

## **BOH COMMERCIAL SUBDIVISION**

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 numbers, 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 81" Live Oak Tree located on the North 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 through 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.

The plat illustrates the proposed 1 lot, 1.0  $\pm$  acre subdivision which is located at the Southwest corner of Spring Hill Avenue and Kilmarnock Street and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from three metes and bounds parcels.

The site fronts Springhill Avenue, a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. However, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut to Springhill Avenue, with the location, size, and design to be approved by Traffic Engineering, should be required.

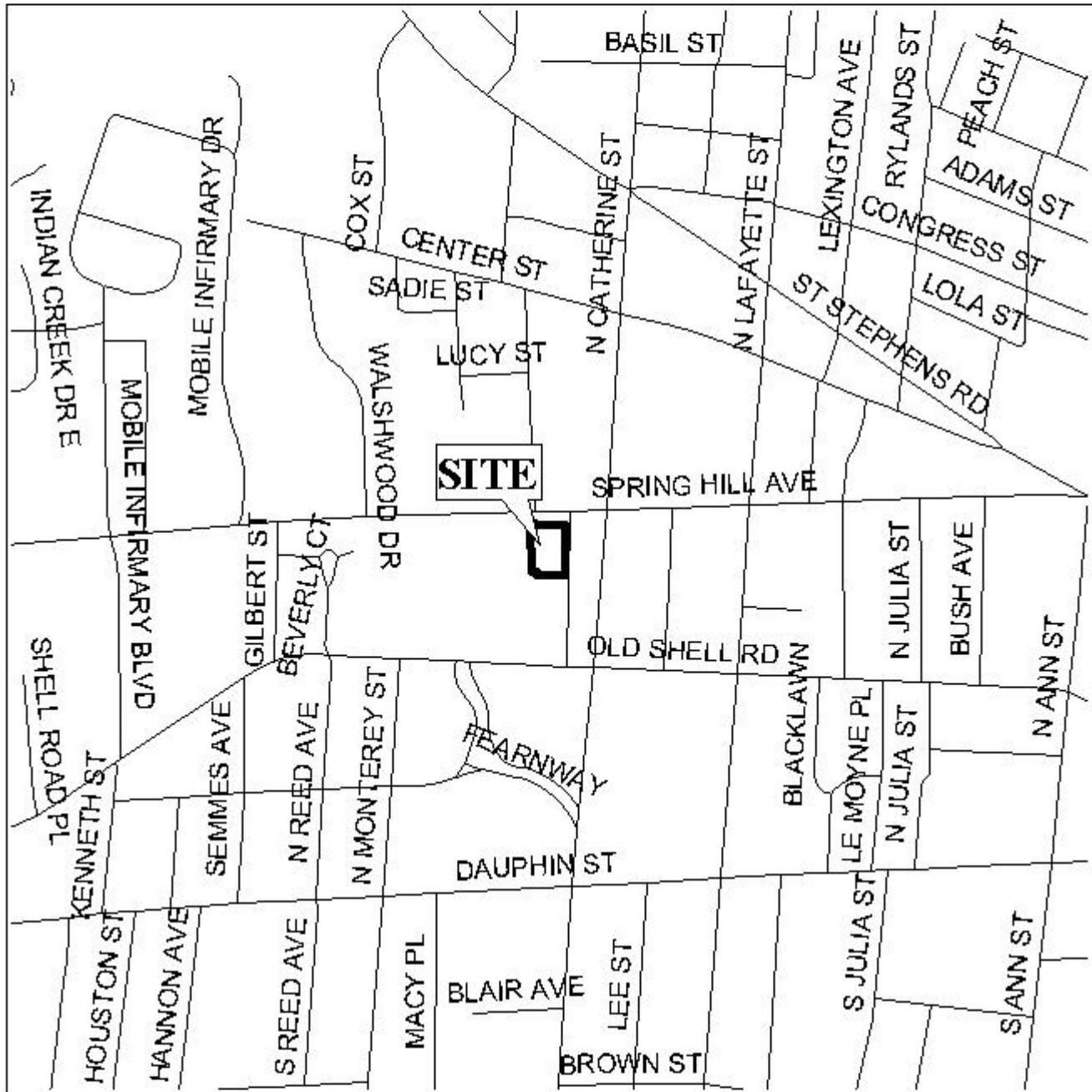
The site also fronts Kilmarnock Street, which currently has a 40-foot wide right-of-way, and is a minor street, and as such a minimum of 50-feet of right-of-way is required. Therefore, the dedication of adequate right-of-way to provide 25-feet from the centerline of Kilmarnock Street should be required.

As illustrated on the Vicinity Map, the site is split-zoned, with the majority of the site zoned B-1, and a "sliver" along the West property line is zoned R-3; thus the lot should be rezoned to a single zoning classification prior to the recording of the final plat.

