

WEST CHURCH STREET COMMUNITY DEVELOPMENT MAP NO. 31 SUBDIVISION

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

Traffic Engineering Comments: Driveway number, size, 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). Trees on city right of way require a permit from the Mobile Tree Commission prior to removal.

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. One-or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004. Additional fire hydrants may be required.

The plat illustrates the proposed 6-lot, 0.7± acre subdivision which is located on the West side of south Scott Street, extending from Monroe Street to Canal Street, and Southeast corner of Monroe Street and South Scott Street and is located in City Council District 2. The site is served by city water and sanitary facilities.

The purpose of this application is to create six legal lots of record from six metes and bounds parcels.

Due to the age of the existing parcels, they are considered legal building sites, even though the parcels range in size from approximately 1,500 square feet to approximately 10,300 square feet; this application proposes to redistribute the property boundaries to provide more equitable lots, ranging in size from 4,050 square feet to 5,742 square feet. The proposed lots would be in character with the surrounding area, as many of the lots in the vicinity are of similar size and shape. Because the total number of legal building sites will not be changed, a waiver of Section V.D.2 of the Subdivision Regulations would be considered appropriate.

The site fronts onto three streets; Monroe Street and South Scott Street, both minor streets and Canal Street, a major street, and its service road. The existing right-of-way widths for all streets comply with the minimum requirements.

The twenty-five foot minimum building setback line, required by Section V.D.9 of the Subdivision Regulations, is not illustrated on the preliminary plat. The site is located within the Church Street East Historic district, thus the provisions contained within the Zoning Ordinance's Historic District Overlay apply. The Historic District overlay allows front, side and rear setbacks

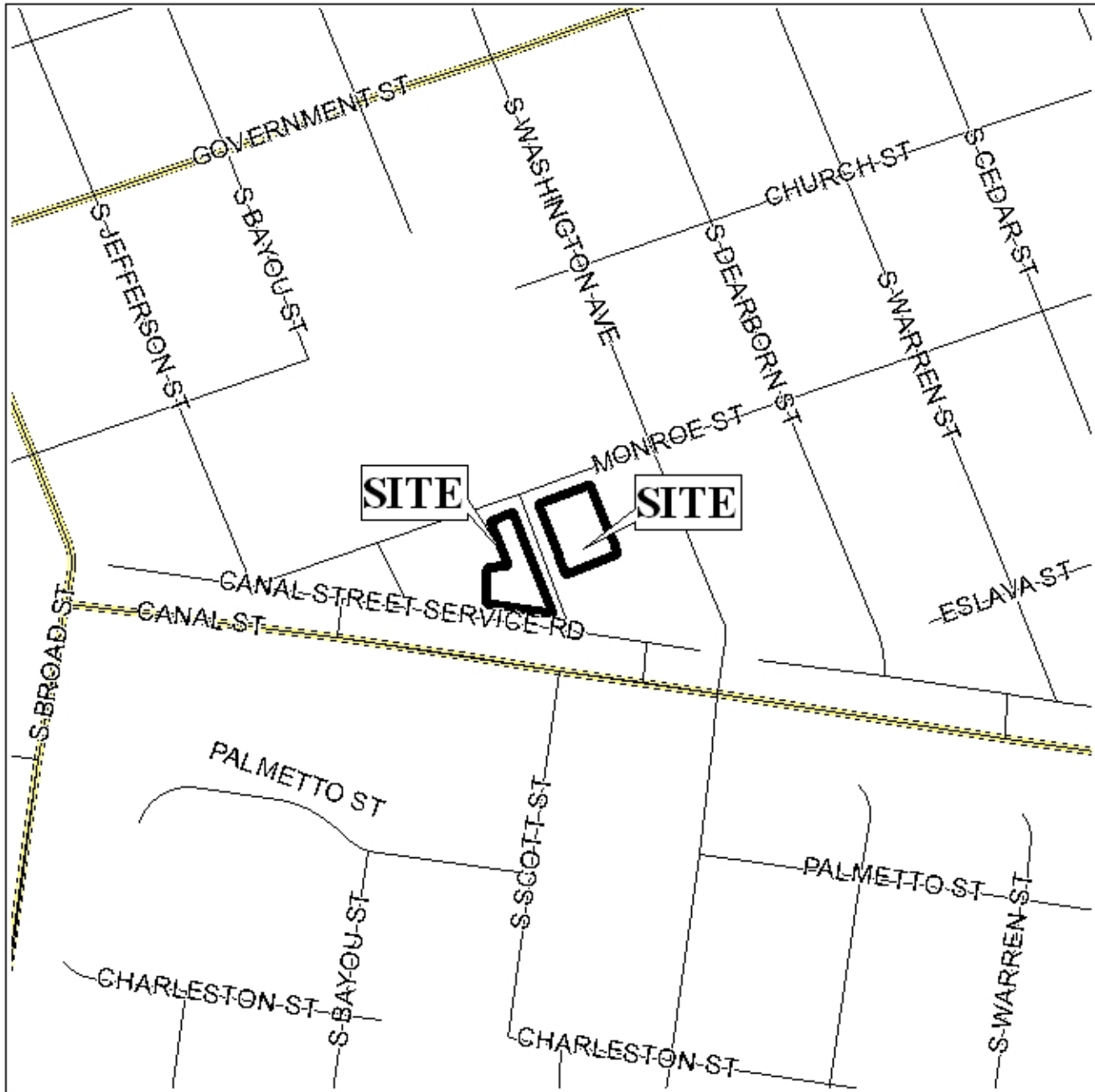
to be established according to the local context. It should also be noted that this portion of the Church Street East Historic District was rezoned in 1998 from R-b, Residential-Business to R-1, Single-Family Residential, but retained the less restrictive setback and site coverage requirements of the R-B, Residential-Business district. Thus the subdivision site will be subject to the less restrictive setbacks and density requirements of the R-B district and Historic District Overlay allowances.

