

SMITHCO SUBDIVISION

Engineering Comments: Must comply with all storm water 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: No comments.

The plat illustrates the proposed 0.6 acre \pm , 3 lot subdivision which is located on the Southeast corner of Oakland Drive, and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide one lot into three lots. The site currently contains one single-family residence that will be removed if the subdivision is approved.

It should be noted that it appears that the applicant failed to notify all adjacent property owners. Therefore, it is recommended that the application be heldover until the January 4, 2007 meeting so that the applicant can provide a revised set of mailing labels and postage to allow notification of all adjacent property owners.

The site fronts onto Oakland Drive, a minor street with adequate right-of-way. Access management is a concern, however, as three lots will be created from one lot if the subdivision is approved. Each proposed lot should be limited to one curb-cut onto Oakland Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The three proposed lots, while smaller in overall size than other lots and parcels in the subdivision, appear to meet minimum dimensional standards. However, the plat should be revised to show the lot size in square feet for each lot, and a note should be placed on the plat stating that each lot is limited to 35% maximum building site coverage (the standard for properties zoned R-1, Single-Family Residential).

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved. Additionally, due to the size and configuration of the lots, the Zoning Ordinance specified side and rear yard setbacks required for properties zoned R-1, Single-Family Residential, should be depicted on the plat.

Based on the preceding, the application is recommended for Holdover until the January 4, 2007 meeting so that the applicant may undertake the following: 1) provision of labels and postage for all adjacent property owners so that they can be notified per the requirements of the State of

Alabama; 2) revision of the plat to indicate the size in square feet of each lot; 3) placement of a note on the plat stating that each lot is limited to 35% maximum building site coverage, as required by the Zoning Ordinance for properties in R-1, Single-Family Residential districts; 4) revision of the plat to depict the 25-foot setback line required by the Subdivision Regulations; and 5) revision of the plat to depict the side and rear setbacks required by the Zoning Ordinance for properties in R-1, Single-Family Residential districts. Requested information and revisions should be submitted by December 12th for consideration at the January 4th, 2007 meeting.

Revised for the December 21st meeting:

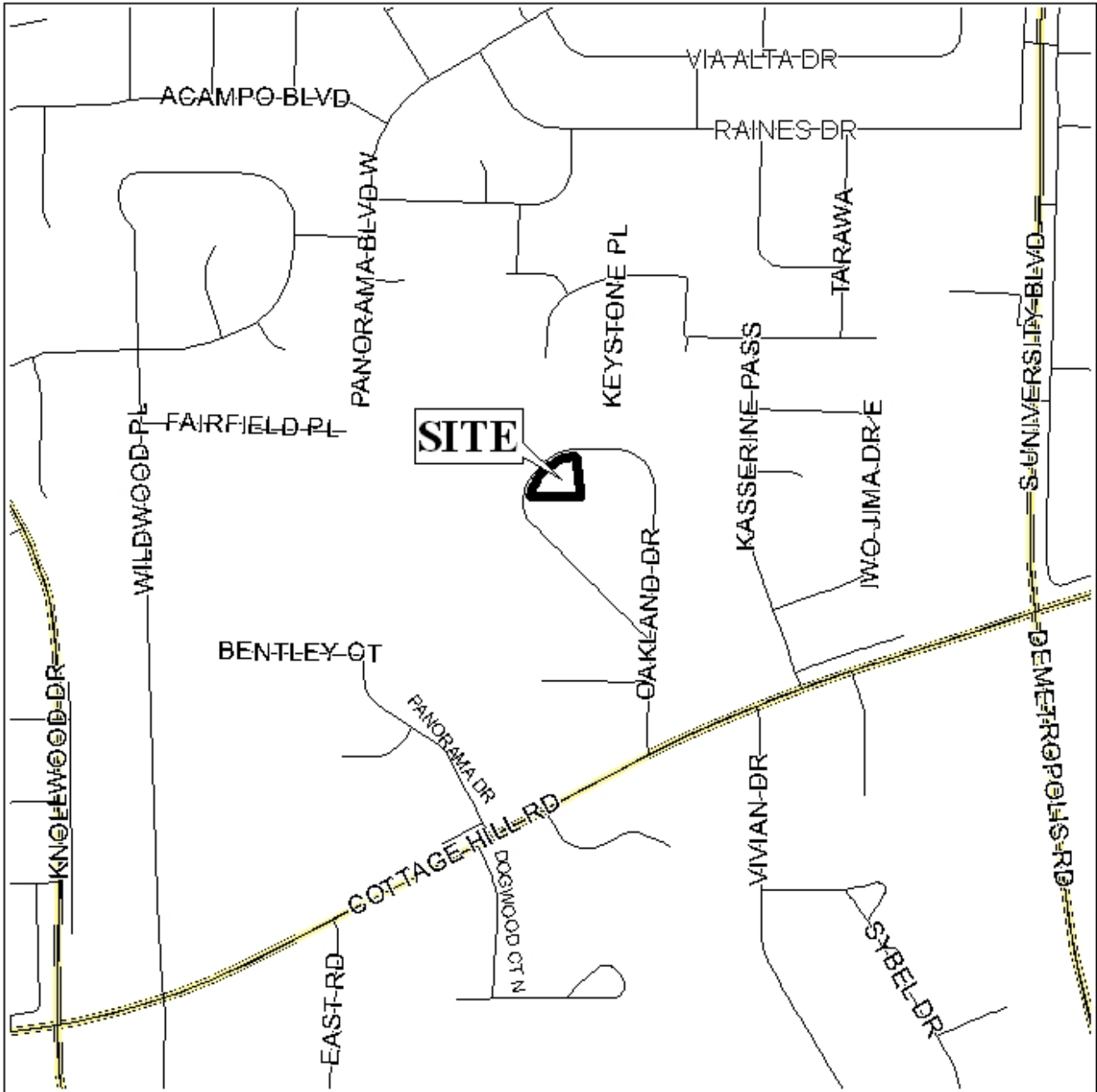
Postage, labels and a revised plat were submitted by the applicant's representative.

