

## **CANEBRAKE SUBDIVISION, REVISED LOT 20**

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.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 0.8± acre, one-lot subdivision that is located at the Southeast corner of Canebroke Road and Canebroke Court South, and is located within Council District 6. The subdivision is served by public water and sanitary sewer.

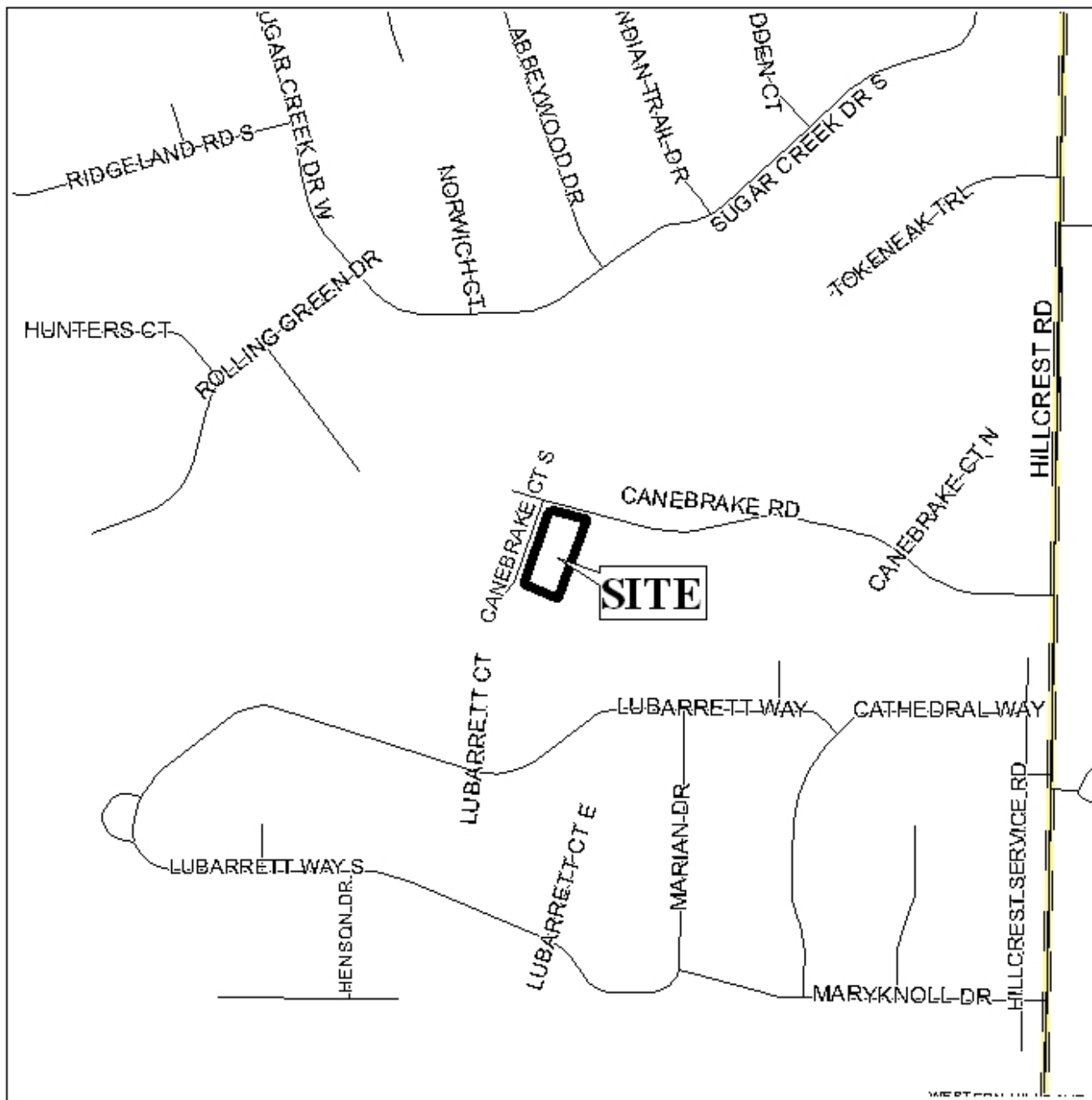
The purpose of this application is to remove a previously recorded 40-foot setback along Canebroke Court South, and to record a 20-foot setback there instead.

The Zoning Ordinance would only require a 20-foot building setback along the side street; the larger front and side yard setbacks were not required by the Planning Commission but were recorded by the developer. However, a new subdivision is required to change the recorded setback.