Due to the site's location within a historic district, any development plans for the site must be submitted to the Architectural Review Board for review and approval.

Heritage trees may occur on the site or within the right-of-way adjacent to the site. The applicant should consult with the Urban Forestry section prior to any onsite work that may result in damage to or removal of trees on the lots or in the adjacent rights-of-way. Furthermore, each lot should be limited to a maximum of one-curb cut each, with the location, size, and design to be approved by Urban Forestry and Traffic Engineering.

With a waiver of Section V.D.2 and V.D.9, the plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final Plat stating that each lot be limited to one curb-cut, with the size, location and design to be approved by Urban Forestry and Traffic engineering, and conform to AASHTO standards; 2) illustrate the applicable setbacks on all lots; 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and 4) full compliance withal other municipal codes and ordinances.

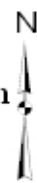
LOCATOR MAP



APPLICATION NUMBER 11 DATE December 7, 2006

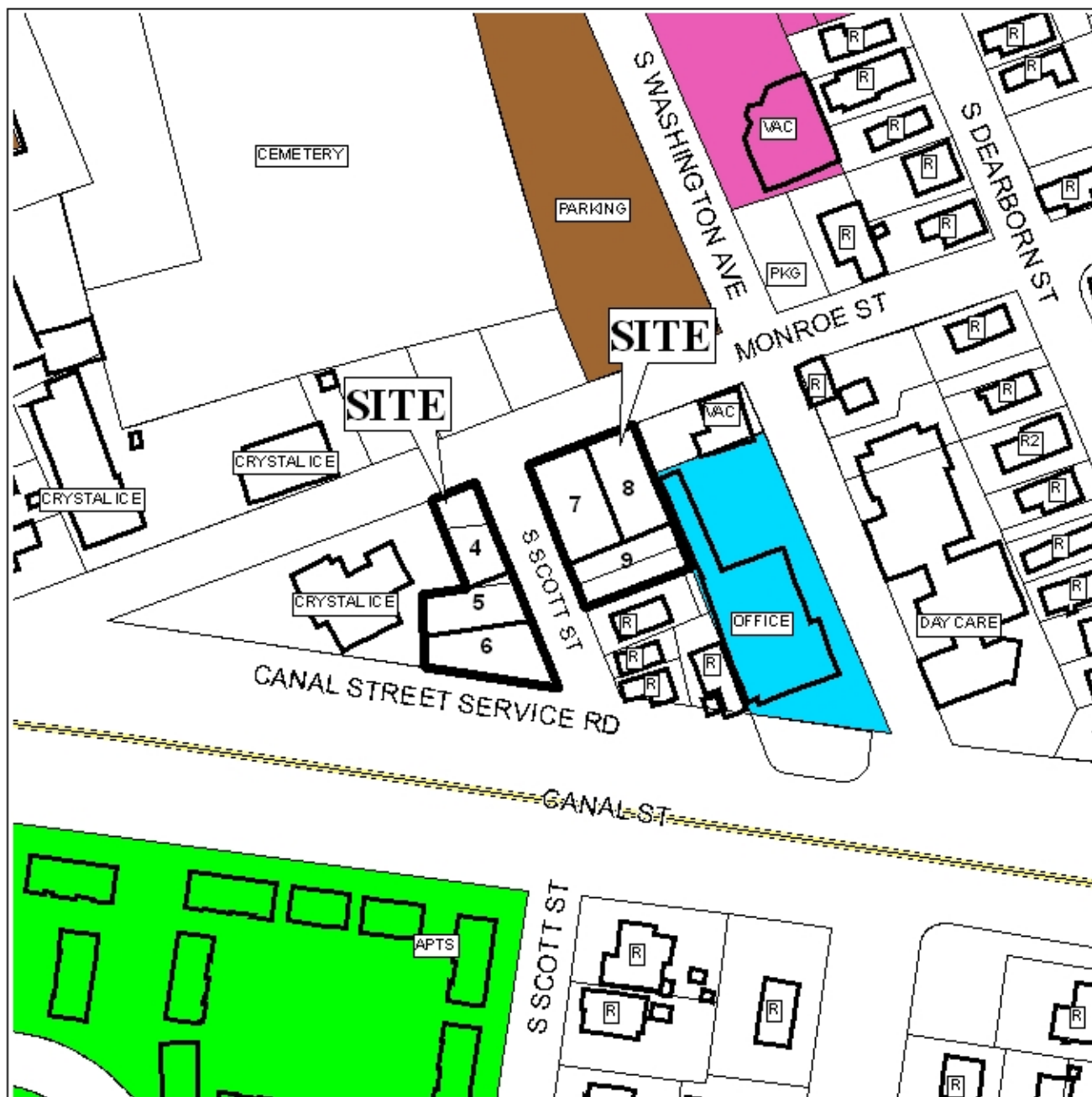
APPLICANT West Church Street Community Development Map No. 31 Subdivision

REQUEST Subdivision



NTS

WEST CHURCH STREET COMMUNITY DEVELOPMENT MAP NO. 31 SUBDIVISION



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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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