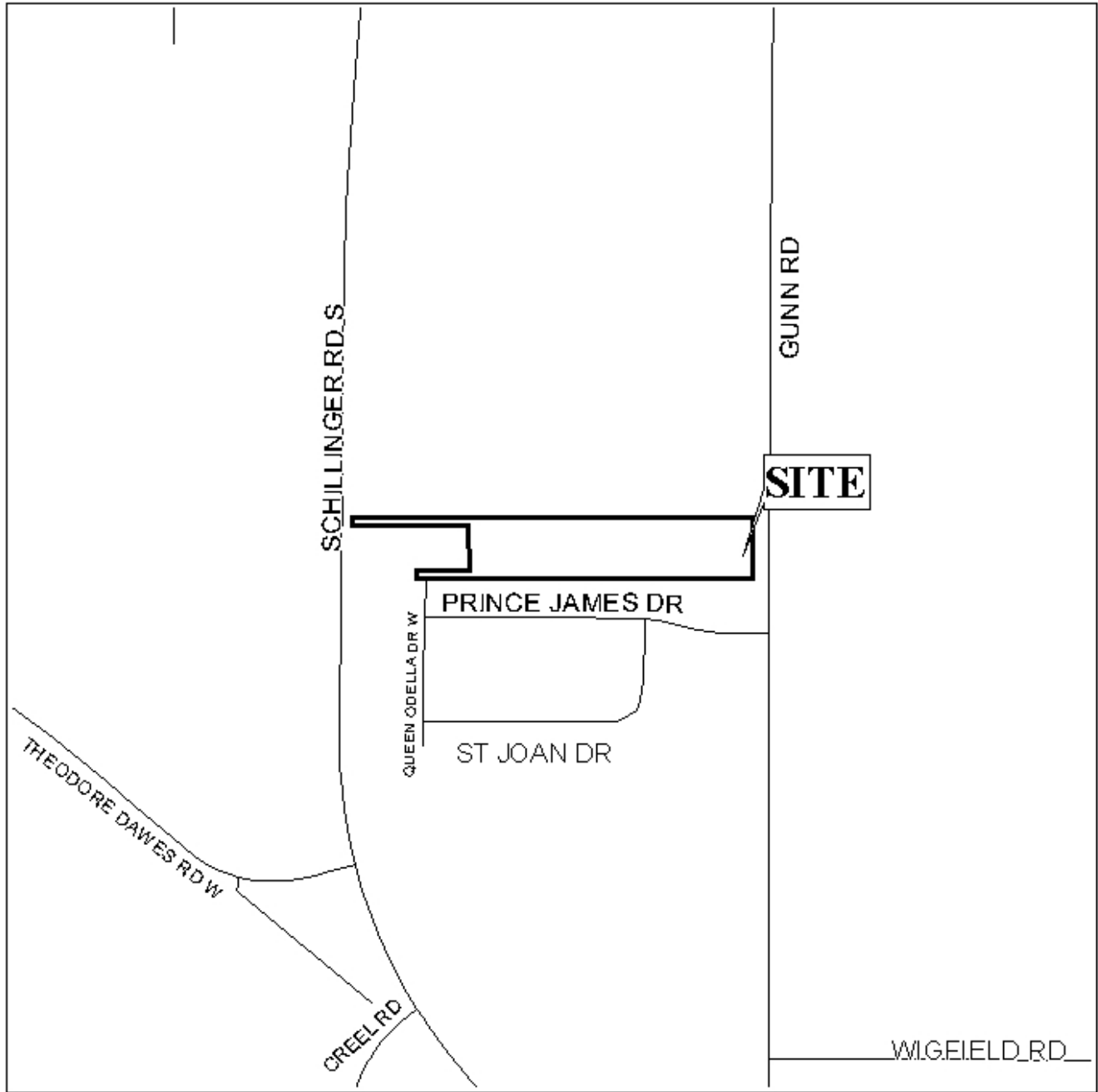
Proposed Lots 2, 4, and 5 would exceed the maximum depth allowed by the Subdivision Regulations (Section V.D.4), and would require a waiver of that section. In addition, four of the five lots would be flag-shaped, which is uncharacteristic of other properties in the area, and thus would not conform to Section V.D.1 of the Subdivision Regulations, which states: *"The size, width, depth, shape, and orientation of lots ... shall be appropriate to the location of the subdivision and the type of development and use contemplated."* Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations. Additionally, a condition of the previous subdivision approval was that, in case of commercial development of lots fronting Queen Odella Drive (a graded, unpaved road), access to that residential street should be denied.

Proposed Lot 5 would only have access to Queen Odella Drive, and this provision could not be enforced; furthermore, because there are no land use controls in the County, this condition could not be used to prevent commercial development of proposed Lot 5; therefore the only way to maintain the intent of the original condition of approval is to deny the creation of a lot that only has access to Queen Odella Drive.

