

**SUBDIVISION & SIDEWALK WAIVER
STAFF REPORT****Date: April 7, 2005****NAME**

Davenport Properties Subdivision, Lot One

LOCATION401 Cochrane Causeway
(West side of Cochrane Causeway, ½ mile± North
of Bankhead Tunnel)**PRESENT ZONING**

District 2

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. Recommend [sidewalk] waiver. City standard sidewalk cannot be constructed at this site

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). Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT**COMMENTS**

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

REMARKS

The plat illustrates the proposed 1 lot, 11.9± acre subdivision which is located on the West side of Cochrane Causeway, ½ mile± North of Bankhead Tunnel and is in Council District 2. The site is served by public water and individual septic systems.

The purpose of the application is to combine two legal lots of record. The site fronts Cochrane Causeway, a planned major street as illustrated on the Major Street Plan and

has an existing right-of-way in compliance with the Plan. As the site fronts a major street, access management is a concern; therefore, the site should be limited to two curb cuts, with the location and design to be approved by Traffic Engineering.

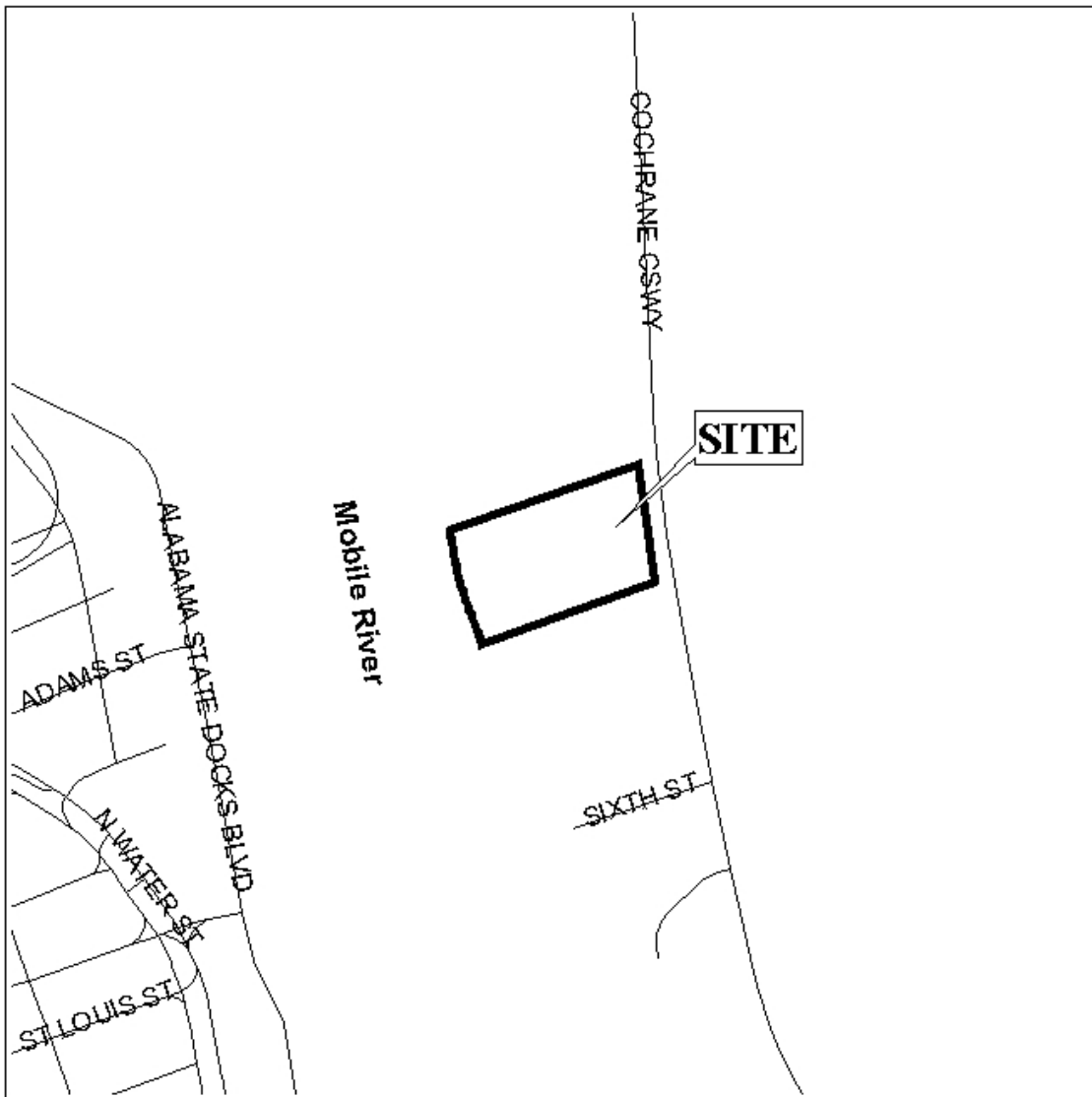
The site adjoins the Mobile River and as such the area may be considered environmentally sensitive; thus the approval of all applicable federal, state and local agencies would be required.