Although it is a corner lot, Lot 20 is one of the narrowest lots in the subdivision, so the larger side setback impacts it more than it does some other lots. It is worth noting that the cul-de-sac lots on Canebroke Court South have more land area and only a 30-foot *front* setback. As the site would meet the City's requirements and not appear to negatively impact the neighborhood, allowing a 20-foot setback from the side street would be appropriate.

Based on the preceding, the plat is recommended for Tentative Approval.

# LOCATOR MAP

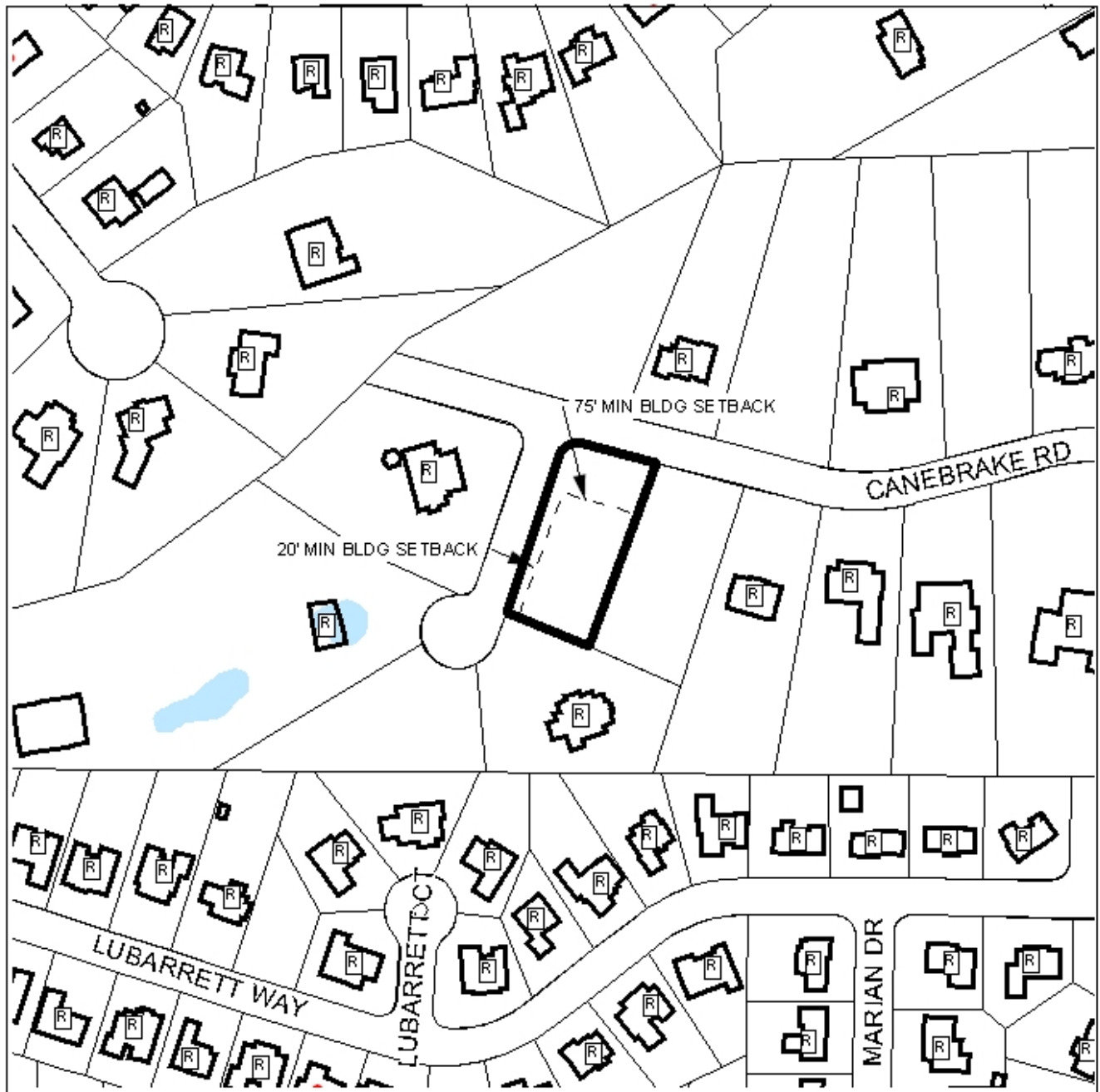


APPLICATION NUMBER 3 DATE August 17, 2006  
 APPLICANT Canebrake Subdivision, Revised Lot 20  
 REQUEST Subdivision



NTS

# CANEBRAKE SUBDIVISION, REVISED LOT 20



APPLICATION NUMBER 3 DATE August 17, 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
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