Based on the preceding, this application is recommended for denial for the following reasons: 1) three lots exceed the maximum depth ratio (Section V.D.4); 2) four lots would not conform to the characteristic shape of the surrounding area (Section V.D.1); and 3) there would be no way to satisfy the original condition of subdivision approval that would deny access to Queen Odella Drive to commercially developed property.

LOCATOR MAP



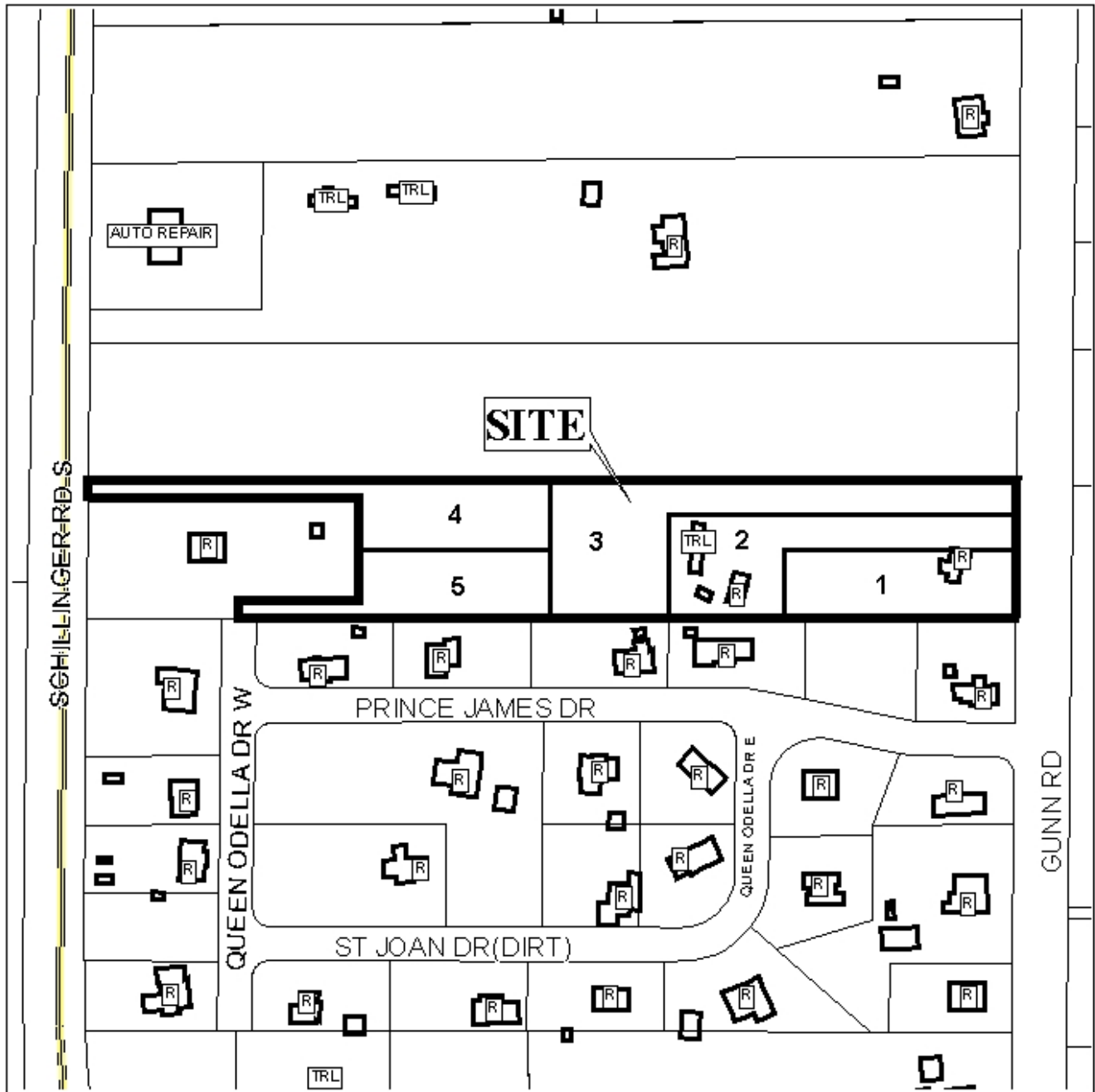
APPLICATION NUMBER 8 DATE December 15, 2005

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

REQUEST Subdivision



**CAROL PLANTATION SUBDIVISION, UNIT 6,
RESUBDIVISION OF LOT 728, RESUBDIVISION OF LOT 2**



APPLICATION NUMBER 8 DATE December 15, 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



NTS