In regard to the sidewalk waiver request, the applicant states that the area is developed without sidewalks and that the existing railroad tracks preclude construction of a sidewalk. The City Engineering Comments state that a standard sidewalk cannot be installed.

RECOMMENDATION **Subdivision** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Cochran Causeway, with the location and design to be approved by Traffic Engineering; 2) the approval of all applicable federal, state and local agencies; and 3) full compliance with the Urban Forestry Comments including the placement of a note on the final plat stating that the 60" Live Oak Tree located on the East side of Lot 1 is preserved—any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Sidewalk Waiver Based upon the preceding, it is recommended that the sidewalk waiver be approved.

LOCATOR MAP

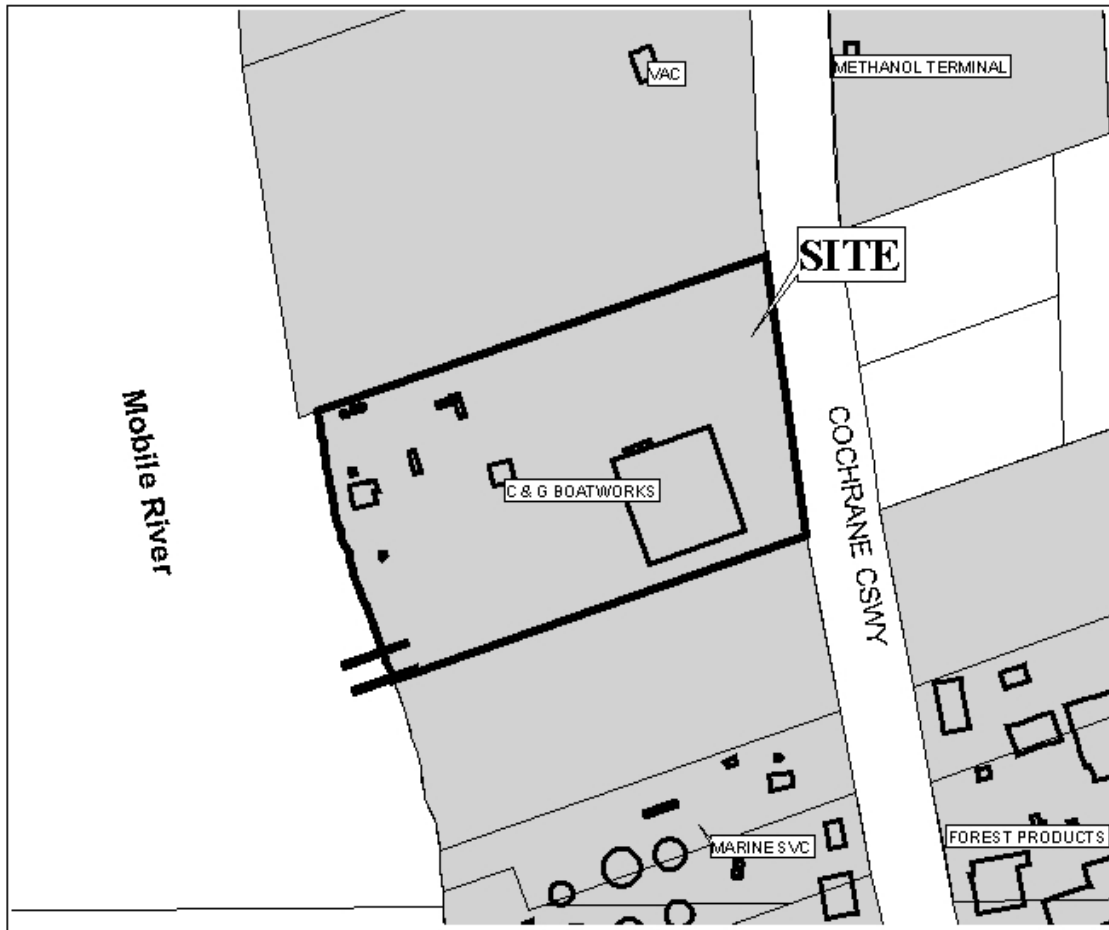


APPLICATION NUMBER 6 & 7 DATE April 7, 2005
APPLICANT Davenport Properties Subdivision, Lot One
REQUEST Subdivision, Sidewalk Waiver



NTS















PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Industrial sites are located to the north, south, and east of the site. Mobile River is located to the west of the site.

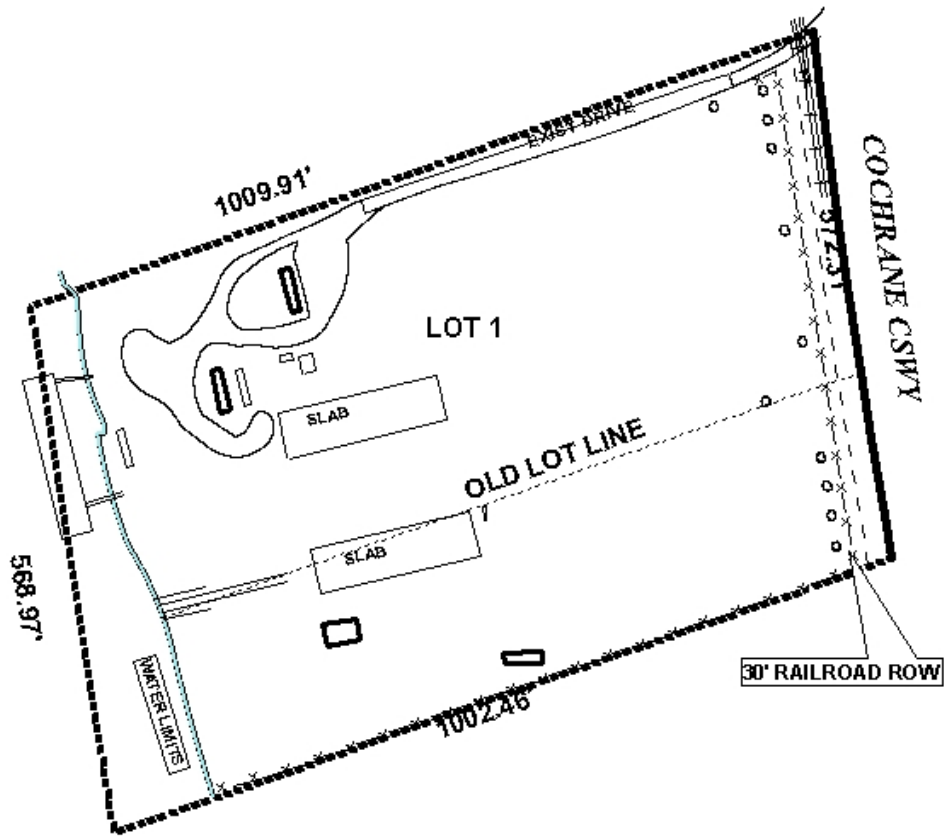
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LEGEND

													
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



SITE PLAN



The site plan illustrates the existing buildings, lot lines, easements, and landscaping.

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NTS