

GRUBBS-SMITH 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 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). Preservation status is to be given to the 84" Live Oak Tree located on the North side of Lot 2. 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.

The plat illustrates the proposed 1.0720-acre, 2 lot subdivision which is located at 1000 and 1002 Dauphin Street (on the north side of Dauphin Street, 330'± east of North Pine Street, extending to the east terminus of New St. Francis Street) and is in Council District 2. The subdivision is served by public water and sanitary sewer.

The purpose of the application is the creation of a 2-lot subdivision from multiple metes and bounds parcels.

The site fronts Dauphin Street, a planned major street west of Broad Street, which currently has a right-of-way of 50 feet, and as such is substandard in width. However, due to the pattern of development in the surrounding area, the dedication of additional right-of-way will not be required. The rear of the site abuts New St. Francis Street, which has an adequate right-of-way of 50 feet.

Proposed Lot 2 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3 would be required.

The 25' minimum building setback lines are not shown but should be required on the final plat.

The site is split-zoned, with the majority of the site zoned B-1, and a portion at the northwest corner of proposed Lot 1 zoned R-1; the site would need to be rezoned to a single zoning classification. Also, the rear of the site abuts several parcels zoned R-1: one on the south side of New St. Francis Street, and four on the south side of Old Shell Road; therefore, buffers will be required between commercial and residential parcels. The buffer must meet the requirements of the buffer section of the Subdivision Regulations.

With a waiver of Section V.D.3, the plat would meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) submission of documentation establishing the parcels prior to 1952; 2) rezoning of the parcel to a single zoning classification; 3) the depiction of the 25' building setback lines on

the final plat; and 4) the provision of a buffer between the property and abutting R-1 zoned parcels, per Section V.A.7 of the Subdivision Regulations.

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APPLICATION NUMBER 13 DATE January 6, 2004

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