The 25-foot minimum building setback line is not shown but would be required on the final plat (from any necessary dedication).

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Springhill Avenue, with the location, size, and design to be approved by Traffic Engineering; 2) dedication of adequate right-of-way to provide 25-feet from the centerline of Kilmarnock Street; 3) rezoning of the parcel to a single zoning classification prior to the recording of the final plat; 4) the depiction of the 25-foot building setback line on the final plat (from any necessary dedication); and 5) placement of a note on the final plat stating that the 81" Live Oak on the North side of the property is preserved--any work on or under this tree must be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE April 7, 2005

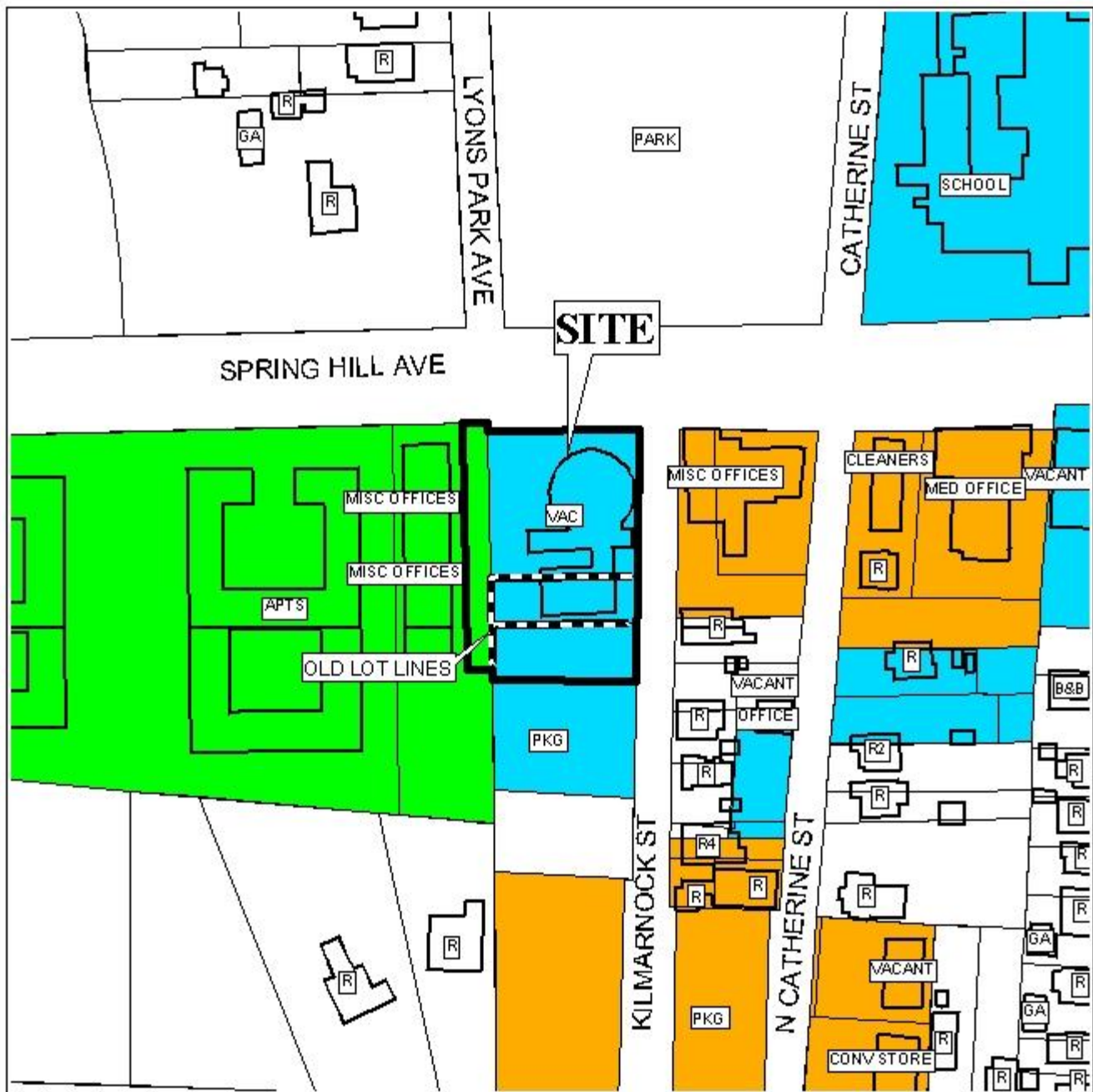
APPLICANT BOH Commercial Subdivision

REQUEST Subdivision



NTS

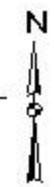
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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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