The revised plat indicates the size of each lot in square feet, has a 35% site coverage note, depicts the 25-foot minimum building setback line, and has a note stating the required front, side and rear yard setbacks. There is also a note stating the required curb-cut limitations.

A structure exists on the site under review, and the structure will be split by lot lines created by the subdivision. Permits to move or demolish the structure should be obtained prior to the signing of the final plat.

Based on the preceding, the plat is recommended for Tentative Approval, as revised, subject to the following conditions: 1) provision of permits to move or demolish the existing house prior to the signing of the plat; and 2) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 6 DATE December 21, 2006

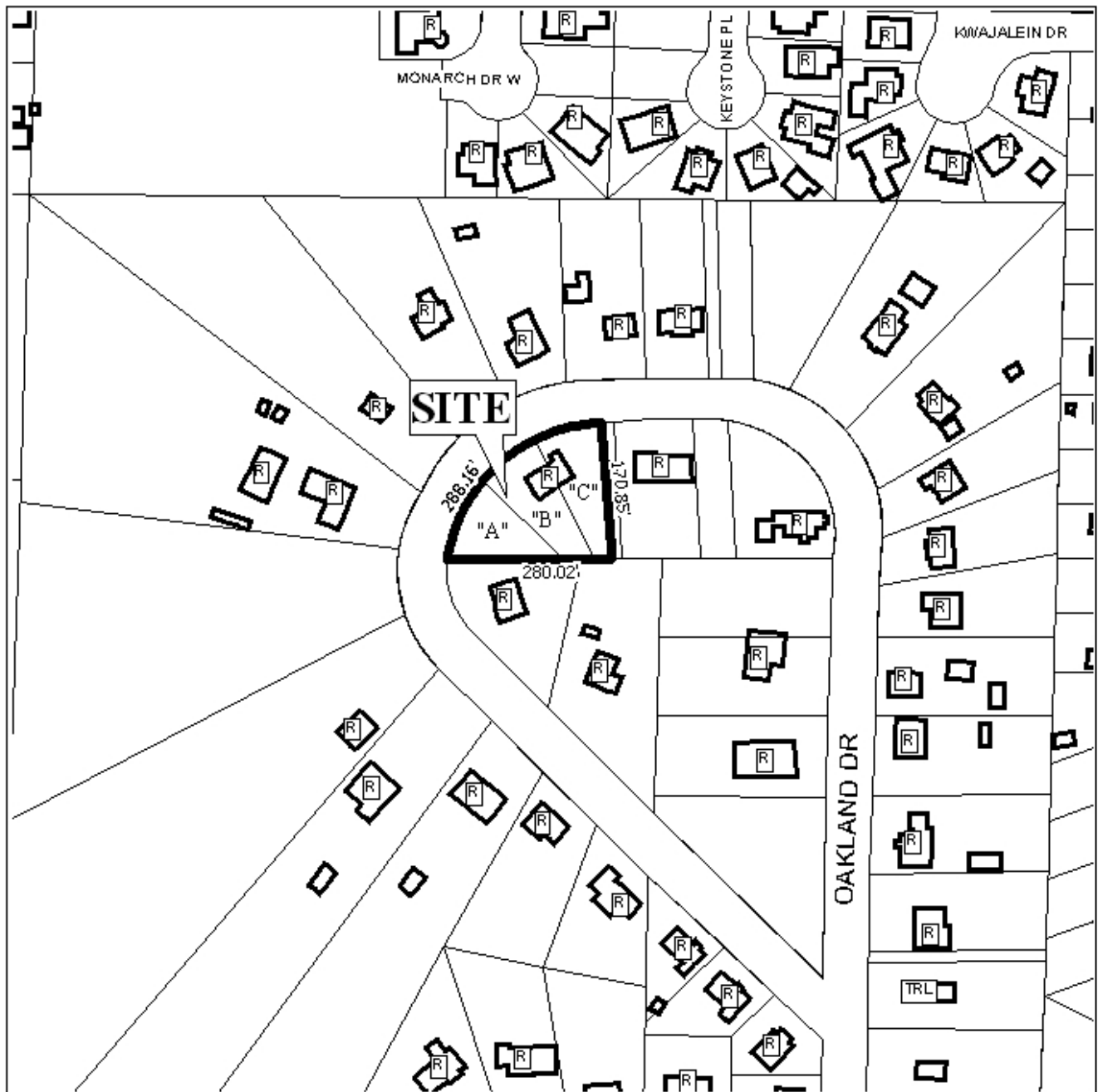
APPLICANT Smith Co Subdivision

REQUEST Subdivision



NTS

SMITHCO SUBDIVISION



APPLICATION NUMBER 6 DATE December 21, 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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