

CLARKSON 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).

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 4 lot, 0.1 ± acre subdivision which is located at the Southeast corner of Dauphin Street and Cedar Street and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

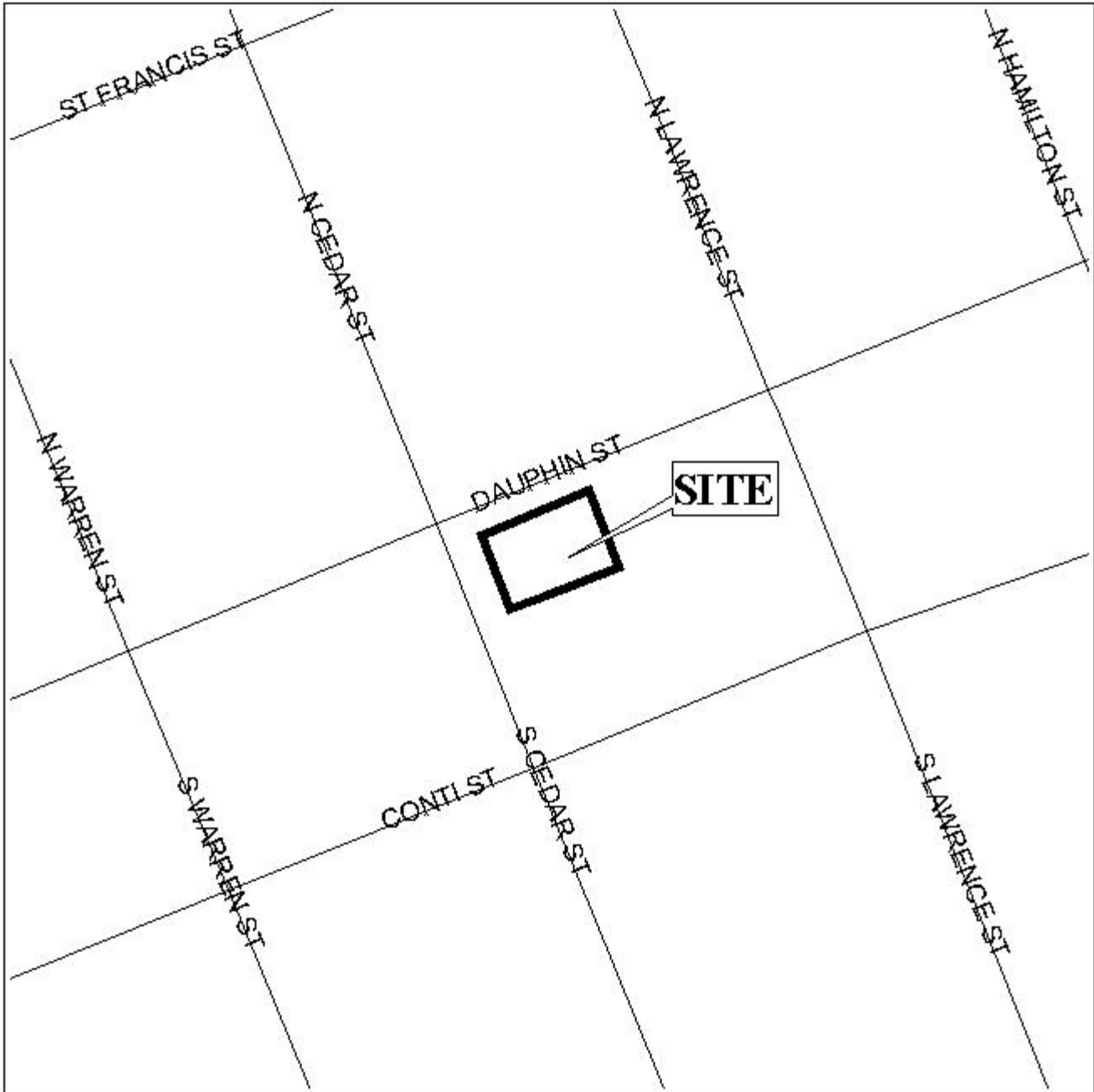
The purpose of this application is to create a four-lot subdivision from two metes and bounds parcels for a townhome development. The site is located within the Central Business District and is zoned B-4, General Business. Although the Subdivision Regulations require a minimum lot size with 7,200 square feet, B-4 zoning does not have a minimum lot size requirement. The proposed lots are compatible with the surrounding development, thus it would be appropriate to waive Section V.D.2. of the Subdivision Regulations.

There is no radius at the corner of Lot 1; however the site reflects the prevailing treatment of property lines and curbs in the Central Business District area, thus a waiver of Section V.D.6. (curb radii at corners at least 10-feet) should be required.

While the Subdivision Regulations call for each lot to have a 25-foot building setback line, B-4 zoning does not have a minimum front yard setback. Additionally, as reflected on the Vicinity Map, the surrounding buildings are built up to the front property line, thus a waiver of Section V.D.9. would be appropriate.

With a waiver of Sections V.D.2., V.D.6. and V.D.9., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of a 25-foot radius at the corner of Dauphin Street and Cedar Street; and 2) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 13 DATE April 7, 2005

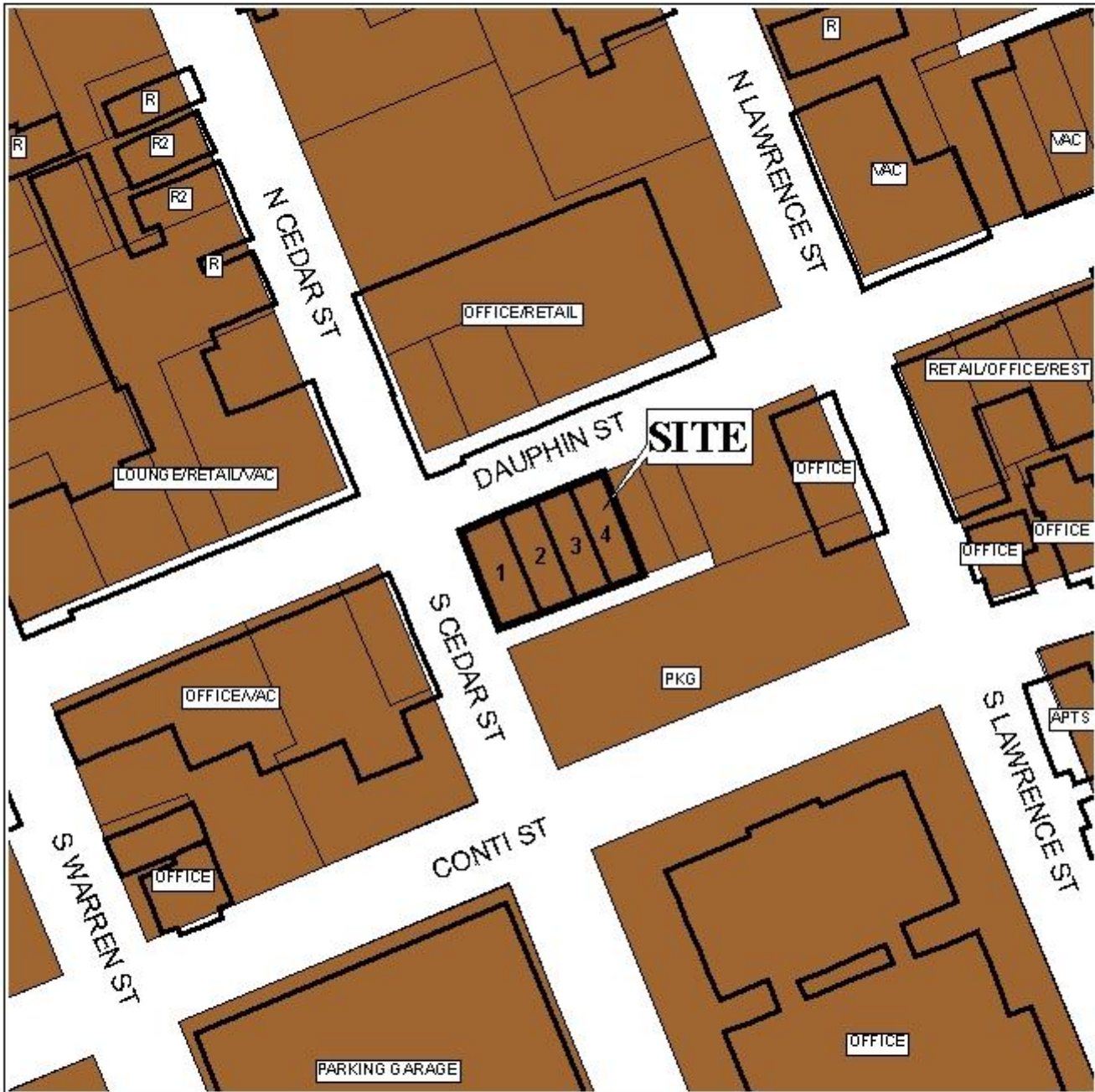
APPLICANT Clarkson Subdivision

REQUEST Subdivision



NTS

CLARKSON SUBDIVISION



APPLICATION NUMBER 13 DATE April 7, 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
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